

# City of Portsmouth MEMBERS' INFORMATION SERVICE

**NO 18**

**DATE: FRIDAY 5 MAY 2017**

The Members' Information Service produced in the Community & Communication Directorate has been prepared in three parts -

Part 1 - Decisions by the Cabinet and individual Cabinet Members, subject to Councillors' right to have the matter called in for scrutiny.

Part 2 - Proposals from Managers which they would like to implement subject to Councillors' right to have the matter referred to the relevant Cabinet Member or Regulatory Committee; and

Part 3 - Items of general information and news.

## **Part 1 - Decisions by the Cabinet**

**The following decisions have been taken by the Cabinet (or individual Cabinet Members), and will be implemented unless the call-in procedure is activated. Rule 15 of the Policy and Review Panels Procedure Rules requires a call-in notice to be signed by any 5 members of the Council. The call-in request must be made to [democratic@portsmouthcc.gov.uk](mailto:democratic@portsmouthcc.gov.uk) and must be received by not later than 5 pm on the date shown in the item.**

If you want to know more about a proposal, please contact the officer indicated. You can also see the report on the Council's web site at [www.portsmouth.gov.uk](http://www.portsmouth.gov.uk)

THERE ARE NO PART 1 ITEMS THIS WEEK

## Part 2 - Proposals from Managers for Implementation

APART FROM THE PLANNING APPLICATIONS, THERE ARE NO PART 2 ITEMS THIS WEEK.

### PLANNING APPLICATIONS TO BE DETERMINED BY CITY DEVELOPMENT MANAGER

The City Development Manager will exercise her powers to determine the following applications in accordance with the proposed decision for each application unless a Councillor requests the application be referred for decision to Committee.

Your request should be made to the **Assistant Director of Culture & City Development** by telephoning **the validation team (023 9283 4826 or 023 9283 4339 answerphone)** and must be received not later than **5pm on Friday 12 May 2017**. You can also make contact by letter or by e-mail to [planningreps@portsmouthcc.gov.uk](mailto:planningreps@portsmouthcc.gov.uk). If you wish to know more about a particular application, please contact the Case Officer indicated.

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
1	17/00321/FUL  Nelson	9 Angerstein Road Portsmouth PO2 8HL  Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	<p>One representation has been received, objecting to the development on the grounds of:</p> <p>(a) negative impact on parking in the area by an HMO use;</p> <p>(b) increased noise and disturbance;</p> <p>(c) existing density of HMO's in the area; and</p> <p>(d) devaluation of properties.</p> <p>With regards to the density of HMO's within the neighbouring area (50m), granting permission for this change of use would take the overall percentage of HMO's to 4.4%, which is significantly below the 10% threshold identified in the HMO SPD. The Parking Standards and Transport Assessments SPD identifies that the change of use from C3 to C3/C4 would not require any additional spaces to be provided. Further to this, if there are five or more occupants residing in the property, a mandatory licence would be required from the Private Sector Housing Department. Matters of waste and cycle storage can be controlled through suitably worded planning conditions.</p> <p>It is considered that the occupation of the property as a Class C4 HMO would not be materially different to that of a large family dwellinghouse and would not therefore have a significant impact with regard to noise and/or disturbance. There is separate legislation to address issues with noise and disturbance and the planning authority cannot restrict who occupies the property.</p>	<p>Niall McAteer</p> <p>Tel: 023 9268 8882</p> <p><b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
2	17/00402/HOU  Baffins	140 Stride Avenue Portsmouth PO3 6HW  Construction of single storey rear extension	<p>One letter of objection has been received from an adjoining dwelling concerned that the proposal would result in the loss of light and direct sun to the rear of No.138 Stride Avenue and would not be in-keeping with the rear building line of surrounding properties.</p> <p>The proposed single storey extension would measure 2.95m in depth and would project beyond the existing single storey additions to the rear of the neighbouring properties by less than 300mm. The extension would have an overall height of 2.96m plus a glazed roof lantern. The proposal, by reason of its relatively modest dimensions, would not be considered to result in any significant loss of residential amenity to either neighbouring property in terms of available (sun) light, outlook or privacy.</p>	<p>Alison Pinkney  Tel: 023 9283 4305  <b>Conditional Permission</b></p>
3	17/00436/FUL  Hilsea	77 Thurbern Road Portsmouth PO2 0PH  Change of use from dwelling house (Class C3) to purposes falling within Class C3 (dwelling house) or Class C4 (house in multiple occupation)	<p>Four representations have been received, objecting to the development on the grounds of: (a) there needs to be a greater provision of family housing in the area; (b) negative impact on parking in the area; (c) increased noise and disturbance; and (d) increased comings and goings</p> <p>With regards to the density of HMOs within the neighbouring area (50m), granting permission for this change of use would take the overall percentage of HMO's to 2.17%, which is significantly below the 10% threshold identified in the HMO SPD. The Parking Standards and Transport Assessments SPD identifies that the change of use from C3 to C3/C4 would not require any additional spaces to be provided. Further to this, if there are five or more occupants residing in the property, a mandatory licence would be required from the Private Sector Housing Department. Matters of waste and cycle storage can be controlled through suitably worded planning conditions.</p> <p>It is considered that the occupation of the property as a Class C4 HMO would not be materially different to that of a large family dwellinghouse and would not therefore have a significant impact with regard to noise and/or disturbance. There is separate legislation to address issues with noise and disturbance and the planning authority cannot restrict who occupies the property.</p>	<p>Niall McAteer  Tel: 023 9268 8882  <b>Conditional Permission</b></p>

## Part 3 - Information and News Items

FRIDAY 5 MAY 2017

	WARD		OFFICER CONTACT
4		<p><b>Health Overview &amp; Scrutiny Panel - Tuesday 2 May 2017</b></p> <p>The panel noted the following updates:</p> <ul style="list-style-type: none"> <li>• Portsmouth Hospitals' NHS Trust</li> <li>• Solent NHS Trust and NHS Property Services update on Phase 2 of St James' Hospital</li> </ul> <p>An update on the Hampshire &amp; Isle of Wight Sustainability Transformation Plan was not available.</p> <p>Please note that the meeting of 6 June has been moved to Thursday 29 June.</p>	<p><b>Jane Di Dino</b>  <b>Local Democracy Officer</b>  <b>Tel: 9283 4060</b></p>
5		<p><b>Planning Committee - Wednesday 3 May</b></p> <p>The committee made the following decisions on planning applications:</p> <ol style="list-style-type: none"> <li>1. 16/01973/HOU - <b>75 Bryher Island</b> Portsmouth PO6 4UF - Construction of two storey extension to side elevation, single-storey extension to rear elevation and extended balcony - granted conditional permission</li> <li>2. 17/00069/FUL - <b>27 Victoria Road North</b>, Southsea PO5 1PL - Change of use from dwelling house (class C3) to purposes falling within class C4 (house in multiple occupation) or class C3 (dwelling house) - granted conditional permission was granted</li> <li>3. 17/00131/FUL - <b>27 Fawcett Road</b>, Southsea PO4 0BZ - Change of use of ground floor from retail (Class A1) to massage salon (Sui Generis) - was refused</li> <li>4. 17/00159/FUL - <b>26 Jersey Road</b>, Portsmouth PO2 7PY - Change of use from residential dwelling (Class C3) to purposes falling within class c4 (house in multiple occupation) or Class C3 (dwelling house) - was refused</li> <li>5. 17/00178/FUL - <b>103 Manners Road</b>, Southsea PO4 0BD - Change of use from Class C4 (house in multiple occupation) to house in multiple occupation for seven persons (Sui Generis) - was refused</li> </ol> <p style="text-align: right;">/Cont'd ...</p>	<p><b>Joanne Wildsmith</b>  <b>Local Democracy Officer</b>  <b>Tel: 9283 4057</b></p>

	WARD		OFFICER CONTACT										
6		<p>6. 17/00181/HOU - <b>57 Eastern Parade</b>, Southsea PO4 9RE - Construction of new roof extension, including front gable with balcony, dormers to east roofslope, gable to north elevation and alterations to chimneys. Construction of basement/lightwells and part single/part two-storey side extension to east elevation to include balcony to first floor; external alterations to doors and windows, including replacement bay to south elevation; glazed entrance canopy; new entrance gates up to 1.75m high &amp; 0.3m high trellis above existing walls; raised decking to form terrace; replacement garden shed and formation of dropped kerb access onto Selsey Avenue (amended scheme to 16/01447/HOU) - was refused</p> <p>7. 17/00381/FUL - <b>169 Queens Road</b>, Fratton, Portsmouth PO2 7LU - Change of use from purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house) to 7 person 7 bedroom house in multiple occupation (Sui Generis) - granted conditional permission</p> <p>8. 17/00392/FUL - <b>26 Manners Road</b>, Southsea PO4 0BB - Change of use from purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house) to 7 bedroom 7 person house in multiple occupation (Sui Generis) - granted conditional permission</p> <p><b>Licensing Sub Committee - Thursday 4 May</b></p> <p>The Committee took the following decision:</p> <p>Licensing Act 2003 - the application for grant of a premises licence Becketts, 10-11 Bellevue Terrace, Southsea, PO5 3AT was granted with amendments to the operating schedule as detailed below and subject to conditions:</p> <table border="1" data-bbox="398 1104 1608 1484"> <tbody> <tr> <td data-bbox="398 1104 810 1182">Operating Hours</td> <td data-bbox="810 1104 1608 1182">Sunday 09:00 to 00:00 Monday to Saturday 09:00 to 00:30</td> </tr> <tr> <td data-bbox="398 1182 810 1259">Supply of Alcohol</td> <td data-bbox="810 1182 1608 1259">Sunday to Thursday 09:00 to 23:00 Friday and Saturday 09:00 to 00:00</td> </tr> <tr> <td data-bbox="398 1259 810 1335">Late Night Refreshment</td> <td data-bbox="810 1259 1608 1335">Sunday to Thursday 23:00 to 23:30 Friday and Saturday 23:00 to 00:30</td> </tr> <tr> <td data-bbox="398 1335 810 1412">Playing of recorded music</td> <td data-bbox="810 1335 1608 1412">Sunday to Thursday 09:00 to 00:00 Friday and Saturday 09:00 to 00:30</td> </tr> <tr> <td data-bbox="398 1412 810 1484">Live music</td> <td data-bbox="810 1412 1608 1484">Sunday to Thursday 10:00 to 23:00 Friday and Saturday 10:00 to 23:30</td> </tr> </tbody> </table>	Operating Hours	Sunday 09:00 to 00:00 Monday to Saturday 09:00 to 00:30	Supply of Alcohol	Sunday to Thursday 09:00 to 23:00 Friday and Saturday 09:00 to 00:00	Late Night Refreshment	Sunday to Thursday 23:00 to 23:30 Friday and Saturday 23:00 to 00:30	Playing of recorded music	Sunday to Thursday 09:00 to 00:00 Friday and Saturday 09:00 to 00:30	Live music	Sunday to Thursday 10:00 to 23:00 Friday and Saturday 10:00 to 23:30	<p><b>Lisa Gallacher</b>  <b>Local Democracy</b>  <b>Officer</b>  <b>Tel: 9283 4056</b></p>
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**Part 3 - Information and News Items (cont'd)**

**FRIDAY 5 MAY 2017**

	<b>WARD</b>		<b>OFFICER CONTACT</b>
<b>7</b>	<b>Copnor</b>	<p><b>Appeal Site: 239 Powerscourt Road</b>  <b>Appeal Ref: 16/02009/FUL</b>  <b>Appeal Lodged: 13<sup>th</sup> February 2017</b>  <b>Appeal Start Date: 27<sup>th</sup> April 2017</b></p> <p>An appeal has been lodged against the refusal of planning permission for Change of use from residential dwelling (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwellinghouse).</p> <p>This appeal will be dealt with by the written representations procedure.</p>	<p><b>Nicholas Smith</b>  <b>Planning Services</b>  <b>Tel: 9284 1995</b></p>
<b>8</b>	<b>Copnor</b>	<p><b>Appeal Site: 239 Powerscourt Road</b>  <b>Appeal Ref: 16/02009/FUL</b>  <b>costs app lodged: 13<sup>th</sup> February 2017</b></p> <p>A costs application has been lodged against the refusal of planning permission for Change of use from residential dwelling (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwellinghouse).</p> <p>This appeal will be dealt with by the written representations procedure.</p>	<p><b>Nicholas Smith</b>  <b>Planning Services</b>  <b>Tel: 9284 1995</b></p>
<b>9</b>	<b>St Thomas</b>	<p><b>Appeal Site: 25 Baileys Road</b>  <b>Appeal Ref: 16/01210/FUL</b>  <b>Costs App Lodged: 3rd October 2016</b></p> <p>A costs application has been lodged against the refusal of planning permission for Change of use from purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house) to 7 bedroom house in multiple occupation (sui generis).</p> <p>This appeal will be dealt with by the written representations procedure.</p>	<p><b>Niall McAteer</b>  <b>Planning Services</b>  <b>Tel: 9268 8882</b></p>

**Part 3 - Information and News Items (cont'd)**

**FRIDAY 5 MAY 2017**

	<b>WARD</b>		<b>OFFICER CONTACT</b>
<b>10</b>	<b>Fratton</b>	<p><b>Appeal Site: 239 Powerscourt Road</b>  <b>Appeal Ref: 16/02038/HOU</b>  <b>Appeal Lodged: 4<sup>th</sup> March 2017</b>  <b>Appeal Start Date: 2<sup>nd</sup> May 2017</b></p> <p>An appeal has been lodged against the refusal of planning permission for Construction of single storey side and rear extension (re-submission of 16/00594/HOU).</p> <p>This appeal will be dealt with by the Householder Appeal Services (HAS) by written representations.</p>	<p><b>Niall McAteer</b>  <b>Planning Services</b>  <b>Tel: 9268 8882</b></p>
<b>11</b>		<p><b>Portsmouth International Port Performance</b></p> <p>The following items update Members on the performance of Portsmouth International Port. Copies of items and reports are deposited in the Members' Rooms where indicated.</p> <p><b>Traffic Throughout</b></p> <p>The Port saw a mixed position in port throughout for the 9 months ending 31 December 2016. Compared to the 9 months ending 31 December 2015, passenger numbers were up 0.88%, passenger vehicle numbers were up 3.65%, freight was down 4.46% and the number of ships using the port was up 0.97%.</p> <p><b>Port Marine Safety Code</b></p> <p>This report fulfils the Port's obligation under the Port Marine Safety Code of keeping the Duty Holders advised of indicants in the Harbour.</p> <p>The report summarises the incidents from 01 October 2016 to 31 December 2016.</p> <p>A full copy of the report is deposited in the Members' Rooms.</p>	<p><b>Mark Webb</b>  <b>Group Port</b>  <b>Accountant</b>  <b>Tel: 9285 5944</b></p>