

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 19

DATE: FRIDAY 12 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 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

N.B. THERE ARE NO PART 1 ITEMS THIS WEEK

Part 2 - Proposals from Managers for Implementation

The following proposals have been brought forward. The Managers indicated will exercise their powers to approve the proposal unless a Councillor requests the item be referred for decision to the relevant Cabinet Member or Regulatory Committee. **Your request must be made to democratic@portsmouthcc.gov.uk and must be received by not later than 5 pm on Friday 19 May 2017.**

An email or handwritten letter will suffice.

If you want to know more about a proposal, please contact the Officer indicated.

PORTFOLIO: PLANNING, REGENERATION & DEVELOPMENT

FRIDAY 12 MAY 2017

	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
1	Eastney & Craneswater	Community Infrastructure Levy (CIL) - Neighbourhood spend contributing to resurfacing at South Parade Pier Proposal: that the sum of £25,000 from the Eastney & Craneswater ward neighbourhood CIL total be allocated to the resurfacing project at South Parade Pier.	Claire Upton-Brown, Assistant Director, Culture & City Development Tel: 9283 4299

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 19 May 2017**. You can also make contact by letter or by e-mail to 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
2	17/00386/HOU Baffins	23 Silchester Road Portsmouth PO3 6NU Construction of front dormer	One representation has been received from a neighbouring occupier raising no objection. Notwithstanding the views of a neighbouring occupier, the poor design of the proposed front dormer would represent an unduly prominent feature that would dominate the existing roofslope and fail to relate in an appropriate manner to the existing house or the wider streetscene, contrary to local and national policy objectives.	Niall McAteer Tel: 023 9268 8882 Refuse
3	17/00503/FUL Cosham	11 Knowsley Crescent Portsmouth PO6 2PJ Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	Thirteen representations have been received raising objection on the grounds of: (a) increased noise and disturbance, (b) decreased property value, (c) increased demand on parking resulting in a health and safety risk, (d) increased comings and goings, (e) exacerbate accessibility issues for delivery drivers, emergency services and waste collection services, (f) reduced pedestrian walkways as a result of car parking and (g) increase in accidents as a result of car parking.	Niall McAteer Tel: 023 9268 8882 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	17/00556/FUL Hilsea	<p>5 Ophir Road Portsmouth PO2 9EL</p> <p>Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)</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 HMOs to 3.1%, 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>Six representations have been received objecting on the grounds of:</p> <ul style="list-style-type: none"> a) No guarantee future occupiers will be professionals or will use public transport or cycle; b) Parking on street is at full capacity and residents often have to park streets away after 6pm and all day weekends; c) Fire risk of HMOs and damage to neighbouring properties, where cavities between floorboards allowed smoke to travel between properties in a fire at another HMO property; d) Escape may not be possible in the event of fire from all rooms; e) HMO will introduce continuous stream of disconnect 	<p>Nicholas Smith Tel: 023 9284 1995</p> <p>Conditional Permission</p>

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			<p>and unmonitored single individuals;</p> <p>f) Concern RE nature of people occupying the property (social, mental or criminal rehabilitation issues);</p> <p>g) Street is enjoyed by families;</p> <p>h) A guard/dog at night patrolling the street and a sign advising no vans/lorries after 1600 and before 0730 could be used to control parking;</p> <p>i) Many properties already in dual occupation including Nos. 80 and 81; and,</p> <p>j) HMO completely inappropriate.</p> <p>Within a 50 metre radius, none of the 55 properties are known to be in Class C4 use. The number of HMOs as a percentage is therefore 0%, rising to 1.81% if permission was granted, under the 10% threshold set out within the HMO SPD. Two additional properties have been brought to the attention of the LPA to investigate but these fall outside of the 50 metre radius.</p> <p>The property does not benefit from off-road parking and the constraints of the site are such that none can be provided. The Parking Standards SPD sets the requirement parking for a house within Class C3 to be the same as for a HMO within Class C4. Accordingly it is considered that a refusal on parking grounds could not be sustained. A planning condition could be imposed to secure cycle parking. The property is also within a short walking distance of the North End District Centre.</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. The loss of property value is not a material consideration. There is separate legislation to address fire safety and the LPA cannot restrict the type of tenants in the property.</p>	

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	17/00566/FUL St Thomas	<p>Fontenoy House Grand Parade Portsmouth</p> <p>Construction of single storey extension to roof to form 2 flats to include raising of existing parapet wall, installation of balustrading and extension to existing external fire escape</p>	<p>Six objections and 1 comment have been received. The concerns are twofold, firstly objection is raised to the scheme in terms of design, loss of light and privacy, increased noise and disturbance, loss of communal area due to bin and cycle storage and a query whether the building is structurally capable of supporting the additional storey. Secondly, concern is raised that nearby development brought into use since planning permission was granted by the appeal decision has increased parking demand in the area putting greater pressure on on-street parking availability (examples cited are BAR, Hot Walls Studios, the Square Tower and the renovation of the Sally Port Inn), and that the recent traffic survey was undertaken at quiet times.</p> <p>The proposed development is identical to that considered under the appeal that was allowed on 27 February 2014. The appeal decision set the time limit for beginning the development within 3 years of the date of the decision. Work has not commenced on site and as such the permission expired on 27 February this year. The applicant is seeking permission again for exactly the same proposal. The merits and impacts of the scheme were addressed by the appeal and the proposal was found to be capable of support. Whilst it is acknowledged that parking availability will be under greater pressure in this area due to recent development, it is not considered that this would be of such significance to justify refusal of the proposal. The Highway Authority, in the light of the appeal decision, does not consider that a highway objection could be sustained subject to the imposition of the same conditions as imposed by the appeal decision relating to bin storage and cycle provision.</p>	<p>Alison Pinkney Tel: 023 9283 4305</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
6	17/00648/LBC Eastney & Craneswater	Lodge Highland Road Cemetery Highland Road External alterations to include re-roofing of building	One general comment has been received in relation to the rooflight windows on the south facing roofslope and door apertures that were granted conditional permission and conditional consent under references 13/00801/HOU and 13/00802/LBC. As such, these matters are not therefore considered to be material to the determination of this application as they have already been permitted/consented to.	Nicholas Smith Tel: 023 9284 1995 Conditional Consent

Part 3 - Information and News Items

FRIDAY 12 MAY 2017

	WARD		OFFICER CONTACT
7	Central Southsea	<p>Appeal Site : 91 Orchard Road Appeal Ref: 17/00225/CPL Appeal Lodged: 28th April 2017 Appeal Started: 4th May 2017</p> <p>An appeal has been made against the refusal of planning permission for the Application for a Lawful Development Certificate for the proposed construction of a rear dormer and a ground floor side and rear extension.</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p>Niall McAteer Planning Officer Tel: 9268 8882</p>

LICENSING ACT 2003 – APPLICATIONS RECEIVED BY THE LICENSING AUTHORITY

The Licensing Authority has received the following applications in accordance with the Licensing Act 2003. The table below outlines the premises location, a brief description of the application and the closing date by which responsible authorities or other persons may make representations.

Members should be aware that representations may only be made on the grounds of one or more of the licensing objectives. These are: “the prevention of crime and disorder”, “the prevention of public nuisance”, “public safety” and “the protection of children from harm”. Any representation must be in writing and should, where possible, include evidence to support the licensing objectives. Representations should not be frivolous or vexatious.

If you have any queries relating to any of the applications outlined below, please contact the Licensing Section, Telephone number: 023 9283 4607 or email: Licensing@portsmouthcc.gov.uk.

Item No	Ward	Licence No:	Premises Name and Address	Brief description of application:	Closing date for representations:
8	Charles Dickens	17/03006/ LAPREM	Pryzm Stanhope Road Portsmouth PO1 1DP	Application to vary premises licence: Extend the sale of alcohol Sunday to Thursday until 03:00, currently 02:00	31 May 2017