

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 20

DATE: FRIDAY 19 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

NB: There are no Part One items this week

Part 2 - Proposals from Managers for Implementation

PLANNING APPLICATIONS TO BE DETERMINED BY HEAD OF PLANNING SERVICES - APART FROM THE PLANNING APPLICATIONS, THERE ARE NO PART TWO ITEMS THIS WEEK

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 26 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
1	16/02095/VOC Charles Dickens	12 - 18 Guildhall Walk Portsmouth PO1 2DD Application to vary Condition 2 to approve amended drawings (relating to revised internal layout/reconfiguration of floorplans to provide Halls of Residence for 78 students and the deletion of the glazed infill to inner courtyard from the scheme) and the removal of Condition 6 (relating to proposed new doorways to the inner courtyard) of listed building consent 14/01453/LBC.	One letter of objection has been received in connection with this application on behalf of Yates (13-19 Guildhall Walk) and Popworld (1 King Henry Street) raising concern that the proposed layout amendments and the removal of the proposed glazed canopy within the central courtyard area from the scheme (granted consent under listed building consent 14/01453/LBC) would introduce additional noise to the occupiers of the application site from existing late night venues. A query was also raised regarding the validity of the application on a technical matter. The application has since been amended resulting in the reduction of the total number of proposed bedrooms to 78, the deletion of bedrooms proposed in the basement and layout changes to the ground floor. The technical issue regarding the validity of the application has been addressed. The application as amended is considered to preserve the building and its setting and any features of architectural or historic interest which it possesses.	Alison Pinkney Tel: 023 9283 4305 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
2	17/00012/PLAREG Drayton & Farlington	87 Woodfield Avenue Portsmouth PO6 1AW Retrospective application for construction of pitched roof garage	One representation has been received from a neighbouring property querying land ownership/rights of way. The applicant's attention was drawn to these matters, who have subsequently submitted a corrected ownership certificate and serving the requisite notice on all parties with an interest in the land. On its planning merits, the siting, size and scale/appearance of the garage (designed with a pitched roof) at the rear of the garden is considered to be appropriate to the site and not dissimilar in nature to other domestic outbuildings in the vicinity. The ownership/rights of way issues represent private interest matters.	Nicholas Smith Tel: 023 9284 1995 Conditional Permission
3	17/00537/FUL St Jude	2 Clarendon Road Southsea PO5 2EE Change of use from shop (Class A1) to pet shop, dog grooming parlour and dog creche	One representation has been received from neighbouring commercial premises raising objection on the grounds of: (a) incorrect waste management may lead to rats that has previously been a problem in the rear courtyard; (b) being a food business customers may be discouraged if animal hair is vented; and, (c) animal waste in the rear courtyard. The applicant confirms that the rear courtyard would not be used for dogs accessing the site or for the storage of waste that would be kept inside the property. No extraction/vents are proposed as part of this application with animal hair expected to be removed via domestic cleaning equipment.	Nicholas Smith Tel: 023 9284 1995 Conditional Permission
4	17/00585/FUL St Jude	16 Campbell Road Southsea PO5 1RN Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	Three representations have been received raising objection on the grounds of: (a) increased noise and disturbance, (b) property values, (c) increased demand on parking, (d) increased comings and goings, (e) increased crime, (f) increased anti-social behaviour, (g) loss of residential properties.	Niall McAteer Tel: 023 9268 8882 Conditional Permission

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Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	(Cont'd/...)		<p>With regards to the density of HMOs within the neighbouring area (50m radius), granting permission for this change of use would take the overall percentage of HMOs to 7.14%, which is 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 however there is off road parking available to the front of the site. 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>	

Part 3 - Information and News Items

FRIDAY 19 MAY 2017

	WARD		OFFICER CONTACT
5		<p>Cabinet Member for Traffic & Transportation's Special Decision Meeting - Thursday 25th May at 4pm in the Executive Meeting Room, Floor 3 of the Guildhall</p> <p>Councillor Bosher will be considering the following report:</p> <ul style="list-style-type: none"> • Street Lighting Vision and Strategy 	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>