

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 22

DATE: FRIDAY 2 JUNE 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

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 9 June 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	17/00274/PLAREG St Jude	Annesley House, Queens Crescent, Southsea Retrospective application for construction of outbuilding	One representation has been received raising objection on the following grounds: 1) visually obtrusive; 2) inappropriate position; 3) not in-keeping with the surrounding area; 4) harmful to heritage assets. The objection relates to another outbuilding that has since been deleted from the proposal, to allow further consideration regarding its acceptability or otherwise (through a new planning application). The other outbuilding is considered to be of an appropriate scale, appearance and materials and would preserve the character and appearance of the conservation area and the setting of the Grade II listed building.	Katherine Alger Tel: 023 9284 1470 Conditional Permission
2	17/00284/FUL Eastney & Craneswater	42 Granada Road, Southsea PO4 0RJ Conversion of existing building to form 4no. apartments with external alterations to include construction of two storey front extension, part single-/part 2 storey rear extension with formation of roof terrace & balcony to first floor rear (Amended Scheme to 16/01255/FUL)	One representation has been received from a neighbouring property objecting on the grounds of: (a) increased noise, disturbance and vibrations that would result from digging out the basement for underground car parking; (b) vehicular parking would result in impact upon living conditions due to close proximity to bedroom windows; and, (c) overlooking from balcony into back garden and windows would result in loss of privacy. Whilst new development inevitably brings some short-term disruption and inconvenience it would not justify refusal of planning permission	Nicholas Smith Tel: 023 9284 1995 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	17/00477/FUL Paulsgrove	<p>45 Abbeydore Road Portsmouth, PO6 4AJ</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>and other environmental protection legislation deals with noise nuisance. The property benefits from an existing basement and additional works would include the creation of a vehicular access ramp to provide underground parking. The adjacent properties already have existing off-road parking on a front forecourt in close proximity to bedroom windows and it is not considered that there would be any significant impact on their living conditions due to this. The off-road parking would be sited behind a boundary wall around 1m high. The proximity of the proposed balcony to the rear gardens and windows of neighbouring properties would have a significant impact on residential amenity with regards to overlooking. However, through the use of conditions to require privacy screening to a height no less than 1.8m, it is considered that the impact would not be so significant to warrant withholding permission.</p> <p>Two representations have been received raising objection on the grounds of:</p> <ul style="list-style-type: none"> (a) increased noise and disturbance; (b) decrease in property values; (c) increased demand on parking; (d) increased comings and goings. <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 HMO's to 3.33%, 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>	<p>Niall McAteer</p> <p>Tel: 023 9268 8882</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	17/00633/FUL Milton	1 Carisbrooke Road Southsea, PO4 8RF Change of use from Class C3 (dwelling house) to Class C4 (multiple occupation) or C3 (dwelling house)	<p>One representation has been received raising an objection on the grounds of an increased demand on parking in the area.</p> <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 HMO's to 9.23%, 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>	<p>Niall McAteer</p> <p>Tel: 023 9268 8882</p> <p>Conditional Permission</p>
5	17/00672/TPO St Jude	10 Admiral Square Nelson Road, Southsea Within Tree Preservation Order 44-crown reduction by 1.5metres to x2 Horse chestnut Trees (T5 & T6) (Aesculus hippocastanum)	<p>Six letters of support have been received from neighbouring residents, commenting the trees:</p> <ol style="list-style-type: none"> 1) affect light to nearby gardens; 2) are too large for the site; 3) are within close proximity to properties. <p>The Arboricultural Officer advises that a previous application (Ref 16/00742/TPO) to undertake pruning works was also refused due to the potential inoculation of T6 with Pseudomonas syringae PV Aesculi and the risk of cross contamination of T5.</p> <p>Following the Forestry Commission Guidelines it was recommended that pruning be avoided, the applicant engage a competent person to undertake a detailed investigation of the apparent decline in T6 and produce a report detailing findings and recommendations for the future management of T6 if necessary. As with the previous refusal, no such information supports this application.</p> <p>It is therefore considered that the application cannot be supported until the investigation has been carried. In its current form the proposed works are considered to be inappropriate and contrary to policy PCS13 of the Portsmouth Plan.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p>Refuse</p>

Part 3 - Information and News Items

FRIDAY 2 JUNE 2017

	WARD		OFFICER CONTACT
6		<p>Planning Committee Training - Monday 12 June at 6pm in Conference Room B, Civic Offices</p> <p>All members of the Planning Committee, including standing deputies, are invited to attend a training session to be held on Monday 12 June from 6pm. The session will be hosted by Claire Upton-Brown, Assistant Director of Culture & City Development, Ruth Ormella, Development Manager and Robert Parkin, Deputy City Solicitor. This session is for both existing and new members of the committee. All new members of the committee are strongly encouraged to attend the training as you will not be able to sit on the Planning Committee without first being trained.</p>	<p>Lisa Gallacher Local Democracy Officer Tel: 9283 4056</p>
7		<p>Licensing Sub Committee - arranged for 31 May has been postponed to Tuesday 20 June</p> <p>The Sub Committee will consider:</p> <p>Licensing Act 2003 - Application for grant of a premises licence - South Parade Pier Limited for South Parade Pier, South Parade, Southsea PO4 0SW</p>	<p>Jane Di Dino & Joanne Wildsmith Local Democracy Officers 023 9283 4060 and 023 9283 4057</p>