

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 30

DATE: FRIDAY 28TH JULY 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

	WARD	DECISION	OFFICER CONTACT
1		<p>Cabinet (Special) - 27th July</p> <p>The Cabinet took the following decisions:</p> <p>Eldon Arms - Appeal: decision not to list as an asset of community value</p> <p>DECISION: the Cabinet declined to list the Eldon Arms Pub as an Asset of Community Value.</p> <p>Local Plan Review Process</p> <p>DECISIONS- the Cabinet:</p> <p>(1) Approved the Portsmouth Local Plan Issues and Options document for 8 weeks of public consultation and consequential amendments to the Council's published Local Development Scheme.</p> <p>(2) Delegated authority to the Assistant Director of Culture and City development to modify and make editorial changes to the Local Plan Issues and Options document and supporting documents in consultation with the Leader as Cabinet Member for PRED (if required).</p> <p>(3) Noted that the list of potential site allocations referenced in figure 1 and Tables 6a and 6b of the Habitats Regulations assessment is indicative only and has not been reviewed by the Cabinet.</p> <p>Opportunity to establish a Municipal Energy Company</p> <p>DECISIONS by the Cabinet:</p> <p>(1) The Outline Business Case (contained within Exempt Appendix 1) and the operating model contained therein was approved.</p> <p>(2) Subject to the above resolution (1), delegated authority be given to the Director of Finance & S151 Officer, in conjunction with the Leader of the Council to approve the Final Business Case subject to the milestones and gateways (set out in the Outline Business Case) being successfully achieved with a maximum investment payback period of 4 years, provided that any changes between Outline Business Case and Final Business Case (each of which shall include a Base Case) do not, in the opinion of the Director of Finance and S151 Officer, materially change either the amount of investment required or the level of financial and reputational risk that the Council will be exposed to.</p>	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p> <p>Toby Ayling Principal Planning Officer Tel: 92 437863</p> <p>Chris Ward Director of Finance, IT and Section 151 Officer Tel: 9284 1116</p>

	WARD	DECISION	OFFICER CONTACT
	Contd	<p>(3) That the investment required from the City Council to support the capital investment and working capital requirements of the Energy Supply Company be funded from the MTRS Reserve.</p> <p>(4) Delegated authority to the Director of Finance & S151 Officer, in consultation with the Leader of the Council, to conclude the terms of the agreement with the Joint Venture partner (including equity arrangements, security arrangements and exit arrangements); once concluded, authorise the City Solicitor to enter into such company constitutional, and associated and ancillary documents as required.</p> <p>(5) Subject to the approval of a Final Business Case, authority be delegated to the City Solicitor to form the Joint Venture company and associated relevant corporate structures that will best serve the objectives of the licensed energy supply company as described in this report and the Outline Business Case in order for the company to progress into Controlled Market Entry and subsequent full launch.</p> <p>(6) Prior to the establishment of the Joint Venture company and associated Corporate Structures, a Governance Board is established to guide the delivery of the Final Business Case, approve associated milestones and gateways and oversee overall progress; the Governance Board to be chaired by the Leader of the Council and comprise the Director of Finance & S151 Officer, the Joint Venture Partner, an Energy Consultant and the City Solicitor or his representative.</p> <p>(7) In the event that any contractual arrangements or other assurances are necessary for the smooth implementation with third party suppliers prior to the establishment of the Joint Venture company and associated Corporate Structures, that the City Solicitor, in conjunction with the Director of Finance and S151 Officer and the Leader of the Council, is authorised to enter into any such agreement.</p> <p>(8) Delegated authority to the Director of Finance & S151 Officer, in consultation with the Leader of the Council, to liaise with Office of Gas and Electricity Markets (OFGEM), Department of Business, Energy and Industrial Strategy (BEIS) or any other statutory or regulatory body necessary for the formulation or functioning of the Joint Venture Company.</p> <p>(9) Delegated authority to the City Solicitor, Director of Finance & S151 Officer, in consultation with the Leader of the Council to establish appropriate Council-side shareholder oversight arrangements.</p> <p>NB Call in date Friday 4th August</p>	

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 4th August 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 28TH JULY 2017

	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
2	Milton	Community Infrastructure Levy (CIL) - Neighbourhood spend on new path at Bransbury Park Proposal: With full ward member support, the sum of £17,303.00 from the Milton ward neighbourhood CIL total is to be allocated to fund the construction of a new tarmac path at Bransbury Park connecting the end of Glasgow Road with the existing path that links to Kingsley Road.	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 4th August 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
3	17/00827/FUL Fratton	236 - 244 Fratton Road Portsmouth PO1 5HH Construction of three buildings comprising of 4 dwellings with associated amenity space	<p>One letter of objection has been received on behalf of Fratton Community Centre. Their primary concern is in respect of health and safety given the relationship between the existing high boundary walls at the application site and the nursery play area at the Community Centre. Concerns are also raised in respect of overlooking of the play area and fire safety.</p> <p>Amended plans have been provided clarifying that the existing boundary treatments would be retained or replaced on a like for like basis, based on the outcome of a structural survey, and removing an east facing window. In light of this additional information/changes, it is considered that the proposal is acceptable in design terms and can be delivered without any significant adverse impact on the amenity of adjoining occupiers. Whilst the LPA and the developer are aware of the sensitive nature of the adjoining users, any health and safety matters encountered throughout the works of construction would be addressed through legislation beyond the planning system. This would also apply to any fire safety requirements.</p> <p>One letter of support has also been received highlighting that the proposal would provide much needed residential accommodation and create a green area to the rear of the building.</p>	<p>Gary Christie Tel: 023 9268 8592</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	17/00708/FUL Paulsgrove	<p>Portsmouth Technology Park Southwick Road Portsmouth</p> <p>Construction of part 2-/part 4 storey building to provide offices, facilities for research & development and laboratories, with provision of parking and landscaping following demolition of blocks 1, 2, 5, 8 and associated ancillary accommodation units (revised scheme to 16/00277/FUL)</p>	<p>Two representations have been received, including one from the Portsmouth Cycle Forum, raising objections on the following grounds:</p> <ul style="list-style-type: none"> (a) Increase in vehicles would lead to an increase in unsustainable travel patterns; (b) Proposed Travel Plan inadequate - would not help to reduce vehicle movements; (c) There is a need to significantly improve the cycle network on the surrounding highways to make cycling a safer option for commuters; (d) More provision should be made on site for cycle parking; (e) Developers should work with public transport operators to enhance the public transport options for travelling to the site. <p>Planning permission was previously granted in 2016 for a similar development, but of a smaller size. The current proposal would increase the size of the building from 5,181 square metres to 6,857 square metres and would accommodate an additional 100 staff.</p> <p>In relation to transport impact, the applicants have provided further information during the course of the application, including a Travel Survey, and this has been reviewed by the Highway Engineer. It is determined that there is a need for a robust Travel Plan to be implemented to mitigate the impact of the development on the highway network. This is to be prepared in liaison with the Local Authority and can be secured by way of a legal agreement. The level of cycle parking to be provided on-site is considered to be acceptable in relation to the increase in staff numbers.</p> <p>In terms of design, whilst larger, the proposed building is considered to represent a high quality design solution, which would contribute positively to the appearance of the site.</p>	<p>Rebecca Altman Tel: 023 9243 7986</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	17/00828/FUL Fratton	<p>236 - 244 Fratton Road Portsmouth PO1 5HH</p> <p>Construction of new roof extension with dormer windows to form two dwellings following removal of existing roof to include extension to existing staircase</p>	<p>One letter of objection has been received on behalf of Fratton Community Centre. Their primary concern is in respect of health and safety given the relationship between the existing high boundary walls at the application site and the nursery play area at the Community Centre. Concerns are also raised in respect of overlooking of the play area and fire safety. The objection is identical to that received in respect of planning application 17/00827/FUL.</p> <p>Concerns in respect of the development to the rear of the site are addressed by separate item under 17/00827/FUL. The proposal to add an additional storey to the Fratton Road frontage effectively seeks planning permission for a development identical to that approved by the Planning Inspector in 2014 (ref 13/01040/FUL) which expired on 5th March 2017. Having regard to this previous decision, and on the basis there have been no material changes in circumstance, it is considered that an objection on design or amenity grounds could not be sustained. Any matters in respect of health and safety encountered through the works of construction and fire safety would be addressed through legislation beyond the planning system.</p> <p>Two letters of support have also been received highlighting that the proposal would make good use of the site and provide much needed residential accommodation.</p>	<p>Gary Christie Tel: 023 9268 8592</p> <p>Conditional Permission</p>
6	17/00917/HOU Eastney & Craneswater	<p>40 Craneswater Park Southsea PO4 0NU</p> <p>Construction of single storey rear extension and enclosed front porch; alterations to roof to include gable end build up with Juliet balcony to rear and installation of rooflights to front and side roof slopes</p>	<p>One representation has been received raising objection on the grounds that the Juliet balcony would cause overlooking.</p> <p>The Juliet balcony would comprise a balustrade in front of a pair of French doors in the gable end (not a balcony capable of being stepped onto). It is not considered that it would result in any significantly greater impact from overlooking than an existing upper floor window on the amenity of occupiers of the neighbouring properties.</p>	<p>Katherine Alger Tel: 023 9284 1470</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
7	17/01011/FUL Fratton	<p>121B Guildford Road Portsmouth PO1 5BD</p> <p>External alterations to include installation of new doors and windows</p>	<p>Two representations have been received objecting on the grounds of:</p> <ul style="list-style-type: none"> (a) no communication has been received from the applicant; (b) siting of windows on the common boundary will impact usability of garden; (c) construction waste needs to be removed by the applicant; (d) any damage caused to the boundary wall must be paid for by the applicant; (e) amount of noise generated by use of building as two flats; (f) flats may have access to existing roof terrace that could cause loss of privacy; and, (g) impact on high level windows on privacy and safety. <p>This application relates only to external alterations. The use of No121B as two flats is covered by a 'prior approval' (ref 16/00017/PACOU) in November 2016, for conversion from offices). The use of the two flats is not, therefore, material to this application.</p> <p>The applicants have indicated the desire for the windows to be inwards opening and they suggest the windows could be obscure glazed, to prevent the perception of overlooking. The two windows on the northern elevation would be positioned at a higher level, at 1.6m above internal finished floor level, to allow additional light into the property. With conditions to secure obscure glazing and to be non-opening, it is not considered that the impact of these two higher level windows would have any significant impact on residential amenity from overlooking or increase noise and disturbance to warrant withholding permission.</p>	<p>Nicholas Smith Tel: 023 9284 1995</p> <p>Conditional Permission</p>

Part 3 - Information and News Items

FRIDAY 28TH JULY 2017

	WARD		OFFICER CONTACT
8		<p>Planning Committee - 26 July</p> <p>The committee made the following decisions on planning applications:</p> <ul style="list-style-type: none"> i) 16/02090/FUL - 122 Church Road Portsmouth PO1 1QE - Conversion to form 5 flats including construction of new mansard roof, ground floor rear extension and associated external alterations and cycle/refuse stores - a decision on this item was deferred ii) 17/00228/FUL - Land North Of Catherine House Stanhope Road Portsmouth - Construction of part 10 & 12 storey building to form 152-bedroom hotel (Class C1) and additional basement level comprising 5176 sqm of floorspace (GEA), to provide car parking on basement/ground floors accessed from Stanhope Road - this item was deferred (and was not considered at this meeting) iii) 17/00453/FUL - Catherine Booth House And Land To Rear 1 Aylward Street Portsmouth PO1 3PH - Construction of part 6-/part 5-/part 3 storey building to form student halls of residence (class C1) comprising 20 study bedrooms, caretakers flat and associated facilities; reconfiguration of rear of Catherine Booth House to incorporate new entrance and associated management offices was granted conditional permission iii) 17/00496/FUL - 106 Baffins Road Portsmouth PO3 6BQ - Change of use from purposes falling within Class C3 (dwellinghouse) or Class C4 (house in multiple occupation) to 7 bedroom 8 person house in multiple occupation (Sui Generis) was granted conditional permission v) 17/00574/FUL - Land South Of Hilsea Lido Hilsea Bastion Garden London Road Portsmouth - Installation of BMX pump track to land south of Hilsea Lido was granted conditional permission vi) 17/00701/FUL - Flat A 1 Whitwell Road Southsea PO4 0QP - Change of use from Class C3 (dwellinghouse) to purposes falling within Class C3 (dwellinghouse) or Class C4 (house in multiple occupation) was granted conditional permission <p>Dates of future meetings in 2017 were noted as Wednesdays: 23rd August, 20th September, 18th October, 15th November and 13 December, all at 1pm.</p>	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>

	WARD		OFFICER CONTACT
9	Eastney and Craneswater	<p>57 Eastern Parade, Southsea, PO4 9RE Appeal Ref: 17/00181/HOU Appeal Lodged: 12TH June 2017 Appeal Start Date: 26TH July 2017</p> <p>An appeal has been lodged against the refusal of planning permission for 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 & 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)</p> <p>This appeal will be dealt with by the Householder Appeal Service (HAS).</p>	<p>Katherine Alger Planning Services Tel: 9284 1470</p>
10	Eastney and Craneswater	<p>7 Parkstone Avenue, Southsea, PO4 0QY Appeal Ref: 17/00198/HOU Appeal Lodged: 27th June 2017 Appeal Start Date: 26th July 2017</p> <p>An appeal has been lodged against the refusal of planning permission for Construction of single storey rear extension (after removal of existing ground floor conservatory)</p> <p>This appeal will be dealt with by the Householder Appeal Service (HAS).</p>	<p>Katherine Alger Planning Services Tel: 9284 1470</p>
11	St Thomas	<p>25 Baileys Road, Southsea, PO5 1EA Appeal Ref: 16/01210/FUL Appeal Decision: Allowed Appeal Decision Date: 26th July 2017</p> <p>An appeal has been allowed 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 was dealt with by the written representation procedure.</p>	<p>Niall McAteer Planning Services Tel: 9268 8882</p>

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

FRIDAY 28TH JULY 2017

	WARD		OFFICER CONTACT
12	St Thomas	<p>25 Baileys Road, Southsea, PO5 1EA Appeal Ref: 16/01210/FUL Costs Decision: Refused Costs Decision Date: 26th July 2017</p> <p>A costs application has been refused for 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>Niall McAteer Planning Services Tel: 9268 8882</p>
13	Copnor	<p>239 Powerscourt Road, Southsea, PO2 7JJ Appeal Ref: 16/02009/FUL Appeal Decision: Allowed Appeal Decision Date: 26th July 2017</p> <p>An appeal has been allowed 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 was dealt with by the written representation procedure.</p>	<p>Nicholas Smith Planning Services Tel: 9284 1995</p>
14	Copnor	<p>239 Powerscourt Road, Southsea, PO2 7JJ Appeal Ref: 16/02009/FUL Costs Decision: Allowed Costs Decision Date: 26th July 2017</p> <p>A costs application has been allowed for 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>Nicholas Smith Planning Services Tel: 9284 1995</p>