

# City of Portsmouth

## MEMBERS' INFORMATION SERVICE

**NO 34**

**DATE: FRIDAY 25 AUGUST 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 TRAFFIC REGULATION ORDER AND THE PLANNING APPLICATIONS THERE ARE NO PART 2 ITEMS THIS WEEK

### TRAFFIC REGULATION ORDER DECISION TO BE DETERMINED BY THE DIRECTOR OF TRANSPORT, ENVIRONMENT & BUSINESS SUPPORT

The Director of Transport, Environment & Business Support will exercise his powers to proceed with the following Traffic Regulation Order in accordance with the proposed action unless a Councillor requests the proposal to be referred to Cabinet for decision.

Your request should be made to the Director of Transport, Environment & Business Support by telephoning Sharan Cooper (☎ 9283 4260) and must be received by not later than **5pm on Monday 4 September 2017**. If you wish to know more about a particular application, please contact the Case Officer indicated.

Item No	Wards	Traffic Regulation Order	Case Officer & Tel No	Comments	Proposed Action
1	Baffins Charles Dickens Cosham Eastney & Craneswater Drayton & Farlington Fratton Nelson	The Portsmouth City Council (Various Roads) (Restrictions on Waiting, and Amendments) (No.95) Order 2017	Nikki Musson 023 9283 4461	<p>A new Traffic Regulation Order is proposed to address parking/traffic issues in various roads citywide, in response to concerns and/or requests from residents, ward councillors, public services, businesses, etc. Reasons include:</p> <ul style="list-style-type: none"> <li>- to improve road safety, pedestrian safety, visibility and management of traffic, ensure access for the emergency services, public services (particularly refuse collection vehicles) and delivery vehicles</li> </ul> <p>(DYL = double yellow lines)</p> <p><b>1. Christchurch Gardens, Waterlooville</b> (comes under Portsmouth; Drayton &amp; Farlington ward) - 22m DYL on the south side of the bend between the driveways of Nos.4 &amp; 6</p> <p><b>2. Gruneisen Road, Stamshaw</b> - replace red lines on the corner, entrance to Hastings House car park, with DYL to prevent parking on the footway</p> <p style="text-align: right;">/Cont'd ...</p>	<p>To carry out statutory 21-day public consultation on the proposals, which is anticipated to take place from 14 September 2017 as detailed opposite.</p> <p>Whether or not the proposals are implemented will be influenced by the response to the consultation.</p>

Item No	Wards	Traffic Regulation Order	Case Officer & Tel No	Comments	Proposed Action
				<p><b>3. Henderson Road, Eastney</b> - DYL on the bend east of Halliday Crescent and on the junction opposite</p> <p><b>4. Hilary Ave / Salisbury Rd</b> - DYL on the junction. Eastern junction with Court Lane protected, this one is not. Vehicles park close to the junction affecting visibility and access, and sometimes obstructing dropped kerb crossing points</p> <p><b>5. Tipner Rd, Tipner</b> - DYL on west side between Somerville Place and P&amp;R site. Road wide enough for parking on one side, but vehicles sometimes use the footway opposite for parking. Buses cannot get through to access northern end, and recycling lorries cannot get through to empty the commercial recycling bins.</p> <p><b>6. Trafalgar Place, Fratton</b> - extend parking bay southwards by 4m where single garage has been converted into a dwelling</p> <p><b>7. North St, Portsea</b> - land in front of new Alexander McKee House to have parking bays marked (JA Portsea zone) and DYL to enable access to bays and dead end</p> <p><b>8. Tamworth Road, Baffins</b> - 19m DYLs on the south side of the bend from opposite No.1 up to No.5</p> <p><b>9. London Road, Drayton &amp; Farlington</b> - DYL on the west side between Portsdown Hill Road and Boundary Way: opposite The George Inn</p>	

## 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 Monday 4 September 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
2	17/00824/FUL  St Jude	<p><b>1 Boulton Road Southsea PO5 1NS</b></p> <p>Change of use from dwellinghouse (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwellinghouse)</p>	<p>A total of five representations have been received, one of general comment and four raising objection on the grounds of:</p> <p>(a) HMO Count Data is not available online;</p> <p>(b) more than 10% of properties within 50m radius are in use as HMOs; and,</p> <p>(c) site plan with red line is incorrect.</p> <p>The HMO Count Data is publicly available on Public Access and has been sent to ward councillors for consideration. Attention has been brought to additional HMOs for investigation. If granted, the percentage of HMOs within a 50m radius would be 9.84%, under the 10% threshold as set in the SPD. The objectors have been advised the HMO Count Data is available on the web site. The red line on the location plan has since been corrected by the applicant.</p>	<p>Nicholas Smith</p> <p>Tel: 023 9284 1995</p> <p><b>Conditional Permission</b></p>
3	17/01042/HOU  Drayton & Farlington	<p><b>11 Beverley Grove Portsmouth PO6 1BP</b></p> <p>Construction of part single/part 2 storey rear extension, 2 storey front extension with new front porch, first floor rear balcony; alterations to roof to form hip to gable extension with rear dormer; installation of first floor side windows to side elevations (north &amp; south)</p>	<p>One representation has been received from a neighbouring occupier raising objection on the grounds that the first floor side window and the side window on the dormer window will result in loss of privacy.</p> <p>The proposed first floor side window would serve a bathroom and therefore the window would be obscure glazed. The dormer side window is also proposed to be obscure glazed. A suitably worded planning condition would be imposed requiring these two windows to be both obscure glazed and non-opening at least 1.7m above internal finished floor level (and retained in such manner thereafter) to prevent a loss of privacy.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p><b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	17/01149/FUL  St Jude	<p><b>94 - 96 Palmerston Road Southsea PO5 3PT</b></p> <p>Change of use from Class A1 (Shops) to Class A3 (Restaurants and Cafes); installation of new shopfront and ventilation grills</p>	<p>Three representations have been received from the local residents raising objection on the grounds of:</p> <ol style="list-style-type: none"> <li>1) the poor quality design of the proposal;</li> <li>2) a saturation of bars in the area; and,</li> <li>3) an increase in anti-social behaviour.</li> </ol> <p>Three representations of support have also been received from local residents stating that:</p> <ol style="list-style-type: none"> <li>1) the new shopfront is a great improvement;</li> <li>2) correct type of establishment for the area; and, 3) will help enhance the area.</li> </ol> <p>The replacement shopfront is considered to be an improvement on the existing shopfront; it is noted that there are examples of similar design to the proposal, notably at 110-114 Palmerston Road (Meat &amp; Barrel Restaurant).</p> <p>The application site is located within the Southsea Town Centre and more specifically within an area identified by the Southsea Town Centre Area Action Plan as the "restaurant quarter." Policy STC4 states: "Restaurants and cafés are essential to town centres to improve their vitality and ensure that the centre is open in the evenings creating a safer feel to the centre's environment. Building on the existing concentration of restaurants and cafés in this area can help to create a restaurant quarter for Southsea, which can be used to attract visitors to the centre and help to develop Southsea as the place to come and eat in the evenings."</p> <p>The applicant proposes to operate the premises until 23:00 on Sunday to Friday (including Bank Holidays) and midnight on Saturdays and as such, given the nature of the surrounding area, the proposed change of use is not considered to result in any significant increase in noise and disturbance.</p>	<p>Jane Thatcher</p> <p>Tel: 023 9243 7932</p> <p><b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	17/01161/HOU  St Jude	<b>1 Netley Road Southsea PO5 3NB</b>  Installation of replacement bay window and window at first floor level to front elevation	Two representations have been received from a neighbouring resident raising objection on the grounds of: 1) soft landscaping will be replaced by hard-standing; and, 2) applicant already has a garage; 3) access to hardstanding will be impaired by parked cars on Netley Terrace; 4) poor sight lines; 5) pavement too narrow for dropped kerb; 6) hardstanding not in-keeping with surrounding area; 7) parking space not big enough to park vehicle  These objections relate only to the proposed hard-standing (with associated dropped kerb access) now deleted from the application. The proposed alterations by a replacement bay window are considered to be visually acceptable, to preserve the character and appearance of the conservation area and setting of other nearby heritage assets.	Katherine Alger  Tel: 023 9284 1470  <b>Conditional Permission</b>
6	17/01170/HOU  Paulsgrove	<b>19 Raymond Road Portsmouth PO6 4RA</b>  Construction of dormer window to front roof slope and lean-to roof over garage	One representation has been received objecting on the grounds of the impact the dormer windows on the front roofslope would have upon privacy in bedrooms.  The properties are located on the slopes of Portsdown Hill and properties on the south side of the street are set somewhat below that of those on the north. There is a distance separation of some 21.57 metres between No.19 and the property immediately to the south. Having regard to the distance separation between the properties, the setback position of the dormer from the eaves in the central part of the roofslope and existing first floor windows, that there would be no greater impact from overlooking and resulting loss of privacy on the amenity of occupiers of properties on the south side of the street.	Nicholas Smith  Tel: 023 9284 1995  <b>Conditional Permission</b>
7	17/01190/FUL  Copnor	<b>72 Stubbington Avenue Portsmouth PO2 0JA</b>  Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	One representation has been received raising objection on the grounds of: (a) loss of family housing; (b) increased parking demand; (c) increased noise and disturbance; and, (d) increased rubbish.  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 3.57%, which is below the 10% threshold identified in the HMO SPD.	Niall McAteer  Tel: 023 9268 8882  <b>Conditional Permission</b>

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Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
8	17/01214/HOU  Copnor	<p><b>56 Stubbington Avenue Portsmouth PO2 0JA</b></p> <p>Formation of dropped kerb/access to serve hardstanding</p>	<p>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>Four letters of support have been received stating:  1) applicant is using existing hardstanding to provide parking;  2) provides off-street parking;  3) other residents have similar dropped kerbs; and  4) reduces parking constraints in surrounding area.</p> <p>The Highways Engineer raise objection to formation of dropped kerb access, commenting that whilst there would be enough space across the width of the front of the property for 2 vehicles to park next to each other (6.45m at its widest) the deepest section of the forecourt is only 4.4 m, which is insufficient to accommodate a parked vehicle without it overhanging the highway. In addition, vehicles accessing the space would not be able to manoeuvre on site in order to leave in a forward gear and as such would compromise the safety of users of the highway, particularly pedestrians.</p>	<p>Katherine Alger  Tel: 023 9284 1470</p> <p><b>Refuse</b></p>

## Part 3 - Information and News Items

FRIDAY 25 AUGUST 2017

	WARD		OFFICER CONTACT
9		<p><b>Planning Committee - 23 August 2017</b></p> <p>The committee made the following decisions:</p> <p><b>17/00228/FUL - Land north of Catherine House, Stanhope Road, Portsmouth</b> Construction of part 10 &amp; 12 storey building to form 152- bedroom hotel (Class C1) comprising 6816m<sup>2</sup> of floor space (GEA), to provide car parking on ground floor accessed from Stanhope Road - Delegated authority was granted to the Assistant Director of Culture &amp; City Development to grant conditional permission.</p> <p><b>17/00571/FUL - 13, Empshott Road, Southsea PO4 8AT</b> Change of use from house in multiple occupation (Class C4) to purposes falling within Class C3 (dwelling house) or Class C4 (house in multiple occupation) - This application was granted conditional permission.</p> <p><b>17/00656/PLAREG - 62, High Street, Portsmouth PO1 2LY</b> Retrospective application for the construction of roof to cover existing bin storage area to rear elevation (resubmission of 16/01551/PLAREG) - This application was granted conditional permission.</p> <p><b>17/00764/FUL - 56 Old Wymering Lane, Portsmouth PO6 3NL</b> Change of use from dwelling house (Class C3) to 8 person 7-bedroom house in multiple occupation (sui generis) - This application was granted conditional permission.</p> <p><b>17/00760/ADV - 81-83, Palmerston Road, Southsea PO5 3PP</b> Display of various illuminated and non-illuminated signs to front and side elevation. - Delegated authority was granted to the Assistant Director of Culture &amp; City Development to grant conditional consent to both the fascia and hanging signs and the painted sign on the south flank (side) elevation.</p> <p><b>17/00835/FUL - 13 Martin Road, Portsmouth PO3 6JZ</b> Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house) - This application was granted conditional permission.</p>	<p><b>Jane Di Dino</b> <b>Local Democracy</b> <b>Officer</b> <b>Tel: 9283 4060</b></p>

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	WARD		OFFICER CONTACT
		<p><b>17/00843/FUL - Portsmouth High School For Girls Science Block, Cecil Grove, Southsea PO5 3BT</b> Alterations to boundary wall to include part reduction of wall by approx. 1.5m and construction of new supporting piers - This application was granted conditional permission.</p> <p><b>17/00921/FUL - 264A/B Havant Road, Portsmouth PO6 1PA</b> Construction of a first floor extension - This application was granted conditional permission.</p> <p><b>17/00994/FUL - 46, Burlington Road, Portsmouth PO2 0DP</b> Change of use from purposes falling within Class C3 (dwelling house) to purposes falling within C4 (houses of multiple occupation) or Class C3 (dwelling house) - This application was granted conditional permission.</p> <p><b>17/00997/FUL - 51 Ranelagh Road, Portsmouth PO2 8EZ</b> Change of use from dwelling house (Class C3) to purposes falling within Class C3 (dwelling house) or Class C4 (house in multiple occupation) - This application was granted conditional permission.</p> <p><b>17/01014/PLAREG - 110-114 Palmerston Road, Southsea PO5 3PT</b> Retrospective application for installation of outward opening windows fronting Palmerston Road and Auckland Road West - The decision was deferred and delegated authority was granted to the Assistant Director of Culture &amp; City Development to seek amendment to the application to ensure windows to Auckland Road West remain fixed at all times, and windows to Palmerston Road to be provided with a locking mechanism.</p> <p><b>17/01059/FUL - 143 Queens Road, Portsmouth PO2 7LU</b> Change of use from purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house) to a 7-bedroom house in multiple occupation (sui generis) - This application was granted conditional permission.</p>	

	WARD		OFFICER CONTACT
10		<p><b>Licensing Sub Committee - Wednesday 16 August &amp; Tuesday 22 August</b></p> <p>The committee made the following decision:</p> <p>Licensing Act 2003 - Application for variation of a premises licence - Astoria, 37-38 Guildhall Walk, Portsmouth Hants - permission was granted subject to conditions.</p>	<p>Jane Di Dino Local Democracy Officer Tel: 9283 4060</p>
11		<p><b>Licensing Sub Committee - Tuesday 29 August at 9:30am in the Executive Meeting Room, third floor, the Guildhall</b></p> <p>The panel will consider the following application:</p> <p>Licensing Act 2003 - Review Application - Holiday Inn Express, Eastern Road, Portsmouth PO6 1UN.</p>	<p>Jane Di Dino Local Democracy Officer Tel: 9283 4060</p>
12	All Wards	<p><b>Refurbishment of Kingston Lodge North, Kingston Cemetery</b></p> <p>The refurbishment of this 3 bedroom lodge will provide accommodation for the cemeteries manager who provides a dual role of cemetery security and will allow a strategic review of cemetery property across Kingston and Milton cemeteries. It will also release the Cemetery Manager's current accommodation at Milton Cemetery for disposal which in turn will realise a capital receipt. The budget for refurbishment is £130,000 and will be funded through the Cabinet Member for Resources' corporate reserves.</p>	<p>Jeremy Underdown Housing and Property Tel: 9284 1648</p>
13	St Jude	<p><b>12 Victoria Road South, Southsea, PO5 2DB</b> <b>Appeal Ref: 16/01998/FUL</b> <b>Appeal Lodged: 30<sup>th</sup> May 2017</b> <b>Appeal Start Date: 17<sup>th</sup> August 2017</b></p> <p>An appeal has been lodged against the refusal of planning permission for Change of use of building from doctor's surgery (Class D1) to 10-bedroom student halls of residence (within Class C1) including communal facilities, cycle store and bin store with external alterations to include new doors and windows to ground floor and removal of existing fire escape (Resubmission of 16/01545/FUL).</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p>Gary Christie Planning Service Tel: 9268 8592</p>

	WARD		OFFICER CONTACT
14	Baffins	<p><b>Corben Lodge Phase 2 of Refurbishment Works</b></p> <p>A capital contribution of £945,253.55 for refurbishment works to the decanted care home, previously known as Corben Lodge, will be made. The refurbishment works will require the re-design of the internal layout to form a 5 bed self-contained flat, 1 bed bedsit, 1 bed maisonette and 2 bed house for adult social care. This project is the 2<sup>nd</sup> phase of a 2 phase project, phase one of the works were completed December 2016.</p> <p>A condition survey and feasibility report has been undertake to the building and identified works required to provide suitable accommodation for end users managed by Adult Social Care. As mentioned above, the works will form a 5 bed self-contained flat, 1 bed bedsit, 1 bed maisonette and 2 bed house. This will include structural alterations, roof repair works, new mechanical and electrical services, new PVCu windows, new PVCu doors, new stud dividing walls, landscaping works, internal decorations and internal furnishings.</p> <p>Tenders have been received, evaluated and a preferred bidder identified. The preferred bidder and tender process was approved at Gateway Board 4 on 9<sup>th</sup> August 2017.</p> <p>The £945,253.55 funding will come from CaSSH (Care and Specialist Supported Housing) and DoH (Department of Health). This was approved at Full Council on 9<sup>th</sup> February 2016.</p>	<p><b>Andrew Kennedy</b>  <b>Property &amp; Housing</b>  <b>Tel: 9243 7894</b></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](mailto:Licensing@portsmouthcc.gov.uk).

<b>Item No</b>	<b>Ward</b>	<b>Licence No:</b>	<b>Premises Name and Address</b>	<b>Brief description of application:</b>	<b>Closing date for representations:</b>
<b>15</b>	St Jude	17/03602/ LAPREM	South Coast Emporium Limited 154 Elm Grove Southsea PO5 1LP	<b>Application to vary premises licence:</b> Sale of alcohol, Thursday, Friday and Saturday from 10:00 until 00:30 currently from 11:00 until 23:00	11 September 2017