

# City of Portsmouth MEMBERS' INFORMATION SERVICE

**NO 43**

**DATE: FRIDAY 27 OCTOBER 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 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 3 November 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
1	17/01462/FUL  Fratton	<b>8 Queens Road Fratton Portsmouth</b>  Conversion of existing building with first floor extension and erection of new second storey to form 5no. one-bedroom units and 3no. two-bedroom units, with associated works and provision of secure cycle and bin storage	<p>1 representation has been received, raising objection on the grounds of lack of parking.</p> <p>The proposed development is for 8 flats (6 x 1-bedroom and 2 x 2-bedroom), and 4 parking spaces are to be provided at the rear of the site. Whilst the Highways Engineer has also raised an objection on the grounds of insufficient parking, a judgement has been made in this case taking account of the location of the site, and the existing use. The site is located within the Kingston Road Local Centre (although not in the main high street), and is therefore accessible to a variety of shops and services and public transport links. The previous use of the premises was as a surgery, which would have generated more traffic than the proposed residential use and had a similar sized parking area to that proposed for the new development.</p> <p>The applicants have also submitted parking survey information, which suggests that there is some capacity for parking on street. Given the accessible location, it is considered that a reduced level of parking would be acceptable in this instance and would not significantly increase parking pressure in the area.</p> <p>The development is considered acceptable in all other respects, including layout and design and standard of living accommodation.</p>	<p>Rebecca Altman</p> <p>Tel: 023 9243 7986</p> <p><b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
2	17/01511/FUL  Hilsea	<b>158-160 London Road Portsmouth PO2 9DJ</b>  Conversion of part ground floor, first and second floors to form six flats; external alterations; insertion of roof lights to front roof slope and construction of two dormer extensions to rear roof slope; and provision of refuse/cycle storage and car parking to rear - Resubmission of 17/00365/FUL	<p>One representation has been received objecting on the grounds of:</p> <ul style="list-style-type: none"> <li>(a) inadequate parking;</li> <li>(b) existing access onto the site is dangerous;</li> <li>(c) difficult to manoeuvre vehicles in the proposed parking area; and,</li> <li>(d) siting of refuse bins is inappropriate.</li> </ul> <p>The Parking Standards Supplementary Planning Document requires four new spaces for the proposed number of dwellings. The applicant has submitted details for six spaces. The Highways Engineer has suggested conditions to secure these details and ensure vehicles can manoeuvre on the site without impacting other users of this land. The application site is also within a short walk of the North End District Centre and a short walk of a high frequency bus route. With conditions to secure these details, it is not considered that an objection on highways grounds could be sustained. Conditions could be imposed to secure the suitable siting of refuse bins in land to the rear away from existing and proposed windows.</p>	<p>Nicholas Smith</p> <p>Tel: 023 9284 1995</p> <p><b>Conditional Permission</b></p>
3	17/01595/FUL  St Jude	<b>35 Park House 1 Clarence Parade Southsea</b>  Change of use from flat (Class C3) to purposes falling within Class C3 (Flat) or Class C4 (flat in multiple occupation)	<p>Five representations have been received raising objections on the grounds of:</p> <ul style="list-style-type: none"> <li>(a) increased parking demand;</li> <li>(b) increased noise and disturbance;</li> <li>(c) would set a negative precedent;</li> <li>(d) the development would have a detrimental impact on the communal areas of the building;</li> <li>(e) existing leases state the flats should be occupied by families;</li> <li>(f) the development would change the character of Park House;</li> <li>(g) reduction of family housing available;</li> <li>(h) reduction in property values.</li> </ul> <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 1.75%, which is below the 10% threshold identified in the HMO SPD.</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. Matters of waste and cycle storage can be controlled through suitably worded planning conditions.</p> <p style="text-align: right;">/Cont'd ...</p>	<p>Niall McAteer</p> <p>Tel: 023 9268 8882</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	17/01623/FUL  Copnor	<b>165 Chichester Road Portsmouth PO2 0AJ</b>  Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	<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. Impact on property values is not a material planning consideration.</p> <p>One representation has been received raising objection on the grounds of:  (a) loss of family housing;  (b) lack of parking; and  (c) over saturation of HMOs in 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 7.81%, which is below the 10% threshold identified in the HMO SPD.</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. 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.</p>	<p>Jane Thatcher Tel: 023 9243 7932</p> <p><b>Conditional Permission</b></p>
5	17/01649/FUL  Baffins	<b>9 Langstone Road Portsmouth PO3 6BP</b>  Change of use from Class C3 (dwellinghouse) to purposes falling within Class C3 (dwellinghouse) or Class C4 (house in multiple occupation)	<p>Three representations have been received raising objections on the grounds of:  (a) increased parking demand;  (b) increased noise and disturbance;  (c) would set a negative precedent;  (d) the development would result in less family housing  (e) increased coming and goings  (f) increased refuse.</p> <p style="text-align: right;">/Cont'd ...</p>	<p>Niall McAteer Tel: 023 9268 8882</p> <p><b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
6	17/01650/FUL St Thomas	<p><b>106 Kings Road Southsea PO5 4DW</b></p> <p>Change of use from Class C3 (dwellinghouse) to purposes falling within Class C3 (dwellinghouse) or Class C4 (house in multiple occupation)</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 HMOs to 1.89%, which is below the 10% threshold identified in the HMO SPD.</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. 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>One petition has been received with four signatures on the grounds of: (a) over intensive use of the property and (b) increased parking demand.</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 9.33%, which is marginally below the 10% threshold identified in the HMO SPD.</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. 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><b>Conditional Permission</b></p>

## Part 3 - Information and News Items

FRIDAY 27 OCTOBER 2017

	WARD		OFFICER CONTACT
7		<p><b>Licensing Sub Committee - Tuesday 31 October at 10:00am in the Executive Meeting Room, Third Floor, The Guildhall</b></p> <p>The committee will consider the following matters:</p> <p>Licensing Act 2003 - Review application - Painters Arms, 18 Lake Road, Portsmouth, PO1 4HA</p>	<p><b>Lisa Gallacher</b>  <b>Local Democracy Officer</b>  <b>Tel: 9283 4056</b></p>
8		<p><b>Licensing Sub Committee - Wednesday 1 November at 9.30am in the Executive Meeting Room, third floor, the Guildhall</b></p> <p>The panel will consider the following matter:</p> <p>Licensing Act 2003 - Application for grant of a premises licence - Croxtons Kitchen And Tap House, 94-96 Palmerston Road, Southsea PO5 3PT.</p>	<p><b>Jane Di Dino</b>  <b>Local Democracy Officer</b>  <b>Tel: 9283 4060</b></p>
9		<p><b>Licensing Sub Committee - Thursday 2 November at 10am in the Executive Meeting Room, third floor, the Guildhall</b></p> <p>The panel will consider the following matter:</p> <p>Licensing Act 2003 - Review Application - Loco Om Sai, 139 Queen Street, Portsmouth Hants.</p>	<p><b>Jane Di Dino</b>  <b>Local Democracy Officer</b>  <b>Tel: 9283 4060</b></p>
10		<p><b>Education, Children and Young People Scrutiny Panel - Friday 3 November at 4pm in Conference Room B, Second Floor, Civic Offices</b></p> <p>The panel will meet to discuss and agree the scoping document for its new review on school attendance and part time timetables, and receive some initial evidence from Alison Jeffery, Director of Children's Services.</p>	<p><b>Lisa Gallacher</b>  <b>Local Democracy Officer</b>  <b>Tel: 9283 4056</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).

Item No	Ward	Licence No:	Premises Name and Address	Brief description of application:	Closing date for representations:
11	St Thomas	17/04047/ LAPREM	St Cecilia Ferry Gunwharf Car Ferry Terminal	<b>Application to vary premises licence:</b> Provide on and off sales currently on sales only (24 hours)	13 November 2017
12	St Thomas	17/04048/ LAPREM	St Faith Ferry Gunwharf Car Ferry Terminal	<b>Application to vary premises licence:</b> Provide on and off sales currently on sales only (24 hours)	13 November 2017
13	St Thomas	17/04046/ LAPREM	St Clare Ferry Gunwharf Car Ferry Terminal	<b>Application to vary premises licence:</b> Provide on and off sales currently on sales only (24 hours)	13 November 2017
14	St Thomas	17/04072/ LAPREM	Wight Sun Ferry Gunwharf Car Ferry Terminal	<b>Application for premises licence:</b> Sale of alcohol, regulated entertainment and late night refreshment, Monday to Sunday 24 hours	13 November 2017

<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 Thomas	17/04074/ LAPREM	Wightlink Customer Experience Building Gunwharf Road	<b>Application for premises licence:</b> Sale of alcohol, regulated entertainment and late night refreshment, Monday to Sunday 24 hours	13 November 2017
<b>16</b>	St Thomas	17/04075/ LAPREM	Castle Road between its T-Junction with Southsea Terrace and up to 52 Castle Road	<b>Application for premises licence:</b> Regulated entertainment and sale of alcohol, Friday, Saturday and Sunday from 10:00 until 21:00	22 November 2017