

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 17

DATE: FRIDAY 27 APRIL 2018

The Members' Information Service (MIS) is produced in the Community & Communication Directorate. If you wish to be removed from the distribution list please let Democratic Services know. The MIS 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 5pm 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 website at www.portsmouth.gov.uk

THERE ARE NO PART 1 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 4 May 2018**. 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 | 17/01887/FUL Drayton & Farlington | 1 Dysart Avenue Portsmouth PO6 2LY Construction of first floor extension (to west) to provide a flat at first floor level, new porch and retention of pergola to front (south) and use of the whole of the ground floor as a day nursery for up to 45 children | <p>Two representations have been received from residents of Tregaron Avenue raising objection on the grounds of: (a) highway safety concerns due to inconsiderate parking by users of the nursery/blocking of driveways reducing access and visibility, concern for emergency vehicle parking, traffic generation during drop off/pick up times and no on-site parking for staff; (b) noise and disturbance resulting from nursery use; and, (c) overlooking and resulting loss of privacy to No19 Tregaron Avenue from the proposed north facing bedroom window.</p> <p>The planning permission (dated 2003) that the applicant is currently operating under allows her to remain resident at the property using all of the first floor and part of the ground floor for residential purposes with the nursery using the rest of the ground floor and garden for a maximum of 22 children. A subsequent permission (2010) was granted for 50 children on the site but without the applicant being resident (ie the nursery using the whole building), however the applicant never moved out and continued to retain use of part of ground floor as her kitchen and lounge so therefore this permission was not implemented. It recently came to light that more than 22 children are on site at any one time and that this is without the benefit of planning permission. The current application would essentially create a first floor flat and a ground floor nursery use for up to 45 children.</p> <p>The principle of 50 children using the nursery was established by an earlier permission, albeit without a residential use. The Highway Authority advises that there has been no material change in traffic conditions in this area since 2010 and whilst 10/00312/VOC has now</p> | <p>Alison Pinkney</p> <p>Tel: 023 9283 4305</p> <p>Conditional Permission</p> |

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|---------|---|--|--|--|
| 2 | 18/00329/HOU Eastney & Craneswater | <p>28 Craneswater Park Southsea PO4 ONT</p> <p>Conversion of existing garage to include construction of three dormers to side roofslope and single storey front extension to connect with existing dwellinghouse; construction of boundary wall between 28 and 26 Craneswater Park; and installation of underground parking lift system towards the front of the site</p> | <p>expired without having been implemented in the light of the previous decision made on that application it would not wish to raise an objection to this application on highways grounds. Environmental Health have advised that given the nursery could result in potential noise disturbance to occupiers of the separate flat above it would recommend that if permission should be considered appropriate, occupation of the flat should be tied to the business in some way for use either by the owner or employees. This condition is considered appropriate. All other matters of the application are considered acceptable.</p> <p>Three letters of representation have been received raising objection on the grounds of: (a) garage extension is overbearing; (b) loss of light; (c) loss of privacy; (d) impacts on property value; (e) garage may be used for living accommodation; and, (f) underground car park inappropriate within Conservation Area.</p> <p>The dormers would be set within the roofslope of the garage therefore, it is not considered that they would result in any loss of light, increased sense of enclosure and overshadowing. The dormer windows would be obscure glazed and non-opening therefore, they would not result in any loss of privacy to the surrounding residential occupiers.</p> <p>The garage could be used for living accommodation for the occupiers, which is considered to be acceptable. However, a suitably worded planning condition will be implemented to ensure that it is used solely by the occupiers of No.28 Craneswater Park and cannot be converted to a separate residential unit. The underground parking facility will not be visible from the public realm and would therefore not result in any visual harm to the character and appearance of 'Craneswater and Eastern Parade' Conservation Area.</p> <p>Loss of property value is not a material planning consideration.</p> | <p>Katherine Alger Tel: 023 9284 1470</p> <p>Conditional Permission</p> |
| 3 | 18/00405/HOU Drayton & Farlington | <p>6 Second Avenue Drayton and Farlington Portsmouth</p> <p>Construction of part single/part two storey rear extension; porch to front; and first floor cladding to the front/part side elevations</p> | <p>One representation has been received from the adjoining neighbour to the east querying the overall height of the single storey projection at the rear and expressing concern that it will restrict light to the kitchen of No8.</p> <p>The submitted drawings show the single-storey element to be 3m in height, including the flat roof. The single-storey element is already under construction and the applicant is aware of a need to reduce the height of the structure currently being built in order to ensure the roof,</p> | <p>Alison Pinkney Tel: 023 9283 4305</p> <p>Conditional Permission</p> |

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| | | | <p>when completed, does not exceed 3m to accord with the submitted plans.</p> <p>The light available to the kitchen of No8 is already limited as it only receives secondary light through a glazed roofed extension (presently unauthorised but the subject of a current application). The proposed development is not considered to reduce the available light to No.8 to such a significant degree as to justify refusal.</p> | |

Part 3 - Information and News Items

FRIDAY 27 APRIL 2018

| | WARD | | OFFICER CONTACT |
|---|------|--|--|
| 4 | | <p>Planning Committee - 23 April 2018</p> <p>The committee made the following decisions:</p> <p>18/00338/HOU - 16 Tregaron Avenue, Portsmouth PO6 2JX. Construction of two storey front extension and enlargement of existing side windows. DECISION: Permission was granted subject to the conditions set out in the officer's report.</p> <p>18/00140/FUL - South Parade Pier, South Parade, Southsea PO5 0SP Construction of external raised terrace ancillary to A3 café use on land adjacent to South Parade Pier. DECISION: Permission was granted subject to the following condition: the opening hours be from 08:00 until 20:00.</p> <p>18/00141/LBC - South Parade Pier, South Parade, Southsea PO5 0SP Construction of external raised terrace ancillary to A3 café use on land adjacent to South Parade Pier. DECISION: Permission was granted for listed building consent subject to the following condition: the opening hours be from 08:00 until 20:00.</p> <p>18/00453/FUL - Land to rear of former Portland Hotel, Tonbridge Street, Southsea Construction of four-storey building comprising four flats with ground floor office (class B1) with associated cycle/ refuse storage and car parking. DECISION: Authority was delegated to the Assistant Director City Development to grant permission subject to no further representations raising material planning issues that have not already been addressed and subject to the conditions set out in the officer's report.</p> | <p>Jane Di Dino Local Democracy Officer Tel: 9283 4060</p> |
| 5 | | <p>Licensing Sub-Committee - 25 April</p> <p>The Sub Committee made the following decision:</p> <p>In the matter of the Licensing Act 2003 - Review Application - Seven Days, 37 Osborne Road, Southsea PO5 3LR, it was decided that the premises licence be revoked.</p> | <p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p> |

| | WARD | | OFFICER CONTACT |
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| 6 | Milton | <p>Land At Eastney Road, Portsmouth PO4 8ET Appeal Ref: 17/01382/ADV Appeal Decision: Dismissed Appeal Decision Date: 19 April 2018</p> <p>An appeal was lodged against the refusal of advert consent for Display of 48-sheet sequential advertisement</p> <p>This application was dealt with under the Commercial Appeal Service by way of written representation and the Inspector decided to dismiss the appeal</p> | <p>Jane Thatcher Planning Services Tel: 9243 7932</p> |
| 7 | Drayton and Farlington | <p>43 Station Road PO6 1PJ Appeal Ref: 17/01597/HOU Appeal Decision: Allowed Appeal Decision Date: 23 April 2018</p> <p>An appeal was lodged against the refusal of planning permission for Construction of additional floor level to provide 6-bedroom house</p> <p>This application was dealt with under the written representation procedure and the Inspector decided to allow the appeal.</p> | <p>Rebecca Altman Planning Services Tel: 9243 7986</p> |
| 8 | Drayton and Farlington | <p>444 Havant Road PO6 1AB Appeal Ref: 17/01338/HOU Appeal Decision: Allowed Appeal Decision Date: 23 April 2018</p> <p>An appeal was lodged against the refusal of planning permission for Retrospective application for construction of single storey rear extension; extension of existing roof at first floor level to rear to provide additional accommodation and extension to existing garage to include new pitched roof.</p> <p>This application was dealt with under the written representation procedure and the Inspector decided to allow the appeal.</p> | <p>Grant Moore Planning Services Tel: 9283 4875</p> <p>(Planning Officer Nick Smith has left this authority)</p> |

| | WARD | | OFFICER CONTACT |
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| 9 | Nelson | <p>Cornerstone House, 120 London Road PO2 0NB Appeal Ref: 17/00338/FUL Appeal Decision: Allowed Appeal Decision Date: 20 April 2018</p> <p>An appeal was lodged against the refusal of planning permission for conversion of part of ground floor to create 2 no. 1 bed self-contained flats and an enlargement to the cycle storage area, with external alterations to include installation of new windows and doors.</p> <p>This application was dealt with under the written representation procedure and the Inspector decided to allow the appeal.</p> | <p>Alison Pinkney Planning Services Tel: 9283 4305</p> |
| 10 | Nelson | <p>167-169 London Road PO2 9AE Appeal Ref: 17/00111/FUL Appeal Decision : Allowed Appeal Decision Date: 20 April 2018</p> <p>An appeal was lodged against the refusal of planning permission Conversion of ground floor retail unit to provide 2no. 2 bed dwellings and 1no. 1 bed dwelling with external alterations to include removal of canopy and replacing shopfront with new windows and doors (re-submission of 16/01049/FUL)</p> <p>This application was dealt with under the written representation procedure and the Inspector decided to allow the appeal.</p> | <p>Gary Christie Planning Services Tel: 9268 8592</p> |
| 11 | Milton | <p>30 Gleave Close, Southsea PO4 8FP Appeal Ref: 17/02047/HOU Appeal Lodge Date: 2 March 2018 Appeal Start Date: 23 April 2018</p> <p>An appeal was lodged against the refusal of planning permission for External alterations to include the conversion of the garage into living accommodation.</p> <p>This application will be dealt with under the written representation.</p> | <p>Katherine Alger Planning Services Tel: 9284 1470</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.

| Item No | Ward | Licence No: | Premises Name and Address | Brief description of application | Closing date for representations: |
|----------------|-------------|---------------------|--|---|--|
| 12 | Cosham | 18/02450/ LAPREM | Portsbridge Service Station Portsmouth Road Portsmouth PO6 2SJ | Application for premises licence Sale of alcohol, Monday to Sunday 24 hours | 4 May 2018 |
| 13 | St Thomas | 18/02418/ LAPREM | Charmed Life Festival Victoria Park Anglesea Road Portsmouth PO1 3QL | Application for premises licence Sale of alcohol and regulated entertainment, Saturday 22 September 2018 and annually thereafter | 10 May 2018 |