

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 35

DATE: FRIDAY 31 AUGUST 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 web site at www.portsmouth.gov.uk

NB: There are no Part One items this week.

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 5pm on Friday 7 September 2018.**
An email or handwritten letter will suffice.

If you want to know more about a proposal, please contact the officer indicated.

PORTFOLIO: : TRANSPORT & ENVIRONMENT

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	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
1	Central Southsea	<p>Francis Avenue Speed Reduction Measures - Consultation</p> <p>Following feedback received from residents during a public consultation, conducted in February 2018 for traffic calming measures in Francis Avenue - The Council Transport Planning Team proposes consultation on an amended design consisting of speed cushions and raised tables.</p> <p>Francis Avenue has 19 collisions recorded over the last five years, with clusters at Jessie Rd and Delamere Rd junctions.</p> <p>Speed survey data reveals that 66% of drivers are travelling over 24mph.</p> <p>Based on this evidence, the following remedial measures are proposed:</p> <p style="padding-left: 40px;">Francis Avenue - Jessie Rd junction - implement traffic calming raised tables north and south of the junction.</p> <p style="padding-left: 40px;">Francis Avenue - between the junctions with Devonshire Square to Albert Road - implement 5 pairs of speed cushions.</p> <p>The improvements will not have any impact on existing parking provision. A full public consultation will be undertaken before progressing.</p> <p>The aims of the scheme are:</p> <ul style="list-style-type: none"> • Reduce the risk of road traffic collisions • Reduce traffic speed • Increase pedestrian confidence in the infrastructure - potentially encouraging more walking to school • Improve accessibility for all pedestrians by utilising the raised tables as crossing points 	<p>Oliver Willcocks Tel: 9268 8582</p>

PLANNING APPLICATIONS TO BE DETERMINED BY CITY DEVELOPMENT MANAGER

The Assistant Director - City Development will exercise their powers to determine the following applications in accordance with the proposed decision for each application unless a Councillor requests the application to be referred to Committee.

Your request should be made to the **Assistant Director - City Development** by telephoning **the validation team (023 9268 8832 or 023 9283 4339 answerphone)** and must be received not later than **5pm on 7th September 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
2	18/00322/FUL Charles Dickens	<p>63 Kingston Road Portsmouth PO2 7DX</p> <p>Construction of an additional (third) storey and external alterations to the building, including the construction of a partially enclosed staircase at the rear (west), to provide 3 flats (1 on each floor) for purposes falling within Class C3 (dwellinghouse) or Class C4 (houses in multiple occupation)</p>	<p>One representation has been received from nearby residents raising concern over the impact of the development on the availability of car parking and that problems have arisen over scaffolding that has been erected at a different property.</p> <p>This application seeks retrospective permission for a development that was initially granted planning permission under reference 16/02111/FUL. The principle of the construction of an additional storey to create a flat was previously established by planning permission 15/01311/FUL.</p> <p>The application site benefits from one garage which, similar to the previously approved scheme, would be used to store cycles. Similar to the previously approved scheme this application does not comply with the requirements of the Car Parking SPD and the area in which the application site is located does not have capacity to accommodate the increased parking shortfall. It is also not in an</p>	<p>Alison Pinkney</p> <p>Tel: 023 9283 4305</p> <p>Conditional Permission</p>

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			<p>area where the SPD will allow a relaxation in parking standards. However, neither the Highway Authority nor the LPA believe that an objection on these grounds would be upheld at appeal due to the existing permissions already granted to the site that if each were to be implemented, the implications on parking availability would be the same. Therefore, as the application stands, the Highway Authority does not raise an objection.</p>	
3	<p>18/00493/FUL Cosham</p>	<p>53B High Street Portsmouth PO6 3AX</p> <p>Retention of part-two/part-three storey building to form two dwelling houses with associated cycle/refuse storage</p>	<p>One letter of representation has been received from a neighbouring occupier to the south of the site commenting that; (a) the developer has shown blatant disregard to the approved plans, (b) notice had not been received that building work was to commence, and (c) the additional height of the building would lead to loss of privacy into the dormer window directly opposite.</p> <p>The neighbour's concerns relate to a rooflight within the north facing roof slope of a steeply pitched roof to a single-storey outbuilding to the rear of their property. This relationship existed when planning permission was granted in 2015 for a similar development. The current application seeks to regularise two matters; firstly, that the development was commenced without discharging pre-commencement conditions, and secondly an increase in height of 0.5m due to site levels of the surrounding road and rear parking area in</p>	<p>Alison Pinkney Tel: 023 9283 4305</p> <p>Conditional Permission</p>

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			<p>relation to the internal floor levels and dpc level.</p> <p>The relationship between windows in the south facing wall of the development as built and the neighbour's roof light would not be materially different compared to the previously approved scheme and would not be considered to result in an unacceptable loss of privacy.</p>	
4	18/00543/HOU Drayton & Farlington	<p>3 Down End Road Portsmouth PO6 1HT</p> <p>Installation of retaining wall; fence; and raising of ground levels to rear garden</p>	<p>Two representations have been received from adjoining occupiers raising concerns over drainage, maintenance of existing boundary fences, and that the raised garden level would result in a loss of privacy and amount to a visually obtrusive feature out-of-keeping with the area.</p> <p>The initial level of fill material, at approximately 550mm above natural ground level is to be reduced by approximately 150mm to 400mm at its southern end. The fill material is supported by a retaining wall [set between 0.3m and 0.7m inside the existing boundaries] to a height of 1m above natural ground level at its southern end. Relative to the existing boundary fencing, the new fencing to be set inside the retaining wall would be between 450mm and 850mm higher, although set between 650mm and 750mm off the common boundaries.</p>	<p>Alison Pinkney Tel: 023 9283 4305</p> <p>Conditional Permission</p>

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			<p>The principle of terracing would be regarded as appropriate in a domestic setting where natural ground levels drop away from the house. The fencing to be installed within the retaining wall would prevent loss of privacy. Although visible above the existing boundaries, the screen fencing would not be considered to be unneighbourly in terms of visual impact.</p>	
5	18/01173/HOU Eastney & Craneswater	<p>32 Parkstone Avenue Southsea PO4 0QZ</p> <p>Construction of single storey rear extension</p>	<p>One letter of representation has been received from a neighbouring resident (No.30) objecting on the grounds of: (a) Lack of a Design and Access Statement; (b) excessive massing and reduced amenity to the gardens of adjoining properties; (c) loss of light towards the neighbouring property's current conservatory and (d) increased sense of enclosure caused by the development.</p> <p>The proposed design would be of a modest proportion being only 4m in depth; as such to mitigate any concerns towards excessive bulk. The neighbouring property currently features a conservatory in situ next to the proposed development. Although the proposed extension would be larger than the neighbouring conservatory and there is a slight change in levels, it is considered that the extension would not have a significant impact on the neighbouring occupiers (No.30) in terms of loss of light, increased sense of enclosure or overbearing impact. There is no requirement to submit a Design and Access</p>	<p>Matthew Garrad Tel: 023 9268 8577</p> <p>Conditional Permission</p>

Item No.	Application No. Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
			Statement with a householder planning application.	
6	18/01220/HOU St Thomas	<p>30 St Edwards Road Southsea PO5 3DJ</p> <p>Construction of single storey rear extension and single storey rear/side extension; to include installation of windows and Juliet balconies to first and second floor rear elevation; and the addition of a raised patio to the rear.</p>	<p>One further representation has been received in objection to the proposal in addition to that previously reported. Both objections can be summarised as: (a) Loss of light due to the additional bulk of the single storey rear extension to the east; (b) building up along the boundary wall; (c) overlooking from first and second floor Juliet balconies (d) fear of a flat roofed area of the development being used as a unofficial leisure space and (e) overlooking from a window on the western elevation of the new development towards properties to the west.</p> <p>To reiterate previous comments: Although the proposed extension would result in an increase in depth along the common boundary with No30 by 1.8m, it also proposes a reduction in height by 0.5m. This would bring the height down to match that of the existing boundary wall between the two properties, which would mitigate any loss of light from the increase in depth along the boundary. In terms of overlooking and any resulting loss of privacy, the addition of two 'Juliet' balconies centrally within the rear elevation (replacing two existing windows) is not considered to give rise to any significantly greater impact than the existing windows.</p>	<p>Matthew Garrad</p> <p>Tel: 023 9268 8577</p> <p>Conditional Approval</p>

Item No.	Application No. Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
			<p>A new window to the western elevation of the development would be set approximately 1.8m above ground level. At this height it is considered that the window would not result in any significant increase in overlooking. Should the applicant wish to use the flat roof of the extension as a raised terrace at any point in the future, this would require planning permission in its own right and would be the subject of a separate planning application. The applicant has however indicated that this is not their intention.</p>	

Part 3 - Information and News Items

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	WARD		OFFICER CONTACT
7		<p>Planning Committee - Wednesday 29 August</p> <p>The Committee made the following decisions on the planning applications:</p> <p>18/00280/PLANREG - 2 Raglan House 4 Clarence Parade Southsea - Retrospective application for installation of replacement external staircase - conditional permission was granted.</p> <p>18/00791/FUL-83 High Street Cosham Portsmouth - Change of use from bank (Use Class a2) to hot food takeaway (Use Class A5) together with minor external alterations - was granted conditional permission subject to an additional/amended condition requiring rear service yard customer deliveries/collections from front of premises outside the hours of 07:30 - 21:00 daily.</p> <p>18/00899/HOU - 7 Jubilee Terrace Southsea PO5 3AS - Installation of dormers to front and rear roof slopes - conditional permission was granted.</p> <p>18/00973/PLANREG - 444 London Road Hilsea Portsmouth - Retrospective application for the change of use from retail shop (Class A1) to hot food takeaway (Class C5) and external alterations to include the construction of a replacement shop front, extraction system and flue - conditional permission was granted.</p> <p>18/00991/FUL - 69 Wadham Road Portsmouth PO2 9ED - Change of use from Class C3 (dwellinghouse) to Class C4 (houses in multiple occupation) of Class C3 dwellinghouse) - conditional permission was granted.</p> <p>18/01131/FUL - D-Day Museum Clarence Esplanade Southsea PO5 3ST - Siting of Landing Craft Tank 7074 and construction of canopy protection with associated landscaping works (including relocation of eight Holm Oak trees); new access from highway to the public car park and repositioning of one (listed) lamp post - conditional permission was granted.</p> <p>18/01132/LBC - D-Day Museum Clarence Esplanade Southsea PO5 3ST - Repositioning of one lamp post - conditional consent was granted.</p>	<p>Lisa Gallacher, Local Democracy Officer Tel: 9283 4056</p>

	WARD		OFFICER CONTACT
8		<p>The committee made the below decision on the main agenda item:</p> <p>16/02047/PAMOD - Request to modify legal agreements attached to planning permissions 10/01247/FUL and 08/01941/FUL being land adjacent to Queens Hotel Clarence Parade and Osborne Road Southsea - appeal against non-determination - The committee indicated that for the purposes of the appeal their position would be to decline to enter into a deed of variation for both planning applications and state to the inspector that this would have been the committee's decision based upon their belief that there is potential for a much higher contribution to be made on the basis of current values based on the advice of the consultants.</p> <p>Licensing Sub Committee - Wednesday 5 September at 10am in the Executive Meeting Room, third floor, the Guildhall</p> <p>It is recommended that the committee consider the following item in exempt session:</p> <p>Local Government (Miscellaneous Provisions) Act 1976 - consideration of a driver licence matter.</p>	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>
9		<p>Cabinet Member for Children and Families - Friday 7 September at 4:30pm in the Executive Meeting Room, Third Floor, Guildhall</p> <p>Councillor Rob Wood will be considering the following report:</p> <ul style="list-style-type: none"> Children and Families Portfolio Budget Monitoring report for the First Quarter 2018/19. 	<p>Lisa Gallacher Local Democracy Officer Tel: 9283 4056</p>
10		<p>Call-in of decision at the Traffic & Transportation portfolio meeting on "Revised Residents' Parking Programme of Consultation"</p> <p>A call-in request signed by 5 members of the council has been received regarding the decision taken by Cabinet Member Councillor Ben Dowling on 31 July 2018 on "Revised Residents' Parking Programme of Consultation". A Scrutiny Management Panel meeting will be convened as soon as practicable.</p>	<p>Vicki Plytas, Democratic Services, Tel: 9283 4058</p>

	WARD		OFFICER CONTACT
11	Fratton	<p>63 Cornwall Road, Portsmouth, PO1 5AR Appeal Ref: 18/00027/REF Appeal Lodged: 19th April 2018 Appeal Start Date: 22nd August 2018</p> <p>An appeal has been lodged against the refusal of the construction of dormers to side roofslope.</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p>Katherine Alger Tel: 9284 1470</p>
12	St Thomas	<p>30 Hudson Road, Southsea PO5 1HD Appeal Ref: 17/01577/FUL Appeal Decision: Dismissed Appeal Decision Date: 23rd August 2018</p> <p>An appeal was lodged against the non-determination of change of use from purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwellinghouse) to form 8-bedroom/8-person HMO (Sui Generis).</p> <p>This appeal was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Jane Thatcher Tel: 9243 7932</p>
13	Nelson	<p>8 Pitcroft Road Portsmouth PO2 8BD Appeal Ref: 17/01413/FUL Appeal Decision: Dismissed Appeal Decision Date: 22nd August 2018</p> <p>An appeal was lodged against the non-determination of the change of use from Class C4 (house in multiple occupation) to Sui Generis (house in multiple occupation) for seven unrelated persons.</p> <p>This appeal was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Alan Banting Tel: 9283 4324</p>

	WARD		OFFICER CONTACT
14	Charles Dickens	<p>Warehouse, Flathouse Road PO1 4QS Appeal Ref: 17/00912/FUL Appeal Lodged: 13th March 2018 Appeal Start Date: 22nd August 2018</p> <p>An appeal has been lodged against the refusal of planning permission for the construction of two industrial units (one ship themed incorporating bow, satellite and B15" Gun Sculpture/features) for Class B1/B8 purposes totalling 1987sqm with associated car parking, landscaping and access from Flathouse Road, following demolition of the existing buildings.</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p>Gary Christie Tel: 9268 8592</p>
15	Charles Dickens	<p>4 Princes Street PO1 4NL Appeal Ref: 17/02105/FUL Appeal Lodged: 26th April 2018 Appeal Start Date: 22nd August 2018</p> <p>An appeal has been lodged against the refusal of planning permission for the change of use from purposes falling within Class C3 (dwellinghouse) to purposes falling within Class C4 (House in Multiple Occupation); construction of outbuilding to front elevation.</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p>Jane Thatcher Tel: 9243 7932</p>
16	Fratton	<p>59 Walmer Road PO1 5AT Appeal Ref: 17/01330/FUL Appeal Lodged: 9th April 2018 Appeal Start Date: 22nd August 2018</p> <p>An appeal has been lodged against the refusal of planning permission for Change of use from Class C3 (dwellinghouse) to purposes falling within Class C3 (dwellinghouse) or Class C4 (House in Multiple Occupation).</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p>Gary Christie Tel: 9268 8592</p>

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

FRIDAY 31 AUGUST 2018

	WARD		OFFICER CONTACT
17	St Thomas	<p>11 Playfair Road PO5 1EQ Appeal Ref: 18/00022/REF Appeal Lodged: 21st March 2018 Appeal Start Date: 29th August 2018</p> <p>An appeal has been lodged against the refusal of planning permission for change of use from house in multiple occupation (Class C4) to 7 bedroom house in multiple occupation (Sui Generis).</p> <p>This application was accompanied by an application for costs against the decision.</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p>Niall McAteer Tel: 9268 8882</p>