

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 21

DATE: FRIDAY 24 MAY 2013

The Members' Information Service produced in the Customer, Community & Democratic Services Unit 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>Special Cabinet Decision Meeting - 20 May</p> <p>The Cabinet made the following decisions:</p> <p>Appointments to Outside Bodies</p> <p>DECISIONS (1) the individual Cabinet members made appointments to the outside bodies falling within their remit as per the published schedule*</p> <p>(2) the Cabinet Members will complete the appointments to outside bodies as necessary with the Planning, Regeneration & Economic Development appointments to be made at the next meeting of this portfolio.</p> <p>*the schedule is available to view on the PCC website for the Special Cabinet meeting of 20 May.</p> <p>NB: Call in date Thursday 30 May</p>	<p>Vicki Plytas Senior Local Democracy Officer Tel: 9283 4058 / Joanne Wildsmith, Local Democracy Officer Tel: 9283 4057</p>

Part 2 - Proposals from Managers for Implementation

APART FROM PLANNING APPLICATIONS THERE ARE NO PART TWO ITEMS THIS WEEK

PLANNING APPLICATIONS TO BE DETERMINED BY HEAD OF PLANNING SERVICES

The Head of Planning Services will exercise his 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 Head of Planning Services** by telephoning **Julie Watson** (☎023 9283 4826 or 023 9283 4339 answerphone) and must be received by not later than **5 pm on Monday 3 June 2013**. 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	13/00289/FUL St Thomas	<p>Mercantile House Hampshire Terrace Portsmouth</p> <p>Conversion to student halls of residence (Class C1) comprising 180 study/bedrooms in cluster flats and studios, including external alterations by re-cladding of the existing building (after partial demolition of the top floor); use of ground floor for retail floorspace up to 119sqm for Class A1 shop or A2 office or A3 cafe or A4 drinking establishment or A5 hot food takeaway and communal facilities to Class C1 use, with associated cycle parking at lower ground floor level</p>	<p>A representation has been received from The Portsmouth Society who comment the change of use is acceptable but any redevelopment should avoid the most important feature of the building (trapezoidal staircase) and the proposed 3-storeys roof addition needs considerable improvement. They have also consulted the original architect, Owen Luder, who welcomes the building being retained and converted to a viable use, considers the re-cladding understandable although loses some of the toughness character, but gives the additional 3-storeys "2 out of 10" as not representing an appropriate design.</p> <p>The design of the proposed additional 3-storeys of the building was very poor and in its setting to 'Charter House' (listed building) and the adjoining conservation area was also poorly justified through an inadequate Tall Buildings statement. It has subsequently been deleted from the proposal. The principle of a use predominantly as a hall of residence is considered appropriate in this location and a suitable alternative for the building last used for teaching space/general administration/data centre by the University of Portsmouth.</p>	<p>Alan Banting Tel: 023 9283 4324</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	13/00319/FUL Charles Dickens	32 Tottenham Road Portsmouth Change of use from dwelling house (Class C3) to purposes falling within Class C3 (dwelling house) or Class C4 (house in multiple occupation)	<p>Three letters of representation have been received from local residents. Their objections can be summarised as follows: (a) Nothing has changed since last refused application; (b) Too many HMOs within the surrounding area; (c) Increased noise and Disturbance; (d) Parking; and (e) Impact on property value.</p> <p>The applicant seeks a planning permission that will enable the use of the property to interchange between a Class C3 dwelling house and a Class 4 HMO. The lawful use of the property is currently Class C3 (dwelling house). Whilst it is acknowledged that a previous application was refused in August 2012, this was prior to the adoption of the Houses in Multiple Occupation Supplementary Planning Document (SPD) which was formally approved by the Cabinet Member for Planning, Regeneration and Economic Development in October 2012. The adopted version of the SPD provides clarification/guidance on how blocks of flats will be dealt with when calculating the balance of uses within the area surrounding an application site. The implication of this change is that a large block of flats (30 properties) previously excluded from the 'count' will now be included.</p> <p>Therefore, having regard to the aims and objectives of policy PCS20 and the SPD as adopted, it is now considered that the use of the property as a HMO would not result in an imbalance of such uses, falling below the 10% threshold (8.89% if permission was granted).</p> <p>It is generally considered that the level of activity associated with the use of any individual property as a Class C4 HMO is unlikely to be materially different to the use of a single household as a Class C3 dwellinghouse occupied by either a single family or other groups living as a single household. Therefore, it is considered that the proposal would not adversely affect the living conditions of the occupiers of the adjoining properties or put significant increased pressure on parking facilities within the area. Other legislation beyond the planning system is available to address concerns relating to increased noise and disturbance. Impact on property values is not a material planning consideration.</p>	<p>Gary Christie Tel: 023 92688592</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	13/00339/ADV Milton	<p>McDonalds Restaurants Ltd Unit 3 The Pompey Centre Fratton Way</p> <p>Display of 1 x 1.9 metre high illuminated freestanding 'Welcome' sign, 1 x 3.3 metre high illuminated freestanding monolith sign, 4 x 1.9 metre high illuminated freestanding rotating menu boards, 2 x 2.9 metre high non-illuminated double-sided freestanding signs and a 1metre high non-illuminated freestanding sign</p>	<p>One letter of objection has been received from a local resident. The objection can be summarised as follows: (a) Number of additional signs would be out of proportion to the business; (b) The signage would distract drivers; (c) The signage would make the area look 'garish and undesirable'; and (d) the illumination of the signage will impact upon occupants of nearby flats.</p> <p>Advertisement consent is sought for the display of nine signs at the McDonalds restaurant site on the Pompey Centre. These would largely replace existing signage at the site following alterations to the site layout to improve the drive-thru facilities. The proposal would result in a net increase of just four signs located predominantly to the rear of the building away from Fratton Way, 105 metres from the nearest residential property.</p> <p>Having regard to the commercial character of the surrounding area, the existing level of signage at the site and the location of the proposed signage, it is considered that the advertisements would not appear incongruous within the street scene, distract drivers to the detriment of highway safety or affect nearby residents.</p>	<p>Gary Christie Tel: 023 92688592 Conditional Consent</p>
5	13/00381/FUL Copnor	<p>60 Lyndhurst Road Portsmouth</p> <p>Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)</p>	<p>Three representations have been received from local residents. Their objections can be summarised as follows; (a) The proposed change of use would exacerbate an existing parking problem in the area; (b) The proposed change of use would result in additional anti-social behaviour and noise disturbance for residents; and (c) There is already a large number of HMOs in the vicinity of the proposed change of use. According to the objector, 2 HMOs are currently unlisted. These have been investigated and we are satisfied that they are not currently in HMO use.</p> <p>This proposal seeks permission for a change of use from purposes falling within Class C3 (Dwelling house) to purposes falling within Class C3 or Class C4 (House in Multiple Occupation).</p> <p>There are currently no HMOs within a 50m radius of the application site. As a result of this application, this would increase to 1 or 1.8%. This is below the 10% threshold set out in the Houses in Multiple Occupation SPD and subsequently, this application would not have a detrimental impact upon the balance of uses within the local community. This application is therefore capable of support.</p>	<p>Laura Grimason Tel: 023 9284 1470 Conditional Permission</p>

Part 3 - Information and News Items

FRIDAY 24 MAY 2013

	WARD		OFFICER CONTACT
6		<p>Cabinet Member for Children & Education – Wednesday, 29 May 2013 at 4pm in the Executive Meeting Room, Floor 3, in the Guildhall</p> <p>The following items will be considered by the Cabinet Member for Children & Education:</p> <ol style="list-style-type: none">1. Proposed amalgamation of Arundel Court Infant and Junior Schools Report setting out the outcome of the pre-statutory consultation undertaken between 11 February 2013 and 15 April 2013 on the proposal to amalgamate Arundel Court Infant and Junior Schools.2. Ensuring Enough Primary School Places 2013-2016 - provision of temporary modular buildings and use of Children's Centres space for school places Report setting out the background to the proposals to: install some temporary modular buildings in September 2013 at Westover Primary School and Stamshaw Junior School; and use Children's Centre space for school places at Stamshaw Junior School and Portsdown Primary School These proposals form a small part of the Council's £4.96m Capital Sufficiency Programme for School Places that was approved by Full Council on 12 February 2013 and which address the acute shortage in school places in the primary sector in Portsmouth as a result of the growing child population. The purpose of the attached report is to set out the background to the proposals to:<ul style="list-style-type: none">• install some temporary modular buildings in September 2013 at Westover Primary School and Stamshaw Junior School; and• use Children's Centre space for school places at Stamshaw Junior School and Portsdown Primary School These proposals form a small part of the Council's £4.96m Capital Sufficiency Programme for School Places that was approved by Full Council on 12 February 2013 and which address the acute shortage in school places in the primary sector in Portsmouth as a result of the growing child population. <p style="text-align: right;">/Cont'd ...</p>	<p>Teresa Deasy Local Democracy Officer Tel: 9283 4056</p>

	WARD		OFFICER CONTACT
7		<p>3. Primary School Expansion - outcome of pre-statutory consultation</p> <p>Report setting out the outcome of the pre-statutory consultation undertaken between 18 March 2013 and 30 April 2013 on the proposal to expand the following schools on a temporary basis from September 2013 and permanently from September 2014 and to proceed to the next stage of the process in terms of the publication of statutory notices:</p> <ul style="list-style-type: none"> • Cottage Grove Primary School • Highbury Primary School • Portsdown Primary School • Somers Park Primary School • Stamshaw Junior School • Westover Primary School <p>4. Proposal to change the age range of Mayfield School from 11-16 to an all through 4-16 school: outcome of pre-statutory consultation</p> <p>Report setting out the outcome of the pre-statutory consultation undertaken between 25 March 2013 and 7 May 2013 on the proposal to change the age range of Mayfield School from 11-16 to an all through 4-16 school.</p> <p>Cabinet - Monday 3 June at 12 noon in the Executive Meeting Room, Floor 3 of the Guildhall</p> <p>The Cabinet is due to consider the following items:</p> <ul style="list-style-type: none"> • Children's Centre Review • Portsmouth Safeguarding Children Board Annual Report • Textile Collection Service Change • The Economic Development, Culture & Leisure Scrutiny Panel's review into making Community Ownership work for Portsmouth 	<p>Joanne Wildsmith, Local Democracy Officer Tel: 9283 4057</p>

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

FRIDAY 24 MAY 2013

	WARD		OFFICER CONTACT
8		<p>Licensing Sub Committee - Tuesday 4 June 2013 at 9.30am in the Executive Meeting Room, floor 3 of The Guildhall, Portsmouth</p> <p>The committee will consider the following items which were adjourned from sub-committee meeting held on 14 May:</p> <ul style="list-style-type: none"> Licensing Act 2003 - Application for the grant of a premises licence - Portsmouth Trade Union Club and Institute Ltd, Fratton Social Club, 36-37 Fratton Road, Portsmouth, PO1 5AB Licensing Act 2003 - Application for the grant of a premises licence - Portsmouth Trade Union Club and Institute Ltd, Cosham Social Club, 14 Wayte Street, Cosham, Portsmouth, PO6 3BS 	<p>Lucy Wingham Local Democracy Officer Tel: 9283 4662</p>
9		<p>Member Training</p> <p>Training for members of the Governance and Audit and Standards Committee (to be given by Ian Fifield of LG Futures) has been arranged on 25 June from 2pm till 4pm in the Chief Executive's Conference Room, third floor, Civic Offices. The Government's programme of reform, the effect of the deficit reduction strategy and the on-going economic downturn all present significant opportunities, risks and challenges to the council and it is important that all Committee members are up to date so that they can effectively contribute to the debate. Although the training is primarily for members and standing deputies of the Governance and Audit and Standards Committee, all councillors are welcome to attend.</p>	<p>Vicki Plytas Senior Local Democracy Officer Tel: 9283 4058</p>
10	Central Southsea	<p>25 Highland Road, Southsea, Hants, PO4 9DA Appeal Ref: 12/00540/FUL Appeal Decision: Dismissed Appeal Decision Date: 16th May 2013</p> <p>An appeal was lodged against the refusal of planning permission for the change of use from chiropodist's surgery and maisonette to single dwelling house (Class C3); external alterations to include removal of shopfront.</p> <p>This application was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Gary Christie Planning Services Tel: 9268 8592</p>

Part 3 - Information and News Items (cont'd)**FRIDAY 24 MAY 2013**

	WARD		OFFICER CONTACT
11	Charles Dickens	Petrol Station Holbrook Road Portsmouth PO1 1JP Appeal Ref: 12/01037/VOC Date Lodged: 1st May 2013 Appeal Start Date: 20th May 2013 An appeal has been lodged against the refusal of planning permission for the removal of condition 1 attached to planning permission 12/00879/VOC to allow the petrol station to be used 24hrs daily This appeal will be dealt with by the written representation procedure.	Gary Christie Planning Services Tel: 9268 8592