

# City of Portsmouth MEMBERS' INFORMATION SERVICE

**NO 1**

**DATE: FRIDAY 4 JANUARY 2019**

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](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 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 11 January 2019**. 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	18/01725/HOU  Cosham	<b>26 Hawthorn Crescent, Portsmouth, PO6 2TP</b>  Construction of single storey rear/side extension	One representation has been received raising objection on the grounds of loss of light and overshadowing of conservatory/dining room and private amenity garden.  The proposed extension would be constructed up to the boundary wall with the neighbouring occupier (at No28). There are upper level windows to the extension at No28 facing onto the application site, however, these are obscure glazed and consequently the proposed extension is not considered to result in any significant loss of outlook or light received into the neighbouring extension.	Stephen Ho  Tel: 023 9268 8156  <b>Conditional Permission</b>
2	18/01624/FUL  St Jude	<b>Shop 12 Marmion Road Southsea</b>  Change of use from office (Class A2) to cafe/restaurant (Class A3) to include installation of replacement shopfront; extraction system and windows to first floor front elevation	One letter of representation has been received raising objection on the following grounds: (a) there are too many bars and restaurants in Marmion Road already and further licenses should not be granted; (b) increase in loud music and noise from people departing; (c) Marmion Road has some quality shops which will not sit comfortably if the road becomes primarily focused on eating and drinking; and, (d) the original shopfront should be preserved and not ripped out, to keep the upmarket character of the road.  The Council's records indicate that the current proportion of Class A1 shop uses in the primary frontage is 76%. In this case, the existing premises has an A2 use, therefore the change to an A3 use would not alter the current percentage of A1 uses within the centre. A site visit determined that there were a number of A1 uses in the immediate vicinity of the site, including a sandwich shop, charity shops, furniture	Jane Thatcher  Tel: 023 9243 7932  <b>Conditional Permission</b>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	18/01863/TPO  St Jude	<p><b>Summerlands Rest Home 9 Villiers Road Southsea</b></p> <p>Within Tree Preservation Order 42- to fell x3 Lime trees (T33,T34,T40); crown lift to 4m and remove basal and epicormics growth to x5 Lime Trees (T39,T43,T44,T48,T50); crown lift to 4m and remove basal and epicormic growth, clear light by 1m to Lime Tree (T46); remove fallen stem to Lime Tree (T49); fell Sycamore Tree (T36); remove dead wood to Cedar Tree (T37); fell Ash Tree (T38); crown lift to 4m to Horse Chestnut (T35); crown lift to 4m to Beech Tree (T31); fell x2 Holly Trees (T51,T52) and fell "Unknown Tree"</p>	<p>shop, a clothes boutique and a hairdressers. On that basis, it is considered that the proposal would not result in an over-concentration of A3 uses within the locality.</p> <p>The applicant proposes to operate the premises until 22:30 on Monday to Saturday and 22:00 on Sundays (including Bank Holidays) 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. The Environmental Health Team raise no objection to the development, subject to conditions.</p> <p>The replacement shopfront is considered to be acceptable in design terms.</p> <p>Twelve representations have been received raising objection following submission of the original application. One further representation of a more general nature has also been received. All express concern in respect of the proposed loss of healthy trees, impact upon wildlife and the general amenity value of the trees. Several additionally identify concerns in respect of air pollution and the positive impact of trees upon air quality.</p> <p>Following the original application the Arboricultural and Conservation Officers undertook an informal visit to the site in order to review the proposed tree losses. It was agreed the proposed loss of trees were considered excessive and that where felling was due to the proximity of trees to the boundary alternative options should be explored which use an engineering solution to repair / retain the wall while accommodating tree roots and trunks. As a consequence and following a further site visit by the Arboricultural Officer the application was amended: trees T31, T35 and T39 are now to be retained.</p> <p>The 3x Lime trees to be felled (T33, T34 and T40) are in such close proximity to the wall so as to be causing damage. The Ash to be felled (T38) displays the symptoms of Ash die back and is in terminal decline. The Sycamore (T36) is a self-seed of poor quality suppressed by the adjacent Cedar (T37). The Holly trees (T51 and T52) are of poor form and quality, suppressed by a non TPO tree which is to be retained, not readily visible from the public domain they are of limited amenity value.</p> <p>A planning condition should be imposed to secure suitable replacement tree planting.</p>	<p>Andrew Knight</p> <p>Tel: 023 9268 8832</p> <p><b>Approve</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	18/01927/OUT  Charles Dickens	<b>31-37 Charlotte Street Portsmouth</b>  Outline application for construction of a part 3/4/5 storey building (following demolition of existing building); comprising flexible commercial floorspace (Class A1/A2/A3/B1 and/or D1) at ground floor and 9 residential units (Class C3) at first to fourth floor (principles of layout, scale and access to be considered)	<p>One letter of comment has been received, from an adjoining business to the application site. The comments are summarised as follows: (a) Welcome the possibility of new blood in Charlotte Street. However, would need specific conditions attached to a permission, to properly control demolition and construction so as not to adversely affect access, deliveries and general business in the road (from noise and dust, parking, etc.). Would like to know how long, from start to finish, the development will take. Would prefer overnight, 6pm - 6am, this would enable developer to have total freedom of movement. There are no residential properties in the location, excepting a small number of flats situated near the end of Charlotte Street, these being somewhat protected noise-wise, by four existing retail properties within the block; and, (b) An inspection by a PCC surveyor would clarify how the work to the building would take place without affecting adjacent property.</p> <p>The Case Officer has consulted colleagues in Transportation and Waste Services to address the matter raised by the adjoining business. PCC Transportation would have no objection to over-night demolition and construction works. Environmental Health do not support over-night working, due to the proximity of dwellings, which they anticipate would generate noise complaints that would require their enforcement action. There might however be an exception for some temporary night works for those activities likely to cause the most severe disturbance to businesses. These matters are usually addressed in more detail at post-decision stage, with a Construction Management Plan required by condition. Your Officers will be happy to re-visit this matter in more detail in due course, should planning consent be granted.</p> <p>The Case Officer has already advised adjoining occupiers concerning the proposed demolition and construction to their party walls.</p>	<p>Simon Turner</p> <p>Tel: 023 9284 1137</p> <p><b>Conditional Outline Permission</b></p>
5	18/01938/FUL  Hilsea	<b>89 Oriel Road Portsmouth PO2 9EG</b>  Change of Use from Dwelling House (Class C3), to purposes falling within Class C4 (House of Multiple Occupancy) and Class C3 (dwelling house)	<p>Two representations of have been received from the occupier of the ground floor flat in the adjoining property and another local resident raising objection on the grounds of: (a) exacerbate parking issues in Oriel Road, that is almost impossible to park in after 5pm and at weekends; (b) within the immediate locality five houses have been converted to flats, an HMO that is allegedly a drug den, a nursing home which has multiple disabled parking bays and four other houses with their own disabled bays; and, (c) the change of use is unacceptable to residents who own a property in the locality.</p> <p>The proportion of HMOs within a 50m would be 2.7%, and the standard</p>	<p>Ian Parkinson</p> <p>Tel: 023 9268 8473</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	18/01991/VOC  Hilsea	<p><b>Unit 25 Limberline Industrial Estate Limberline Spur</b></p> <p>Application to vary condition 4 of planning permission A_31186; to convert three parking spaces into outdoor storage area</p>	<p>of accommodation would comply with the requirements of the HMO SPD and it would not result in three or more HMOs adjacent to each other.</p> <p>One representation has been received from the occupier of Unit 27 raising objection on the grounds that there is very limited parking, and the loss of 3 spaces will impact on visitors to Unit 27.</p> <p>The provision of a storage compound will facilitate the relocation of a tenant from Council-owned premises in Eastney to this industrial unit. The compound would incorporate three car spaces that are generally left un-used. These premises are, however, capable of accommodating three vehicles within the service area in front of the building without obstructing the occupiers of the adjoining industrial unit. The proposal would therefore be unlikely to significantly affect the availability of parking provision on the estate. The Highway Authority raises no objection.</p>	<p>Ian Parkinson Tel: 023 9268 8473</p> <p><b>Conditional Permission</b></p>

**Part 3 - Information and News Items**

**FRIDAY 4 JANUARY 2019**

	WARD		OFFICER CONTACT
7		<p><b>Hackney Carriage and Private Hire Consultative Group Meeting</b></p> <p>Members of the Licensing Committee are reminded that the hackney carriage and private hire consultative group will be meeting on Monday 7 January 2019 at 2 pm in the Executive Meeting Room, Floor 3 of the Guildhall.</p> <p>The purpose of the meeting is for Members of the Licensing Committee to meet with representatives of the hackney carriage and private hire trade to discuss issues raised by trade representatives.</p>	<p>Nickii Humphreys Licensing Manager Tel: 9283 4604</p>
8		<p><b>Planning Committee Wednesday 9 January at 1pm in the Executive Meeting Room, Third Floor, the Guildhall</b></p> <p>The committee will be considering the following Planning Applications:</p> <p><b>18/00967/FUL 137 Gladys Avenue Portsmouth PO2 9BD</b> Change of use from purposes falling within Class C4 (House in Multiple Occupation) or Class C3 (Dwelling House) to an 8 bedroom house in Multiple Occupation (sui generis).</p> <p><b>18/01672/HOU 25 Portsdown Avenue Portsmouth PO6 1EJ</b> Construction of additional storey to form second floor to include roof alterations.</p> <p><b>18/01685/FUL 163 Powerscourt Road Portsmouth PO2 7JQ</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> <p><b>18/01762/FUL Site 10, Aerial Business Communications Rodney Road Southsea PO4 8SY</b> Change of use from Retail (CLASS A1) to Coffee Bar (Class A3) with outdoor seating area and associated refuse and cycle stores.</p>	<p>David Penrose Local Democracy Officer Tel: 9283 4870</p>

	WARD		OFFICER CONTACT
9	Drayton and Farlington	<p><b>2 Sea View Road, PO6 1EN</b>  <b>Appeal Ref: 18/00805/HOU</b>  <b>Appeal Decision: Dismissed</b>  <b>Appeal Decision Date: 20<sup>th</sup> December 2018</b></p> <p>An appeal was lodged against the refusal of planning permission for the construction of single storey rear extension including raised patio and steps.</p> <p>This application was dealt with by the written representation procedure by way of the Householder Appeals Service and the Inspector decided to dismiss the appeal.</p>	<p>Katherine Alger            Planning Services            Tel: 9284 1470</p>
10	Cosham	<p><b>181 Chatsworth Avenue, PO6 2UH</b>  <b>Appeal Ref:18/01032/PLAREG</b>  <b>Appeal Decision: Dismissed</b>  <b>Appeal Decision Date: 20<sup>th</sup> December 2018</b></p> <p>An appeal was lodged against the refusal of planning permission for the retrospective application for construction of single storey rear/side extension.</p> <p>This application was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Jane Thatcher            Planning Services            Tel: 9243 7932</p>