

City of Portsmouth

MEMBERS' INFORMATION SERVICE

NO 34

DATE: FRIDAY 24 AUGUST 2012

The Members' Information Service produced in the Customer, Community & Democratic Services Unit by Joanne Wildsmith 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 JOANNE WILDSMITH (Local Democracy Officer) 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

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 JOANNE WILDSMITH (Local Democracy Officer) and must be received by not later than 5 pm on Monday 3 September 2012.**
An email or handwritten letter will suffice.

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

PORTFOLIO: CULTURE, LEISURE & SPORT

FRIDAY 24 AUGUST 2012

	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
1		<p>Portsmouth Indoor Tennis Centre</p> <p>Proposal: to proceed with the works, to be funded as set out below.</p> <p>The Portsmouth Indoor Centre currently sited Burnaby Road is to be re-provided at the Mountbatten Centre. The funding for this capital scheme totals £1,045,000 and includes a large contribution of £750,000 from the Lawn Tennis Association.</p> <p>Tenders to carry out the work have now been received from the preferred bidders with the lowest of these being more than the original estimate. In order to fully fund the works, additional funding of £38,000 has been identified in the sports facilities maintenance reserve.</p>	<p>Seamus Meyer Parks & Recreation Manager Tel: 9283 4163 and Mark Springett Design Team Tel: 9283 4701</p>

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 **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 September 2012**. 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	12/00580/OUT Fratton	251-253 New Road Portsmouth Outline application for the construction of 9 dwellinghouses (principles of access and layout to be considered)	<p>The Portsmouth Society support the application and suggest the development remember the historic use of the site as the Eagle Picturedrome.</p> <p>One objection has been received from a local resident on the grounds that the proposal does not include any off road parking in an area with existing serious parking problem.</p> <p>The existing factory did not benefit from any off street parking, with the small external areas being too restricted for such a use. The constraints of the application site are such that it would be difficult to make onsite provision for parking whilst providing an acceptable form of development. The closure of the existing factory has resulted in a review of parking restrictions to the front of the site that has led to the removal of a single yellow line that has allowed four additional on-street spaces to be formed. Having regard to the likely demand for parking associated with the lawful and unrestricted B2 use of the site (albeit typically during the working day), the availability of on-street parking spaces in the evenings and the constraints of the site, it is considered that in this instance a car free development would be acceptable and would comply with the spirit of the Residential Car Parking Standards SPD.</p> <p>The principle of the proposed development is considered to be acceptable, as is the scale of development for which outline permission is sought. Furthermore it is considered that the proposal would, having regard to the scale and siting of the existing factory building, have no significant impact on the living conditions of the occupiers of neighbouring properties.</p>	<p>Simon Barnett</p> <p>Tel: 023 9284 1281</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	12/00739/FUL St Thomas	Seafood Kiosk East Street Portsmouth Retention of existing kiosk and installation of decking with canopy	<p>Representations have been received from the occupiers of two properties within Seagers Court objecting to the proposal on the following grounds; (a) the deck area will constrict vehicular access and affect highway safety, particularly in relation to pedestrians; (b) reduction in car parking facilities; (c) use for sale of hot food would not be in-keeping with the area and give rise to odour nuisance; (d) the proposed use would be markedly different from the wet-fish stall that was originally on the site, and (e) there would be no need for a further food outlet.</p> <p>This kiosk, which comprises a timber clad steel container, and the proposed area of decking is located adjacent to the north-western corner of the Inner Camber and at the southern end of a row of 'pay and display' car parking spaces. The area to the east is used for open storage. Although the objectors refer to a hot food outlet this application is specifically for a Class A1 shop use, which in this location is considered to be acceptable in principle. The timber clad structure and proposed decking area would, in the context of other commercial activities within this part of the Camber, be considered to preserve the character and appearance of the Old Portsmouth conservation area. There would be sufficient manoeuvring space to the west and south of the kiosk to ensure that its use would not prejudice highway safety.</p>	<p>Ian Parkinson</p> <p>Tel: 023 9283 4301</p> <p>Conditional Permission</p>
4	12/00769/FUL Milton	24 Carisbrooke Road Southsea Change of use from house in multiple occupation (Class C4) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	<p>One representation has been received relating to inaccuracies in the submitted floor plans.</p> <p>The comments relating to the principle of this proposal are the same as those set out above in respect of application 12/00767/FUL.</p> <p>Whilst it is accepted that the submitted floor plans are not drawn to scale, it is considered that in the context of this application they are acceptable.</p>	<p>Gary Christie</p> <p>Tel: 023 92688592</p> <p>Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	12/00767/FUL Milton	38 Carisbrooke Road Southsea Change of use from house in multiple occupation (Class C4) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	<p>One representation has been received relating to inaccuracies in the submitted floor plans.</p> <p>Although already in use as shared accommodation within Class C4 (HMO), the applicant seeks a planning permission that will enable the use of the property to interchange between a Class C3 dwellinghouse and a Class C4 HMO should the applicant wish to let the property to a family/related group of individuals for a period of time.</p> <p>Having regard to the aims and objectives of national guidance and the mix of uses in the context of the surrounding area, and given that the property is already in a Class C4 use, it is considered that the introduction of a level of flexibility that would enable an interchange between Class C3 and C4 uses would not result in an unacceptable imbalance of uses in the context of the surrounding area. Whilst the concerns of the objectors are noted, it is considered that the continued use of the property either as a HMO by up to six persons or the occupation of the property as a dwellinghouse (Class C3) would not significantly affect the living conditions of the occupiers of neighbouring properties.</p> <p>Whilst it is accepted that the submitted floor plans are not drawn to scale, it is considered that in the context of this application they are acceptable.</p>	<p>Simon Barnett</p> <p>Tel: 023 9284 1281</p> <p>Permission</p>
6	12/00785/FUL St Thomas	30 Radnor Street Southsea Change of use from house in multiple occupation (Class C4) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	<p>One objection has been received relating to noise and disturbance from the occupation of the property and increased parking issues.</p> <p>The comments relating to the principle of this proposal are the same as those set out above in respect of application 12/00767/FUL.</p> <p>The application site does not benefit from any off-street parking and none is proposed as part of this application (the constraints of the site are such that none can be provided). Having regard to the lawful use of the property as a HMO within Class C4 and its location in an area of high accessibility to public transport, it is considered that an objection on car parking could not be sustained.</p>	<p>Nicola Clayton</p> <p>Tel: 023 9283 4305</p> <p>Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
7	12/00790/FUL Milton	21 Hatfield Road Southsea Change of use from house in multiple occupation (Class C4) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	A petition signed by the occupiers of 5 neighbouring properties has been received raising objections on the grounds the proposal will affect the objectors properties and that the provisions of the HMO SPD should be applicable to the application. The comments relating to the principle of this proposal are the same as those set out above in respect of application 12/00767/FUL. The lawful use of the property is a s a HMO within Class C4 and therefore the provisions of the emerging SPD on HMOs would not be applicable.	Simon Barnett Tel: 023 9284 1281 Permission
8	12/00793/FUL Central Southsea	119 Londesborough Road Southsea Change of use from house in multiple occupation (Class C4) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	Two objections have been received on the grounds that there are too many HMOs in the area that have lead to noise, disturbance and parking problems. The comments relating to the principle of this proposal are the same as those set out above in respect of application 12/00767/FUL. The application site does not benefit from any off-street parking and none is proposed as part of this application (the constraints of the site are such that none can be provided). Having regard to the lawful use of the property as a HMO within Class C4 and its location in an area of medium accessibility to public transport, it is considered that an objection on car parking could not be sustained.	Gary Christie Tel: 023 9268 8592 Permission
9	12/00794/FUL St Thomas	79 Margate Road Southsea Change of use from house in multiple occupation (Class C4) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	Two objections have been received on the grounds that there are too many HMOs in the area that adversely affect the appearance of the area and the make- up of the community. The comments relating to the principle of this proposal are the same as those set out above in respect of application 12/00767/FUL.	Simon Barnett Tel: 023 9284 1281 Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
10	12/00795/FUL St Thomas	5 Minerva Crescent Gunwharf Quays Portsmouth Change of use from house in multiple occupation (Class C4) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	Objections have been received from 5 neighbouring properties on the ground of noise and disturbance, inadequate parking, increased rubbish, poor appearance of property and affect on access to other properties. The comments relating to the principle of this proposal are the same as those set out above in respect of application 12/00767/FUL. Having regard to the lawful use of the property as a HMO within Class C4, it benefiting from two off-street parking spaces and its location in an area of high accessibility to public transport, it is considered that an objection on car parking could not be sustained. Matters such as the appearance of a property are not material to the determination of a planning application.	Simon Barnett Tel: 023 9284 1281 Permission
11	12/00796/FUL St Jude	68 Napier Road Southsea Change of use from house in multiple occupation (Class C4) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	One objection has been received on the grounds that the area is not suitable for HMOs that have given rise to anti-social issues. The comments relating to the principle of this proposal are the same as those set out above in respect of application 12/00767/FUL.	Nicola Clayton Tel: 023 9283 4305 Permission
12	12/00645/FUL Charles Dickens	Charter Academy Hyde Park Road Southsea Construction of new part 2/part 3 storey teaching block and drama studio, external alterations to 'Lovett' building and new entrance onto Isambard Brunel Road, with associated landscaping (after demolition of existing 'Anderson', 'Partridge' & 'Stevenson' buildings)	This proposal relates to alterations to and replacement teaching accommodation, following demolition of some existing school buildings. Two representations have been received commenting on the application. The first from a neighbouring resident queries any addition to external lighting. Following further clarification, it relates more specifically to the external multi-use games area which is already floodlit; this is not the subject of any change. The second is from The Portsmouth Society who comment that the design is bland and "Having gone for a flat roof we believe more extensive use should be made of solar panels ... [and] for harvesting and re-use of rainwater". New investment in schools is broadly welcomed and this proposal is a well detailed submission that is considered an appropriate design response for this site.	Alan Banting Tel: 023 9283 4324 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
13	12/00892/PN Charles Dickens	Highway Adj St Mary's Vicarage Church Road Portsmouth Installation of Openreach broadband cabinet (PCP062)	<p>One objection has been received to the siting of the cabinet on the grounds that it would affect users of the pavement by narrowing the available width. Comment is also made that the flat topped nature of the cabinet encourages the leaving of rubbish and allow its use as a seat.</p> <p>This application relates solely to whether prior approval is required for the siting and appearance of a broadband cabinet. The proposed equipment cabinet would be sited on the public footpath adjacent to the boundary of St Mary's Vicarage. There is an existing cabinet of similar dimensions and appearance located approximately 5.1 metres to the west and with which the proposed cabinet would be associated. Having regard to the relationship of the proposed equipment cabinet to adjacent development, it is considered that the proposed siting is appropriate. The character of the surrounding area is dominated by St Mary's Church to the east, the proposed cabinet would be sited approximately 80 metres from the Grade II* Listed Church with the carriageway of Fratton Road between the two. Accordingly it is considered that the proposal would therefore preserve its setting. Having regard to the appearance of the street and the surrounding area it is considered that the appearance of the equipment cabinet is appropriate and would preserve the character and appearance of St Mary's Churchyard Conservation Area.</p> <p>The issues raised in the representations fall outside the scope of this application and would be more appropriately dealt with under highway legislation relating to the siting of the cabinet on the footpath.</p>	<p>Simon Barnett</p> <p>Tel: 023 9284 1281</p> <p>No Objection</p>

Part 3 - Information and News Items

FRIDAY 24 AUGUST 2012

	WARD		OFFICER CONTACT
14	Paulsgrove	<p>Licensing Sub Committee – Wednesday 29 August at 9.30am in the Executive Meeting Room, Guildhall</p> <p>The sub-committee will be considering the following item:</p> <p>Licensing Act 2003 – Application for the grant of a premises license – La Cuisine, 8-9 The Boardwalk, Port Solent, Portsmouth PO6 4TP</p>	<p>Jane Di Dino Local Democracy Officer Tel: 9283 4060</p>
15		<p>Special Cabinet – Monday 3 September 2012 at 12 noon in the Executive Meeting Room, Floor 3, Guildhall</p> <p>The Cabinet will be considering the following item at the special meeting:</p> <p>Council Tax Reform – the report sets out proposals for Council Tax reform, both for Council Tax reduction and for changes to discounts on empty properties.</p>	<p>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>
16	Drayton & Farlington	<p>Oaktrees 14 Boundary Way Portsmouth PO6 3ND – Planning Appeal Ref No: 12/00024/HOU Decision: Partially Allowed Decision Date: 20 August 2012</p> <p>An appeal was lodged against the refusal of planning permission for alterations to roof to include gable build up to front roofslope and construction of side and rear dormer windows; construction of new driveway to front of property</p> <p>The appeal was dealt with by the written representation procedure using the Householder Fastrack Service and the Inspector decided to partially allow the appeal.</p> <p>The appeal is dismissed in so far as it relates to the loft conversion and the appeal is allowed in so far as it relates to alteration to driveway and planning permission is granted for alteration to driveway.</p>	<p>Nicola Clayton Planning Services Tel: 9283 4305</p>

	WARD		OFFICER CONTACT
17	Milton, Hilsea and Charles Dickens	<p>Supporting People – Award of Core Homeless Support Services Contract</p> <p>A contract has been awarded for the provision of housing related support provision aimed at improving independence for vulnerable single people at high risk of homelessness. The total value of the contract is £458,000 per annum and will be for an initial period of 3 years.</p> <p>The support services under the contract are a mixture of pre-existing hostel, supported housing and floating support for a maximum of 70 people at any one time.</p> <p>This contract was awarded in line with the City Council's contract procedure rules, and the successful bidder was The Salvation Army.</p> <p>There are no financial implications as the new costs are under the current budget and approximately £219k per annum savings were achieved.</p> <p>The new contract will commence on 5th November 2012.</p>	<p>Dominic Dew Supporting People Manager Integrated Commissioning Unit Tel: 9284 1026</p>
18	Fratton, St Thomas, Central Southsea and Milton	<p>Supporting People – Award of Substance Misuse Support Services Contract</p> <p>A contract has been awarded for the provision of housing related support provision aimed at improving independence for vulnerable with substance misuse problems. The total value of the contract is £274,826 per annum and will be for an initial period of 3 years.</p> <p>The support services under the contract are a mixture of pre-existing supported housing and floating support for a maximum of 55 people at any one time.</p> <p>This contract was awarded in line with the City Council's contract procedure rules, and the successful bidder was The Society of St James.</p> <p>There are no financial implications as the new costs are under the current budget and approximately £131k per annum savings were achieved.</p> <p>The new contract will commence on 5th November 2012.</p>	<p>Dominic Dew Supporting People Manager Integrated Commissioning Unit Tel: 9284 1026</p>

	WARD		OFFICER CONTACT
19		<p>Relocation of Supported Living Service From Yew House to Fair Oak – Release From Contingency</p> <p>Yew House is a supported living service for 8 people with severe and enduring mental health problems. It has been sited in the grounds of St James Hospital for the last 7 years in a prefabricated building which is no longer cost effective for the PCT to maintain. The PCT has given notice to the service provider (Two Saints) to vacate on 30 September 2012 (an extension of 6 months on the original notice). The PCT confirms there is no possibility of extending the lease due to the backlog of repairs which would need to be completed before the winter.</p> <p>Two Saints provide 24 hour support and the service has a strong ethos of rehabilitation and recovery. Residents can stay up to 2 years and usually move on to less supported accommodation. The outcomes from the service have been very good and provide evidence that the intensive rehab support model works well with this client group.</p> <p>The service is funded by housing benefit and a block contract of £185,348 from PCC for the support services. The annual lease cost for the Yew House site paid by Two Saints is £46,000 per annum.</p> <p>A number of relocation options have been investigated. The most suitable option identified is to lease the building adjacent to Yew House (within the grounds of St James') currently known as Fair Oak, for up to 18 months whilst undertaking a redesign of all other mental health accommodation services (mainly low support) to include a sufficient number of high support units to replace Yew House.</p> <p>The Fair Oak building has a significantly larger footprint than Yew House and a higher lease value of £156,000 per annum is payable. This creates a funding shortfall of £55,000 during 2012/13.</p> <p>The Head of Finance and Section 151 officer advises that following consultation with the Leader of the City Council that he has approved the release of £55,000 from the 2012/13 General Fund Contingency Provision and that the full year effect of the increased lease cost of £110,000 in 2013/14 be considered by the Council as part of the Annual Budget Report in February 2013.</p>	<p>Julian Pike Corporate Finance Manager Tel: 9283 4347</p>

	WARD		OFFICER CONTACT
20		<p>Lord Mayor's Appeal Event – The Armchair Traveller – 4 & 17 October in the Lord Mayor's Banqueting Room</p> <p>John Haskell's popular big screen production returns, in aid of the Lord Mayor of Portsmouth's 2012 Appeal and the Rainbow Centre. Featuring:</p> <ul style="list-style-type: none"> • Classical Prague • Seattle to San Diego • A Taste of New Zealand • Holidaying Hong Kong Style <p>Tickets are available from the Guildhall Reception</p> <p>3.30pm on 4 October only - £4 inclusive of refreshments 7.30pm on both 4 & 17 October - £6.50 inclusive of glass of wine and buffet</p>	<p>Guildhall Reception Tel 9238 1634</p>