

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 23

DATE: FRIDAY 5 JUNE 2020

The Members' Information Service (MIS) is produced in the Corporate Services 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

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 - Planning and Economic Growth** by telephoning **the validation team (023 9283 4826 or 023 9283 4339 answerphone)** and must be received not later than **5pm on Friday 12 June 2020**. 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	19/01849/FUL Central Southsea	32 Norman Road Southsea PO4 0LP Change of use from house in multiple occupation (Class C4) to 7 person, seven bedroom, house in multiple occupation (Sui Generis) (resubmission of 18/01429/FUL)	One representation has been received from a neighbouring resident objecting to the proposal on the grounds of: (a) Imbalance of HMOs in the area; (b) Works undertaken prior to application; (c) Application actually represents an increase of 3 bedrooms instead of 1 due to additional building work; and (d) Increase in waste. This is a re-submission on a previously refused application which included the imbalance of the area as a reason for refusal. This refusal was appealed and the appeal was dismissed but only due to failure to mitigate the impact upon the Special Protection Areas (Solent and Harbours). The Appeal inspector took the view that the issues of imbalanced communities was not suitable justification for refusal. Further, matters around waste can be controlled through condition and the Local Planning Authority has no control over work carried out in accordance with Permitted Development. The property has already been expanded to accommodate 6 individuals and can do so as a C4 dwelling, as such the proposal only represents an increase of 1 occupant.	Matthew Garrad Tel: 023 9268 8577 Conditional Permission
2	20/00246/FUL Central Southsea	Public House, 150 Fawcett Road, Southsea Change of use of ground floor from Public House (Class A4) to Office (Class B1)	One letter of objection received and can be summarised as follows; a) Loss of community asset and b) Loss of historic public house. The property is not included on the Council's Assets of Community Value Register. The building is not Statutorily listed and is not included within the Council's local list of buildings with special architectural and historic interest. There are no land use policies which prevent a B1 use in this location therefore the proposed loss of a public house to accommodate a B1 use is considered to be acceptable. The proposed development is not considered to have a harmful impact in terms of amenity and highways.	Hannah Goldsmith Tel: 023 9284 1048 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	20/00043/FUL Nelson	<p>31 Powerscourt Road Portsmouth PO2 7JE</p> <p>Change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwellinghouse) or Class C4 (house in multiple occupation)</p>	<p>Seven letters of objection from four households have been received objecting on the following grounds;</p> <ul style="list-style-type: none"> a) Parking; b) Overconcentration of HMOs in the area; c) Disturbance during the construction period; d) External alterations would result in loss of light to neighbouring property; e) Disturbance caused by future tenants; f) Pressure on public services; g) Work has already commenced; h) Loss of value to neighbouring properties <p>Within this 50m radius there are 68 properties, 2 of which are HMOs. The additional of the proposal would result in 4.4% of properties being HMOs within the 50m radius, thus falling within the 10% threshold. It is therefore considered that there would not be an overconcentration of HMOs in the area.</p> <p>The Adopted Parking Standards require the same level of parking for a 3-bedroom dwellinghouse as for a C4 HMO, therefore there is no increase in the parking requirement as a result of this development. It is therefore not considered that a reason for refusal on lack of parking could be sustained.</p> <p>Whilst the change of use of the property from a C3 dwelling to a C4 House in Multiple Occupation could lead to a more intensive occupation, regard must be made to the lawful use of the property which allows occupation by a family of an unrestricted size. The proposed layout of the property would be altered, however, like most residential properties bedrooms would be at the first and second floor level with the exception of one bedroom at ground floor level. The proposed change to the internal layout of the property is not considered to be likely to generate unacceptable noise or disturbance to neighbours through internal noise transmission. Use of the rear garden would also not necessarily be any noisier than that of a Class C3 dwellinghouse use.</p> <p>It is considered that the use of the property would not have a significantly greater impact on local services than if the property was occupied by a single family, which could be large or small.</p>	<p>Hannah Goldsmith Tel: 023 9284 1048</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
	Contd/...		<p>External alterations to the property are being carried out under permitted development and therefore do not form part of this application. Therefore any impact on neighbouring amenity (eg loss of light) as a result of the external works cannot be taken into consideration when assessing this application. It is accepted that during construction works there will be an element of disruption and inconvenience; this would, however, be for a modest period of time and subject to other environmental legislation to prevent nuisance. Any building work that is carried out prior to the application being determined is at the applicant's own risk.</p> <p>Loss of property value is not a material planning consideration.</p>	

Part 3 - Information and News Items

FRIDAY 5 JUNE 2020

	WARD		OFFICER CONTACT
4		<p>Urgent Decision by the Chief Executive - COVID 19 Discretionary Business Grant Fund</p> <p>The Chief Executive exercised his decision making powers under Standing Order 58 and after the necessary consultation made the following decision:</p> <p>DECISIONS</p> <p>The Chief Executive:</p> <ul style="list-style-type: none"> (i) Approved the Discretionary Grant Fund Scheme with the launch of the scheme starting on 5 June 2020. The scheme can be viewed here (ii) Agreed that a two week window for applications to be made by affected businesses closing on Monday 22 June 2020. (iii) Delegated decision making to the Director of Finance together with the Director of Regeneration or their representatives following a technical multi-disciplinary team assessment. <p>(A copy of the full report is available upon request and this decision will be reported to the next meeting of the Cabinet Member for Culture, Leisure and Economic Development).</p>	<p>Mark Pembleton Economic Growth Manager Tel: 9268 8857 & Lisa Gallacher Local Democracy Officer Tel: 9283 4056</p>
5		<p>Licensing Sub Committee - Wednesday 3 June - Keppels Head Hotel Premises Licence Variation</p> <p>Due to the current situation with COVID-19, the Sub Committee agreed via email to adjourn the meeting until at least 3 July 2020, when the situation will be reviewed.</p>	<p>Lisa Gallacher Local Democracy Officer Tel: 9283 4056 & Derek Stone Principal Licensing Officer Tel: 9268 8462</p>

	WARD		OFFICER CONTACT
6		<p>Urgent decision by the Chief Executive - Use of Standing Order 58 to temporarily extend licensing delegations</p> <p>The Chief Executive exercised his decision making powers under Standing Order 58 and after the necessary consultation made the following decision:</p> <p>The Chief Executive considered it necessary and proportionate to approve the temporary extension (until 31 August 2020) of current delegations to officers so as to enable the suspension or revocation of licences for non-payment of fees or failure to provide documentation and that where it appears the interests of public safety require, in relation to the provision of documentation or payment of fees, officers be able to revoke or suspend driver's licences with immediate effect.</p> <p>(A copy of the Licensing Manager's full report is available upon request and this decision will be reported to Council on 21 July 2020).</p>	<p>Nickii Humphreys, Licensing Manager Tel: 9283 4604 & Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</p>
7	Central Southsea	<p>18 Holland Road, Southsea, PO4 0EB Appeal Reference: 19/00418/HOU Appeal Decision: Dismissed Appeal Decision Date: 14 March 2020</p> <p>An appeal was lodged against the refusal of planning permission for formation of first floor rear balcony to include installation of doors, with associated balustrading.</p> <p>The appeal was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Matthew Garrad Planning Services Tel: 9268 8577</p>