City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 26 DATE: FRIDAY 9 JULY 2021

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

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 16 July 2021.

An email or handwritten letter will suffice.

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

PORTFOLIO: PLANNING POLICY & CITY DEVELOPMENT

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FRIDAY 9 JULY 2021

	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
1	Milton	Community Infrastructure Levy (CIL) - Neighbourhood spend to fund the provision of a new community shed situated within the Beddow Library grounds.	lan Maguire Assistant Director, Planning and Economic
		Following a proposal with Milton ward members support, the sum of £3,795.83 from the Milton ward neighbourhood CIL total is proposed to be allocated for the provision of a new community shed situated within the Beddow Library grounds.	Growth Ian.Maguire@portsmouthc c.gov.uk
		The new shed will allow the library to continue to hold and expand upon the activities and events offered to children and adults within the community.	Adam Breacher Planning Obligations Spend Officer Adam.Breacher@portsmou
		The project will be delivered by Portsmouth City Council in conjunction with a third party contractor.	thcc.gov.uk
2	Paulsgrove	Community Infrastructure Levy (CIL) - Neighbourhood spend to fund localised highways safety infrastructure in the location of Southampton Road/ Watersedge Road - grass verge and side access road.	lan Maguire Assistant Director, Planning and Economic Growth
		Following a proposal with full Paulsgrove ward member support, the sum of £7,023.41 from the Paulsgrove ward neighbourhood CIL total is proposed to be allocated to provide localised highways safety infrastructure that will act as a prevention measure for vehicles driving over the footway and make the immediate environment safer for the public using footways in its vicinity.	lan.Maguire@portsmouth cc.gov.uk Adam Breacher Planning Obligations Spend Officer
		The project will be delivered by Portsmouth City Council who will coordinate the project with Colas who will install the localised highways safety infrastructure.	Adam.Breacher@portsm outhcc.gov.uk

PLANNING APPLICATIONS TO BE DETERMINED BY THE ASSISTANT DIRECTOR OF PLANNING & ECONOMIC GROWTH

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 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 16 July 2021**. 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
3	19/01340/FUL Paulsgrove	2 Westbury Close Portsmouth PO6 4BE Construction of detached, two-storey dwellinghouse to include front and rear rooflights; with integral garage and associated parking	- Four representations have been received from two neighbouring properties, the reasons for objecting are as follows; (a) Loss of light, (b) Loss of privacy, (c) Out of character, (d) Loss of view and Other issues including concern over dust and debris from construction, effect on property prices and Impact on quality of sleep due to working hours. Neighbours immediately to the front, side and rear of the site were consulted, additionally a site notice was erected and maintained for the full 6 weeks publicity. Loss of light The building is being sited to the side of the property at no. 2 Westbury Close. The building would be detached but its rear wall would almost be in line with those of the adjacent. As such, its relationship with 97 Leominster Road to the north would be comparable with those of the neighbouring properties. 97 - 103 Leominster Road and 1a -2 Westbury Close. The separation distance between no. 97 and the new dwelling would be approximately 22m and given the height of the new building, it is not considered it would have a significant effect on sunlight to no. 97, and even less effect on daylight. Loss of privacy "Windows of new building would look directly at ours" - the drawings propose a separation of approximately 22m between rear walls. (97 Leominster Road and 2a Westbury Close) this arrangement is common to the rest of the terrace and given the urban nature of the surrounding area, it is expected that there would be some level of mutual overlooking. Out of character The proposal building would be detached and located to the side of the donor building. The drawings show that it would be of a similar size to those within Westbury Close and given its traditional design and materials, would appear respectful to those of the surrounding.	Ike Dimano Tel: 07385 635 402 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
			Loss of view The proposal would lessen the outlook for the property to the north (97 Leominster Road), replacing the existing garage with a two-storey house, however it is not considered that the building would be unduly visually intrusive to occupiers of adjoining properties. There is adequate separation to the rear wall and this arrangement is not dissimilar to those of surrounding properties. The outlook for the property to the north would change, but not to an unreasonable degree given the urban location. The neighbours would retain their good-sized, south-facing garden, and the public open space to the immediate east.	
			Other issues o Dust and debris from construction o Effect on property prices o Impact on sleep due to working hours Issues relating to construction works and property prices do not constitute material considerations.	
4	21/00185/FUL Central Southsea	158 St Augustine Road Southsea PO4 9AE Change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwelling house) or Class C4 (House in Multiple Occupation)	4 objection comments have been received to the application from the neighbouring residents on the following grounds: (a) Increase noise and disruption; (b) Increase parking demand; (c) reduced property value;(d) Sewer line issues; (e) Anti-social behaviour; (f) Lack of property maintenance; and (g) the new owners of No.160 St Augustine Road have not had an opportunity to comment.	Matthew Garrad Tel: 07787 285 354 Conditional Permission
		(There are six other registered HMOs within the 50m radius area immediately surrounding the application site, and the total percentage of the area would be 9.54% if permission was granted, remaining below the 10% policy threshold. Issues of anti-social behaviour and property maintenance would not necessarily result with this proposed change of use, as such I am unlikely to be able to withhold support on this alleged/feared matter. It is noted that the Adopted Parking Standards require the same level of parking for a 3 bedroom dwellinghouse as for a C4 HMO, there is no increase in the parking requirement as a result of this development. The site also lies in an area with good access to public transport, shops and services. It is not considered that the changes of use of the property would have any impact on the existing sewer capacity. The application was fully advertised for 6 weeks, by letters to neighbouring properties, and a Site Notice, and it is the responsibility of the vendors and/or purchasers of any neighbouring property to pass on or request matters such as current planning applications at or near the sale property. Property values are not a material planning consideration.	

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	21/00209/FUL St Jude	PO5 2HG Change of use from a care home (Class use C2) to residential dwelling (Class use C3); at no. 9 construction of conservatory to rear, install glass link to replace brick between main house and extension; to side extension install new doors and windows, 'green' roof and lantern, 1100mm high glass balustrade to south elevation and 1700mm high timber screen to north elevation; render and paint brick wall to north elevation; demolition of existing garage. At no. 9A, construction of two storey extension to south elevation providing guest accommodation for use by family and friends.	One objection has been received on behalf of the occupiers of neighbouring properties, nos. 22 and 24 Clarendon Road, on the following grounds: a) no objection to the principle of converting this property into a dwelling but do object to various elements that make up the application; b) Clarification is required as to whether the planning application seeks approval for one or two dwellings as the lodge (9A) appears to be proposed as a separate dwelling; c) the arboricultural report submitted with the applications does not relate to the current proposals; d) concern that work is well advanced on site particularly given the status of the listed building and conservation area; e) dominance of the increased height of the 1970's single storey extension in blockwork (to be rendered) detrimental to the setting of the primary listed building, the character and appearance of the conservation area and the architectural interest of no.9a; painted render would be incongruous; f) concern that use of proposed green roof would be for purposes more intensive than maintenance; the 1.7m high screen fence on the north elevation would further raise the apparent height on this frontage resulting in an incongruous and unsatisfactory appearance; g) various apertures have been formed, presumably for flues and vents in the main listed building; h) the new hardstanding created on south-eastern boundary does not form part of the application but if it is to be the base of an outbuilding would require planning permission; g) adequate tree protection and replacement planting is required in the interests of preserving the special interest of this part of the conservation area; g) contrary to NPPF and Portsmouth Plan policies. The application site relates to a former care home and includes both no.9 Villiers Road and an ancillary building within the site referred to by the applicant as no.9a Villiers Road. The proposal seeks the change of use of the main building at no.9 to a single C3 dwellinghouse. The smaller building (9a) within the cur	Alison Pinkney Tel: 023 9283 4305 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
110	Wara	Description of Development	'Summerlands') as a nursing home and shall not be sub-divided separately from 9 Villiers Road for use as a separate unit of accommodation. Reason: The establishment of an additional unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent properties.' The applicant wishes to extend no.9a to provide guest accommodation for use by family and friends and is willing to accept a condition that restricts occupation solely for purposes incidental to the occupation and enjoyment of no.9 Villiers Road and that it shall not be subdivided separately from 9 Villiers Road for use as a separate unit of accommodation.	Troposed Decision
			The Council Arboricultural Officer notes that the Arboricultural Report dated December 2018 is now out of date and bears little relation to the site now in terms of trees retained etc, however due to previous facilitation works undertaken in support of previous proposals there are no arboricultural objections to the current proposal. No works to existing trees or tree planting form part of the planning application.	
			The Council is aware that some emergency repairs have already taken place to the 1970's extension.	
			The application includes the alterations that have taken place for consideration. The proposed alterations and extensions are not considered harmful to the architectural or historic interest of the listed building, its setting or the character or appearance of the Owens Southsea conservation area. The residential amenities of surrounding occupiers are not considered significantly adversely affected by the proposal so as to justify refusal on the grounds of privacy. All other matters are considered acceptable and the policy compliant.	
6	21/00210/LBC	9 & 9A Villiers Road Southsea PO5 2HG	The objection received referred to both the pending planning application and the listed building application for the site. The points raised with respect to this	Alison Pinkney
	St Jude	External alterations: At no. 9 construction of conservatory to rear: install glass link to replace brick between main house and extension; to side extension install new doors and windows, 'green' roof and lantern, 1100mm high glass balustrade to south elevation and 1700mm high timber screen to north elevation; render and paint brick wall to north elevation; demolition of existing garage: At no. 9A, construction of two storey extension to south elevation	application are therefore identical to those raised under 21/00209/FUL and have been addressed above.	Tel: 023 9283 4305 Conditional Consent

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
7	21/00279/HOU St Jude	79 Lawrence Road Southsea PO5 1NX Retention of an existing single-storey side/rear extension in a reduced and modified form (resubmission of 20/00149/HOU)	One letter of objection has been received raising the following concerns: a) Loss of light, b) overbearing, c) out of keeping with the conservation area; d) contrary to Council's HMO policy; e) will affect saleability of neighbouring property. The proposed extension combined with the existing single storey rear wing element would result in a substantial total rear projection, however, the extension would be subservient to the existing dwelling and is considered acceptable in design terms, including its siting within the Conservation Area.	Hannah Goldsmith Tel: 023 9284 1048 Conditional Permission
			Furthermore, consideration must be given to what could be achieved under permitted development. As the property still has its permitted development rights intact, a 3 metre deep extension with a similar height to the extension being proposed could be built without planning permission. Having regard to the modest height of the extension (2.6 metres) which would be set in from the boundaries and the permitted development fall-back position, the development is not considered so significant in terms of appearing overbearing or loss of light/overshadowing to neighbouring properties to justify withholding planning permission.	
			The application site already has permission to be used as a C4 HMO or a C3 (dwelling) . C4 status means the property can be occupied by up to six unrelated individuals. Based on the information submitted as part of the application, there are six bedrooms and this application does not seek to alter the number of bedrooms nor change the property into a Sui Generis Large HMO .	
			Concerns have been raised regarding the impact the proposal will have on the saleability of neighbouring properties, however, this is not a material planning consideration.	
8	21/00553/FUL Drayton &	Hawthorns Portsdown Hill Road Portsmouth	Two objections were received raising the following issues;-	
	Farlington	Construction of four bedroom dwelling with single storey outbuilding, pergola	1) A retaining wall has been constructed to the rear of the garden meaning the new height of the garden is excessive and will result in overlooking	
		and associated works (following partial demolition of existing dwelling)	2) Objections in respect of 20/01241/HOU are repeated for this effective replacement application, expressing concerns about overshadowing and loss of light and overlooking of a patio and pool area	
			Officers comments: The issue of raising the garden level and retaining walls is outside of the scope of the current application - they are not a part of the application and neither the proposed rebuilt dwelling or the proposed outbuilding (pool house) appear dependant on it. The matter is being considered separately by the Council's Enforcement Officer. Site levels for the proposals are not significantly different to the existing.	

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
			The plots along this section of road are large and this, combined with building orientations and size, are not considered by officers to have an unreasonable effect upon light, shadowing and overlooking. Otherwise, the other matters the application raises (eg scale, design, parking, etc.) are likely to be deemed as acceptable.	
9	21/00586/PLARE G Baffins	13 Cheslyn Road Portsmouth PO3 6DJ Retention of single storey extension to the rear.	One comment has been received seeking clarification the extension is compliant with Building Regulations and Southern Water requirements due to the site being in close proximity to a public sewer. Drainage details are considered to be a matter which is controlled under building regulations and any necessary liaison with Southern Water and is therefore not a material planning consideration. The proposal is considered acceptable in all other respects.	Hannah Goldsmith Tel: 023 9284 1048 Conditional Permission

Part 3 - Information and News Items

FRIDAY 9 JULY 2021

	WARD		OFFICER CONTACT
10		Cabinet Member for Children, Families & Education's Decision Meeting - Thursday 15 July at 4pm in the Council Chamber, second floor, the Guildhall.	Lisa Gallacher Local Democracy Officer Tel: 9283 4056
		Councillor Suzy Horton will consider the following items:	
		 Change of age range for Manor Infant School School Modernisation and Sufficiency Programme Update Local Authority Maintained School Balances as at 31st March 2021 Early Years Sufficiency Update (information report) Dedicated Schools Grant 2020/21 Outturn report (information report) Children, Families and Education Portfolio 2020/21 Outturn report (information) Variation to Admission Policies 2021/22 & 2022/23 for community and voluntary controlled schools (information report) An evaluation of initiatives to promote greater inclusion and manage the Dedicated School's Grant (DSG) High Needs Block spending 	
11		Licensing Sub Committee hearing - 2 July 2021	Anna Martyn Local Democracy Officer
		The committee made the following decision:	Tel: 9283 4870
		Local Government (Miscellaneous Provisions) Act 1982 Licensing of Sex Establishments - Entertainment Venue - Application for the renewal of a licence - Wellhot Ltd - Elegance 1 Granada Road, Southsea PO4 0RD.	
		The committee determined that the licence shall be renewed.	
12		Licensing Sub Committee - Tuesday 6 July 2021	Anna Martyn Local Democracy Officer
		Licensing Act 2003 - Application for grant of a premises licence - By The Beach Southsea Café, 27 St George's Road, Southsea, PO4 9QS	Tel: 9283 4870
		The Sub Committee determined to grant the premises licence, subject to conditions.	

Part 3 -	Information and News Items	(cont'd)	١

FRIDAY 9 JULY 2021

	WARD		OFFICER CONTACT
13	Drayton & Farlington	Hawthorns Portsdown Hill Road Portsmouth - Construction of four bedroom dwelling with single storey outbuilding, pergola and associated works (following partial demolition of existing dwelling)	Cris Lancaster Tel: 077 0202 1528
		Two objections were received raising the following issues:	
		1) A retaining wall has been constructed to the rear of the garden meaning the new height of the garden is excessive and will result in overlooking	
		2) Objections in respect of 20/01241/HOU are repeated for this effective replacement application, expressing concerns about overshadowing and loss of light and overlooking of a patio and pool area	
		Officers comments: The issue of raising the garden level and retaining walls is outside of the scope of the current application - they are not a part of the application and neither the proposed rebuilt dwelling or the proposed outbuilding (pool house) appear dependant on it. The matter is being considered separately by the Council's Enforcement Officer. Site levels for the proposals are not significantly different to the existing. The plots along this section of road are large and this, combined with building orientations and size, are not considered by officers to have an unreasonable effect upon light, shadowing and overlooking.	
		Otherwise, the other matters the application raises (eg scale, design, parking, etc.) are likely to be deemed as acceptable.	

Fait 3 - Information and News Items (Cont d)	FRIDAT 9 JULI 2021
Part 3 - Information and News Items (cont'd)	FRIDAY 9 JULY 2021

	ARD	OFFICER CONTACT
14	Shareholder Committee The Council's Constitution has been updated to formalise the establishment of the Sharehold Committee, a sub-committee of Cabinet, which will provide oversight and take decisions relation to the council's commercial trading companies. The committee was established as a result of the decision by Cabinet on 14 July 2020 (Item 15 https://democracy.portsmouth.gov.uk/ieListDocuments.aspx?Cld=126&Mld=4504&Ver=4) at the principles of the Shareholder Committee Terms of Reference were approved by the Governance & Audit & Standards Committee on 20 November 2020 (Item 9 https://democracy.portsmouth.gov.uk/ieListDocuments.aspx?Cld=148&Mld=4541&Ver=4). The committee will hold its first meeting soon and more information including training will available in due course. If you have any questions about the committee then please contaetither Sophie Mallon, Head or Corporate, Commercial and Regeneration 023 9284 1174 James Berry, Companies Lawyer 023 9260 6487	Sophie Mallon Head of Corporate, Commercial and Regeneration Tel: 9284 1174 or James Berry Companies Lawyer Tel: 9260 6487 d e e e e t

LICENSING ACT 2003 – APPLICATIONS RECEIVED BY THE LICENSING AUTHORITY

The Licensing Authority has received the following applications in accordance with the Licensing Act 2003. The table below outlines the premises location, a brief description of the application and the closing date by which responsible authorities or other persons may make representations.

Members should be aware that representations may only be made on the grounds of one or more of the licensing objectives. These are: "the prevention of crime and disorder", "the prevention of public nuisance", "public safety" and "the protection of children from harm". Any representation must be in writing and should, where possible, include evidence to support the licensing objectives. Representations should not be frivolous or vexatious.

If you have any queries relating to any of the applications outlined below, please contact the Licensing Section,

Telephone number: 023 9283 4607 or email: Licensing@portsmouthcc.gov.uk.

Item No	Ward	Licence No:	Premises Name and Address	Brief description of application:	Closing date for representations:
15	St Thomas	21/02155/ LAPREM	One Eyed Dog 177-185 Elm Grove Southsea Hants PO5 1LU	Application to vary Premises Licence To increase all licensable activities by 30 minutes, Sunday to Thursday until 01:30	21 July 2021
16	Cosham	21/02210/ LAPREM	Cosham Food and Wine 3 Portsmouth Road Portsmouth PO6 2SG	Application to vary Premises Licence Sale of alcohol, Monday to Saturday from 05:30 until 01:00, Sunday from 07:00 until midnight	29 July 2021
17	Paulsgrove	21/02203/ LAPREM	Great Cellar 26 The Boardwalk Portsmouth PO6 4TP	Application for Premises Licence Sale of alcohol, Sunday to Thursday from 09:00 until 23:00, Friday and Saturday from 09:00 until midnight. Recorded music, Friday and Saturday from 09:00 until midnight. Late night refreshment, Friday and Saturday from 23:00 until midnight	29 July 2021
18	Nelson	21/02202/ LAPREM	Deli Santa Lucia 49-51 London Road Portsmouth PO2 0BH	Application for Premises Licence Sale of alcohol, Monday to Saturday from 07:00 until 19:00	29 July 2021