

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 35

DATE: FRIDAY 10 SEPTEMBER 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 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		Cabinet Member for Planning Policy & City Development Decision Meeting - 7 September 2021 The cabinet Member has made the following decisions:-	James Harris Senior Local Democracy Officer Tel: 9260 6065

	WARD	DECISION	OFFICER CONTACT
		<p>Coastal Partnership - Chichester District Council request to join Coastal Partners</p> <p>DECISION:</p> <p>The Cabinet member for Planning Policy & City Development</p> <ol style="list-style-type: none"> 1. approved the extension of the Coastal Partnership to include Chichester District Council as a member. 2. noted that the Head of the Coastal Partnership continues to discuss and explore with other local authorities in Hampshire and the Isle of Wight whether there is mutual benefit of extending the Coastal Partnership further should the opportunity arise; and 3. delegated authority to the Director of Regeneration, following consultation with the Executive Member for Planning Policy and City Development, to enter into a Section 113 Local Government Act Shared Service Agreement between Fareham Borough Council, Havant Borough Council, Portsmouth City Council, Gosport Borough Council and Chichester District Council <p>NB Call-in date - 14 September</p>	<p>Tristan Samuels Director of Regeneration</p>

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 5 pm on Friday 17 September 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

FRIDAY 10 SEPTEMBER 2021

	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
2	Fratton (Central Southsea)	<p>Community Infrastructure Levy (CIL) - Neighbourhood spend to fund a contribution towards the cost of a piece of custom-designed large scale public artwork that will be applied to a newly resurfaced basketball court within Orchard Park</p> <p>The sum of £6,000 from the Fratton ward neighbourhood CIL total is proposed to be allocated to fund a contribution towards the cost of a piece of custom-designed large scale public artwork that will be applied to a newly resurfaced basketball court located within the Orchard Park Regeneration Project.</p> <p>The proposed spend item is part of a larger community project that also encompasses fundraising towards the overall project through a Crowdfunder page: Orchard Park Regeneration Project.</p> <p>Whilst the project is located within the Central Southsea ward, there is flexibility to allow for considerations beyond the strict boundaries. With Fratton ward member support, it is proposed to fully fund the CIL spend request from the Fratton ward neighbourhood CIL total (as allowed by Cabinet approved process).</p> <p>The project will be delivered by FORM+FUNCTION CIC with support from PCC and also a local events company. FORM+FUNCTION CIC will appoint the appropriate third party professionals to design (in consultation with the community) and apply the large scale public art work to the newly resurfaced basketball court.</p>	<p>Ian Maguire Assistant Director, Planning and Economic Growth Ian.Maguire@portsmouthcc.gov.uk</p> <p>Adam Breacher Planning Obligations Spend Officer Adam.Breacher@portsmouthcc.gov.uk</p>

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

The Assistant Director Planning & Economic Growth will exercise their 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 17 September 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	20/01480/HOU Baffins	2 The Haven Southsea PO4 8YQ Construction of new garage (following demolition of existing garage)	Two objections have been received raising the following concerns: a) the proposed 2m high boundary wall would obstruct visibility/create a blind spot; b) the proposed 2m high boundary wall would have a negative impact on the aesthetic of the area. The proposed 2m high boundary wall has been removed from the application. The existing garden wall which is set well back into the site is to remain. The application is considered acceptable in all other regards.	Alison Pinkney Tel: 077 8728 5474 Conditional Permission
4	21/00216/FUL Copnor	285 Laburnum Grove Portsmouth PO2 0EY Change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwellinghouse) and Class C4 (house in multiple occupation)	30 objections, summarised as: (a) Increased pressure on resources (water/ electricity/ doctors/ dentists), (b) lack of parking, (c) works already started, (d) increased risk of crime/ disorder/ public nuisance; noise/ rubbish, (e) other HMOs within the area, (f) works undertaken have damaged party wall/ window been blocked from opening to its full extent as a result of renovation works, (g) lack of family housing A comment received would like Councillors to declare any 'conflict of interest' as works have already been undertaken. The application proposes the change of use for a dwellinghouse (C3) to a House in Multiple Occupation (HMO) (C4) or dwellinghouse (C3). Since a dwellinghouse has no limit to the numbers of persons living in it under Town and Country Planning legislation, it cannot be inferred that an HMO would necessarily have an increased pressure on local resources, compared to a C3 dwellinghouse. It is noted that Laburnum Grove benefits from on-street parking. The site cannot offer off-street parking and therefore a refusal on these grounds, given that the current arrangement is to utilise on-street parking, would not be sustainable. Any works which have been undertaken in advance of a possible	Summer Sharpe Tel: 077 8768 5762 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	21/00958/MMA Drayton & Farlington	305 Havant Road Portsmouth PO6 1DD Application for minor material amendment to planning application 19/01384/HOU in relation to amended coping heights and windows to South and West elevations (of outbuilding)	<p>planning consent would be at the applicant's risk. Regarding rubbish, noise concerns, crime and the amount of HMOs in the area, the proposal is not considered to have an adverse impact in terms of the amenities, given that it would not result in more than 10% of properties being HMOs within a 50m radius (the test set out in the Supplementary Planning Document (SPD), or three or more Class C4 HMO's being adjacent to each other (another SPD test). Nor would it result in any residential property (Class C3 use) being 'sandwiched' between two HMOs (another SPD test). Works to neighbouring party walls is a separate matter to planning and should be resolved via the Party Wall Agreement Act 1996. In terms of the lack of family housing, the application is seeking permission for a flexible use of dwellinghouse C3 and HMO C4, therefore the application site could provide either.</p> <p>The comment about councillors and conflict of interest is not understood. I am not aware of any Councillor involvement with the application.</p> <p>6 no. objections, summarised as: (a) excavation works resulting in 'slippage' of earth, permanent barrier is required to prevent subsidence, (b) height of outbuilding, (c) concerns the roof of the outbuilding would be used as a terrace, (d) potential loss of boundary hedge to the rear of 74 Evelegh Road, and (e) oppressive and overbearing.</p> <p>This application is a minor material amendment to planning application 19/01384/HOU. This permitted an outbuilding measuring 2.7m above ground level at the highest point featuring a flat roof. This was an 'L' shape, set in from all boundaries, finished in light grey coloured cladding. This application seeks to regularise works which have resulted in the increased height of the outbuilding. The maximum height (from the highest point of land) is 2.8m (3m including the parapet, when measured from the same point of land), and 3.4m from where the ground is set lower. It should be noted that outbuildings can be constructed under permitted development (PD) (not requiring planning permission), this sets out size limitations in terms of height. The proposed outbuilding exceeds the limitations by 0.3m, and would increase the height of the previous permission by approx. 0.1m (at the highest point of ground to the flat roof). Whilst it is acknowledged that the proposed outbuilding would have an impact upon the neighbouring amenities, owed to the height not being dissimilar to PD, it is not considered that this would result in an oppressive overbearing feature which would have a detrimentally harmful impact, thus would not warrant refusal. Concern with regard to using the roof as a terrace has been noted, however this</p>	<p>Summer Sharpe</p> <p>Tel: 077 8768 5762</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
6	21/00939/FUL Copnor	<p>259 Queens Road Fratton Portsmouth</p> <p>Change of use from dwellinghouse (Class C3) to mixed use purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwellinghouse)</p>	<p>would require separate consideration under a planning permission (if this was forthcoming). Further, it is noted the objection comments with regard to the excavation works, potential subsidence and potential loss of hedge to the rear of 74 Eveleigh Road. This application solely relates to the proposed outbuilding, and therefore other matters relating to fencing would not form part of the consideration of this application. Further, it is noted that the hedge is not protected and therefore could be removed at any point, and as such consent could not be withheld for this reason.</p> <p>Representation received from three local residents. Their objections can be summarised as follows: a) Too many Houses in Multiple Occupation (HMOs) and converted dwellings within the surrounding area; b) Impact on family character of the area; c) Increased noise and disturbance; d) Parking; e) Building works already commenced and associated disruption/health and safety concerns; and f) Inadequate notification of the application.</p> <p>Having regard to the aims and objectives of Policy PCS20 [2012] and the HMO SPD [2019] that seek to support mixed and balanced communities, the use of the property as a HMO would not result in an imbalance of such uses within the surrounding area (50m radius), falling below the 10% threshold (2.8% if permission was granted). On the basis there is not a significant concentration of HMOs within the surrounding area, it is considered that an objection on increased noise and disturbance, parking or impact on the character of the area could not be sustained.</p> <p>It is noted that building works are already taking place at the property. However, it is considered that these works are being undertaken as permitted development and do not form part of the current planning application which relates to the building's use only. The application has been advertised to local residents following local procedures that conforms with Statute through a combination of individual letters to neighbours and a site notice.</p>	<p>Gary Christie</p> <p>Tel: 077 8728 5233</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
7	21/00944/HOU Baffins	8 Moneyfield Avenue Portsmouth PO3 6LB Construction of single storey outbuilding within north-eastern corner of the site.	1 no. objection has been received, stating: The proposed building would have a negative impact upon outlook and view from the front of the property as the height would exceed the existing boundary treatment. The proposed outbuilding would measure 2.6m tall to the top of the flat roof (approx. 2.9m including the roof lantern). It should be noted that outbuildings can be considered under Permitted Development (PD) (thus not requiring planning permission). The limitations stipulate that outbuildings within 2m of a boundary cannot exceed 2.5m in height if they are to be PD . The proposed outbuilding would exceed this height limitation by 0.1m. The proposal would also project approx. 0.8m above the existing fencing. The proposal would be situated approx. 12.2m from the front boundary of the neighbour opposite to the north who raised the objection. The proposed outbuilding is not considered to have an adverse impact upon the neighbouring amenities owed to its distance separation from other residents and flat roof. Although at a prominent location, given the 'fallback' PD position and flat roof, on balance it is not considered planning consent should be withheld.	Summer Sharpe Tel: 077 8768 5762 Conditional Permission
8	21/00996/HOU Eastney & Craneswater	46 St Ronans Road Southsea PO4 0PT Construction of single storey rear extension (following removal of existing outbuilding) (amended description)	Two objections received, on the following grounds: a) loss of light to neighbouring property in Parkstone Avenue; b) single storey extension too close to site boundary, causing sense of enclosure to neighbours; c) out of keeping with neighbouring properties; d) overlooking and loss of privacy from rear dormer. A further representation raises no objection but expresses concern about potential stability issues on the party wall following removal of the chimney. It has been established that a dormer window and other smaller building elements originally advertised as part of the development can be constructed as permitted development and is are therefore not for consideration as part of the application. Any issues relating to stability on the party wall would be a legal matter between the land owners. The single-storey extension would measure a maximum of 2m in depth and there would be a separation distance of between 1.6m and 2.4m to the rear boundary with No.4 Parkstone Avenue, which is bound by a 2.1m fence and trellis. Whilst the extension would be closer to the rear boundary than the existing dwelling, given its single-storey height and boundary treatment, it is not considered that it would adversely affect the amenities of the neighbouring residents through loss of outlook or increased sense of enclosure or loss of light.	Rebecca Altman Tel: 077 8728 5453 Conditional Permission

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
			The extension is considered acceptable in all other respects, including design.	

Part 3 - Information and News Items

FRIDAY 10 SEPTEMBER 2021

	WARD		OFFICER CONTACT
9		<p>Planning Committee - Wednesday 8 September at 10.30 am, Council Chamber</p> <p>The committee considered the following applications:</p> <p>The News Centre, London Road, Hilsea, Portsmouth, PO2 9DG - 21/00383/ADV Display of high level fascia internally illuminated sign</p> <p>Resolved to grant conditional planning permission as set out in the officer's committee report and the Supplementary Matters report.</p> <p>Building 1-209, Shipbuilding Road, Portsmouth - 21/00347/FUL Construction of logistical store building, to include solar panel array to roof</p> <p>Resolved to grant conditional planning permission as set out in the officer's committee report and the Supplementary Matters report and subject to an informative requiring the developer to ensure implementation of appropriate building ventilation in line with Building Regulations.</p> <p>Land around tennis courts, Court X (formerly Canoe Lake Leisure), Canoe Lake, Eastern Parade, Southsea, PO4 0ST - 21/00348/FUL Formation of art trail around perimeter of tennis courts to the east of the tennis pavilion, including seating areas, enclosures, retaining walls, and associated Ground works and landscaping</p> <p>Resolved to that delegated authority be granted to the Assistant Director of Planning & Economic Growth to grant conditional planning permission as set out in the officer's committee report and the Supplementary Matters report.</p> <p style="text-align: right;">/Cont'd ...</p>	<p>Anna Martyn Local Democracy Officer Tel: 9283 4870</p>

	WARD		OFFICER CONTACT
10		<p>25 Driftwood Gardens, Southsea, PO4 9ND - 21/00207/HOU Construction of part single, part two-storey side extension to include balcony, roof alterations to include front dormer window (amended description) (amended plans)</p> <p>Resolved to grant conditional planning permission as set out in the officer's committee report, the Supplementary Matters report subject to amendment to recommended condition (4) to secure Pilkington Glass Level 5 or equivalent fixed obscure glazing to a height of 1.7m above finished floor level.</p> <p>162b Copnor Road, Portsmouth, PO3 5BZ - 21/00854/HOU Relocation of front door to property from east elevation to south elevation and replace with window</p> <p>Resolved to grant conditional planning permission as set out in the officer's committee report.</p> <p>38 St Chad's Avenue, Portsmouth, PO2 0SB - 20/00356/FUL Change of use from dwellinghouse (Class C3) to purposes falling within Class C3 (dwellinghouse) or Class C4 (house in multiple occupation).</p> <p>Resolved to refuse planning permission contrary to officer recommendation for the following reason: the proposal would give rise to unacceptable living conditions for the rearward ground floor bedroom by reason of proximity to the proposed communal living/dining area and kitchen and associated appliances, including washing machine and tumble dryer.</p> <p>Scrutiny Management Panel - Wednesday 15 September at 10am in the Council Chamber</p> <p>The panel will consider the Call in of the decision taken by Cabinet on 22 June 2021 in respect of item 10 on that agenda: Appointments to Outside Organisations</p>	<p>James Harris Senior Local Democracy Officer Tel: 9260 6065</p>

	WARD		OFFICER CONTACT
11		<p>Cabinet Member for Planning Policy & City Development - Thursday 16 September at 9.30am in the Council Chamber</p> <p>The Cabinet Member will be considering the following report:</p> <ul style="list-style-type: none"> Proposed Changes to the Scheme of Delegation in respect of Planning Committee 	<p>James Harris Senior Local Democracy Officer Tel: 9260 6065</p>
12		<p>Health Overview & Scrutiny Panel - Thursday 16 September at 1.30 pm, held remotely</p> <p>The HOSP will consider updates from:</p> <ul style="list-style-type: none"> Portsmouth Hospitals University Trust Hampshire CCG Integrated Care System Southern Health NHS Foundation Trust Public Health 	<p>Anna Martyn Local Democracy Officer Tel: 9283 4870</p>
13		<p>Cabinet Member for Housing and Preventing Homelessness meeting - Monday 20 September at 4.30 pm in the Council Chamber</p> <p>The Cabinet Member will be considering the following reports:</p> <ul style="list-style-type: none"> Management of energy provision in local authority housing whilst void Update on assistance for people to secure a private rented home, to reduce homelessness and housing need in Portsmouth Update on the actions from the Private Rental Sector Strategy 2021-2026 	<p>Anna Martyn Local Democracy Officer Tel: 9283 4870</p>

	WARD		OFFICER CONTACT
14	Milton	<p>118 Prince Albert Road Southsea PO4 9HT Appeal Reference: 20/00276/FUL Appeal Decision: Dismissed Appeal Decision Date: 1st September 2021</p> <p>An appeal was lodged against the refusal of planning permission for Change of use from house in multiple occupancy (Class C4) from 6 to seven person/seven bedroom house in multiple occupancy (Sui Generis)</p> <p>The appeal was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Christopher Ogundeji-Peters Planning Services Tel: 074 2376 3408</p>
15	Charles Dickens	<p>27 Guildhall Walk Portsmouth PO1 2RY Appeal Reference: 20/00017/PACOU Appeal Decision: Dismissed Appeal Decision Date: 2nd September 2021</p> <p>An appeal was lodged against the refusal of planning permission for Application for prior approval relating to the change of use of first and second floor from offices (B1) to 10no. 1-bedroom self-contained flats (Class C3)</p> <p>The appeal was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p> <p>The appeal was accompanied by an application for cost against the decision.</p>	<p>Summer Sharpe Planning Services Tel: 077 8768 5762</p>