

# City of Portsmouth MEMBERS' INFORMATION SERVICE

**NO 24**

**DATE: FRIDAY 13 JUNE 2014**

The Members' Information Service produced in the Customer, Community & Democratic Services Unit 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 ONE ITEMS THIS WEEK

## Part 2 - Proposals from Managers for Implementation

APART FROM THE PLANNING APPLICATIONS THERE ARE NO PART TWO 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 **City Development Manager** by telephoning **Julie Watson** (☎023 9283 4826 or 023 9283 4339 answerphone) and must be received by not later than **5 pm on Friday 20 June 2014**. 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	14/00174/FUL  Eastney & Craneswater	<b>42, 42A, 42B &amp; 42C Cromwell Road Southsea Hampshire</b>  Construction of three flats fronting Cromwell Road with additional two-storey extension to form new stairwell within existing property with associated cycle storage, refuse store and car parking accessed from Eastney Street after part demolition of existing storage and retail area (Amended Scheme 13/01119/FUL) (Amended Description)	One further representation has been received from a resident of Highland Road objecting on the grounds of inadequate parking, disruption through the building process and loss of retail floor space.  This proposal entails the extension of the existing two-storey building to incorporate accommodation in the roof space, following removal of a single-storey element that is currently used for retail purposes, to provide three 2-bedroom flats with an amenity area to the rear. On-site parking would be provided for two vehicles accessed from Eastney Street along with dedicated cycle and refuse storage facilities.  The level of on-site parking would be appropriate given the physical constraints of the site, and limited on-street parking facilities are available in the immediate area. Whilst construction works would have the potential to give rise to some disruption these would not be considered so significant to justify withholding permission. As the site falls outside of any local shopping centre the loss of retail floor space would not be an issue in this case.	Ian Parkinson  Tel: 023 9283 4301  <b>Conditional Permission</b>
2	14/00454/HOU  Baffins	<b>39 Tamworth Road Portsmouth PO3 6DL</b>  Construction of two storey rear extension	One letter raising objection to this application has been received. This is based on the grounds that: 'The proposed extension would impact on the privacy of the occupiers of no.72 Stride Avenue.  An appropriate separation distance would remain between the proposed extension and the properties to the rear along Stride Avenue to ensure that no adverse impact on residential amenity would occur in terms of overlooking, loss of light or overbearing relationship. The adjoining property at no.37 Tamworth Road has an existing two storey	Ms Laura Grimason  Tel: 023 9284 1470  <b>Conditional Permission</b>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	14/00457/HOU St Thomas	<p><b>1 Oyster Mews French Street Portsmouth</b></p> <p>Construction of part single-/part 2 storey rear extension with balconies at first and second floor level, oriel windows to side elevation and alterations to ground floor front elevation to include removal of garage doors</p>	<p>rear extension and as such, this proposal is not considered to give rise to any adverse impacts on this property in terms of residential amenity. An appropriate separation distance would also remain between this property and no.41 Tamworth Road.</p> <p>The proposed extension would be constructed using materials to match those of the recipient building. Having regard to the presence of a similar extension at the adjoining property, this extension would be considered to be of an appropriate scale and style in relation to both the recipient property and the wider terrace. As such, this proposal would be acceptable in design terms in accordance with policy PCS23 of the Portsmouth Plan.</p> <p>Two letters raising objection to this application have been received. These are based on the grounds that: a) The proposed bay windows would result in additional overlooking of the property at no.4 Oyster Street; and b) The proposed balconies to the front elevation would overlook the properties on the opposite side of White Hart Road.</p> <p>The first element of this proposal concerns the proposed extension to the front elevation. This would contain two sets of doors at both first floor and second level, providing access to a small terraced area at each level. Having regard to the separation distance that would remain between the proposed alterations and the properties on the opposite side of White Hart Road, this proposal is not considered likely to give rise to any significant harm on the residential amenities of these properties.</p> <p>The second element of this proposal concerns the proposed oriel windows to the side elevation. Once again, having regard to the separation distance that would be retained between these and the properties on the opposite side of French Street, this element of the scheme is not considered to give rise to any adverse impact on the amenities of any adjoining occupiers.</p> <p>In design terms, both elements of the proposal are considered to be of an appropriate style and scale in relation to both the recipient property and the wider street scene. The proposed extension and oriel windows would introduce additional features of interest into the wider street scene. They would be constructed using materials to match those of the existing property and would preserve the character and appearance of the Old Portsmouth Conservation Area.</p>	<p>Laura Grimason Tel: 023 9284 1470 <b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	14/00509/FUL  St Jude	<b>Fintragh School 14 Victoria Road South Southsea</b>  Alterations and extension to roof to form additional flat	<p>Two representations have been received from the adjoining and nearby residents. One representation supports the proposal on the basis that it is well-considered and very respectful of this period building and its surroundings. The design is very considerate of its context and significance of the historic fabric of the building itself. The proposal will enhance the street scene as the adjacent heights seem to have been carefully considered in the design. The use of appropriate materials including the slate roof and replica cast iron down pipes will help to improve the overall appearance of this building greatly. The second representation objects to the proposal on the grounds that the existing building would be incapable of accommodating the additional loading resulting from the proposed extension to the roof and cause damage to the fabric of the existing building which has lime-based mortar.</p> <p>Although located within a conservation area the building is not included in either the statutory or local lists of buildings of historical or architectural importance. The main consideration is whether the proposed alterations would preserve the character and appearance of the conservation area. Structural matters, which will form part of the Party Wall Act Notice, would not amount to a material planning consideration. The proposed roof alterations would entail raising existing ridge lines and walls, and provide a concealed balcony. The existing concrete roofing materials would be replaced with slate.</p> <p>It is considered that the proposed roof alterations would relate appropriately to the existing building and would preserve the character and appearance of the conservation area.</p>	Ian Parkinson  Tel: 023 9283 4301  <b>Conditional Permission</b>

## Part 3 - Information and News Items

FRIDAY 13 JUNE 2014

	WARD		OFFICER CONTACT
5		<p><b>The Planning Committee meeting - 11 June 2014</b></p> <p>The Committee considered the following main agenda items:</p> <p>Planning appeal decisions relating to Kingsway House, 130-136 Elm Grove, Southsea, land at the rear of Portland Hotel, Tonbridge Street, Southsea and 151 Fawcett Road and 3 Heyward Road, Southsea were noted.</p> <p>The following decisions were taken on planning applications:</p> <ul style="list-style-type: none"><li>• 14/00411/FUL 34 Taswell Road, Southsea was deferred.</li><li>• 14/00449/FUL Owens 81-83, Palmerston Road, Southsea was granted permission subject to the conditions set out in the City Development Manager's report.</li><li>• 14/00480/FUL 22, Inglis Road, Southsea was refused.</li><li>• 13/00993/OUT Trafalgar Wharf, Hamilton Road, Portsmouth - The committee made the following decisions, subject to the conditions set out in the City Development Manager's report:<ol style="list-style-type: none"><li>1. Delegated authority was granted to the City Development Manager to grant conditional outline permission subject to:<ol style="list-style-type: none"><li>a) The prior completion of a section 106 agreement with principal terms as outlined in the report and such additional items as the City Development Manager considers reasonable and necessary having regard to material considerations at the time the permission is issued.</li><li>b) The prior completion of an agreement under the Local Government Acts (with triggers for the release of funds as necessary) to secure a funding contribution of £3.1m; and confirmation of Grant in Aid funding from the Environment Agency to ensure delivery of improvements to off-site sea defences by 2019.</li></ol></li></ol></li></ul>	<p><b>Jane Di Dino</b> <b>Local Democracy</b> <b>Officer</b> <b>Tel: 9283 4060</b></p> <p>/cont'd ...</p>

	WARD		OFFICER CONTACT
6		<p>2. Delegated authority was granted to the City Development Manager to add to or amend the conditions referred to by this report where reasonable and necessary having regard to material considerations at the time the permission is issued.</p> <p>3. Delegated authority was granted to the City Development Manager to secure a highway closure order under s247 of the Town and Country Planning Act 1990 in relation to the highway land at the turning head south of No. 11 Hamilton Road.</p> <p>4. Delegated authority was granted to the City Development Manager to secure a s278 agreement under the Highways Act 1980 in relation to the reconfiguration of the Hamilton Road/ Southampton Road junction, the removal of the existing pelican crossing to the west and extension of the cycle lane to the new junction; and the provision of a new pelican crossing to the west of the Sedgfield Close.</p> <p>5. Their decision was confirmed that they had taken into account the environmental information as required by Regulation 3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2012.</p> <ul style="list-style-type: none"> <li>• 14/00467/FUL The Hard Interchange, Portsmouth was granted permission subject to the conditions set out in the City Development Manager's report.</li> <li>• 14/00233/FUL 79 Manners Road was granted permission subject to the conditions set out in the City Development Manager's report.</li> <li>• 13/01369/FUL Land Adj Kendalls Wharf, Eastern Road, Portsmouth was granted subject to conditions set out in the City Development Manager's report.</li> </ul> <p><b>Planning Committee - Wednesday 18 June at 2pm in the Council Chamber</b></p> <p>The committee will meet to consider the following item:</p> <p><b>Planning Application: 14/00489/FUL The Camber East Street Portsmouth</b> - Mixed use development to include the erection of a building to incorporate Class B1(c) light industrial and Class B1(b) research and development uses, team headquarters comprising Class B1(a) offices and meeting rooms, training and medical facilities, public access and viewing facilities and associated external hardstanding and car parking following the demolition of existing buildings.</p>	<p><b>Joanne Wildsmith Local Democracy Officer Tel: 9283 4057</b></p>

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

**FRIDAY 13 JUNE 2014**

	<b>WARD</b>		<b>OFFICER CONTACT</b>
7		<p><b>The Licensing Sub-Committee Meeting - Wednesday 18 June at 2pm in the Executive Meeting Room, the Guildhall</b></p> <p>The committee will consider the following items:</p> <ul style="list-style-type: none"> <li>• Licensing Act 2003 – Application for the grant of a premises licence Unity Hall Coburg Street Portsmouth PO1 1JA</li> <li>• Licensing Act 2003 – Application for the grant of a premises licence, Mutiny in the Park Victoria Park Portsmouth PO1 2BG</li> </ul>	<p><b>Lucy Wingham Local Democracy Officer Tel: 9283 4662</b></p>
8		<p><b>Employment Committee – Tuesday 17 June 2014 at 3.30pm in Executive Meeting Room, Floor 3, The Guildhall, Portsmouth</b></p> <p>The committee will be considering the following items:</p> <ul style="list-style-type: none"> <li>• <b>Job Evaluation</b></li> <li>• <b>Sickness Absence Quarterly Report</b></li> <li>• <b>Discretionary Pension Policy Statement Review</b></li> <li>• <b>Portsmouth City Council and Staff Joint Committee</b> - Constitution - Proposed change to allow Unison to give up one representative to Unite.</li> <li>• <b>Hampshire Pension Fund Panel Appointment</b> - to make an appointment to Hampshire Pension Fund Panel to serve for the period up to 30 September 2015. (This vacancy was circulated to group leaders and secretaries when the agenda for the meeting was published seeking nominations by end of Monday 16 June.)</li> </ul>	<p><b>Vicki Plytas Senior Local Democracy Officer Tel: 9283 4058</b></p>

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

**FRIDAY 13 JUNE 2014**

	<b>WARD</b>		<b>OFFICER CONTACT</b>
<b>9</b>	<b>Eastney &amp; Craneswater</b>	<p><b>16 Spithead Heights, Southsea, PO4 9UG</b>  <b>Ref No: 13/01226/HOU</b>  <b>Date Lodged: 3 June 2014</b>  <b>Appeal Start Date: 9<sup>th</sup> June 2014</b></p> <p>An appeal has been lodged against the refusal of planning permission for the construction of balcony at first floor level and installation of new doors and windows to rear elevation.</p> <p>This appeal is being dealt with by the written representation procedure, as this appeal is proceeding under the Fast Track Appeals Service, there is no opportunity for <u>you to submit</u> further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant.</p>	<p><b>Gary Christie</b>  <b>Planning Services</b>  <b>Tel: 9268 8592</b></p>
<b>10</b>	<b>Drayton &amp; Farlington</b>	<p><b>43 Kinross Crescent, Portsmouth, PO6 2NP</b>  <b>Ref No: 14/00086/PLAREG</b>  <b>Date Lodged: 2 June 2014</b>  <b>Appeal Start Date: 9<sup>th</sup> June 2014</b></p> <p>An appeal has been lodged against the refusal of planning permission for the retrospective application for construction of detached outbuilding with dormer window to rear of property.</p> <p>This appeal is being dealt with by the written representation procedure, as this appeal is proceeding under the Fast Track Appeals Service, there is no opportunity for <u>you to submit</u> further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant.</p>	<p><b>Peter George</b>  <b>Planning Services</b>  <b>Tel: 9283 4326</b></p>