

PLANNING COMMITTEE 12.10.2022

SUPPLEMENTARY MATTERS TO BE CONSIDERED AS PART OF THE REPORT BY THE ASSISTANT DIRECTOR - PLANNING AND ECONOMIC GROWTH ON PLANNING APPLICATIONS

<u>ITEM NO</u>	<u>REF NO</u>	<u>LOCATION</u>	<u>COMMENTS</u>	<u>RECOMMENDATION</u>
1	20/01493/FUL	EX ST MICHAELS LODGE BOUNDED BY SILVER STREET, STONE STREET & GOLD STREET SOUTHSEA	<p><u>PCC ownership</u> For completeness, the site is in the ownership of the Council, and the correct ownership certificate was served by the Applicant.</p> <p><u>Trees</u> The published Committee Report needs clarification and augmentation with respect to the site's existing trees. The plans in fact show six of the trees within the Tree Preservation Order proposed for removal, as follows: T4, Whitebeam, Silver Street, Category C. Extensive fungal fruiting bodies. T5, Ash, Silver Street, Cat. C. Dead. T7, Ash, Stone Street, Cat. U. Extensive die-back, poor form. T8, Mountain Ash (rowan), Stone Street, not in situ. T9, Bay, Stone Street, not in situ. T13, Ash, Gold Street, Cat. C, one stem dead, other low-vigour.</p> <p>Given the trees have either already disappeared, or are diseased, dying or dead, there is no objection to their removal, and replacement with appropriate new specimens for the longer-term benefit of the site.</p>	As per the published Report, along with the four extra conditions, and amended plan ref. no. in Condition 2 (to provide extra landscape), as set out in this Supplementary Matters Report (SMAT).

			<p><u>Front gardens and trees</u> The report refers to the prevailing character of the surrounding area which is mostly flatted blocks set behind good-quality frontage boundaries and mature, landscaped front gardens. That approach should be replicated at the application site, by removing the ability of new residents to remove or change the front boundary and/or install an access to the pavement/road, or remove substantive landscape, or install hard paving or other treatments that could damage tree or shrub roots. Two extra conditions (A and B) to achieve these ends are included within Appendix 1.</p> <p><u>Sustainable Construction condition</u> The standard Sustainable Construction condition was omitted, it is now proposed for inclusion and is set out in full in Appendix 1, Condition C.</p> <p><u>Architectural Detailing condition</u> A standard condition to achieve architectural quality, set out in full in Appendix 1, Condition D.</p> <p><u>Replace a parking bay with landscape</u> This is an Officer proposal to improve the quality of the scheme, at the Silver Street frontage western edge. The parking standard would still be met (32 spaces now proposed, standard is 30).</p>	
2	22/00255/FUL	LAND AT FLATHOUSE QUAY CIRCULAR ROAD PORTSMOUTH	Hampshire Minerals and Waste have replied, confirming that the various policies of the Hampshire Minerals and Waste Plan (2013) support the application.	No change.
3	22/00964/FUL	MCDONALDS RESTAURANT PORTSMOUTH ROAD PORTSMOUTH	The Applicant has confirmed that, due to the reduction of footprint now proposed compared to the original application plans, there are in fact no roof extensions now proposed.	As per the published Report, except that the words 'extension to roofline' shall be omitted from the Development Description.

4	21/01540/HOU	17 CRANESWATER PARK SOUTHSEA PO4 0NX	There is a tree (believed to be a sycamore) in the neighbouring garden (no. 15), which lies close to the proposed rear extension. Protection of its roots would be needed during construction, two extra conditions are proposed, in Appendix 2.	As per the published Report, along with the two extra conditions set out in this SMAT.
5	22/00487/FUL	LAKESIDE BUSINESS PARK WESTERN ROAD PORTSMOUTH	For completeness, and in association with the solar power installation, the location of a battery store compound has now been submitted by the applicant, it will be shown in the Committee Meeting Presentation. To complete the suite of environmental planning conditions already set out in the published officer Report, an extra condition to address site drainage is now also proposed. It is set out in full in Appendix 3.	As per the published Report, along with the extra condition set out in this SMAT.
6	22/01075/FUL	262 CHICHESTER ROAD PORTSMOUTH PO2 0AU	No updates.	No change.
7	22/01109/FUL	260 LABURNUM GROVE PORTSMOUTH PO2 0EX	A new plan has been submitted, annotated to confirm the existing rear single storey extension to be re-modelled shall be double-skinned and constructed to Building Regulations approval.	As per the published Report, along with new plan referenced in Condition 2.

Appendix 1

Agenda Item 4 - Ex-ST Michael's Lodge, ref. 20/01493/FUL

Extra condition A, access, boundary, surfacing:

Notwithstanding the provisions of Class F of Part 1 and Class B of Part 2 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other Act revising or updating such rights), there shall be no further means of vehicular or pedestrian access formed, or front boundary removed, or hard surfacing laid, without the prior written consent of the Local Planning Authority.

Reason: In the interests of the visual amenities of the area pursuant to PCS13 and PCS23 of the Portsmouth Local Plan (2012).

Extra condition B, landscape protection:

Prior to completion or first occupation of the development hereby approved, whichever is the sooner; ; details of all hard and soft landscaping and boundary treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped and boundary treatments implemented strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner and shall be retained in accordance with the approved detailed in perpetuity unless otherwise agreed in writing by the Local Planning Authority. Details shall include:

- 1) A scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- 2) Location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) Sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);
- 3) A schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 4) Specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 5) Types and dimensions of all boundary treatments. There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Unless required by a separate landscape management condition, all soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Policies PCS13 and PCS23 of the Portsmouth Local Plan (2012)

Extra condition C, Sustainable Construction:

Unless otherwise agreed in writing by the Local Planning Authority, the dwellings hereby permitted shall not be occupied until written documentary evidence has been submitted to, and approved in writing by the Local Planning Authority demonstrating that each of the dwellings has:

- a) achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 Edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
- b) Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

Reason: To ensure that the development as built will minimise its need for resources and be able to fully comply with Policy PCS15 of the Portsmouth Plan (2012).

Extra condition D, Architectural Detailing:

Notwithstanding the submitted details, no development works other than those of demolition, and construction of the buildings' foundations, shall take place until precise constructional drawings of key architectural features at a 1:20 and 1:5 scale (or such other appropriate scale as may be agreed) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the details approved.

Reason: To secure a high quality appearance for buildings on a locally prominent site, in accordance with Policy PCS23 of the Portsmouth Plan (2012).

Appendix 2

Agenda Item 7: 17 Craneswater Park

Extra condition, Arboricultural Survey:

Prior to the commencement of the development hereby approved (including demolition and all preparatory work), an arboricultural survey as defined in BS: 5837 (2012) 'Trees in relation to demolition, design and construction - Recommendations', shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to enhance its setting within the immediate locality in accordance with PCS13 and PCS 23 of the Portsmouth Plan (2012).

Extra condition, tree protection:

Pursuant to the previous condition, prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition (including removal of patio) within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) a full specification for the installation (and retention) of boundary treatment works.

- e) a full specification for the construction of any roads, parking areas and driveways (eg new patio), including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) a specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- k) Boundary treatments within the RPA
- l) Methodology and detailed assessment of root pruning
- m) Arboricultural supervision and inspection by a suitably qualified tree specialist
- n) Reporting of inspection and supervision
- o) Methods to improve the rooting environment for retained and proposed trees and landscaping

The development thereafter shall be implemented in strict accordance with the approved details. Along with BS: 5837 (2012), BS: 3998:2010 Tree work – Recommendations' shall also be referred to.

Reason: To satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with PCS13 and PCS23 of the Portsmouth Plan (2012).

Appendix 3

Agenda Item 8: Lakeside

Extra condition, Drainage:

Notwithstanding the submitted details, no development works shall take place until precise details of the proposed means of surface water run-off disposal has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- an assessment of the landscaped areas and how the proposed new parking bays connect to the existing drainage network;
- the likely requirement for the provision of a treatment train for capturing hydrocarbons of the drainage network, in order to meet Water Framework Directive targets for water quality (options available include reed beds planted in the existing ditches, oil interceptors, porous paving with granular material sub-base);
- a groundwater investigation in a few strategic locations close to the proposed additional parking areas to consider soakaway / infiltration SuDS

The development shall then be completed in accordance with the details approved and thereafter permanently retained.

Reason: In the interests of surface water drainage management and flood risk mitigation, in accordance with Policy PCS12 of the Portsmouth Local Plan (2012).