

PLANNING COMMITTEE 09.11.2022

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	22/00524/PLAREG	KENARTH COURT LANE PORTSMOUTH	<p>The Officer Report's link to the application website still shows the original Development Description referring to a Mixed Use site (nursery and residential). It is confirmed that the residential element is in fact Ancillary, as per the Report's Title.</p> <p>Since publication of the Officer Report, a further letter of support has been submitted, from a member of the public, via Councillor Wemyss. The letter highlights the number of nurseries in residential areas in the Drayton & Farlington area and so notes that this application is not out of the ordinary. It notes the value of such a facility for parents and children alike, and that noise and traffic concerns are insignificant compared to the school opposite the site.</p>	Unchanged.
2	21/00491/FUL	CITY LIFE CHURCH 85 TANGIER ROAD PORTSMOUTH	<p>Relatively minor amendment is sought by Officers to the extent and levels of the proposed outdoor café terrace and other hardsurfacing areas, which can be secured by amendment to Condition 3. The amended condition is set out in full in Appendix 1.</p>	An amendment to Condition 3, as set out in Appendix 1.
3	22/01032/FUL	ROYAL BEACH HOTEL (EAST WING) 1 ST HELENS PARADE	<p>Condition 11 concerns Disability Access, but in fact is not necessary as these matters are dealt</p>	Delete Condition 11.

		SOUTHSEA	with by the Building Regulations.	
4	22/00533/FUL	LAND ADJACENT TO MAYFLOWER DRIVE SOUTHSEA PO4 8XJ	No update.	No change.
5	22/01254/CS3	184A NORTHERN PARADE & 1 PHOENIX SQUARE PORTSMOUTH PO2 9LU	No update.	No change.
6	22/01035/FUL	296 LABURNUM GROVE PORTSMOUTH PO2 0EX	Following publication of the Officer Report, it has become clear that another next door neighbour has medical circumstances that are stated would be adversely and significantly affected by the proposed development. It is noted, however, that stress may be caused to any neighbour by any planning application and subsequent development, irrespective of medical condition/disability. Having regard to whether any adjustments could be considered to minimise effects on the neighbour, we attach an Informative to communicate to the Applicant the desirability of discussing the matter in detail with the relevant neighbours, to see what mitigation could reasonably be achieved.	Add an Informative, as set out in Appendix 2.
7	22/01110/HOU	296 LABURNUM GROVE PORTSMOUTH PO2 0EX	Following publication of the Officer Report, it has become clear that another next door neighbour has medical circumstances that are stated would be adversely and significantly affected by the proposed development. It is noted, however, that stress may be caused to any neighbour by any planning application and subsequent development, irrespective of medical condition/disability. Having regard to whether any adjustments could be considered to minimise	Add an Informative as set out in Appendix 3.

			effects on the neighbour, we attach an Informative to communicate to the Applicant the desirability of discussing the matter in detail with the relevant neighbours, to see what mitigation could reasonably be achieved.	
8	22/00877/FUL	36 HARTLEY ROAD PORTSMOUTH PO2 9HU	<p>The front elevation, existing and proposed, had not previously been submitted, that has now been rectified, Condition 1 shall be updated with the new Plan Number PG.7088.22.4 Rev C.</p> <p>The application is subject to a Non-Determination appeal. As such, therefore, the Resolution should be amended, as set out in Appendix 4.</p>	<p>An updated Condition 1, as set out in the adjacent column.</p> <p>A new Resolution, as set out in Appendix 4.</p>
9	22/00975/FUL	17 PADDINGTON ROAD PORTSMOUTH PO2 0DU	The application is subject to a Non-Determination appeal. As such, therefore, the Resolution should be amended, as set out in Appendix 5.	A new Resolution, as set out in Appendix 5.
10	22/01155/FUL	48 WALLINGTON ROAD PORTSMOUTH PO2 0HB	No update.	No change.

APPENDIX 1

Amended Condition 3, City Life Church, Tangier Road, 21/00491/FUL

Amendments are underlined.

3) Notwithstanding the submitted details, no development works other than those of the construction of the building's 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), and sample materials, have been submitted to and approved in writing by the Local Planning Authority. This shall include, but not limited to:

- Windows (for each type) fabrication details including: window frame profile/dimensions; method of opening; colour treatment; reveal depth and detailing; junctions at headers and cills; relationship with internal floors and ceilings;
- Glazing and surroundings to ground level including: frame profile/dimensions; doors and glazing types; infill panels; colour treatment
- Bricks (inclusive of 'perforated brick') to be used on the external surfaces of the building.
- boundary treatments and finishes
- hard landscaping and floorspace treatments around the site, including a reduced extent of the proposed outdoor café terrace, details of existing and proposed levels, and a detailed landscaping scheme for the external areas, which shall specify species, planting sizes, spacing and density/numbers of trees/shrubs to be planted, the phasing and timing of planting.

The development shall thereafter be carried out in full accordance with the details approved.

Reason: To secure a high quality appearance in the interests of visual amenity and residential amenity, in accordance with Policy PCS23 of the Portsmouth Plan (2012), and the aims and objectives of the National Planning Policy Framework (2021).

APPENDIX 2

Informative, 296 Laburnum Road, 22/01035/FUL

Neighbours to both sides of the application site have medical circumstances that are stated would be adversely and significantly affected by the proposed development. With respect to these concerns, and to the Public Sector Equality Duty, the Applicant/Landowner is respectfully requested to liaise positively and sensitively with the affected neighbours, having regard to whether any adjustments to the development/site could be considered to minimise effects on those neighbours.

APPENDIX 3

Informative, 296 Laburnum Road, 22/01110/HOU

Neighbours to both sides of the application site have medical circumstances that are stated would be adversely and significantly affected by the proposed development. With respect to these concerns, and to the Public Sector Equality Duty, the Applicant/Landowner is respectfully requested to liaise positively and sensitively with the affected neighbours, having regard to whether any adjustments to the development/site could be considered to minimise effects on those neighbours.

APPENDIX 4

New Resolution at 7.1, to replace the published Resolution, 36 Hartley Road, 22/00877/FUL

That in the event that the Local Planning Authority still had, or still may have, the opportunity to determine the planning application, it would have resolved to approve the application, subject to the following conditions:

APPENDIX 5

New Resolution, to replace the published Recommendation, 17 Paddington Road, 22/00975/FUL

That in the event that the Local Planning Authority still had, or still may have, the opportunity to determine the planning application, it would have resolved to approve the application, subject to the following conditions: