

## PLANNING COMMITTEE 21.12.2022

### 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	20/00204/FUL	<b>ST JAMES HOSPITAL LOCKSWAY ROAD SOUTHSEA</b>	<p><u>Amendments to report</u></p> <ul style="list-style-type: none"> <li>• <u>Page 2, Paragraph 1.6, third line</u> - replace '2022' with '2023'.</li> <li>• <u>Appendix 1</u> - as noted in Paragraph 1.3 on Page 2 of the report, this is the original January 2022 Committee report appended below:  <a href="#"><u>20/00204/FUL - St James Hospital, Locksway Road, Southsea, PO4 8LD</u></a></li> <li>• <u>Page 7, Paragraph 5.8</u> - replace '<i>The Milton Neighbourhood Forum</i>' with '<i>The Milton Neighbourhood Planning Forum</i>'.</li> </ul> <p><u>Further representations</u></p> <p>Since the publication of the report, further representations have been received from the following:</p> <ul style="list-style-type: none"> <li>• <u>The Milton Neighbourhood Planning Forum</u> - a further letter of objection was received by email on 19/12/22. This letter was copied to all Members of the Committee.</li> </ul>	No change

			<ul style="list-style-type: none"> <li>• <u>Stephen Morgan MP</u> - a letter of objection was received by email on 20/12/22 raising concerns in relation to loss of open space; impact on the setting of listed buildings; impact on wildlife; and loss of trees. A link to the letter is provided below:   <a href="https://publicaccess.portsmouth.gov.uk/online-applications/files/5A5515804253FA2000A368450077D1BB/pdf/20_00204_FUL-STEPHEN_MORGAN_MP-2467109.pdf">https://publicaccess.portsmouth.gov.uk/online-applications/files/5A5515804253FA2000A368450077D1BB/pdf/20_00204_FUL-STEPHEN_MORGAN_MP-2467109.pdf</a> </li> </ul>	
2	20/00407/OUT	<b>POST OFFICE SLINDON STREET PORTSMOUTH</b>	<p>Since the publication of the Committee Report, one additional letter of representation was received on 20<sup>th</sup> December in support of the application.</p> <p><b>Representation from Alan Pearce on behalf of Fusion Students. The Comments in full were as follows:</b></p> <p><i>Pearce Planning Ltd has been instructed by Fusion Students, to submit a written representation in support of the above planning application which we understand is being considered at the planning committee meeting this week.</i></p> <p><i>Fusion Students are the owner of neighbouring land at 12-28 Arundel Street which was recently granted planning permission by PCC for a PBSA scheme (21/01464/FUL). This will deliver new high quality student accommodation in the city centre to help meet unmet demand in a purpose-built facility with supporting amenity.</i></p> <p><i>The application has been made in outline for a building of up to 19 storeys for 176 dwellings and associated works on the eastern side of the site.</i></p>	No Change

			<p><i>The principle of the development is supported by Policy PCS4 of the Portsmouth Plan and the proposals will help with the urban regeneration of this part of the city centre together with the Fusion development and adjacent hotel. The development will deliver homes in a sustainable location and increase the potential economic spend in the area from the residents and help support the vitality and viability of the centre. The scale of the proposals is lower than other sites granted consent in the locality.</i></p> <p><i>Therefore, Fusion would like to offer their support for the Slindon Street residential development and hope that the planning committee follow the officer recommendation.</i></p>	
3	20/00152/FUL	<b>POST OFFICE SLINDON STREET PORTSMOUTH</b>	<p><b>REPRESENTATIONS</b></p> <p>Since the publication of the Committee Report, Two additional letters of representation were received, on 16<sup>th</sup> &amp; 20<sup>th</sup> December, both in support of the application.</p> <p><b>1. The comments in their entirety were as follows:</b></p> <p><i>I wish to support the application to convert the existing post office building, I have doubts about the second application relating to the eastern part of the site, but that is a separate issue and not relevant to this application. The main reason I support the application is that the developers are proposing to reuse a major part of the existing building, rather than demolishing. Environmentally we cannot afford to keep demolishing buildings as we have been doing, particularly large ones such as this. In addition, I support the proposal to re-clad the existing facade, which is a good one and</i></p>	No Change

		<p><i>will hopefully make the building visually more interesting. Particularly as the proposal is to use brick rather than cladding panels, which have been used on nearby new-builds and are in my opinion of a much lower quality than what is proposed here. I would recommend that the committee ask for the specific bricks that are proposed to be used and included in the documentation for the final planning application. This will allow bricks of a good texture and colour to be approved, as opposed to cheap un-textured bricks, which are unfortunately too widely used these days. To sum up, the embodied carbon that will be saved by conversion rather than demolition is considerable and the recladding in brick means that I support this application.</i></p> <p><b>2. Representation from Alan Pearce on behalf of Fusion Students. The Comments were as follows:</b></p> <p><i>Pearce Planning Ltd has been instructed by Fusion Students, to submit a written representation in support of the above planning application which we understand is being considered at the planning committee meeting this week.</i></p> <p><i>Fusion Students are the owner of neighbouring land at 12-28 Arundel Street which was recently granted planning permission by PCC for a PBSA scheme (21/01464/FUL). This will deliver new high quality student accommodation in the city centre to help meet unmet demand in a purpose-built facility with supporting amenity.</i></p> <p><i>The principle of the development is supported by Policy PCS4 of the Portsmouth Plan and the proposals will help with the regeneration of this</i></p>	
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			<p><i>part of the city centre together with the Fusion development. The hotel development will increase the potential economic spend in the area from the guests and help support the vitality and viability of the centre.</i></p> <p><i>Therefore, Fusion would like to offer their support for the Slindon Street hotel development and hope that the planning committee follow the officer recommendation.</i></p> <p><b>Further clarification to Paragraph 6.58: Ecology and Biodiversity considerations</b></p> <p>The applicant provided an addendum to the Preliminary Ecological Appraisal &amp; Bat Survey Report (October 2021).</p> <p>The report was provided as a result of the time that had passed since the first survey and report which took place in October 2018. The purpose of the addendum was to confirm the current ecological status of the site and to provide details of any changes that had occurred relating to ecology in the intervening period.</p> <p>A summary of additional information obtained through the 2021 desk study sources, relating to sites of nature conservation importance and species records, which was not available in 2018.</p> <p>The report concluded that the results of the walkover survey and repeat bat emergence survey confirmed that the site continued to be of negligible nature conservation value and the conclusions of the 2020 report remained valid.</p>	
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			<p>Natural England reviewed the updated report and provided further comments (16<sup>th</sup> February 2022) advising that they are satisfied on the ecological impacts of the proposal and any impacts will be mitigated and are acceptable. A Biodiversity Mitigation and Enhancement plan has been advised which has been included within the committee report (Condition 8).</p> <p><b>Conditions</b></p> <p>Highways Conditions omitted. The following are to be included:</p> <p>Condition 15</p> <p><i>The development hereby permitted shall not be first occupied until the highway arrangements have been implemented in accordance with the drawings: 5004906 2207, 5004906 2208 &amp; 5004906 C 0002.</i></p> <p><i>Reason: To minimise the potential for conflict with users of the surrounding highway network and to protect the amenity of nearby occupiers in accordance with Policies PCS17 and PCS23 of the Portsmouth Plan (2012).</i></p> <p>Condition 16:</p> <p><i>The development hereby permitted shall not be commenced until the Traffic Regulations Orders (TRO's) have been secured to give legal effect to the required highway arrangements detailed on drawings: 5004906 2207, 5004906 2208 &amp; 5004906 C 0002, including the reversal of the one way system on Slindon Street, as well as any amendments to the on-street parking bay</i></p>	
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			<p><i>positions.</i></p> <p><i>Reason: To minimise the potential for conflict with users of the surrounding highway network and to protect the amenity of nearby occupiers in accordance with Policies PCS17 and PCS23 of the Portsmouth Plan (2012).</i></p>	
4	22/00427/HOU	<b>43 MILITARY ROAD PORTSMOUTH PO3 5LS</b>	<p>Since publication of the Committee Report, a further letter of representation was received from the neighbour at 29 Firgrove Crescent raising objection to the development proposal. The letter raises concerns relating to the impact of the development on daylight and sunlight for nos. 29 and 30 Firgrove Crescent. The letter raises concerns relating to visual intrusion impact through views of the extension and loss of view of treeline.</p> <p>Having reviewed the representation. Officers consider that the proposal would not result in undue loss of day light and sunlight. Officers are satisfied that views from these properties will not be unduly harmed, therefore there are no grounds for refusal on this basis.</p> <p>Since the publication of the Committee Report, four additional letters of representation have been received, all objecting to the application.</p> <p>The representations have not raised any new issues other than relating concerns relating to noise pollution.</p> <p>The concerns raised are noted and have been addressed within the committee report.</p> <p>Officer response The building is in use as a single family dwelling</p>	No change

			house. The building would remain as such as a result of the proposed development works	
5	22/01490/VOC	<b>1-40 LOMBARD COURT LOMBARD STREET PORTSMOUTH</b>		
6	22/01451/FUL	<b>55 BEDHAMPTON ROAD PORTSMOUTH PO2 7JX</b>		