

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 36

DATE: FRIDAY 5 SEPTEMBER 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 and must be received by not later than 5pm 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

THERE ARE NO PART ONE ITEMS THIS WEEK

Part 2 - Proposals from Managers for Implementation

APART FROM THE TRAFFIC REGULATION ORDER AND PLANNING APPLICATIONS THERE ARE NO PART TWO ITEMS THIS WEEK.

MEMBERS' INFORMATION SERVICE

TRAFFIC REGULATION ORDER DECISION TO BE DETERMINED BY THE HEAD OF TRANSPORT & ENVIRONMENT

The Head of Transport & Environment will exercise his powers to proceed with the following Traffic Regulation Order in accordance with the proposed action unless a Councillor requests the proposal to be referred to Committee for decision.

Your request should be made to the **Head of Transport & Environment** by telephoning **Nikki Musson** (☎ 9283 4461) or **Anna Balogh** (☎ 9283 4922) and must be received by not later than 12 noon on **Friday 12 September 2014**. You can also make contact by letter or by email to engineers@portsmouthcc.gov.uk. If you wish to know more about a particular application, please contact the Case Officer indicated.

Item No	Ward	Traffic Regulation Order	Case Officer & Tel No	Head of Transport & Environment's Comments	Proposed Action
1	Baffins, Central Southsea, Charles Dickens, Copnor, Eastney & Craneswater, Hilsea, Milton, Nelson, Paulsgrove, St Jude	The Portsmouth City Council (Various Roads) (Waiting Restrictions and Amendments to Waiting Restrictions) (No.40) Order 2014	Nikki Musson 023 9283 4461	<p>Formal public consultation on the proposals took place between 28 July - 18 August 2014.</p> <p>One objection was received to the proposed extension of double yellow lines north and south of the Manor Mews junction.</p> <p>Nine responses (in favour and/or objection) were received to the proposed double yellow lines in Lidiard Gardens, along with a petition signed by 19 signatures in favour.</p> <p>REASONS FOR THE ORDER In response to concerns and/or requests from residents, businesses, ward councillors:</p> <p>(a) To amend/remove/reduce parking restrictions to accommodate changing local needs and to ensure the most effective and appropriate use of the public highway.</p> <p>(b) To introduce parking restrictions in various roads across the city to improve road safety, pedestrian safety, visibility and traffic management, especially access for the emergency services, public services, delivery vehicles and refuse collection vehicles.</p>	<p>That the Order is made in part, excluding Lidiard Gardens and Lower Drayton Lane. A report on the public responses to proposals in these 2 locations will be put before the T&T Cabinet Member in Sept/Oct.</p> <p>The remainder of the Order can be brought into operation as soon as legal procedures are complete (end of September 2014)</p>

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 **5pm on Friday 12 September 2014**. 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
2	14/00554/HOU Copnor	41 Kenyon Road Portsmouth PO2 0JZ Construction of two storey side extension, single-storey rear extension and alterations to roof to form gable build up	<p>Two letters have been received raising objection on the grounds that 'The proposed side extension would be located adjacent to a shared access way. This proposal would have an impact on access to this'.</p> <p>The proposed extension would be constructed within the boundary of the curtilage of this property and would not encroach onto the shared access way located to the east. As such, it is not considered likely to impede access to this shared access way.</p> <p>In terms of residential amenity, an acceptable separation distance would remain between the proposed rear extension and the neighbouring property at No39 Kenyon Road. The distance, combined with the scale of the proposed rear extension and its dual pitched roof sloping away from this neighbouring property, would ensure that this element of the proposal would not adversely affect the residential amenities of the occupiers of this property. On the opposite side, an acceptable separation distance would remain between the proposed side extension and the rear of the properties along Kirby Road to ensure that no significant impacts on residential amenity would occur. With regards to the proposed gable build up, this would not face any windows within the side elevation of No39 Kirby Road and would not therefore, give rise to any significant impact on the residential amenities of the occupiers of this adjoining property.</p> <p>In design terms, the proposed alterations would be constructed using materials to match those of the recipient dwelling house. It is considered that given the space available in this location, this property could comfortably accommodate the proposed side and rear extensions. These two elements of the proposal are therefore, considered acceptable in design terms in accordance with policy PCS23 of the Portsmouth Plan. With regards to the proposed gable build up, the surrounding area is characterised by a mixture of hipped</p>	<p>Laura Grimason</p> <p>Tel: 023 9284 1470</p> <p>Conditional Permission</p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	14/00679/HOU Eastney & Craneswater	11 Hopkins Court Southsea Hampshire Construction of single storey side extension	<p>and gable roof slopes. The eastern roof slope of this property already has a gable end. As such, this element of the application is considered to be acceptable in the context of the local area and in relation to the recipient dwelling house and would be acceptable in design terms in accordance with policy PCS23 of the Portsmouth Plan.</p> <p>Three representations have been received objecting to the application. However, two relate primarily to the construction of a ground floor rear extension which benefits from the provisions of the General Permitted Development Order. The grounds of objection are that the proposed extensions would (a) set a precedent and adversely affect the appearance of the courtyard style of development, and (b) it has the potential to make the property more appealing to larger families with more vehicles than can be adequately accommodated.</p> <p>This property forms part of a modern development of two- and three-storey houses arranged in courtyards served by an access road that runs parallel to the form Barrack Block. The property falls within the Eastney Barracks conservation area, while the former Barrack Block is a grade 2 listed building.</p> <p>The proposal entails a ground floor side extension 1.25m in width by 4.5m in length which would enlarge a kitchen. The extension would have matching face brick elevation and a partly glazed lean-to roof.</p> <p>It is considered that the proposed extension would amount to a subservient feature and, in architectural terms, would relate appropriately to the recipient building. Furthermore, the proposal would be considered to preserve the character and appearance of the conservation area, and would not adversely affect the setting of the nearby listed building.</p>	<p>Ian Parkinson Tel: 023 9283 4301 Conditional Permission</p>
4	14/00902/HOU U Drayton & Farlington	69 South Road Portsmouth PO6 1QD Construction of single and second storey rear extensions (resubmission of 14/00479/HOU)	<p>One letter of representation has been received from the occupiers of the adjoining property to the north (No.67) objecting on the following grounds: (a) loss of privacy resulting from the inclusion of a roof light on the northern roof slope; and (b) obscure glazing would not resolve the situation as this could be changed in the future. The objection does not relate to the design or bulk of the building.</p> <p>Permission is sought for the construction of a part single part two-storey rear extension. The two-storey element would incorporate a roof light to the north facing roof slope which could offer direct views into the rear garden of the adjoining property. However, given that the roof</p>	<p>Gary Christie Tel: 023 92688592 Conditional Permission</p>

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5	14/00903/HOU Baffins	63 Stanley Avenue Portsmouth PO3 6PL Construction of single storey rear extension	<p>light would form a secondary window to the bedroom within the roof space, it is considered that the inclusion of a suitably worded planning condition requiring the window be obscure glazed and non-opening would prevent any significant overlooking or privacy issues. The condition would also prevent the changing of the glazing type in the future.</p> <p>One representation raising objection to this proposal has been received. This is based on the grounds that the proposed extension would result in a loss of light and loss of outlook from the adjoining property at no.65 Stanley Avenue.</p> <p>Under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), an extension with a depth of 3m and an eaves height of 3m could be constructed. The proposed extension has a depth of approximately 3.7m and an eaves height of approximately 3.7m. The additional depth and height of approximately 0.7m is not considered to give rise to any additional harm in terms of residential amenity. Having regard to this fall back position, this proposal is considered to be acceptable. In design terms, the proposed extension would be constructed using materials to match those of the existing. It would be of a scale and style that would be appropriate in relation to both the recipient dwelling house and the rear of this terrace of properties which is characterised by a range of rear extensions. As such, this proposal would comply with policy PCS23 of the Portsmouth Plan.</p>	<p>Laura Grimason Tel: 023 9284 1470</p> <p>Conditional Permission</p>
6	14/00960/FUL Hilsea	27 Montague Road Portsmouth PO2 0ND Change of use from dwelling house (Class C3) to purposes falling within Class C3 (dwelling house) or Class C4 (house in multiple occupation)	<p>Three letters of representation have been from the local residents objecting on the following grounds: (a) The number of HMOs within the surrounding area; (b) Properties missed off of the HMO database (c) Increased noise and disturbance; (d) Increase in anti-social behaviour; (e) Parking issues; (f) Increased traffic; (g) Impact on the family character of the area; (h) Increase in refuse; and (i) Impact on the ability to sell homes in the future.</p> <p>The applicant seeks a planning permission that will enable the use of the property to interchange between a Class C3 dwelling house and a Class 4 HMO where between three and six unrelated people share at least a kitchen and/or a bathroom. The lawful use of the property is currently Class C3 (dwelling house). Having regard to the aims and objectives of policy PCS20 and the Houses in Multiple Occupation (HMOs) SPD that seek to support mixed and balanced communities, the use of the property as a HMO would not result in an imbalance of</p>	<p>Gary Christie Tel: 023 92688592</p> <p>Conditional Permission</p>

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			<p>such uses, falling well below the 10% threshold (1.69% if permission was granted). In addition it is considered that the proposal would not adversely affect the living conditions of the occupiers of the adjoining and nearby properties or detract from the prevailing family character of the surrounding area.</p> <p>It has been suggested that one additional property within the 50 metre radius of the application site is already in use as a HMO but is not recorded and will be investigated as part of the determination process. However, it should be noted that even if this property is found to be in lawful use as a HMO the balance of uses would still remain well below the 10% threshold (3.4% if permission was granted).</p> <p>It is considered that the level of occupation generally associated with the use of any given property as a HMO (C4) is not materially different to the use of a property as a Class C3 dwelling house occupied by either a single family or other groups living as a single household. On that basis and given that there is not a significant concentration of HMOs within the surrounding area, it is considered that an objection on, increased noise and disturbance, increased refuse, parking or traffic could not be sustained. Impact on property value or the ability to sell property in the future are not material planning considerations.</p>	

Part 3 - Information and News Items

FRIDAY 5 SEPTEMBER 2014

	WARD		OFFICER CONTACT
7		<p>Scrutiny Management Panel - 29 August 2014</p> <p>The following items were considered at the Scrutiny Management Panel meeting on 29 August 2014:</p> <p>Call-in of decision on "MB and MC Zones" taken by the Cabinet Member for Traffic and Transportation at his meeting on 24 July 2014 -</p> <p>The panel considered the evidence and decided not to refer the matter back to the Cabinet Member for reconsideration.</p> <p>RESOLVED that the panel considered the evidence and decided that the decision taken by the Cabinet Member for Traffic and Transportation on item 3 at his meeting held on 24 July 2014 should be upheld.</p> <p>Work Programme 2014/15</p> <p>RESOLVED that</p> <ul style="list-style-type: none"> (1) the next topic for the Housing and Social Care Scrutiny Panel (H&SC) will be "Support Services for living in isolation" and (2) The Scrutiny Management Panel would set up an ad hoc scrutiny panel to undertake a review into parking and instructed officers to progress this (including the production of suggested draft terms of reference for the review) and bring relevant documents to the next scheduled meeting of the panel for its consideration. 	<p>Vicki Plytas Customer, Community & Democratic Services Tel 9283 4058</p>
8		<p>Planning Committee - Wednesday 3 September 2014</p> <p>The committee took the following decisions on planning applications:</p> <p>14/00706/FUL - Pitches Alexandra Park, Northern Parade, Portsmouth - Siting of storage containers, portable toilet and 2 metre high fence and gates for a temporary period of up to 18 months - was granted temporary permission subject to the conditions set out in the City Development Manager's report.</p> <p>14/00854/FUL - 149 Albert Road, Southsea - Change of use from class D2 (assembly and leisure use) to class A4 (drinking establishment) on ground floor with sui-generis lap dancing venue on first floor was refused.</p>	<p>Lisa Gallacher Customer, Community & Democratic Services Tel: 9283 4056</p>

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		<p>14/00875/FUL - 47 Eastern Parade, Southsea - External alterations to include new windows, rooflights and doors to facilitate conversion to form five flats, removal of external fire escape staircase, re-construction of sun-room to front elevation, construction of sunken patio to front and provision of on-site car parking facilities after infilling swimming pool (resubmission of 14/00456/FUL) - was granted permission subject to the conditions set out in the City Development Manager's report and an additional condition relating to surfacing of the parking area.</p> <p>14/00661/VOC - 54th Portsmouth Scout HQ, Paignton Avenue, Portsmouth - Application to vary condition 1 of planning permission A*12983/AA to increase the maximum number of pre-school aged children accommodated on site from 24 to 36 - was granted permission subject to the conditions set out in the City Development Manager's report.</p> <p>14/00711/HOU - 14 Dene Hollow, Portsmouth - Construction of dormer windows to north and south roofslopes (re-submission of 14/00462/HOU) - was granted permission subject to the conditions set out in the City Development Manager's report.</p> <p>14/00837/FUL - 22-30 Fratton Road, Portsmouth- Construction of additional storey to form 3 flats; external alterations to ground floor to form cycle/refuse stores (re-submission of 13/01460/FUL)</p> <p>The committee made the following decisions, subject to the conditions set out in the City Development Manager's report:</p> <p>1) Delegated authority was granted to the City Development Manager to grant conditional planning permission subject to securing of an appropriate contribution towards mitigation measures in connection with the Solent Special Protection Areas SPD.</p> <p>(2) Delegated authority was granted to the City Development Manager to refuse planning permission if mitigation measures in connection with the Solent Special Protection Areas SPD are not secured within one month of the resolution.</p>	

	WARD		OFFICER CONTACT
	Contd/...	<p>14/00771/FUL - Land at Dugald, Drummond Street/Greetham Street, Portsmouth - Construction of a building part 7 / part 9 / part 17 / part 25 storeys comprising a halls of residence (class c1) for students containing 836 study / bedrooms and the construction of 1,249 sqm of floorspace for use as storage units (class B8) on part of ground floor and associated landscaping, after the demolition of existing buildings.</p> <p>The committee made the following decisions, subject to the conditions set out in the City Development Manager's report:</p> <p>(1) - Delegated authority was granted to the City Development Manager to grant Conditional Permission subject to the prior completion of a contractual agreement (pursuant to Section 1 of the Localism Act 2011 and Section 111 of the Local Government Act 1972) 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;</p> <p>(2) - Delegated authority was granted to the City Development Manager to add / amend conditions where necessary;</p> <p>(3) - Delegated authority was granted to the City Development Manager to refuse planning permission if the contractual agreement (pursuant to Section 1 of the Localism Act 2011 and Section 111 of the Local Government Act 1972) has not been completed within one month of the date of the resolution, and</p> <p>(4) - Once the applicant has secured a legal interest in the land, delegated authority be granted to the City Development Manager to complete legal agreements pursuant to Section 106 of the Town & Country Planning Act 1990 and Section 278 Highways Act 1980 with principal terms as outlined in the report and such additional items as the City Development Manager considered reasonable and necessary having regard to material considerations at the time the planning permission was issued.</p>	

	WARD		OFFICER CONTACT
9		<p>Economic Development, Culture & Leisure Scrutiny Panel - Thursday 11 September at 6pm in Conference Room A of the Civic Offices</p> <p>The panel will consider:</p> <ul style="list-style-type: none"> • An update report on Community Ownership by James Sandy, Community Engagement Manager • The scoping document for its new review 'Revitalising local high streets and secondary shopping areas in the city' as well as receiving the first evidence from Claire Upton-Brown, City Development Manager on the relevant planning policies for this review 	<p>Joanne Wildsmith Customer, Community & Democratic Services Tel: 9283 4057</p>
10		<p>Licensing Sub-Committee - 4 September 2014</p> <p>The sub-committee made the following decisions:</p> <ul style="list-style-type: none"> • Licensing Act 2003 - Application for the grant of a premises licence - Kehellers, 110-114 Palmerston Road, Southsea The application for the grant of a premises licence at Kehellers, 110-114 Palmerston Road, Southsea was granted as applied for with the agreed conditions referred to in the report. • Licensing Act 2003 - Application for the review of a premises licence - Kwiki Mart, 111-113 Albert Road, Southsea The application for the review of a premises licence at Kwiki Mart, 111-113 Albert Road, Southsea was considered by the sub-committee, however, there was insufficient substantiated evidence to change or amend the licence as it stands. 	<p>Lucy Wingham Customer, Community & Democratic Services Tel: 9283 4662</p>
11	Eastney/ Craneswater	<p>16 Spithead Heights, Horse Sands Close, Southsea, PO4 9UG Appeal Ref: 13/01226/HOU Appeal Decision: Dismissed Appeal Decision Date: 1ST September 2014</p> <p>An appeal was lodged against the refusal of planning permission for construction of balcony at first floor level and installation of new doors and windows to rear elevation</p> <p>The appeal was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Gary Christie Planning Services Tel: 9268 8592</p>

	WARD		OFFICER CONTACT
12	St Thomas	<p>25 Broad Street Portsmouth PO1 2JD Ref No: 14/00459/HOU Appeal Lodged: 2ND September 2014 Appeal Start Date: 2ND September 2014</p> <p>An appeal has been lodged against the refusal for construction of 3rd floor rear extension to form roof terrace incorporating masonry and glazed balustrading to north and west elevations</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>Gary Christie Planning Services Tel: 9268 8592</p>
13	Eastney/ Craneswater	<p>44A Craneswater Park Southsea Hampshire PO4 0NU Appeal Ref: 13/01510/HOU Appeal Decision: Allowed Appeal Decision Date: 1st September 2014</p> <p>An appeal was lodged against the refusal of planning permission for construction of dormer windows to front and rear roofslopes and single storey extension to front/side elevation to garage (resubmission of 13/01202/HOU)</p> <p>The appeal was dealt with by the written representation procedure and the Inspector decided to allow the appeal.</p>	<p>Ian Parkinson Planning Services Tel: 9283 4301</p>

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

FRIDAY 5 SEPTEMBER 2014

	WARD		OFFICER CONTACT
14	Eastney/ Craneswater	<p>Northern Pavilion and Bowling Green Adjacent to Eastern Parade Southsea Appeal Ref: 14/00414/FUL Appeal Lodged: 27th August 2014 Appeal Valid Date: 3rd September 2014</p> <p>An appeal has been lodged against the refusal of planning permission for the change of use from bowls club to day nursery and construction of single storey side extension, enclosure of veranda, construction of refuse store and installation of 1.8m high chain link boundary fence.</p> <p>This appeal will be dealt with by the written representation procedure.</p>	<p>Gary Christie Planning Services Tel: 9268 8592</p>