

## PLANNING COMMITTEE 21.06.2023

### 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	23/00063/FUL	<b>LAND TO THE SOUTH OF LIMBERLINE ROAD AND NORTH OF NORWAY ROAD HILSEA</b>	<p><u>Plan nos.:</u> the full list of plans for inclusion in Condition 2 are set out below in Appendix 1.</p> <p><u>Traffic Road Order (TRO):</u> This matter is referred to in the published Officer report (paragraph 10.36). The Applicant did not wish to have a condition preventing occupation until the necessary TRO is in-place, citing that the Planning regime should not be used to secure compliance with other regulatory regimes. The Applicant made an alternative proposal for the funding of the TRO by way of legal agreement. The Local Planning Authority is concerned to secure the necessary measures to ensure highway safety, and consider the condition necessary and reasonable. The extra condition shall read as follows: The development shall not be occupied until the proposed highway access arrangements, including an amended Traffic Road Order enacted and installed as approved by the Local Highways Authority, have been implemented in accordance with Dwg. No. 226623/PD02 Rev. A. Reason: In the interests of highway safety, in accordance with Policy PCS17 of the Portsmouth Local Plan 2012.</p>	<p>Amend Condition 2.</p> <p>Add a condition to secure the TRO.</p>

2	23/00348/FUL	<b>TREMATON THE THICKET SOUTHSEA</b>	<p>Following the publication of the Committee Report, two further objections have been received from nearby residents. The matters raised include the need for the development, and concerns over pollution and land contamination including to a neighbour's current health. 'Need' is not a reason to grant or refuse planning permission for this proposal. The pollution matters are addressed in the Report and through conditions. Officers have had further discussions with the Contaminated Land Team who have confirmed that the conditions suggested are sufficient to protect future users of the site and adjoining residents from ground contamination and to secure human health.</p> <p>Additionally, since publication, Natural England have confirmed their agreement to the submitted Appropriate Assessment. The mitigation outlined within the report and to be secured through Legal Agreement would be sufficient in respect to SPA impacts.</p> <p>The second 'Recommendation', on page 38 is superfluous and should be deleted.</p>	<p>Officer recommendation unchanged.</p> <p>Recommendation I (i) can now be deleted.</p> <p>Delete said Recommendation.</p>
3	23/00465/FUL	<b>46 SHADWELL ROAD PORTSMOUTH PO2 9EJ</b>	No update.	No update.
4	23/00499/FUL	<b>2 MAYFIELD ROAD PORTSMOUTH PO2 0RW</b>	Para 9.1 of the report states there is a fallback position given by a previous planning permission. That is an error, with apologies.	Officer recommendation unchanged.

5	22/01667/FUL	<b>152-154 LONDON ROAD HILSEA PORTSMOUTH</b>	<p>Para. 5.28 referred to three matters raised in representations not yet addressed (sewers, public services, construction disruption). That section should have been completed with the words: 'these matters are not in this instance deemed to constitute matters that require further assessment under the details of this planning application, and would be addressed by other parties/regulatory regimes'</p> <p>Natural England have replied with 'no objection' subject to nitrate and bird aware contributions being secured.</p>	<p>Officer recommendation unchanged.</p> <p>Recommendation I (a) can now be deleted.</p>
6	23/00208/FUL	<b>172 CHICHESTER ROAD PORTSMOUTH PO2 0AH</b>	<p>Para 8.12 of the report states: "<i>The application seeks Sui Generis HMO use for 8 persons and proposes the following room sizes, as shown in Table 1 below.</i>"</p> <p>This should read "<i>The application seeks Sui Generis HMO use for <u>7</u> persons and proposes the following room sizes, as shown in Table 1 below.</i>"</p> <p>Para 8.12 of the report also lists the Communal kitchen/dining space as 26.2sqm. That is incorrect, it would be <b>28.2sqm</b>.</p>	<p>Officer recommendation unchanged.</p> <p>Officer recommendation unchanged.</p>
7	22/01735/HOU	<b>11 ST DAVIDS ROAD SOUTHSEA PO5 1QH</b>	No update.	No update.
8	23/00110/FUL	<b>68 BEDHAMPTON ROAD PORTSMOUTH PO2 7JY</b>	No update.	No update.

## Appendix 1

LAND TO THE SOUTH OF LIMBERLINE ROAD AND NORTH OF NORWAY ROAD HILSEA, REF. 23/00063/FUL

### Condition 2, Plan numbers

<b>Drawing Number</b>	<b>Drawing Name</b>	<b>Scale</b>	<b>Size</b>
P031-CMP-SI-ZZ-DR-A-00001 Rev P1	Location Plan	1:1250	A3
P031-CMP-SI-ZZ-DR-A-00100 Rev P6	Proposed Site Plan	1:500	A2
P031-CMP-SI-ZZ-DR-A-00800 Rev P1	Typical Security Fence Details	NTS	NTS
<b><i>Floorplans/Core Plans</i></b>			
P031-CMP-U1-00-DR-A-00101 Rev P2	Units 1, 2 – Proposed Ground Floor GA Plan	1:100	A1
P031-CMP-U1-01-DR-A-00102 Rev P2	Units 1, 2 – Proposed First Floor GA Plan	1:100	A1
P031-CMP-U1-ZZ-DR-A-00120 Rev P2	Unit 1 – Proposed Ground & First Floor Core Plans	1:50	A1
P031-CMP-U2-ZX-DR-A-00120 Rev P2	Unit 2 – Proposed Ground & First Floor Core Plans	1:50	A1
P031-CMP-U3-00-DR-A-00101 Rev P2	Units 3, 4 – Proposed Ground Floor GA Plan	1:100	A1
P031-CMP-U3-01-DR-A-00102 Rev P2	Units 3, 4 – Proposed First Floor GA Plan	1:100	A1
P031-CMP-U3-ZZ-DR-A-00120 Rev P2	Unit 3 – Proposed Ground & First Floor Core Plans	1:50	A1
P031-CMP-U4-ZZ-DR-A-00120 Rev P2	Unit 4 – Proposed Ground & First Floor Core Plans	1:50	A1
P031-CMP-U5-00-DR-A-00101 Rev P1	Units 5, 6 – Proposed Ground Floor GA Plan	1:100	A1
P031-CMP-U5-01-DR-A-00102 Rev P2	Units, 5, 6 – Proposed First Floor GA Plan	1:100	A1
P031-CMP-U5-ZZ-DR-A-00120 Rev P2	Unit 5 – Proposed Ground & First Floor Core Plans	1:50	A1
P031-CMP-U6-ZZ-DR-A-00120 Rev P2	Unit 6 – Proposed Ground & First Floor Core Plans	1:50	A1
P031-CMP-U7-00-DR-A-00101	Unit 7 – Proposed Ground Floor GA	1:100	A1

Rev P2	Plan		
P031-CMP-U7-01-DR-A-00102 Rev P2	Unit 7 – Proposed First Floor GA Plan	1:100	A1
P031-CMP-U7-ZZ-DR-A-00120 Rev P2	Unit 7 – Proposed Ground & First Floor Core Plans	1:50	A1
<b>Roof Plan/Plant Deck Plan</b>			
P031-CMP-U1-01-DR-A-00104 Rev P2	Units 1, 2 – Proposed Roof Plan	1:100	A1
P031-CMP-U3-01-DR-A-00104 Rev P2	Units 3, 4 – Proposed Roof Plan	1:100	A1
P031-CMP-U5-RF-DR-A-00104 Rev P2	Units 5, 6 – Proposed Roof Plan	1:100	A1
P031-CMP-U7-02-DR-A-00103 Rev P2	Unit 7 – Proposed Plant Deck Level GA Plan	1:100	A1
P031-CMP-U7-RF-DR-A-00104 Rev P2	Unit 7 – Proposed Roof Plan	1:100	A1
P031-CMP-U7-ZZ-DR-A-00121 Rev P2	Unit 7 – Proposed Plant Deck Plan	1:50	A1
<b>Elevations</b>			
P031-CMP-U1-ZZ-DR-A-00200 Rev P2	Units 1-4 – Proposed Elevations	1:200	A1
P031-CMP-U5-ZZ-DR-A-00200 Rev P2	Units 5-7 – Proposed Elevations	1:200	A1
<b>Sections</b>			
P031-CMP-U1-ZZ-DR-A-00252 Rev P2	Units 1-4 – Proposed GA Sections – Sheet 1	1:100	A1
P031-CMP-U1-ZZ-DR-A-00253 Rev P1	Units 1-4 – Proposed GA Sections – Sheet 2	1:100	A1
P031-CMP-U5-ZZ-DR-A-00252 Rev P2	Units 5-7 – Proposed GA Sections – Sheet 1	1:100	A1
P031-CMP-U5-ZZ-DR-A-00253 Rev P1	Units 5-7 – Proposed GA Sections – Sheet 2	1:100	A1
P031-CMP-U5-ZZ-DR-A-00254 Rev P1	Units 5-7 – Proposed GA Sections – Sheet 3	1:100	A1
<b>Landscaping</b>			
RG-LD-09 Rev C	Overall Landscape Hard and Soft GA	1:250	A0