

PLANNING COMMITTEE 12.07.2023

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	21/01357/FUL	TIPNER EAST LAND OFF TWYFORD AVENUE AND TIPNER LANE PORTSMOUTH	<p>The items set out below were reported in the SMAT for the Planning Committee meeting on 31 May. In the interests of clarity and for sake of completeness, the agenda item has not been updated.</p> <p>As such the following matters update the published report:</p> <p>Updates to Summary of Main Issues & Planning Considerations:</p> <p>Add:</p> <ul style="list-style-type: none"> • Environmental Impact Assessment • Biodiversity and Appropriate Assessment <p>Remove:</p> <ul style="list-style-type: none"> • Loss of trees. As confirmed by the council's tree officer in his consultation response, there are no significant trees being lost as a result of this development. <p>Updated consultation response from the Highway Authority: No objection, subject to conditions.</p> <p>Planning Considerations</p>	No change to officer recommendation.

			<p>Add section on 'Appropriate Assessment':</p> <p><u>Appropriate Assessment</u></p> <p>Pursuant to the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended), all plans and projects (including planning applications) which are not directly connected with, or necessary for, the conservation management of a habitat site, require consideration of whether the plan or project is likely to have significant effects on that site.</p> <p>Where the potential for likely significant effects cannot be excluded, a competent authority must make an appropriate assessment of the implications of the plan or project for that site, in view the site's conservation objectives. The competent authority may agree to the plan or project only after having ruled out adverse effects on the integrity of the habitats site. Where an adverse effect on the site's integrity cannot be ruled out, and where there are no alternative solutions, the plan or project can only proceed if there are imperative reasons of over-riding public interest and if the necessary compensatory measures can be secured.</p> <p>The LPA is the competent authority in this case and the applicants have submitted a Shadow Habitat Regulations Assessment ('Shadow HRA') to assist the LPA in assessing the project.</p> <p>AND:</p> <p>Subject to the necessary mitigation and compensatory measures being secured by</p>	
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			conditions and/or s106 planning obligations as recommended below, the LPA is able to conclude that the development would not harm the integrity of the National Site Network and can proceed, subject to other planning matters being satisfactorily addressed. It would not become necessary for the Appropriate Assessment to consider alternatives to the project as currently proposed.	
2	19/00595/FUL	137 LONDON ROAD HILSEA PORTSMOUTH	No update	
3	21/01417/CPL	127 POWERSCOURT ROAD PORTSMOUTH PO2 7JQ	No update	
4	22/01076/FUL	39 WYKEHAM ROAD, PORTSMOUTH PO2 0EG	No update	
5	22/01152/FUL	12 THURBERN ROAD PORTSMOUTH PO2 0PJ	No update	
6	22/01559/FUL	15 SHADWELL ROAD PORTSMOUTH PO2 9EH	Correction to para 8.8 (concerning percentage mix of HMOs). There are 88 dwellings within 50m of the application site and 3 HMOs (including the application site) meaning the current mix is 3.4%	Officer recommendation unchanged.
7	22/01643/FUL	13 SHADWELL ROAD PORTSMOUTH PO2 9EH	Correction needed to para 5.4 the application has been made to recognise the intention to increase occupation by 2 occupants.	Officer recommendation unchanged.
8	23/00080/FUL	232 QUEENS ROAD FRATTON	The 'Unconditional Permission' recommendation has been included in error and should be	Officer recommendation

		PORTSMOUTH	removed in preference to the correct 'Conditional permission' recommendation.	unchanged.
9	22/01610/FUL	28 HUDSON ROAD SOUTHSEA PO5 1HD	No update	
10	22/01657/FUL	3 PAINS ROAD SOUTHSEA PO5 1HE	The applicant has now paid the Nitrate and SPA mitigation and completed and submitted their half of a S111 Agreement. Subject to the LPA completing this agreement, the previous Inspector's only reason for dismissal would be satisfied.	Officer recommendation unchanged.
11	23/00089/FUL	36 MONTGOMERIE ROAD SOUTHSEA PO5 1ED	The applicant has submitted a non-determination appeal, which was confirmed valid on 15 th June. A start letter has yet to be received and as such Members are still able to issue a decision on the application.	Officer recommendation unchanged.
12	23/00112/FUL	4 CHALKRIDGE ROAD PORTSMOUTH PO6 2BE	No update	
13	23/00524/FUL	30 TELEPHONE ROAD, SOUTHSEA PO4 0AY	No update	