

PLANNING COMMITTEE 02.08.2023

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	23/00556/DOC	SOUTHSEA SEAFRONT FROM THE PYRAMIDS CENTRE IN THE WEST TO SPEAKERS CORNER IN THE EAST	No updates.	No change.
2	22/00775/HOU	19 GARDEN LANE SOUTHSEA PO5 3DP	No updates.	No change.
3	23/00498/FUL	16 NORTH END AVENUE PORTSMOUTH PO2 9EB	No updates.	No change
4	23/00610/FUL	1 OLIVER ROAD SOUTHSEA PO4 9BY	No updates.	No change.
5	23/00244/FUL	35 PEMBROKE ROAD PORTSMOUTH PO1 2NS	<u>Extra condition - drainage</u> Prior to the commencement of works for the provision of the development's extra parking spaces, details of sustainable drainage of those spaces and associated circulation space shall be submitted for the written approval of the Local Planning Authority. The development shall be implemented in accordance with the approved details, and maintained as such during the life of the development Reason: In order to limit and control surface water	Attach the extra condition. Otherwise, no change to recommendation in response to the two submissions outlined.

			<p>runoff from the site, in accordance with Policy PCS12 of the Portsmouth Local Plan 2012.</p> <p><u>Active Travel Officer</u> Following publication of the Committee Report, comments have been received from the Active Travel Officer, with respect to the roads surrounding St Jude's School:</p> <ul style="list-style-type: none"> • <i>'It is a small building and area so the office might not have huge impact on the area long-term, however any impact would not be welcomed by the residents.</i> • <i>I am working on implementing School Street (restrictions to external traffic during drop-off and pick-up times) on Pembroke Close, St Nicholas Street and Penny Street. Some traffic displacement is therefore expected onto Pembroke Road (at least initially), any additional vehicle traffic would have an impact on the area, especially heavy machinery and builders' vehicles. Recent Southern Water works proved this'.</i> <p>Planning Officer response: Given the scale of the proposed works and frontage parking, it is anticipated that vans and materials could be stored within the site. The Applicant has been made aware of the School Street Restrictions and has been advised to contact the Active Travel Team to co-ordinate works. Due to the limited scale of the works proposed, it is not considered that a Construction and Environmental Management Plan is justified. The busy times for the school are at the start and end of each day, approx. 0815 - 0915 hrs, and 1430 - 1530 hrs. The office would operate 0800 - 1630 hrs Monday to Friday and would be staffed by five employees. While there may be some overlap with start times of the school and office, considering the low number of employees at the office, it is not</p>	
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			<p>considered that there would be material impact on the road network or parking provision.</p> <p><u>The Friends of Old Portsmouth Association (FOOPA)</u> Following publication of the Committee Report, comments have been received from FOOPA, summarised as below, with the Planning Officer response following each point:</p> <p>(a) Important location with many heritage assets/designations, in a predominantly residential area and with many passers-by; Noted.</p> <p>(b) The railings, gates, pillars and wall are landmark features and should be locally listed, request that is implemented as a condition of any development; Local listing via the planning application is not the correct procedure should such a matter be deemed appropriate.</p> <p>(c) Concern at parking for 13 vehicles at prime location, not so many needed for staff or indeed visiting tenants, is it for commercial/service vehicles? Is the council also going to provide business parking permits for on-street parking resulting? The matter of parking is already addressed in the published Officer Report.</p> <p>(d) Significant additional traffic movements, causing disturbance to neighbours. This is a known speeding area, the proposal will elevate the safety issues particularly those turning in/out of Pembroke House and Pembroke Close; The matter of traffic is already addressed in the published Officer Report.</p> <p>(e) St Jude's School is nearby, the increased traffic could affect the School Streets project; The matter of the School Street project is addressed</p>	
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			<p>above.</p> <p>(f) Standard weekday office hours are stated, but nothing about weekend access and overnight or weekend parking; Were there to be any overnight parking, it is not clear how that would be a problem for residential amenity or highway safety.</p> <p>(g) Landscaping should be provided; See condition 4.</p> <p>(h) Staff/visitor smokers could group outside the gates, unpleasant for any pedestrian passing by and for nearby residents. An area should be designated for smoking, out of view and clear of any other property or thoroughfare. It is not agreed that this eventuality would amount to any sort of material effect on local amenity.</p>	
6	23/00684/FUL	D25 H & E CAR SPARES (BREAKERS YARD) ALCHORNE PLACE	In the Officer Report, paragraphs 2.4 and 6.13 refer to the proposed hours of operation as 0800 - 1800. The correct hours of operation are 0500 - 1800. As discussed in the report, there are no concerns around the hours of operation due to the industrial setting of the application site.	No change.
7	23/00487/FUL	AMENITY AREA THE HARD PORTSMOUTH	No updates.	No change.