

# PLANNING COMMITTEE 21.02.2024

**SUPPLEMENTARY MATTERS TO BE CONSIDERED AS PART OF THE REPORT**  
**BY THE ASSISTANT DIRECTOR - PLANNING AND ECONOMIC GROWTH ON PLANNING APPLICATIONS**

[illegible]

			<p>RECOMMENDATION I - That delegated authority be granted to the Assistant Director of Planning &amp; Economic Growth to Grant Conditional Permission subject to satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed development on Solent Special Protection Areas (recreational disturbance and nitrates) by securing the payment of a financial contribution.</p> <p>RECOMMENDATION II - That delegated authority be granted to the Assistant Director of Planning &amp; Economic Growth to add/amend conditions where necessary.</p> <p>RECOMMENDATION III - That delegated authority be granted to the Assistant Director of Planning &amp; Economic Growth to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution.</p> <p><u>Cycle storage condition</u> (no. 5) The wording should have the following words added, as underlined: "Prior to the occupation of the building, details of the materials, the doors and locks of the cycle store shall be submitted <u>to</u> and approved <u>in writing by the Local Planning Authority</u>."</p> <p><u>Drainage condition</u> (no. 14) The wording should have the following amendments: "No development (except demolition) shall take place at the site until a detailed scheme for the proposed means of surface water <del>sewerage</del> disposal has been submitted to and approved in writing by the Local Planning Authority. <u>The development shall be</u></p>	<p>Amend Condition 5 as per adjacent column text.</p> <p>Amend Condition 14 as per adjacent column text.</p>
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			<u>carried out in accordance with the approved scheme".</u>	
2	23/01201/HOU	<b>12 WILBERFORCE ROAD SOUTHSEA PO5 3DR</b>	<p>There are minor plan reference numbers to be corrected, Dwg. No. P105 Revision <u>D</u> (not C), No.P106 Revision <u>D</u> (not C), P105 Revision <u>E</u> (not D), and P103 Revision <u>E</u> (not D).</p> <p>Additional representation received regarding drawing anomalies - drawings amended to correct anomalies (new drawing nos.as set out above).</p> <p>Condition 3 re the timing of materials submission and approval shall be amended, to remove the requirement from pre-commencement of works as drafted in the Officer Report, to before progressing development above-foundations work. The first part of the condition shall now read as follows:  <i>'No development hereby permitted shall progress above foundation level until samples, and where necessary plan and section details, of the types and colours of all external materials to be used (including natural slates, PV slates, bricks, render, rainwater goods, window and external door profiles, frames and reveals, eaves overhang and string course protrusion) have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details'.</i></p> <p>The detailed recommendation should state:  <b>Conditional Permission</b></p>	<p>Condition 2 to be amended as per adjacent column text.</p> <p>Condition 2 to be amended as per adjacent column text.</p> <p>Condition 3 to be amended as per adjacent column text.</p> <p>Recommendation amended as per adjacent column text.</p>
3	23/01514/FUL	<b>56 MONTAGUE ROAD PORTSMOUTH PO2 0NF</b>	No update.	No change.

4	23/01530/FUL	<b>170 CHICHESTER ROAD PORTSMOUTH PO2 0AH</b>	SPA mitigation: Paragraph 5.14 omits the need to address Recreational Bird Disturbance, as well as Nitrates. And the reverse occurs in Recommendation I. As well as noting this in the Officer Report, both these matters shall be correctly addressed in the legal agreement.	Update to RECOMMENDATION I - 'That delegated authority be granted to the Assistant Director of Planning & Economic Growth to grant Conditional Permission subject to (i) The receipt of 'no objection' from Natural England, within 21 days of the consultation sent to them, and; (ii) The completion of a Legal Agreement to secure mitigation of the development with respect to <u>nitrates and to the recreational disturbance to birds in the Special Protection Areas.</u>
5	23/01174/FUL	<b>69 KENSINGTON ROAD PORTSMOUTH PO2 0EA</b>	No update.	No change.
6	23/01332/FUL	<b>66 MILTON ROAD PORTSMOUTH PO3 6AR</b>	Two further objections received (second submissions from the same neighbours), raising the following points: (i) Parking pressure; (ii) Lack of consultations; (iii) Works have already commenced Officer response: (i) Sustainable location, good access to public transport, shops, services, employment, leisure, parking is not a reason to withhold planning permission; (ii) Local publicity carried out in compliance with guidance (3 letters (adjoining and adjacent) and site notice on 17/11/2023);	No change in Recommendation.

			(iii) All physical works to facilitate the change of use are permitted development and do not need formal planning consent	
7	23/01414/FUL	<b>6 COPNOR ROAD PORTSMOUTH PO3 5AQ</b>	No update.	No change.
8	23/01496/FUL	<b>29 GREENWOOD AVENUE PORTSMOUTH PO6 3NP</b>	No update.	No change.
9	23/01288/HOU	<b>8 HIGHBURY WAY PORTSMOUTH PO6 2RH</b>	No update.	No change.