

PLANNING COMMITTEE 05.02.2025

**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>																									
4	24/01117/FUL	St James Hospital, Locksway Road, Southsea, Portsmouth PO4 8LD	<p><u>Amendments to report</u></p> <ul style="list-style-type: none"> <u>Paragraph 3.2, second line</u> - amend '56 houses' to '58 houses'. <u>Paragraph 3.4, Table 1</u> - amend (corrections shown in red) as follows: <table border="1"> <thead> <tr> <th>Bedrooms</th> <th>Shared Ownership</th> <th>Affordable Rent</th> <th>Market Units</th> <th>Total Number of Units</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>2</td> <td>8</td> <td>40 9</td> <td>20 19</td> </tr> <tr> <td>3</td> <td>2</td> <td>5</td> <td>27 28</td> <td>34 35</td> </tr> <tr> <td>4</td> <td>1</td> <td>0</td> <td>3</td> <td>4</td> </tr> <tr> <td>TOTAL</td> <td>5</td> <td>13</td> <td>40</td> <td>58</td> </tr> </tbody> </table> <p><i>Table 1 - Proposed residential Unit Mix</i></p> <ul style="list-style-type: none"> <u>Paragraph 8.28, Table 2</u> - amend (corrections shown in red) as follows: 	Bedrooms	Shared Ownership	Affordable Rent	Market Units	Total Number of Units	2	2	8	40 9	20 19	3	2	5	27 28	34 35	4	1	0	3	4	TOTAL	5	13	40	58	<p><u>Amend recommendation as follows</u></p> <p>RECOMMENDATION I - That delegated authority be granted, subject to the final agreement of the Appropriate Assessment, to the Assistant Director of Planning & Economic Growth to Grant Conditional Permission subject to satisfactory s106 agreement to secure:</p> <p>(a) Affordable Housing provision; (b) Bird Aware Contribution of £47,490; (c) Nutrient Neutrality Mitigation; (d) Public Open Space, Play space and Management Scheme;</p>
Bedrooms	Shared Ownership	Affordable Rent	Market Units	Total Number of Units																									
2	2	8	40 9	20 19																									
3	2	5	27 28	34 35																									
4	1	0	3	4																									
TOTAL	5	13	40	58																									

Bedrooms	2 bedroom	3 bedroom	4 bedroom	Total
Affordable Rent	8	5	0	13
Shared Ownership	2	2	1	5
Market	10 9	27 28	3	40
Total	20 19	34 35	4	58
Total Provision %	34% 33%	59% 60%	7%	

Table 2 - Proposed housing dwelling mix

Additional S106 obligation Head of Term

- A sum will need to be identified in the final Appropriate Assessment to secure through the s106 agreement a contribution to the mitigation required under the Milton Common Local Nature Reserve Mitigation and Management Framework, and agreed with Natural England and is required towards mitigation for the adverse impacts arising upon the Occupation of the Development on Milton Common. The Framework Framework 2023 sets out a mitigation and management strategy to alleviate recreational pressure on Chichester and Langstone Harbours SPA and Solent Maritime SAC resulting from the increase in expected visitors following proposed development at St James Hospital and the former Langstone Campus.

Alternative title for condition 12: Onsite Habitat Management and Monitoring Plan:

- (e) Strategic Cycle / Pedestrian corridor improvement contribution of £35,155;
- (f) Employment and Skills Plan;
- (g) Travel Plan Monitoring fee of £5,500; and
- (h) S106 Monitoring Fee of £2,480.
- (i) Milton Common Local Nature Reserve Mitigation and Management Framework contribution.
- (j) Monitoring fee for on-site BNG
- (k) Provision of off-site BNG/Credits

RECOMMENDATION II - That delegated authority be granted to the Assistant Director of Planning & Economic Growth to add/amend conditions where necessary.

RECOMMENDATION III - That delegated authority be granted to the Assistant Director of

			<p>12. The Biodiversity Gain Plan shall be prepared in accordance with the Ecological Impact Assessment dated Nov. 2024 and prepared by Urban Edge Environmental Consulting. The development shall not commence until a Onsite Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the Biodiversity Net Gain Plan and including;</p> <ul style="list-style-type: none"> a) A non-technical summary; b) the roles and responsibilities of the people or organisation(s) delivering the HMMP; c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority; <p>has been submitted to and approved in writing by the local planning authority.</p> <p>Notice in writing shall be given to the Council when the:</p> <ul style="list-style-type: none"> (a) HMMP has been implemented; and 	<p>Planning & Economic Growth to refuse planning permission if a s106 agreement not been satisfactorily agreed within six months of the date of this resolution.</p>
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			<p>(b) habitat creation and enhancement works as set out in the [HMMP] have been completed.</p> <p>No occupation of a residential unit shall take place until:</p> <p>(a) the habitat creation and enhancement works set out in the approved [HMMP] have been completed; and</p> <p>(b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.</p> <p>The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.</p> <p>Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.</p> <p>Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policies PLP39 & 40 of the Portsmouth Plan (2012)</p> <p><u>Add the following Informative Note</u></p> <p>2.The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of</p>	
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			land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.	
5	24/00884/DOC	St James Hospital, Locksway Road, Southsea, Portsmouth PO4 8LD	<p><u>Revisions</u></p> <p>An amended Construction Environment Management Plan (CEMP) was received on 30/01/2025.</p> <p>A further email was received on 04/02/25 providing an updated proposed full route plan from the existing Truckstop off Walton Road replacing that previously shown in Appendix A on page 15 of the CEMP.</p> <p>The following conditions were added in the latest revision (Rev E) of the CEMP received as set out in Paragraph 3.1:</p> <p><i>"No more than two HGVs will enter the development via the Warren Avenue per day. Other than in exceptional circumstances. If a third HGV needs to access the development on the same day, it must use the Locksway Road route. HGVs will continue to exit via Warren Avenue, in accordance with the approved CEMP (23/01401/DOC). Peak school run-times are to be avoided, as recommended by the Milton Neighbourhood Forum (19.01.25)".</i></p>	No change to recommendation

6	24/01134/FUL	85 Gladys Avenue Portsmouth PO2 9BB	No updates.	Amendment to recommendation III. RECOMMENDATION III - That delegated authority be granted to the Assistant Director of Planning & Economic Growth to refuse planning permission if a Legal Agreement has not been satisfactorily completed.
7	24/01448/FUL	194 Laburnum Grove Portsmouth PO2 0EU	After paragraph 9.1 insert the following; Recommendation: Conditional Permission One further comment from an objector who has already commented. Points raised are summarised as: <ul style="list-style-type: none"> • Issues with HMO density • Loss of on street parking and shortfall in provision • Empty homes should be filled first Officer response: all material planning considerations raised have been discussed in the officer report.	Clarification that: Recommendation: Conditional Permission

8	24/01175/FUL	275 Laburnum Grove Portsmouth PO2 0EY	<p>Members attended a site visit on 4.02.25. At the site visit Members were able to inspect the proposed bedroom which was currently occupied as a bedroom. In addition Members inspected the kitchen/living space within the property and the rear garden as well as a further bedroom within the property.</p> <p>Amend paragraph 1.1 as follows;</p> <p>1.1 This application was deferred at the Planning Committee of 4 December 2024 for a site visit by the Planning Committee to take place to assess natural light in the proposed Bedroom 2.</p>	No change to recommendation.
9	24/01375/FUL	59 Goldsmith Avenue Southsea PO4 8DU	<p>After paragraph 9.1 insert the following;</p> <p>Recommendation: Conditional Permission</p>	Clarification that: Recommendation: Conditional Permission
10	24/01412/FUL	54 Montague Road Portsmouth PO2 0NF	<p>An extension of time has been agreed with the Applicant, with the new deadline being 26/2/25. This means the period for the completion of the legal agreement to achieve mitigation for the Special Protection Areas can be extended beyond the date in the published Officer Report.</p>	<p>Amend recommendation as follows</p> <p>RECOMMENDATION III - That delegated authority be granted to the Assistant Director of Planning & Economic Growth to refuse planning permission if a legal agreement has not been satisfactorily agreed.</p>