

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 12

DATE: FRIDAY 27 MARCH 2015

The Members' Information Service produced in the Customer, Community & Democratic Services Unit has been prepared in three parts -

Part 1 - Decisions by the Cabinet and individual Cabinet Members, subject to Councillors' right to have the matter called in for scrutiny.

Part 2 - Proposals from Managers which they would like to implement subject to Councillors' right to have the matter referred to the relevant Cabinet Member or Regulatory Committee; and

Part 3 - Items of general information and news.

Part 1 - Decisions by the Cabinet

The following decisions have been taken by the Cabinet (or individual Cabinet Members), and will be implemented unless the call-in procedure is activated. Rule 15 of the Policy and Review Panels Procedure Rules requires a call-in notice to be signed by any 5 members of the Council. The call-in request must be made to democratic@portsmouthcc.gov.uk and must be received by not later than 5 pm on the date shown in the item.

If you want to know more about a proposal, please contact the officer indicated. You can also see the report on the Council's web site at www.portsmouth.gov.uk

NB: There are no Part One items this week.

Part 2 - Proposals from Managers for Implementation

The following proposals have been brought forward. The Managers indicated will exercise their powers to approve the proposal unless a Councillor requests the item be referred for decision to the relevant Cabinet Member or Regulatory Committee. **Your request must be made to democratic@portsmouthcc.gov.uk and must be received by not later than 5 pm on Tuesday 7 April 2015.**

An email or handwritten letter will suffice.

If you want to know more about a proposal, please contact the Officer indicated.

PORTFOLIO: HOUSING

FRIDAY 27 MARCH 2015

	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
1		<p>Private Sector Housing Financial Assistance Policy 2014 - Amendment to Disabled Persons Equipment Replacement Assistance</p> <p>Proposal: that the amendment to the wording of the policy be approved as set out below.</p> <p>Disabled Persons equipment replacement grants are used to replace defective equipment for disabled homeowners and tenants such as stair lifts or shower units. This grant is means tested in the same manner as Disabled Facilities Grants. Currently the policy only allows for equipment to be replaced rather than repairing the equipment in cases where a repair will suffice. The proposed change is to allow for the grant to be used to "repair or replace" equipment rather than just replacement, allowing for a more cost effective approach to assist disabled residents with defective equipment.</p> <p>Original Wording of Policy:</p> <p>1.3 <u>DISABLED PERSONS EQUIPMENT REPLACEMENT ASSISTANCE (DISCRETIONARY)</u> <i>A grant of up to £5,000 to replace obsolete or defective equipment.</i></p> <p>1.3.1 Scope of works</p> <p><i>Examples of work that can be considered for this assistance are:</i></p> <ul style="list-style-type: none"> • <i>Replacement of stair lifts</i> • <i>Replacement of disabled shower units</i> 	<p>Bruce Lomax Private Sector Housing Manager Tel: 9283 4524</p>

	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
1	(Cont'd)	<p>1.3.2 Eligibility</p> <p><i>As for the mandatory Disabled Facilities Grant</i></p> <p>1.3.3 Terms and conditions</p> <p><i>The client should ensure that the equipment is kept in good condition.</i></p> <p>Proposed Wording of Policy:</p> <p>1.3 <u>DISABLED PERSONS EQUIPMENT REPLACEMENT ASSISTANCE (DISCRETIONARY)</u></p> <p><i>A grant of up to £5,000 to repair or replace obsolete or defective equipment.</i></p> <p>1.3.1 Scope of works</p> <p><i>Examples of work that can be considered for this assistance are:</i></p> <ul style="list-style-type: none"> • <i>Repair or Replacement of stair lifts</i> • <i>Repair or Replacement of disabled shower units</i> <p>1.3.2 Eligibility</p> <p><i>As for the mandatory Disabled Facilities Grant</i></p> <p>1.3.3 Terms and conditions</p> <p><i>The client should ensure that the equipment is kept in good condition.</i></p>	

PLANNING APPLICATIONS TO BE DETERMINED BY CITY DEVELOPMENT MANAGER

The City Development Manager will exercise her powers to determine the following applications in accordance with the proposed decision for each application unless a Councillor requests the application be referred for decision to Committee.

Your request should be made to the **City Development Manager** by telephoning **Julie Watson** (☎023 9283 4826 or 023 9283 4339 answerphone) and must be received by not later than **5 pm on Tuesday 7 April 2015**. You can also make contact by letter or by e-mail to - planningreps@portsmouthcc.gov.uk - If you wish to know more about a particular application, please contact the Case Officer indicated.

Item No.	Application No. Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
2	15/00184/FUL St Thomas	<p>Shed 9 The Camber White Hart Road Portsmouth</p> <p>Alterations to existing building to provide new entrance including ramp and additional windows; installation of two cold store container units adjacent to Quayside (Renewal of planning permission 11/01294/FUL)</p>	<p>Two objections have been received. The Friends of Old Portsmouth Association were concerned that the publicity undertaken was not sufficient; and, that a condition should be imposed on any permission ensuring satisfactory levels of noise from the proposed two cold store container units adjacent the quayside. Whilst the publicity undertaken was in accordance with adopted procedures, additional site notices were erected outside of Regency Court and Lombard Court being the nearest residential units to the north-east. A condition was imposed on planning permission 11/01294/FUL regarding the need for a scheme for protecting residential premises from noise generated by the plant and equipment proposed and the Environmental Health service has recommended the same condition be imposed on this renewal. The second objection was from a local resident also concerned about the potential noise disturbance from the proposed cold store containers - the abovementioned condition would deal adequately with this issue. The proposal is considered acceptable on all other accounts.</p>	<p>Alison Pinkney</p> <p>Tel: 023 9283 4305</p> <p>Conditional Permission</p>

Item No.	Application No. Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	15/00191/FUL St Thomas	83 Cottage Grove Southsea PO5 1EH Application for change of use from house in multiple occupation (Class C4) to purposes falling within Class C3 (dwelling house) or Class C4 (houses in multiple occupation)	Two objections have been received concerned about the high number of houses in multiple occupation (HMO) within the area and the perceived detrimental consequences of such a high concentration. The application seeks permission for a C3 (dwellinghouse) or C4 (HMO) use of an existing C4 (HMO) property and therefore the 10% threshold set out in the Council's HMO SPD is not applicable and the application is considered capable of support.	Alison Pinkney Tel: 023 9283 4305 Conditional Permission
4	15/00270/MMA Charles Dickens	North Street Play Area North Street Portsmouth Application for minor material amendment to planning permission 14/01186/FUL to the approved site layout	One representation has been received from the occupier of a neighbouring property on the grounds of loss of light. Planning permission was granted in November 2014 for the construction of a three-storey building comprising five 5 flats and associated works including the provision of parking, landscaping. This City Council scheme seeks a minor material amendment to the existing permission which relates to the resiting of the building two metres to the west of its approved permission. Whilst the building would be closer to properties in Ward House, it is considered the relationship resulting from a separation distance of over 18 metres is acceptable and would not result in significant harm to the living conditions of the occupiers of neighbouring properties.	Simon Barnett Tel: 023 9284 1281 Conditional Permission

Item No.	Application No. Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	15/00252/HOU St Thomas	<p>25 Warblington Street Portsmouth PO1 2ET</p> <p>Construction of single storey rear extension with alteration to front porch roof and new bay window to front elevation (amended scheme to 14/01586/HOU)</p>	<p>One letter of representation has been received raising objections on the following grounds: (a) Impact on the amenity of adjoining occupiers due to a loss of light; (b) Disruption, increased noise and disturbance and access issues during any construction work; and (c) The proposal is in breach of the Party Wall Act.</p> <p>Permission is sought for the construction of a single-storey rear extension and alterations to the front elevation of the building. The objection relates solely to the impact of the rear extension. Notwithstanding the inclusion of the rear extension within the planning application, the same extension could be constructed under the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended) without the express permission of the Local Planning Authority. Therefore, it is considered that any objection on design or amenity grounds could not be sustained.</p> <p>Issues in respect of the Party Wall Act and disruption during construction work are not material to the determination of the planning application.</p>	<p>Gary Christie Tel: 023 92688592</p> <p>Conditional Permission</p>
6	15/00354/FUL Eastney & Craneswater	<p>3 Morley Road Southsea PO4 9PD</p> <p>Change of use from a dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or dwelling house (Class C3)</p>	<p>One representation has been received objecting on the following grounds: (a) Increased pressure on parking; (b) Impact on existing residents; (c) Increase in noise; and, (d) Increase in litter. The applicant seeks a planning permission</p>	<p>Nicholas Smith Tel: 023 9284 1995</p> <p>Conditional Permission</p>

Item No.	Application No. Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
6	(Cont'd)		<p>that will enable the use of the property to interchange between a Class C3 dwellinghouse and a Class 4 HMO where between three and six unrelated people share at least a kitchen and/or a bathroom. The lawful use of the property is currently Class C3 (dwellinghouse). Having regard to the aims and objectives of policy PCS20 and the Houses in Multiple Occupation (HMOs) SPD that seek to support mixed and balanced communities, the use of the property as a HMO would not result in an imbalance of such uses, falling well below the 10% threshold (2.98% if permission was granted). It is acknowledged that other HMOs exist within the area, however, these fall outside of the 50m radius set out within the SPD and are not included within the 'count' data. It is considered that the proposal would not adversely affect the living conditions of the occupiers of the adjoining and nearby properties or detract from the prevailing family character of the surrounding area.</p> <p>An application for a change of use from a dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or dwelling house (Class C3) for 5 Morley Road. If permission is granted the total percentage of HMOs within a 50 metre radius of the two properties would not exceed 4.48%.</p>	

Item No.	Application No. Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
6	(Cont'd)		<p>It is considered that the level of occupation generally associated with the use of any given property as a HMO (C4) is not materially different to the use of a property as a Class C3 dwellinghouse occupied by either a single family or other groups living as a single household. On that basis, it is considered that the grounds the objections are based: increased traffic/congestion and increased noise and disturbance could not be sustained. There exists in law separate legislation to deal with litter and it is not a consideration in this application, although storage for refuse would be required.</p>	

Part 3 - Information and News Items

FRIDAY 27 MARCH 2015

	WARD		OFFICER CONTACT
7		<p>Licensing Sub Committee - 23 March 2015</p> <p>The panel made the following decisions:</p> <ul style="list-style-type: none"> Local Government (Miscellaneous Provisions) Act 1876 and Town Police Clauses Act 1847 - consideration of Hackney Carriage Vehicle Licence 291 - LT1 TXII - GX06 EBC - 8 year age limit policy guideline. The licence was extended by one year. Local Government (Miscellaneous Provisions) Act 1976 and /or Town Police Clauses Act 1847. Consideration of Driver's Licence for Mr H. A final warning was issued. 	<p>Jane Di Dino Democratic Services Tel: 9283 4060</p>
8		<p>The Traffic, Environment & Community Safety Scrutiny Panel - 23 March</p> <p>The panel signed off its report on road safety around schools which will be considered by Cabinet in June.</p>	<p>Jane Di Dino Democratic Services Tel: 9283 4060</p>
9		<p>The Health Overview & Scrutiny Panel - 24 March 2015</p> <p>At its meeting the panel noted the following reports:</p> <ul style="list-style-type: none"> Local Dentists Committee Director of Public Health update Cervical Screening update from NHS England Southern Health update Dementia Update Healthy Weight Strategy and challenges around obesity report 	<p>Lisa Gallacher Democratic Services Tel: 9283 4056</p>
10		<p>Licensing Sub Committee meeting - 7 April 2015 in the Executive Meeting Room, third floor, the Guildhall.</p> <p>The panel will consider the following application:</p> <p>Licensing Act 2003 - application for a review of a premises licence - Liquor Land, 47 London Road, Portsmouth PO2 0BH.</p>	<p>Jane Di Dino Democratic Services Tel: 9283 4060</p>

	WARD		OFFICER CONTACT
11		<p>Planning Committee - Wednesday 8 April at 5pm in the Executive Meeting Room, Floor 3 of the Guildhall</p> <p>The committee will consider one main agenda item regarding the appeal decision for 30 Goodwood Road, Southsea.</p> <p>Also the following planning applications:</p> <ul style="list-style-type: none"> - ROKO Health & Fitness Club Copnor Road Portsmouth - Construction of up to 3 metre high fencing with 5 metre high netting above to enclose 2 additional football pitches on land to the East of ROKO/Portsmouth FC Training Ground; Siting of 2 storage containers and water storage tank (14/01523/FUL) - 22 Inglis Road Southsea - Construction of 2 semi-detached dwelling houses after demolition of existing building (amended scheme) (15/00039/FUL) - Nursery 232 Southampton Road Paulsgrove Portsmouth - Application to vary condition 2 of Planning Permission A*10252/AE-1 to allow up to 20 children to use the external grounds/gardens at any one time (resubmission of 14/01426/VOC) (15/00063/VOC) - 190 Chichester Road Portsmouth - Retrospective application for construction of single storey rear extension (15/00129/PLAREG) - 351-353 Copnor Road Portsmouth - Display of three externally illuminated fascia signs and various window vinyl signs (15/00147/ADV) - 2 The Garden View Apartments, 2 St Vincent Road Southsea -Within Tree Preservation Order No 47 sycamores (T35 & T36) crown reduce western sector by 2.5m; limes (T33 & T34) crown lift of 2.4m (amended description) (15/00155/TPO) - 14 Park House Clarence Parade Southsea - Alterations to roof to include enlargement of existing dormer window, removal of section of roof slope to form enlarged roof slope to form enlarged roof terrace and installation of hand rail (15/00254/FUL) - 112 Lidiard Gardens Southsea - Retrospective application for construction of single storey rear extension (15/00261/PLAREG) 	<p>Joanne Wildsmith Democratic Services Tel: 9283 4057</p>

	WARD		OFFICER CONTACT
12	Eastney & Craneswater	<p>47 Eastern Parade Southsea PO4 9RE Appeal Ref: 14/00456/FUL Appeal Decision: Dismissed Appeal Decision Date: 23rd March 2015</p> <p>An appeal was lodged against the refusal of planning permission for external alterations to include installation of new windows, rooflights and doors, and infill roof extension to facilitate conversion to form five flats, removal of external fire escape staircase, re-construction of sun-room to front elevation to incorporate balcony, construction of sunken patio to front and provision of on-site car parking facilities after infilling swimming pool.</p> <p>This appeal was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Ian Parkinson Planning Service Tel: 9283 4301</p>
13	St Thomas	<p>28 Montgomerie Road Southsea PO5 1ED Appeal Ref: 14/00179/FUL Appeal Decision: Dismissed Appeal Decision Date: 23rd March 2015</p> <p>An appeal was lodged against the refusal of planning permission for conversion to form 2 dwellings.</p> <p>This appeal was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p> <p>An award of costs application was also dismissed.</p>	<p>Simon Barnett Planning Service Tel: 84 1281</p>

Part 3 - Information and News Items (cont'd)

FRIDAY 27 MARCH 2015

	WARD		OFFICER CONTACT
14	Nelson	<p>155 London Road North End PO2 9AA Appeal Ref: 14/00911/FUL Appeal Decision: Dismissed Appeal Decision Date: 12th March 2015</p> <p>An appeal was lodged against the refusal of planning permission for construction of first floor level to form a 2 bed flat and external alterations to rear, including construction of higher roof to form a 1 bed flat and the provision of an external staircase and walkway.</p> <p>This appeal was dealt with by the written representation procedure and the Inspector decided to dismiss the appeal.</p>	<p>Ian Parkinson Planning Service Tel: 9283 4301</p>
15	St Jude	<p>Stores 28 Goodwood Road Southsea PO5 1NW Appeal Ref: 14/00938/PLAREG Appeal Decision: Allowed Appeal Decision Date: 17th March 2015</p> <p>An appeal was lodged against the refusal of planning permission for retrospective permission for conversion of existing workshop to form dwelling house; external alterations to include construction of new roof, installation of new windows and doors, cycle and refuse stores (resubmission of 14/00101/FUL).</p> <p>This appeal was dealt with by the written representation procedure and the Inspector decided to allow the appeal.</p>	<p>Alison Pinkney Planning Service Tel: 9283 4305</p>
16	Hilsea	<p>591 London Road Hilsea PO2 9SD Appeal Ref: 14/01366/FUL Appeal Start Date: 25/03/2015</p> <p>An appeal has been lodged against the refusal of planning permission Change of use from dwellinghouse to office use (Class B1A).</p> <p>This appeal will be dealt with by the written representation procedure</p>	<p>Owen Devine Planning Service Tel: 9283 4876</p>

LICENSING ACT 2003 – APPLICATIONS RECEIVED BY THE LICENSING AUTHORITY

The Licensing Authority has received the following applications in accordance with the Licensing Act 2003. The table below outlines the premises location, a brief description of the application and the closing date by which responsible authorities or other persons may make representations.

Members should be aware that representations may only be made on the grounds of one or more of the licensing objectives. These are: “the prevention of crime and disorder”, “the prevention of public nuisance”, “public safety” and “the protection of children from harm”. Any representation must be in writing and should, where possible, include evidence to support the licensing objectives. Representations should not be frivolous or vexatious.

If you have any queries relating to any of the applications outlined below, please contact the Licensing Section, Telephone number: 023 9283 4607 or email: Licensing@portsmouthcc.gov.uk.

Item No	Ward	Licence No:	Premises Name and Address	Brief description of application:	Closing date for representations:
17	Nelson	15/02473/LAPREM	J Mart 206 Kingston Road Portsmouth PO2 7LR	Application for Premises Licence Sale of Alcohol Monday to Sunday from 12:00 until 23:00	15 April 2015
18	St Thomas	15/02511/LAPREM	Burger Van Cambridge Road Portsmouth	Application for Premises Licence Late Night Refreshment Monday to Sunday from 23:00 until 04:00	22 April 2015