

City of Portsmouth MEMBERS' INFORMATION SERVICE

NO 13

DATE: THURSDAY 2ND APRIL 2015

The Members' Information Service produced in the Community & Communications 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 5pm 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

THERE ARE NO PART 1 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 5pm on Monday 13 April 2015 .**

An email or handwritten letter will suffice.

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

PORTFOLIO: CHILDREN & EDUCATION

THURSDAY 2ND APRIL 2015

	WARD	SUBJECT AND PROPOSAL	OFFICER CONTACT
1	Drayton & Farlington	<p>Works Springfield School</p> <p>Proposal that approved Education Capital Expenditure be re-allocated in order to address an urgent need to replace all gas mains iron pipes at Springfield School.</p> <p>On the 6 March 2015 (MIS 9/2015, Part 2, Item 3) it was reported that a gas leak had occurred at Springfield School, due to corroded iron pipes. Funding to resolve the issue was identified and approved and the work completed as a matter of urgency. However, the works survey has identified that all the gas mains at Springfield School are ductile iron, in a similar corroded state and consequently a high risk of future failure. Under HSE legislation these must be replaced with trenched MDPE pipework and valves.</p> <p>The cost of replacing all remaining ductile iron gas mains on the school site is £50,815, including supervision & administration of the contract. Funding for such emergency works, totalling £358,913, exists within the Schools AMP Uncommitted Programme.</p> <p>Approval is therefore sought to allocate £50,815, from the Schools AMP Uncommitted Programme, to fund these emergency works at Springfield School.</p>	<p>Mike Stoneman Strategic Commissioning Manager 023 9284 1712</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 **5pm on Monday 13 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	15/00355/FUL Eastney & Craneswater	5 Morley Road Southsea PO4 9PD 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>One representation has been received objecting on the following grounds: (a) Lack of parking; (b) Excessive noise; and, (c) Increase in litter.</p> <p>The applicant seeks a planning permission that will enable the use of the property to interchange between a Class C3 dwelling-house 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 (dwelling-house). 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 (2.82% 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>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 dwelling-house 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>	<p>Nicholas Smith</p> <p>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
3	15/00183/HOU St Jude	9 Auckland Road East Southsea PO5 2HA Construction of dormer window to rear roof-slope	<p>One letter of representation has been received in support of the application. It is suggested that the proposal would not result in any significant privacy issues, as there are already a number of windows overlooking the adjoining gardens.</p> <p>Permission is sought for the construction of a dormer extension to the rear roof slope. The application property is slightly unusual in that it does not benefit from a rear garden and backs directly onto the common boundary properties fronting Villiers Road. As such, the degree of separation between rear windows is just 13 metres. It is accepted that there is a degree of mutual overlooking from existing windows on this and adjoining buildings. However, the introduction of a large dormer window at third floor level would be significantly more intrusive resulting in a loss and perceived loss of privacy to adjoining occupiers. The dormer extension would also offer direct short distance views into the rear windows of properties to the rear.</p> <p>Furthermore, it is considered that the dormer, by virtue of its combined width, height and heavy design features, would over dominate the existing roof slope and would fail to preserve or enhance the character and appearance of the 'Owen's Southsea' Conservation Area.</p>	<p>Gary Christie Tel: 023 92688592</p> <p>Refuse</p>
4	15/00143/FUL St Jude	Somerset Hotel 16 Western Parade Southsea Conversion of existing property to form 7 flats with associated cycle, refuse and recycling storage facilities	<p>One representation received from an adjoining occupier on the grounds that; (a) the intention is to use rear basement flat as a 'common area' (there is no mention of this in plan), (b) concern over possible noise issues for neighbours as basement flat 19 has a history of noise disturbances being reported to Environmental Health, and (c) there must be something in writing from interested parties (tenants/university/Tulley's etc) that noise disturbances will be managed and not tolerated.</p> <p>This representation stems from the existing use of the building as a House in Multiple Occupation. As part of the proposed conversion scheme the basement will comprise a 3-bedroom flat. The proposed conversion scheme would provide a satisfactory standard of living accommodation, consistent with the prevailing character of Western Parade, and represent an improvement over the existing use.</p>	<p>Ian Parkinson Tel: 023 9283 4301</p> <p>Conditional Permission</p>

Part 3 - Information and News Items

THURSDAY 2ND APRIL 2015

	WARD		OFFICER CONTACT
5	Milton and Baffins	<p>Milton Neighbourhood Planning Forum. On 30 March 2015 residents in Milton made an application to the city council to designate a Neighbourhood Planning Forum and Neighbourhood Area. The city council is obliged to advertise this application for at least 6 weeks for public comment. The details of the proposed Milton Neighbourhood Planning Forum, including their constitution and the area they propose to cover, are available on the city council's website at https://www.portsmouth.gov.uk/ext/development-and-planning/planning/neighbourhood-plans.aspx. Representations are invited on the application by 15 May 2015, after which the city council must decide whether to designate the group as a neighbourhood forum for the purposes of neighbourhood planning.</p>	<p>Jacqueline Boulter, Principal Planning Officer Tel: 9284 1276</p>
6	Cosham	<p>18 Jasmond Road Portsmouth PO6 2SY Ref No: 14/00992/HOU Appeal Lodged: 24 February 2015 Appeal Start Date: 30 January 2015</p> <p>An appeal has been lodged against the refusal for the construction of a single storey rear extension.</p> <p>This appeal is being dealt with by the written representation procedure, as this appeal is proceeding under the Fast Track Appeals Service, there is no opportunity for <u>you to submit</u> further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant.</p>	<p>Alison Pinkney Planning Services Tel: 9283 4305</p>

	WARD		OFFICER CONTACT
7	Charles Dickens	<p>7 The Arches The Hard Portsmouth PO1 3EA Ref No: 14/01349/VOC Appeal Lodged:23 February 2015 Appeal Start Date: 26 March 2015</p> <p>An appeal has been lodged against the refusal of an application to vary Condition 2 of A*36719/AH to extend the opening hours from 07:00 hours to 05:00 hours.</p> <p>This appeal is being dealt with by the written representation procedure.</p>	<p>Simon Barnett Planning Services Tel: 9284 1281</p>
8	Paulsgrove	<p>Extra Care Development - Demolition of Longdean Lodge</p> <p>Background:</p> <p>Arrangements are being put in place to have the Longdean Lodge care home in Hillsley Road demolished and the site made safe and secure.</p> <p>The building will be vacant as of 15 April 2015, when the Victory unit transfers to its new premises within Maritime House in Hilsea. There are significant security concerns regarding Longdean as a vacant building with demolition being the cheapest & most risk mitigated solution.</p> <p>There is no opportunity to immediately develop the site following its vacation and boarding with additional security would be costly. The building itself does not easily lend itself to alternative accommodation and would need repairs to its structure before re-use.</p> <p>Legal Services have confirmed that the existing approvals for the use of the Longdean site within the Extra Care development project include its security and the project capital budget has sufficient funds to pay for demolition and leaving the site safe. The cost of demolition will be recovered through an increased land value as a clear developable site.</p>	<p>Andrew Lewis, Supported Living Contracts manager, Adult Social Care Tel: 9284 1248</p>