

# City of Portsmouth MEMBERS' INFORMATION SERVICE

**NO 35**

**DATE: FRIDAY 4 SEPTEMBER 2015**

The Members' Information Service produced in the Community & Communication Directorate 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](mailto: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](http://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](mailto:democratic@portsmouthcc.gov.uk) and must be received by not later than 5 pm on Friday 11 September 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 4 SEPTEMBER 2015**

	<b>WARD</b>	<b>SUBJECT AND PROPOSAL</b>	<b>OFFICER CONTACT</b>
<b>1</b>	Charles Dickens and St. Thomas	<p><b>Somerstown Central (The Hub) - Installation of 175kWp Solar Photovoltaic System</b></p> <p><b>Proposal:</b> Allocate a Housing Revenue Account capital contribution of £171,855.75 for the installation of a 175kWp solar photovoltaic array at Somerstown Central (The Hub).</p> <p>Tenders have been received, evaluated and a preferred bidder identified. We now wish to proceed with the contract award.</p> <p>The £171,855.75 funding will come from the Council Housing Maintenance and Improvement and Housing IT Business Software 2015/16 budget approved by the Cabinet Member for Housing Meeting on 16<sup>th</sup> March 2015, minute no. 9.</p>	<p><b>Mark Tutton</b> <b>Property &amp; Housing</b> <b>Tel: 9283 4729</b></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 **the validation team (023 9283 4826 or 023 9283 4339 answerphone)** and must be received not later than **5pm on Friday 11 September 2015**. You can also make contact by letter or by e-mail to [planningreps@portsmouthcc.gov.uk](mailto: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	15/01108/FUL  Nelson	<p><b>54-56 London Road Hilsea Portsmouth</b></p> <p>Change of use of part of the property [No.54] from Class A3/A5 to a betting shop</p>	<p>Two letters of representation have been received; one from a local resident and one on behalf of an existing betting shop within the district centre. The objections can be summarised as follows: (a) There would be an over concentration of betting shops within the centre; and (b) The proposal does not accord with planning policy PCS18.</p> <p>Planning permission is sought for the change of use of part of the former McDonalds unit (Class A3/A5) to a betting shop (Sui Generis). The site is located within the Primary Area of the North End District Centre as defined by policy PCS8 of the Portsmouth Plan. Therefore, policy PCS18 would not be applicable.</p> <p>Whilst shopping uses (Class A1) are encouraged within the centre, on the basis that the proposal would not result in the loss of a Class A1 unit, it is considered that the proposal is acceptable in principle and would not affect the vitality or viability of the centre as a whole. There are no planning policy restrictions on the number of betting shops that could be located within the centre.</p>	<p>Gary Christie</p> <p>Tel: 023 92688592</p> <p><b>Conditional Permission</b></p>
3	15/01185/FUL  Drayton & Farlington	<p><b>Former SSE Depot Lower Drayton Lane Portsmouth</b></p> <p>Construction of single-storey extensions to 7 houses (to plots 85, 91/92 &amp; 105-108)</p>	<p>One representation has been received from a local resident raising objection to: (a) increasing house size means extra persons, that in turn means extra cars, causing pollution and traffic problems; (b) a query is raised as to whether these form ground floor extension or extension to the attic; and (c) extra height will block out even more sun, in this very populated area.</p> <p>This application relates to the new housing estate under construction on the former SSE depot site, for a total of 143 new dwellings. The application covers 7 houses that have been completed and intended as part of the affordable housing at the site. Following an audit of the particular house type it was found that the houses approved to meet relevant minimum floorspace standards fell short of the requirements</p>	<p>Alan Banting</p> <p>Tel: 023 9283 4324</p> <p><b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
4	15/01225/HOU St Thomas	<p><b>19 Pembroke Road Portsmouth PO1 2NS</b></p> <p>Demolition of existing garage and construction of pitched roof detached garage including ancillary accommodation within the roofspace.</p>	<p>"as-built". The shortfall is capable of being resolved by the modest addition of single-storey rear extensions to the 7 houses, each measuring 1.025m deep and 3.925m wide. The extensions are designed with a mono-pitch roof. They extend the lounge space by 3.3sqm (providing 78sqm in total) and the remaining accommodation is unchanged.</p> <p>The proposed extensions provide an effective design solution without detriment to the appearance of the houses. There is no change to the level of occupation of the new houses and would have no highways or parking implications. The single-storey scale and depth at just over 1m would have no significant amenity impact on the occupiers of any surrounding properties.</p> <p>One letter of representation has been received from a neighbouring property. Their concerns are as follows: 1) the proposal would restrict views of Governors Green and the seafront 2) The proposal would not align with the other properties in St Nicholas Street.</p> <p>Planning permission is sought for the demolition of the existing garage and the construction of a pitched roof detached garage including ancillary accommodation within the roofspace. In July 2008 conditional permission was granted for the same proposal. However, that permission has now lapsed. The proposed garage is considered to relate appropriately to the recipient building and the wider street scene, it would not cause significant harm to the amenity of the surrounding properties and it is considered to preserve the character and appearance of the Old Portsmouth Conservation Area.</p>	<p>Katherine Alger Tel: 023 9284 1470</p> <p><b>Conditional Permission</b></p>

## Part 3 - Information and News Items

FRIDAY 4 SEPTEMBER 2015

	WARD		OFFICER CONTACT
5		<p><b>Governance and Audit and Standards (Review) sub committee</b>  <b>Wednesday 9 September at 9am in the Executive Meeting Room, Guildhall, Portsmouth</b></p> <p>A (Review) sub-committee of the Governance and Audit and Standards Committee will meet and is expected to consider a complaint against a Member in exempt session.</p>	<p><b>Vicki Plytas</b>  <b>Senior Local Democracy Officer</b>  <b>Tel 9283 4058</b></p>
6		<p><b>Economic Development, Culture &amp; Leisure (EDCL) Scrutiny Panel - Thursday 10 September at 5.30pm, Ground Floor Meeting Room 4, Civic Offices</b></p> <p>The EDCL Scrutiny Panel will be meeting to consider their next topic for review. The Scrutiny Management Panel has requested that developing wider opportunities for students in the city be explored and the scope of the review will be discussed.</p>	<p><b>Joanne Wildsmith</b>  <b>Local Democracy Officer</b>  <b>Tel: 9283 4057</b></p>
7		<p><b>Licensing Sub Committee - 3 September 2015</b></p> <p>Following the exclusion of the press and public, the sub-committee made the following decisions:</p> <ul style="list-style-type: none"> <li>• Local Government (Miscellaneous Provisions) Act 1976 and Town Police Clauses Act 1847 - Consideration of hackney carriage driver's licence previously granted to Mr A was not renewed.</li> <li>• Local Government (Miscellaneous Provisions) Act 1976 and Town Police Clauses Act 1847 - Consideration of hackney carriage driver's licence previously granted to Mr T was suspended for a period of two weeks with immediate effect.</li> </ul>	<p><b>Lucy Wingham</b>  <b>Local Democracy Officer</b>  <b>Tel: 9283 4662</b></p>
8	<p><b>Eastney &amp; Craneswater</b></p>	<p><b>19 Nettlecombe Avenue Southsea PO4 0QN</b>  <b>Ref No: 14/01395/PLAREG</b>  <b>Appeal Lodged: 13th July 2015</b>  <b>Appeal Start Date: 1st September 2015</b></p> <p>An appeal has been lodged against the refusal of an application for retrospective rendering of the rear and part side elevations.</p> <p>This appeal is being dealt with by the written representation procedure.</p>	<p><b>Alison Pinkney</b>  <b>Planning Services</b>  <b>Tel: 9283 4305</b></p>

	WARD		OFFICER CONTACT
9	Hilsea	<p><b>Parsons Close Hilsea Portsmouth PO3</b>  <b>Appeal Refs: 14/00976/TPO, 14/01043/TPO &amp; 14/01045/TPO</b>  <b>Appeal Decision: Dismissed</b>  <b>Appeal Decision Date: 1<sup>st</sup> June 2015</b></p> <p>An appeal was lodged against the refusal of planning for the above 3 applications.</p> <p><b>14/00976/TPO</b>  Within Tree Preservation Order No 222 - Sycamore (T6, T14, T16), Horse Chestnut (T7, T8, T13, T15, T17) crown thin by up to 20%; Ash (T86), Wild Cherry (T43), Horse Chestnut (T82, T79) crown lift by up to 4m; Horse Chestnut (T77), Ash (T88), Wild Cherry (T42, T45, T46, T55, T56), London Plane (T50), Hornbeam (T58, T59), crown lift by up to 3m; Horse Chestnut (T76) crown lift by up to 3m &amp; crown thin by up to 20%; Pine Corsican (T26, T27) sever Ivy; Whitebeam (T91), Ash (T92) crown lift by 5m &amp; reduce selected lower branches by a further 2m in length up to height of 2m from ground level (Part 1 of 3)</p> <p><b>14/01043/TPO</b>  Within Tree Preservation Order No 222 - Wild Cherry (T44), Norway Maple (T68, T97) reduce selected branches to obtain 3m clearance from building; Wild Cherry (T38, T40, T41) reduce selected branches to obtain 3m clearance from building &amp; crown lift to provide 3m ground clearance, London Plane (T51) crown lift by up to 5.5m &amp; reduce branches to provide 2m clearance from property; Norway Maple (T69, T72) crown lift by up to 5.5m road side &amp; reduce selected branches to obtain 3m clearance from property; Ash (T71) crown lift by up to 5.5m over road (Part 2 of 3)</p> <p><b>14/01045/TPO</b>  Within Tree Preservation Order No 222 - Wild Cherry (T47) crown lift by 3m and reduce branches to provide 2m clearance from property; Wild Cherry (T54) reduce selected branches to obtain 3m clearance from property &amp; crown lift over boundary fence to obtain 2m clearance; Alder (T65) reduce selected side branches extending towards flats to obtain 4m clearance Norway Maple (T67) crown lift by up to 3m and 2m clearance from streetlight (Part 3 of 3)</p> <p>The appeal was dealt with by the written representation Fast Track procedure and the Inspector decided to dismiss the appeal.</p>	<p><b>Ian Parkinson</b>  <b>Planning Services</b>  <b>Tel: 9283 4301</b></p>