

# City of Portsmouth MEMBERS' INFORMATION SERVICE

## NO 1

DATE: FRIDAY 8 JANUARY 2016

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)

N.B. 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](mailto:democratic@portsmouthcc.gov.uk) and must be received by not later than 5 pm on Friday 15 January 2016.**

**An email or handwritten letter will suffice.**

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

### **PORTFOLIO: ENVIRONMENT AND COMMUNITY SAFETY**

**FRIDAY 8 JANUARY 2016**

	<b>WARD</b>	<b>SUBJECT AND PROPOSAL</b>	<b>OFFICER CONTACT</b>
1	All Wards	<p><b>Domestic waste container policy amendment - neighbourhood recycling points</b></p> <p><b>Proposal:</b> To amend the domestic waste container policy to enable the council, where appropriate, to require developers of new builds, blocks of flats or housing developments to incorporate space for neighbourhood recycling sites in their plans. This will give occupants at new developments closer access to recycling facilities for additional materials (such as glass and textiles) that cannot be collected as part of kerbside dry mixed recycling rounds. This should also allow developers to demonstrate they are considering environmental issues when planning new builds.</p> <p>Such requirements will be incorporated in the waste collection team's feedback provided in response to planning application submissions, and developers are encouraged to incorporate such areas into their initial plans for PCC's consideration. PCC's waste collection team will agree and advise developers on final requirements for location and capacity of recycling points, which will be appropriate to the type of development and number of households.</p> <p>Developers will be required to either purchase containers (including any installation costs) from PCC or procure products of the same or equivalent specification themselves (subject to the prior approval of a waste collection officer for suitability of compatibility with the collection vehicle(s)).</p>	<p><b>Andrew Morrison</b> <b>Waste collection</b> <b>contract team leader</b> <b>Tel: 9284 1410</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 **Assistant Director of Culture & City Development** by telephoning the **validation team (023 9283 4826 or 023 9283 4339 answerphone)** and must be received not later than **5pm on Friday 15 January 2016**. 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	15/01916/FUL  Hilsea	<b>5 Montague Road, Portsmouth, PO2 0ND</b>  Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	<p>One letter of representation from a neighbouring property has been received. Their objections are on the following grounds: 1) Parking 2) Increase in population 3) Loss of family housing</p> <p>The applicant seeks planning permission that will enable the use of the property to interchange between a class C3 dwellinghouse and a Class C4 HMO where between three and six unrelated people share at least a kitchen and/or bathroom. The lawful use of the property is currently Class C3 (dwellinghouse). Having regard to the aims and objectives of policy PSC20 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 below the 10% threshold (2.53% if permission was granted). In addition it is considered that the proposal would not adversely affect the living conditions of the occupiers if 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 the basis and given that there is not a significant concentration of HMOs within the surrounding area it is considered that there will be no significant impact in terms of noise and disturbance, refuse, parking and the impact on the character of the area.</p> <p>The application site does not benefit from any off-street parking and there is no parking proposed as part of this application. However, given that the level of occupation associated with a HMO it is not considered to be significantly greater than the occupation of the property as a Class C3 dwellinghouse, it is considered that an objection on parking grounds could not be sustained. The submitted plans show an adequate cycle storage area within the rear garden. The storage for refuse and recyclable materials would remain unchanged.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p><b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
3	15/01762/HOU  Eastney & Craneswater	<b>72 Whitwell Road, Southsea, PO4 0QS</b>  Replacement front porch roof and construction of car port	<p>One letter of objection has been received from a neighbouring property. Their objections are as follows:</p> <ol style="list-style-type: none"> <li>1) Materials would not be able to withstand wind pressure</li> <li>2) lack of provision of rainwater goods</li> <li>3) Unsympathetic to the Conservation Area</li> </ol> <p>The proposal is to replace the existing plastic roofed, aluminium and glassed porch with a red tiled porch that would also form a car port. The car port would have a height of 3.2m and it would be positioned above the front door. It would have a width of 4m that would project to cover the area of hard standing to form a car port. The proposal would be constructed of red tiles to match the existing roof on the property and the other properties within the surrounding area. It is therefore considered that the proposal would relate appropriately to the recipient building and the wider street scene. It is also considered that the design, size and materials used would be sympathetic and it would enhance character and appearance of the Craneswater and Eastern Parade Conservation Area.</p> <p>The other issues raised would be addressed through the Building Regulations and as should not be controlled through the determination of a planning application.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p><b>Conditional Permission</b></p>
4	15/01767/FUL  St Jude	<b>First Floor, 107 Palmerston Road, Southsea</b>  Use of first floor as a tattoo studio (Sui Generis) to include a reception facility within the existing ground floor retail area.	<p>One letter of representation has been received from the occupier of an adjoining property objecting on the grounds that a tattoo studio would impact upon the character of this particular stretch of Palmerston Road.</p> <p>Whilst the property is currently vacant, the lawful use of the first floor remains as part of the ground floor shop which was previously occupied as a hairdressers (Class A1). Therefore, having regard to the range of uses that could take place at first floor level within Class A1 and the associated activity, noise and disturbance etc. that could reasonably be expected, it is considered that its use as a tattoo studio would not be demonstrably different given the limited scale of the premises and use of machinery. Having regard to the existing commercial nature of the property at the lower floors, it is considered that the proposal would not significantly affect the character of Southsea Town Centre within this particular section of Palmerston Road.</p>	<p>Gary Christie</p> <p>Tel: 023 92688592</p> <p><b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
5	15/01797/FUL Charles Dickens	<b>22 Highfield Road, Portsmouth, PO1 1LP</b>  Construction of single storey rear extension	<p>One letter of objection from a neighbour has been received. Their objections are:</p> <ol style="list-style-type: none"> <li>1) Loss of Light</li> <li>2) Overshadowing</li> <li>3) Loss of parking</li> </ol> <p>The proposal is to construct a single storey flat roof rear extension. It would have a height of 2.5m and it would project 3.1m from the rear of the existing extension. The extension only projects 3.1m, therefore it is considered that the increase of 0.1m is not considered to cause a significant impact on the neighbouring properties in term of overshadowing, increased sense of enclosure or loss of light. The proposal would not have an impact on the parking in the surrounding area as it is being constructed to the rear of the property.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p><b>Conditional Permission</b></p>
6	15/01907/FUL Charles Dickens	<b>6 St James's Street, Portsmouth, PO1 3AP</b>  Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)	<p>Three letters of objection from neighbouring residents have been received. Their concerns are:</p> <ol style="list-style-type: none"> <li>1) High number of HMOs in the surrounding area</li> <li>2) Parking</li> </ol> <p>The applicant seeks planning permission that will enable the use of the property to interchange between a class C3 dwellinghouse and a Class C4 HMO where between three and six unrelated people share at least a kitchen and/or bathroom. The lawful use of the property is currently Class C3 (dwellinghouse). Having regard to the aims and objectives of policy PSC20 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 below the 10% threshold (7.95% if permission was granted with seven out of 88 properties being in use as a C4. In addition it is considered that the proposal would not adversely affect the living conditions of the occupiers if 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 the basis and given that there is not a significant concentration of HMOs within the surrounding area, it is considered that there will be no significant impact in terms of noise and disturbance, refuse, parking and the impact on the character of the area.</p>	<p>Katherine Alger</p> <p>Tel: 023 9284 1470</p> <p><b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
7	15/01798/FUL  Central Southsea	<b>55 Francis Avenue, Southsea, PO4 0HL</b>  Change of use from purposes falling within C4 (house in multiple occupation) to a seven bedroom seven person sui generis house in multiple occupation	<p>The application site does not benefit from any off-street parking and there is no parking proposed as part of this application. However, given that the level of occupation associated with a HMO it is not considered to be significantly greater than the occupation of the property as a Class C3 dwellinghouse, it is considered that an objection on parking grounds could not be sustained. The submitted plans show an adequate cycle storage area within the rear garden. The storage for refuse and recyclable materials would remain unchanged.</p> <p>Two representations have been received from neighbouring properties objecting on the grounds of:</p> <ul style="list-style-type: none"> <li>a) Significant increase in noise and disturbance;</li> <li>b) Incorrect layout on the submitted floor plans;</li> <li>c) As the first floor bathroom is windowless this will generate damp and impact upon the party wall;</li> <li>d) Loss of parking; and,</li> <li>e) Additional rubbish.</li> </ul> <p>The applicant seeks a planning permission that will enable the use of the property to be used as a sui generis House in Multiple Occupation (HMO) for 7 persons. The lawful use of the property is currently a Class C4 HMO. It is considered that the addition of a 7th bedroom would not give rise to a significant increase in noise and disturbance or increase the pressure on parking.</p> <p>It is considered that the level of occupation generally associated with the use of any given property as a sui generis HMO is not materially different to the use of a property as a Class C4 HMO occupied by 3-6 unrelated persons sharing a kitchen/bathroom. On that basis, it is considered that the grounds of objections could not be sustained. Other issues raised relate to damp and refuse but as there is separate legislation to address it is not considered to be a material consideration in this application.</p>	<p>Nicholas Smith</p> <p>Tel: 023 9284 1995</p> <p><b>Conditional Permission</b></p>
8	15/01927/HOU  Baffins	<b>14 Salterns Avenue, Southsea, PO4 8QH</b>  Construction of two storey rear extension	<p>One representation has been received from an adjoining property objecting on the grounds of loss of light.</p> <p>It is considered that due to the large spatial separation between the property to the south, that there is unlikely to be a significant impact with regard to loss of light.</p> <p>Other issues raised relate to the de-valuation of the property but this is not considered to be a material consideration in the determination of this application.</p>	<p>Nicholas Smith</p> <p>Tel: 023 9284 1995</p> <p><b>Conditional Permission</b></p>

Item No	Application No Ward	Location Description of Development	Planning Officer's Comments	Case Officer Proposed Decision
9	15/01866/HOU St Thomas	<b>2 Lombard Street, Portsmouth, PO1 2HX</b>  Construction of new mansard roof to replace existing, additional bays to front elevation at ground and first floor levels forming a roof terrace behind the parapet wall, single storey rear extension to replace conservatory and external alterations to include installation of new windows (Re-submission of 14/01364/HOU)	<p>One representation has been received in support of this application on the grounds of:</p> <p>a) The alterations are in keeping with the surroundings; b) The modern design would improve the appearance of the property.</p> <p>The proposed alterations include the construction of a mansard roof to replace the existing to allow for the creation of additional facilities at third floor level. Whilst mansard roofs can be effective, it is considered that in this instance, the squat nature of the property would be dominated by the excessively bulky appearance of the mansard which would appear as disproportionately large in comparison. The traditional appearance of the Georgian properties on this street, and unscreened and exposed nature of the Cathedral Church of St Thomas would be dominated by this property and the roof is considered to detract from the special architectural or historic interest of this Grade I listed building and other nearby heritage assets.</p> <p>Two further representations have been received in support of the officer's recommendation for refusal.</p>	<p>Nicholas Smith</p> <p>Tel: 023 9284 1995</p> <p><b>Refuse</b></p>

## Part 3 - Information and News Items

FRIDAY 8 JANUARY 2016

	WARD		OFFICER CONTACT
10		<p><b>Planning Committee - Wednesday 13 January at 5pm in the Executive Meeting Room, Floor 3 of the Guildhall</b></p> <p>The committee will be considering the following planning applications:</p> <ul style="list-style-type: none"> <li>i) <b>Ref: 13/00791/FUL - Eastney Beach, Eastney Esplanade, Southsea</b> - Installation of 25 beach huts and new timber boardwalk to eastern end of Esplanade (Amended Description) (Resubmission of 12/00968/FUL)</li> <li>ii) <b>Ref: 15/00942/CS3 - Beach Opposite Junction Of St Georges Road and Southsea Esplanade, Southsea</b> - Installation of 25 beach huts and timber decking sited on seafront</li> <li>iii) <b>Ref: 15/01838/TPO - St James Hospital Locksway Road Southsea</b> - Within Tree Preservation Order 177 - fell horse chestnut (T876), norway maple (T338), holm oak (T419), and yew (T940); reduction of overhanging branches back to boundary of two common limes (T789, T761) and two silver birches (T788, T786); reduce major limb on road side by 5metres and crown lift up to 5metres of holm oak (T370); crown lift up to 5.2metres of lime (T403); crown reduction over cricket pitch by 4-5metres of holm oak (T450); crown thin by 20% and crown lift up to 5metres of silver maple (T990)</li> <li>iv) <b>Ref: 14/01664/FUL - Land At St James Hospital (formerly Light Villa And Gleave Villa) Locksway Road, Southsea</b> - Construction of two-and three-storey dwellings comprising 14no 4-bed houses, 12no 3-bed houses, 2no 2-bed houses and 2no 1-bed flats with associated access roads, parking, cycles stores, open space and landscaping works</li> <li>v) <b>Ref: 15/01846/FUL - 3 Olinda Street, Portsmouth PO1 5HP</b> - Change of use from dwelling house (Class C3) to purposes falling within Class C4 (house in multiple occupation) or Class C3 (dwelling house)</li> </ul>	<p><b>Lisa Gallacher</b>  <b>Local Democracy</b>  <b>Officer</b>  <b>Tel: 9283 4056</b></p>
11		<p><b>Licensing Policy Committee - Friday 15 January 2016 at 9.30am</b> in the Executive Meeting Room, Floor 3 of the Guildhall, Portsmouth.</p> <p>The committee will consider the following items:</p> <ul style="list-style-type: none"> <li>• Annual review of licensing fees</li> <li>• Licensing Act 2003 - Statement of Licensing Policy 2016 - 2021 Approval of interim measures</li> </ul>	<p><b>Lucy Wingham</b>  <b>Local Democracy</b>  <b>Officer</b>  <b>Tel: 9283 4662</b></p>



	WARD		OFFICER CONTACT
12		<p><b>Licensing Sub-committee - Friday 15 January 2016 at 10.30am</b> (or immediately following the conclusion of the Policy Committee meeting if later) in the Executive Meeting Room, floor 3 of the Guildhall, Portsmouth.</p> <p>Following the exclusion of the press and public, the sub-committee will consider the following items:</p> <ul style="list-style-type: none"> <li>Local Government (Miscellaneous Provisions) Act 1976 - Consideration of Private Hire Driver's Licence - Mr H</li> <li>Local Government (Miscellaneous Provisions) Act 1976 - Consideration of Private Hire Operator, Vehicle and Driver Licences - Mr A</li> </ul>	<p><b>Lucy Wingham</b>  <b>Local Democracy Officer</b>  <b>Tel: 9283 4662</b></p>
13		<p><b>Amendment to Noise Enforcement Policy 2015</b></p> <p>Currently all complaints of domestic noise are registered by Environmental Health upon receipt and investigated only when contact with the person accused has failed to resolve the nuisance being caused. Where a further nuisance is reported after contact has been made with the accused, the complainant is asked to re-contact the service. Where this takes place a reactive or proactive investigation is offered. It is proposed that in future all complainants will be offered a reactive and/or proactive service immediately. This will include access to the night noise service. It is proposed that this improved service will begin in February 2016.</p>	<p><b>Richard Lee</b>  <b>Environmental Health Manager</b>  <b>Tel: 9283 4857</b></p>
14	Baffins	<p><b>29 Siskin Road, Southsea PO4 8UG</b>  <b>Ref No: 15/00978/TPO</b>  <b>Appeal Decision: Partially Allowed</b>  <b>Appeal Decision Date: 22 December 2015</b></p> <p>An appeal was lodged against the refusal of planning permission for the felling of two Lombardy Poplar (T24 &amp; T25) within Tree Preservation Order 184.</p> <p>This appeal was dealt with under the Fast Track Appeals Service and the Inspector decided to allow the appeal for T24 but dismiss the appeal for T25.</p>	<p><b>Katherine Alger</b>  <b>Planning Services</b>  <b>Tel: 9284 1470</b></p>

	WARD		OFFICER CONTACT
15		<p><b>Portsmouth International Port Performance</b></p> <p>The following items update Members on the performance of Portsmouth International Port. Copies of items and reports are deposited in the Members' Room where indicated.</p> <p><b>Traffic Throughout</b></p> <p>The Port saw higher than expected throughout for the 6 months ending 30 September 2015. Compared to the 6 months ending 30 September 2014, passenger numbers were down 1.12%, passenger vehicle numbers were up 0.95%, freight was up 6.66% and the number of ships using the port was down 10.23%.</p> <p>The reduction in ship throughput reflects two companies, Transfennica and DFDS, no longer operating from the Port in 2015. In May 2015 Brittany Ferries started a new service to France. This has supported growth in port throughput.</p> <p><b>Port Marine Safety Code</b></p> <p>This report fulfils the Port's obligation under the Port Marine Safety Code of keeping the Duty Holders advised of indicants in the Harbour.</p> <p>The report summarises the incidents from 01 July 2015 to 30 September 2015.</p> <p>(A full copy of the report is deposited in the Members' Room)</p>	<p><b>Anthony Andrews</b>  <b>Portsmouth</b>  <b>International Port</b>  <b>Tel: 9285 5920</b></p>
16		<p><b>Cancellation of January Council meeting</b></p> <p>As notified to all members the Lord Mayor has cancelled the 26 January Council meeting due to the lack of pressing business which cannot be dealt with at the next meeting which takes place on 9 February 2016.</p>	<p><b>Stewart Agland</b>  <b>Local Democracy</b>  <b>Manager</b>  <b>Tel: 9283 4055</b></p>