
SOUTHAMPTON CITY COUNCIL
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 26 MARCH 2013

Present: Councillors Mrs Blatchford (Chair), Cunio (Vice-Chair), B Harris, L Harris, Lloyd, Norris and Shields

Apologies: Councillor Claisse

114. **APOLOGIES AND CHANGES IN PANEL MEMBERSHIP (IF ANY)**

The Panel noted that Councillor Norris had been appointed to the Planning and Rights of Way Panel, to replace Councillor Smith, at the Council meeting held on 20 March 2013, for the remainder of the municipal year. The Panel also noted that Councillor B Harris was in attendance as a nominated substitute for Councillor Claisse in accordance with Council Procedure Rule 4.3.

115. **MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)**

RESOLVED that the Minutes of the Meeting held on 19 February 2013 be approved and signed as a correct record.

116. **60-64 ST MARY'S ROAD 12/01525/FUL**

The Panel considered the report of the Planning and Development Manager recommending delegated authority be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Redevelopment of the site, erection of a building ranging in height from 3-storeys to 20-storeys to provide 154 student residential flats, (77 cluster flats, 77 studios - 686 bed spaces), commercial/community uses on the ground floor (Class A1 - A5 inclusive, Class D1 or Class D2 - 581 square metres) with associated parking and communal facilities, vehicular access from Compton Walk and a new pedestrian access route from Charlotte Place to Compton Walk.

Mr Williamson (Architect), Ms Beuden (Agent), Mr Jelley (Applicant), Mr Esmal, Mr Edmond, Mr Donohue (objecting) (Charlotte Place Campaign Group), Mr Brora (objecting) (Southampton Medina Mosque Trust), Mr Linekar (objecting) (Southampton Commons and Parks Protection Society), Mr Lindner (objecting) (Local Business) and Councillor Barnes-Andrews (objecting) (Ward Councillor and on behalf of Councillors Rayment and Burke) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported four additional letters of objection had been received from local residents, a letter from Councillor Burke, a letter from Councillor Rayment, a letter from Southampton Commons and Park Protection Society, all objecting, and one letter of support had also been received. The presenting officer also reported an amendment to the Section 106 Agreement, an amendment to a Condition and an additional Condition.

RESOLVED

- i) to delegate to the Planning and Development Manager to **grant** planning permission subject to the completion of the revised S106 Legal Agreement, the conditions listed in the report and the amended and additional conditions set out below;
- ii) in the event that the legal agreement is not completed within two months of the Panel meeting, the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the S106 Legal Agreement; and
- iii) that the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 agreement and to remove, vary or add conditions as necessary.

Amendment to S106 Agreement

Amend clause (xiv) so that it reads as follows:

The provision of the public route from Compton Walk to Charlotte Place, future maintenance, including payment of a commuted sum if the route is adopted as public highway, and public rights to pass over the route.

Amended Condition

25. APPROVAL CONDITION - Security Measures (Pre-Occupation Condition)

Prior to either the first occupation of the development or the installation of the details listed below (whichever is sooner) a Security Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of:

- i. CCTV coverage & concierge arrangements with 24 hour on-site management;
- ii. door types of the storage areas;
- iii. outer communal doorsets and the cluster flat access doorsets;
- iv. ground floor windows; and
- v. audio/visual control through the communal access doors.

Development shall be completed and maintained in accordance with the agreed details.

REASON:

In the interests of crime prevention and residential safety

Additional Condition

31. APPROVAL CONDITION - Stopping up existing access [Pre-Commencement Condition]

Any redundant access to the site shall be stopped up and abandoned and the footway, and verge crossings and kerbs shall be reinstated before the development is brought into use.

Reason:

To provide safe access to the development and to prevent congestion on the highway.

RECORDED VOTE

FOR: Councillors B Harris, L Harris, Lloyd, Norris and Shields
AGAINST: Councillors Mrs Blatchford and Cunio

117. **MENTAL HEALTH DAY CENTRE, BEDFORD HOUSE, AMOY STREET**
12/00381/OUT

The Panel considered the report of the Planning and Development Manager recommending delegated authority be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Re-development of the site, demolition of the existing building and provision of 10 x 2 and 2.5 storey houses (8 x 3-beds, and 2 x 2-beds) with associated car parking and storage (outline application seeking approval for access, layout and scale).

Ms Mew (Agent), Mr Little (supporting) (Area Co-Ordinator for Waste Collection), Mr Lovelock and Mr Fleetwood (objecting) (Local Residents), and Councillor Smith (objecting) (on behalf of Councillor Bogle for Canton Street Residents) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an amended Reason for Granting Permission and that fourteen additional letters of objection had been received from local residents, one of which included 82 signatures, and a letter of objection had also been received from each of the local Ward Councillors.

Amended Reason for Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out on the attached sheet. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on the 26.03.13 and the 24.07.12 do not have sufficient weight to justify a refusal of the application. The proposal would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of neighbouring occupiers. The provision of a route for vehicles through Henry Street would not have a harmful impact on highway safety or the character of the area. Where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, planning permission should therefore be granted taking account of the following planning policies:

“Saved” Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, HE1, H1, H2, and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) Policies CS3, CS4, CS5, CS13, CS14, CS16, CS18, CS19, and CS20 and the Council’s current adopted Supplementary Planning Guidance. The guidance within the National Planning Policy Framework (2012) is also relevant to the determination of this planning application.

The Panel voted against the officer recommendation to delegate to the Planning and Development Manager to grant planning permission.

RESOLVED that the applicant be invited to withdraw the application.

RECORDED VOTE

FOR: Councillors B Harris, L Harris, Lloyd and Norris
AGAINST: Councillors Blatchford and Shields
ABSTAINED: Councillor Cunio

118. **1 BEECHMOUNT ROAD, SO16 3JD 12/01933/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Erection of one Class C3, six bedroomed dwelling arranged on two floors (top floor in roofspace) with integral garage, to rear of existing house following part demolition/alterations of existing house and provision of parking spaces and associated bin/cycle stores.

Mr Wiles (Agent) and Ms Wawman (objecting) (Local Resident) were present and with the consent of the Chair, addressed the meeting.

RESOLVED to **grant** planning permission subject to the conditions listed in the report and to add a note to the applicant stating that approved dwelling falls with C3 Use and that a change of use application would be required to occupy the property as a C4 or Sui Generis HMO.

119. **LAND ADJACENT RAILWAY TRACK, HORSESHOE BRIDGE 12/01557/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Removal of Condition 5 (restricted use) Class B1 (B) and (C) and its replacement with land use Class B2 of planning permission 12/00697/FUL.

RESOLVED to **grant** planning permission subject to the conditions listed in the report.

120. **FORMER CASTLE INN, WITTS HILL SO18 4QA 13/00086/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Demolition of existing conservatory to rear and replacement with single storey extension and installation of a new external staircase and door opening at first floor level.

The presenting officer reported that an update letter had been received from G L Hearn dated 25th March 2013.

RESOLVED to **grant** planning permission subject to the conditions listed in the report.

RECORDED VOTE

FOR: Councillors Mrs Blatchford, B Harris, L Harris and Norris
AGAINST: Councillor Shields
ABSTAINED: Councillors Cunio and Lloyd

121. **FORMER REMPLOY SITE, WEST QUAY ROAD SO15 1GZ / 13/00011/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted for a three year Temporary Consent expiring on 31 March 2016 in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

External alterations including recladding of existing factory building to provide temporary car showroom, workshop and associated administrative areas including new detached single storey structure for servicing and valeting. Change of use from B1 (light industrial) to sui generis (car showroom).

Mr Lees (Agent) was present and with the consent of the Chair, addressed the meeting.

RESOLVED to **grant** conditional approval (3 year Temporary Consent expiring on 31.3.2016) subject to the conditions listed in the report.

122. **ZAZEN DEVELOPMENTS LTD - ROEBUCK HOUSE, 24-28 BEDFORD PLACE**

The Panel considered the report of the Senior Manager Planning, Sustainability and Transport, recommending approval to delegate authority to the head of Legal, HR and Democratic Services to enter into a Deed of Variation regarding Sustainable Travel Vouchers. (Copy of the report circulated with the agenda and appended to the signed minutes).

RESOLVED that delegated authority be given to the Head of Legal, HR and Democratic Services to enter into a Deed of Variation of the Section 106 agreement, removing the need to comply with the Sustainable Travel Voucher obligation, in lieu of providing a commuted contribution of £10,000 to discharge the relevant obligation, within a timescale to be agreed after the sale of the property by the Administrator.