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PLANNING AND RIGHTS OF WAY PANEL (EAST)  
MINUTES OF THE MEETING HELD ON 30 SEPTEMBER 2014

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Present: Councillors Lewzey (Chair), Denness (Vice-Chair), Hecks and Tucker

Apologies: Councillor Fitzhenry

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

**RESOLVED** that the minutes of the meeting held on 2<sup>nd</sup> September 2014 be approved and signed as a correct record.

20. **13 GROSVENOR ROAD, SO17 1RU - 14/00999/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.

The presenting officer reported that correspondence had been received from the Highfield Residents' Association following publication of the Panel report.

**RESOLVED** that the application be deferred to allow for consideration of the addendum to the legal opinion to the Highfield Resident's Association.

21. **LAND TO REAR OF 28 TO 64 WINCHESTER ROAD AND REAR OF 204-218 WARREN AVENUE - 14/00676/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.

Gordon Shackell (agent); Edward Curridge, Bill Hebb, Barrie McCann and James O'Malley (local residents / objecting) and Councillor Moulton (councillor / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an amendment to a condition and one additional condition.

Amended Condition

14. APPROVAL CONDITION - Landscaping, lighting and means of enclosure detailed plan [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- (i) proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);

- (ii) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- (iii) an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise);
- (iv) details of any proposed boundary treatment, including retaining walls;
- (v) a landscape management scheme; and
- (vi) additional planting to the northern boundary.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed, or become damaged or diseased, within a period of five years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of five years from the date of planting.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of five years following its complete provision.

REASON:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, enhance neighbour amenity to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

#### Additional condition

APPROVAL CONDITION – Arboricultural Impact Assessment and Method Statement [Performance Condition]

The development as approved shall be carried out in accordance with the recommendations of the Arboricultural Impact Assessment and Method Statement submitted dated 30.09.2007 ref:HOME/1459d (Bill Kowalczyk Associates) unless agreed otherwise in writing with the Local Planning Authority.

REASON: In order to safeguard the trees on site.

**RESOLVED** that consideration of this item be adjourned in order for the Panel to attend an accompanied site visit to assess the impact of the revised car parking layout on existing access.

#### 22. **BITTERNE PARK PRIMARY SCHOOL, MANOR FARM ROAD - 14/01214/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.

Howard Whitbread and John Bean (applicants) and Councillor Baillie (ward councillor / objecting) were present and with the consent of the Chair, addressed the meeting.

**RESOLVED** that planning permission be granted subject to the conditions in the report.

23. **84 COMMERCIAL STREET - 14/01132/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.

Jeannette Murray-Jones (applicant) and Barry Butcher (local resident / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported receipt of an additional representation and an amended condition.

Amended Condition

01. APPROVAL CONDITION - Timing - Physical works (Three months)

In the event that the alterations are not completed within three months of approval by the Planning and Rights of Way Panel then the residential use of the extension, including storage, shall cease until the alterations are completed to the satisfaction of the Local Planning Authority.

REASON: To protect the amenities of the locality and to endeavour to achieve a building of high visual quality which respects the character and existing buildings within the area.

**RESOLVED** to refuse planning permission for the reasons set out below:

Reason for Refusal

The proposal, by means of its excessive depth and height in immediate proximity with the common boundary, relates poorly to the neighbouring properties and would adversely affect the residential amenities currently enjoyed by neighbouring occupiers, in terms of an increased sense of enclosure. Therefore, the scheme is contrary to Policies SDP1 (i), SDP7 (iv) and SDP9 (i) (v) of the adopted City of Southampton Local Plan Review (2006), Policy CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010) and the provisions of the Council's approved Residential Design Guide (September 2006) in particular paragraphs 2.2.1, 2.2.18, 2.5.1 and 2.5.2.