
PLANNING AND RIGHTS OF WAY PANEL (WEST)
MINUTES OF THE MEETING HELD ON 11 NOVEMBER 2014

Present: Councillors Lewzey (Chair), Lloyd (Vice-Chair), Claisse (Except Minute 27), L Harris and Mintoff

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

RESOLVED that the Minutes of the Meeting held on 15 October 2014 be approved and signed as a correct record.

24. **REMOVAL OF 3 TREES AT SKI SLOPE, SOUTHAMPTON SPORTS CENTRE**

The Panel considered the report of the Head of Regulatory and City Services, recommending the removal of three trees at the above site address.

RESOLVED

- (i) That 2 x oak and 1 x birch be removed from the sides of the Alpine Snowsports Centre middle slope (as shown on the plan); and
- (ii) To replace three trees on a two-for-one ratio of a size no smaller than 20cm-25cm girth at 1m above ground level and of species and location to be agreed with the Council Tree Officer in consultation with the Friends of Southampton Sports Centre.

25. **27 KING EDWARD AVENUE, SO16 4DN 14/01531/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval in respect of an application for a proposed development at the above address.

Change of use from a Dwelling House (Class C3) to a 5-Bed House in Multiple Occupation (HMO - Class C4).

Mr S White, Mr A White (Applicants), Mrs White (local resident/supporting), Ms Murphy (local resident/objecting), Councillors Galton and Denness (Ward Councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that the final sentence in Condition 3 should be deleted and should therefore read as follows:

The "dual C3 (dwelling house) and/or C4 (House in multiple occupation) use" hereby permitted shall, under Class E, Part 3, Schedule 2 of the Town and County Planning (General Permitted Development) Order 1995, be for a limited period of 10 years only from the date of this Decision Notice. That dwelling shall remain as the prevailing use at that time as hereby agreed in writing by the Local Planning Authority.

Reason

In order to provide greater flexibility to the development and to clarify the lawful use hereby permitted and the specific criteria relating to this use.

RESOLVED that this item be deferred to allow additional information to be provided in the form of further parking surveys carried out during school term time, to include a daytime survey.

RECORDED VOTE to defer the application:-

FOR: Councillors Lewzey, Lloyd and Mintoff

AGAINST: Councillors Claisse and Harris

26. **8 NORFOLK ROAD, SO15 5AS 14/01618/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.

Conversion of dwelling to 2 x three bedroom flats.

Mr Pooks (local resident/objecting) and Councillors Moulton and Parnell (Ward Councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that he had received an objection from Councillor Shields, Ward Councillor regarding parking issues in the area.

RESOLVED to refuse planning permission for the reason set out below.

Reason for Refusal

Impact on residential amenity

The proposed conversion to form two flats would represent an over-intensive form of development resulting in an unacceptable increase in parking demand in an area subject to parking stress which would be detrimental to the residential amenities of neighbouring occupiers. This proposal is therefore, contrary to saved policy SDP1(i) of the City of Southampton Local Plan Review.

RECORDED VOTE to refuse planning permission.

FOR: Councillors Claisse, Harris, Lloyd and Mintoff

ABSTAINED: Councillor Lewzey

27. **46 CAMBRIDGE ROAD 14/01419/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval in respect of an application for a proposed development at the above address.

External alterations including relocation of ground floor entrance door to side.

Mr Vincent (Applicant) was present and with the consent of the Chair, addressed the meeting.

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

NOTE: Councillor Claisse declared an interest and withdrew from the meeting for the consideration of this item.

28. **20 LORDSWOOD GARDENS, SO16 6RY 14/01650/FUL**

The Panel considered the report of the Planning and Development Manager recommending refusal in respect of an application for a proposed development at the above address.

Mr Whitton (Applicant) was present and with the consent of the Chair, addressed the meeting.

RESOLVED to grant planning permission for the reason listed below.

Reason for granting Planning Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The Panel concluded that the development would not be significantly harmful to the character of the area or be sufficiently different from guidance in the Council's Residential Design Guide to warrant refusal of the application. Other material considerations were considered and were not judged to have sufficient weight to justify a refusal of the application, and applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006) and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010) and the Residential Design Guide (September 2006).

New Conditions

01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Materials to match [Performance Condition]

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted

shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

03. APPROVAL CONDITION - No other windows or doors other than approved [Performance Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings including roof windows or dormer windows other than those expressly authorised by this permission shall be inserted above ground floor level in the southern flank wall of the two-storey extension hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the adjoining residential properties.

04. APPROVAL CONDITION - Window specification limitations [Performance Condition]

Unless the Local Planning Authority agree otherwise in writing and notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended), or any Order revoking or re-enacting that Order, in relation to the development hereby permitted, the first floor window facing south in the side extension shall be non-opening and fitted with obscure or tinted glass up to a height of 1.7 metres above floor level. The window shall be retained in this manner for the duration of use of the building for residential occupation.

Reason:

To protect the amenity and privacy of the adjoining property.

05. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;
Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)
Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)
And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the building without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

06. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.