
PLANNING AND RIGHTS OF WAY PANEL (WEST)
MINUTES OF THE MEETING HELD ON 24 MARCH 2015

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

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

RESOLVED that the Minutes of the meeting held on 24 February be approved and signed as a correct record.

45. **3 ST JAMES ROAD, SO15 5FB 15/00097/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.

Erection of a single storey rear extension and change of use from A1 (retail) to mixed A1 (retail-opening hours as existing) and A4 (drinking establishment- opening hours Wednesday-Friday 16:00-22:00 and Saturday-Sunday 12:00-22:00) with external garden area and associated alterations including detached cycle store.

Professor Anderson, Ms Hook, Mr Hughes, Mr Mogridge, Mrs Barter (local residents/objecting), Councillor Shields and Parnell (Ward Councillors/objecting), Mr Emberson (local resident/supporting) and Mr Gosney (Applicant) were present and with the consent of the Chair, addressed the meeting.

Additional Condition

15. APPROVAL CONDITION – Smoking
(Performance Condition)

Smoking after 2100 hours to only take place to the front of the micro pub and not within the rear beer garden.

Reason:

To safeguard neighbouring residential amenity and in the interests of public health.

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

1 Impact of Beer Garden

Adverse impact on residential amenity of neighbouring properties by virtue of potential noise and disturbance arising from the proposed beer garden. Accordingly, the development is contrary to Policy SDP1 of the adopted City of Southampton Local Plan Review (2006).

2 Impact of Vehicle Drivers Visiting Site

Adverse impact on residential amenity of neighbouring properties by virtue of increased on street car parking pressures. Accordingly, the development is contrary to Policy SDP1 of the adopted City of Southampton Local Plan Review (2006).

46. **29 JANSON ROAD, SO15 5FU 14/01959/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.

Change of use to a large house in multiple occupation (retrospective).

Mrs Barter, Mr Lima (local residents/objecting) and Mrs Harding (Agent) were present and with the consent of the Chair, addressed the meeting.

The Panel expressed their concern regarding the number of potential occupiers.

RESOLVED that this item be deferred to allow additional evidence to be obtained from the applicant regarding occupancy prior to the property being occupied by 7 people.

47. **LAND ADJACENT TO 42 BURGESS ROAD, SO16 7AB 14/01767/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.

Erection of a part 2-storey, part single storey, 2-bed detached house with associated parking and cycle/refuse storage.

Mr Linecar (Southampton Commons and Parks Protection Society/objecting), Mr Puplampu (Agent) and Mr Radford (Applicant) were present and with the consent of the Chair, addressed the meeting.

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

Reasons for Refusal

01. REASON FOR REFUSAL – Impact of trees on amenity space

The proposed development would harmfully encroach into the root protection area and canopy spread of adjacent trees within Southampton Common which have significant public amenity value. The incursion of the proposed dwelling into the root protection area of T6 (oak) would be greater than the existing outbuildings on site and would place this tree at greater risk. Furthermore the proposed dwelling and amenity space would be subject to shade and potential debris from the overhanging trees and this would introduce additional and unreasonable pressure for the cutting back and/or removal of overhanging branches of these trees to the possible detriment of the character and amenities of the area. As such it is considered that the proposal does not accord with policies SDP1 (i) and (ii), SDP7 (i) and (ii) and H7 (iii) of the adopted City of Southampton Local Plan (2006) and as supported by the Council's approved

Residential Design Guide SPD 2006 (specifically section 4.4 and paragraphs 4.8.7 and 4.8.8).

02. REASON FOR REFUSAL - SPA Mitigation

In the absence of either a scheme of works or a completed Section 106 legal agreement or unilateral undertaking to support the development the application fails to mitigate against its wider direct impact with regards to the additional pressure that further residential development will place upon the Special Protection Areas of the Solent Coastline. Failure to secure mitigation towards the 'Solent Disturbance Mitigation Project' in order to mitigate the adverse impact of new residential development (within 5.6km of the Solent coastline) on internationally protected birds and habitat is contrary to Policy CS22 of the Council's adopted LDF Core Strategy as supported by the Habitats Regulations.