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PLANNING AND RIGHTS OF WAY PANEL (WEST)  
MINUTES OF THE MEETING HELD ON 22 DECEMBER 2015

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

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

**RESOLVED:** that the minutes for the Panel meeting 17 November 2015 be approved and signed as a correct record.

40. **61 CHARLTON ROAD 15/01660/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.

Conversion of existing dwelling to 2 flats comprising 1x 3-bed flat and 1x 1-bed to include replacement ground floor side extension.

Emma Russell (local resident/ objecting), Ian Donohue (agent), and Councillors Moulton and Shields (ward councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

Members requested that officers issue a Section 215 legal order requiring the owner to undertake the remedial action on the site that is deemed to be sufficiently harmful to the amenity of the surrounding area.

**RESOLVED** that conditional planning permission be refused for the reasons set out below:

1. REASON FOR REFUSAL: Insufficient Information relating to car parking.

Based on the information submitted, the applicant has failed to adequately demonstrate that the development would not have a harmful impact on the amenities of nearby residential occupiers through increased competition for on-street car parking. The submitted parking survey does not comply with the Lambeth Model and was undertaken outside of University term time, subsequently failing to take account of cars owned by students in the surrounding area. As such, it is not clear the level of car parking proposed is sufficient to serve the development, particularly since significantly fewer spaces would be provided than the Council's maximum adopted standards. The development would, therefore, be contrary to the provisions of Policy SDP1 of the City of Southampton Local Plan Review (2015), Policy CS19 of the Southampton Core Strategy Development Plan Document (2015) and the adopted Parking Standards Supplementary Planning Document (2011).

2. REASON FOR REFUSAL: Lack of SPA (Special Protection Area) 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 Core Strategy Partial Review (March 2015) as supported by the Habitats Regulations.

41. **238 HILL LANE, SO15 7NT 15/01786/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 two storey rear extension, installation of solar panels and front porch canopy (resubmission).

William Miles (local residents/ objecting), Nathan Renyard (applicant), were 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.

RECORDED VOTE to grant planning permission  
FOR: Councillors Denness, L Harris, Lloyd and Mintoff  
AGAINST: Councillor Claisse

42. **32 ARCHERS ROAD 15/01663/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.

External alterations to facilitate conversion of existing private members club into retail (class A1) on ground floor and 4 x 2-bed flats on first and second floor, with roof terraces, parking and cycle/refuse storage (resubmission)

Gavin Hall (agent), Penny Dineen (supporter) and Councillors Moulton and Shields were present and with the consent of the Chair, addressed the meeting.

Prior to the consideration of the Officer's recommendation. Councillors Denness and L Harris proposed that decision on the item be deferred until the pending outcome of appeal of a previous application number 15/00824/FUL.

RECORDED VOTE to defer decision on granting planning permission  
FOR: Councillors Denness, Mintoff and L Harris  
AGAINST: Councillor Claisse and Lloyd

Following the decision to defer decision on this matter the Panel agreed to delegate matters to the Planning and Development Manager in consultation with Chair of the Panel should the applicant appeal on grounds of non-determination for this application.

**RESOLVED**

- (i) Defer decision pending outcome of appeal of previous application number 15/00824/FUL; and
- (ii) Delegate authority to the Planning and Development Manager, in consultation with the Chair of the Planning Panel, to confirm the Council's case in the event that the Applicant appeals on grounds of non-determination of application number 15/01663/FUL.