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PLANNING AND RIGHTS OF WAY PANEL  
MINUTES OF THE MEETING HELD ON 7 JUNE 2016

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Present: Councillors Denness (Chair), Barnes-Andrews, Claisse, Coombs, L Harris, Mintoff and Wilkinson

Apologies: Councillors Hecks

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

It was noted that following receipt of the temporary resignation of Councillor Hecks from the Panel the Service Director Legal and Governance, acting under delegated powers, had appointed Councillor Wilkinson to replace them for the purposes of this meeting.

2. **ELECTION OF VICE-CHAIR**

**RESOLVED** that Councillor Coombs be elected as Vice-Chair for the 2016/2017 Municipal Year.

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

**RESOLVED:** that the Minutes of the meetings of the Planning and Rights of Way Panel (East) held on 12<sup>th</sup> April 2016 and Planning and Rights of Way (West) held on 3<sup>rd</sup> May 2016 be approved and signed as a correct record.

4. **PLANNING APPLICATION - 16/00400/FUL - 14 CUMBERLAND PLACE**

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.

Redevelopment of the site. Demolition of the existing building and erection of a 12-storey building to provide 141 flats for student occupation (198 bedrooms) with associated parking and other facilities.

Megan Cartwright (local resident /objecting) Graham Linecar (Southampton Commons and Parks Protection Society / objecting), Mark Sennitt (applicant), and Julian Boswell (agent), were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported correspondence had been received from the Gardens Trust and a local resident following the publication of the report. It was noted that the Garden Trust had endorsed the comments made by the Southampton Commons and Parks Protection Society as set out in the report.

The Panel voted to confirm the Habitats Regulation Assessment, as set out in Appendix 2 of the report, with one objection (Councillor Wilkinson). The Panel then considered the officer recommendation to delegate authority to the Planning and Development Manager to grant planning permission.

RECORDED VOTE to grant authority to delegate planning permission  
FOR: Councillors Denness, Coombs, Barnes-Andrews, Claisse, and L  
Harris  
AGAINST: Councillor Wilkinson  
ABSTAINED: Councillor Mintoff

**RESOLVED** that the Panel:

- (i) confirmed the Habitats Regulations Assessment in Appendix 2 of the report;
- (ii) delegated to the Planning and Development Manager to grant planning permission subject to the completion of a S.106 Legal Agreement;
- (iii) authorised the Planning and Development Manager to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement, in the event that the legal agreement is not completed or progressing within a reasonable timeframe; and
- (iv) delegated powers to the Planning and Development Manager to add, vary and/or delete relevant parts of the Section 106 agreement and/or conditions as necessary. In the event that the scheme's viability is tested prior to planning permission being issued and, following an independent assessment of the figures, it is no longer viable to provide the full package of measures set out above then a report will be bought back to the Planning and Rights of Way Panel for further consideration of the planning application.

5. **PLANNING APPLICATION - 15/02168/FUL - 2 KINGSFOLD AVENUE, SO18 2PZ**

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 single dwellinghouse to 2 dwellinghouses (1 x 2-bed and 1 x 3-bed) with additional door and external staircase to front elevation.

The presenting officer reported a change to the recommendation published with the papers. It was noted that amended plans showing a rooflight serving the bedroom at roof level for the 3 bedroom unit had been received and the officer's recommendation was amended to match this.

**RESOLVED**

Delegate to the Planning and Development Manager to grant planning permission subject to securing a contribution to the Solent Disturbance Mitigation Project. In the event that the payment is not received within a reasonable timescale, the scheme may be refused for failing to mitigate against its direct impacts.

6. **PLANNING APPLICATION - 16/00132/FUL - 174 MANOR ROAD NORTH, SO19 2DY**

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

Erection of a two-storey building containing 2 x one bed flats with associated parking, amenity space and cycle and bin stores following demolition of existing work shop (resubmission 15/00111/FUL).

Mrs Littlecott (local residents/ objecting), and Councillors Lewzey and Keogh (ward councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that Conditions 6 and 7 needed to be amended to read as to pre-occupation conditions. It was noted that paragraph 3.4 of the report incorrect detailed the size of the parking bays however the correct dimensions now matched the policy requirements. During the meeting, members of the Panel requested condition 6 (refuse and recycling) to be amended to require the side access gates to the refuse store to be inward opening.

RECORDED VOTE to grant planning permission  
FOR: Councillors Barnes-Andrews, Coombs, Denness, Mintoff  
AGAINST: Councillors Claisse, L Harris Wilkinson

**RESOLVED** that planning permission be granted subject to the conditions in the report and the amended conditions set out below.

### **Amended Conditions:**

#### **Condition 7: Refuse and Recycling**

The storage for refuse and recyclable materials shown on the approved plans (ref.02 E) shall be made available prior to the first occupation of the residential units hereby permitted. The doors to the refuse store for the first floor flat shall be inward opening at all times and an additional access gate shall be provided along the eastern boundary to ensure that access to the refuse store for the ground floor flat is possible when both car parking spaces are occupied. The storage shall be provided in accordance with the agreed details before the development is first occupied and thereafter retained as approved for the lifetime of the development.

Reason: In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety.

#### **Condition 6: Cycle storage facilities**

The cycle storage facilities shown on the approved plans (ref.02 E) shall be made available prior to the first occupation of the residential units hereby permitted. The storage shall be thereafter retained as approved.

Reason: To encourage cycling as an alternative form of transport.

### **7. PLANNING APPLICATION - 16/00325/FUL - 225 BURGESS ROAD**

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

Change of use from a 5-bedroom house in multiple occupation (HMO, class C4) to a 7-bedroom HMO (description amended following receipt of amended plans)

Jean Wawman (local resident/ objecting) was present and with the consent of the Chair, addressed the meeting.

The Panel noted that the plans indicated that two of the rooms, on the ground floor indicated for communal space were separated by a partition wall and were concerned that the smaller of the rooms would be converted to an additional bedroom. The Panel sought to reduce this risk by the addition of another condition seeking the removal of the partition wall. The Panel also discussed the need for a boundary treatment condition.

RECORDED VOTE to grant planning permission  
FOR: Councillors Barnes-Andrews, Coombs, Denness and Mintoff  
AGAINST: Councillors Claisse, L Harris and Wilkinson

**RESOLVED** that planning permission be granted subject to the conditions in the report and the additional conditions set out below.

### **Additional Conditions**

#### **Removal of internal wall**

Prior to the first occupation of bedroom 7, the internal wall within the ground floor communal living room (as shown on the approved plans) shall be removed and the communal space shall thereafter be retained as an open plan layout.

REASON: In the interests of the living conditions of the occupiers by providing sufficient communal space.

#### **Boundary Treatment**

Before occupation of bedroom 7 hereby approved, details of the front boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed boundary enclosure details shall be subsequently completed before bedroom 7 is first occupied and shall thereafter be retained as approved.

REASON: In the interests of the visual amenities of the area.

### 8. **PLANNING APPLICATION - 16/00359/FUL - 161 FOUNDRY LANE**

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

Erection of a two storey rear extension and alterations to the roof of the property including installation of rooflights (resubmission of 15/01757/FUL)

Nick Holmes and Mrs Bear (local residents/ objecting), and Councillors Moulton and Shields (ward councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

On being put to the vote the officer recommendation to grant conditional planning permission was lost. A further motion to refuse planning permission was proposed by Councillor Claisse and seconded by Councillor Wilkinson

RECORDED VOTE to refuse planning permission  
FOR: Councillors Barnes-Andrews, Coombs, Claisse, L Harris, Mintoff  
and Wilkinson  
ABSTAINED: Councillor Denness

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

Reason for refusal – Poor residential environment

The proposed development represents a poor quality of design by a failure to provide a suitable living environment for the occupants of the host dwelling. With particular reference to the size and usability of the rooms in the roof space, the development results in a cramped and over-intensive living environment which fails to provide adequate amenities for the occupants of the proposed dwelling. The proposal thereby proves contrary to saved policy SDP1(i) of the adopted City of Southampton Local Plan Review (2015) and CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (2015), with particular reference to section 2.2.1 of the Residential Design Guide.