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PLANNING AND RIGHTS OF WAY PANEL  
MINUTES OF THE MEETING HELD ON 21 JUNE 2016

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Present: Councillors Denness (Chair), Coombs (Vice-Chair), Barnes-Andrews, Claisse, Hecks, Mintoff and B Harris

Apologies: Councillors L Harris

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

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

10. **40 WESTRIDGE ROAD TREE PRESERVATION ORDER T2-636**

The Panel considered the report of the Service Director Transactions and Universal Services detailing reasons for wishing to protect trees in public view by the confirmation of a Tree Preservation Order T2-636.

James Fuller (agent) was present and with the consent of the Chair, addressed the meeting.

RECORDED VOTE: to confirm the officer recommendation  
FOR Councillors Barnes-Andrews, Claisse, Coombs,  
B Harris, Denness, Mintoff  
AGAINST: Councillor Hecks

**RESOLVED** that the Panel confirmed the Southampton (40, Westridge Road) Tree Preservation Order 2015 (Appendix 1) without further modification.

11. **PLANNING APPLICATION - 16/00256/FUL- 8-9 PREMIER PARADE**

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 of ground floor from Retail (Class A1) to a Restaurant/Hot Food Takeaway (Class A3/A5) with external extraction flue.

Jayanand Kumaragura (agent) was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported a slight amendment to the wording of condition 5.

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

**Amended Conditions**

**APPROVAL CONDITION 5: A3 use**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order amending, revoking or re-enacting that Order, the principal use of the property shall be for purposes within Class A3 with the Class A5 use remaining ancillary at all times unless through subsequent grant of planning permission.

REASON: For the avoidance of doubt and to enable the Local Planning Authority to retain control over the development in the interests of the amenities of the area.

12. **PLANNING APPLICATION- 16/00738/FUL - 1G AND 1H JANSON 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.

Relief from conditions 4, 5 and 6 of planning permission 01/01003/FUL to allow conversion of garages for units 1G and 1H to provide additional living accommodation (resubmission 15/01469/FUL)

Ian Donohue (agent) and Councillors Kaur (ward councillors/objecting) was present and with the consent of the Chair, addressed the meeting.

The presenting officer added additional conditions to secure the communal space in both dwellings and ensure that the materials used in the alterations would match the existing building materials to be added to the application. On being put to the vote the officer recommendation to conditionally approve the application was lost. A further motion proposed Councillor Hecks and seconded Councillor Barnes-Andrews to refuse planning permission was carried unanimously.

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

**Reason for refusal:**

**Poor Cycle Storage Design**

The proposed cycle storage due to the difficult access to it, cramped height and width and the lack of information regarding its design appearance and security measures, is a poor design that would appear visually awkward within the street scene and fail to promote cycling as a sustainable form of transport. Furthermore, there is an absence of alternative opportunities for cycle storage elsewhere within the property. This is particularly due to the absence of external access to the rear gardens of the dwellings and the small front curtilage of the dwelling which could not comfortably accommodate

further storage without resulting in either a cluttered frontage, that would harm the character of the street, or unacceptable enclose the window to the proposed new room. As such, there is a lack of information to demonstrate that high-quality cycle storage could be provided in accordance with policies SDP1, SDP5 and H7 of the Southampton Local Plan Review 2015 or policies CS13 and CS19 of the Southampton Core Strategy 2015 as supported by the Parking Standards Supplementary Planning Document (2011) and the Residential Design Guide Supplementary Planning Document (2006).

13. **PLANNING APPLICATION- 16/00629/FUL - 195 MIDANBURY 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 single storey side and rear extension (resubmission of 16/00177/FUL)

David Tarrant (local residents/ objecting) and Debby Osman (agent), 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.

14. **URGENT BUSINESS - WEST QUAY SHOPPING CENTRE, HARBOUR PARADE**

The Panel considered a report of the Planning and Development Manager seeking Panel approval of details reserved by Condition 2 of planning permission reference 14/00613/FUL.

This matter was brought forward as an additional urgent matter after consultation the Chair of the Panel and with regard to Paragraphs 28 and 26.3 of the Council Procedure Rules. The reason for urgency related to the need to meet an important deadline for this project which would not be met if the matter were to be considered by the Panel at the next meeting on 12 July 2016.

The report sought to delegate approval to the Planning and Development Manager for the submitted details of design and external materials subject to an amendment to ensure the underside of the bridge is more suitably treated where it meets the new building.

Tom Doak (Local Resident) was present and, with the consent of the chair, addressed the meeting.

Upon being put to the vote the officer recommendation was lost. A further motion proposed by the Chair and seconded by Councillor Mintoff.

RECORDED VOTE:

FOR Councillors Barnes-Andrews, Coombs, Denness,  
B Harris, Hecks and Mintoff

AGAINST: Councillor Claisse

**RESOLVED** that the Panel delegated to the Planning and Development Manager approval for the details reserved by Condition 2 of planning permission reference 14/00613/FUL subject to a more muted palate.