
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 12 JULY 2016

Present: Councillors Denness (Chair), Barnes-Andrews, L Harris, Hecks, Mintoff, B Harris and Shields

Apologies: Councillors Coombs and Claisse

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

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

On receipt of the temporary resignation of Councillor Coombs the Panel elected Councillor Barnes-Andrews to act as Vice-Chair for the purposes of this meeting.

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

RESOLVED: that the minutes for the Panel meetings on 7th and 21st June 2016 be approved and signed as a correct record.

17. **OBJECTION TO THE SOUTHAMPTON (22 WESTON GROVE ROAD) TREE PRESERVATION ORDER 2016**

The Panel considered the report of the Service Director Transactions and Universal Services outlining a request to confirm the 22 Weston Grove Road Tree Preservation Order.

RESOLVED that Panel confirmed The Southampton (22 Weston Grove Road) Tree Preservation Order 2016 without any amendments.

COUNCILLOR BARNES-ANDREWS IN THE CHAIR

18. **PLANNING APPLICATION- 16/00148/REM - VOSPER THORNYCROFT, VICTORIA ROAD, WOOLSTON (CENTENARY QUAY)**

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.

Reserved Matters approval sought for access, layout, scale, appearance and landscaping as agreed under Outline Planning Permission reference 08/00389/OUT for Phase 4B of the Centenary Quay development comprising 157 dwellings in a 27-storey building and an extension to the basement car park within Phase 3 (Environmental

Impact Assessment Development) - Amendments to Condition 11 (Building Heights) and Condition 56 (Parking) incorporated - Description amended following validation.

Liz Batten, Julie Osman, Joseph Marler-Hansen, Angela Cotton, Carol Cunio, Lindsi Bluemel, Tom Doak (local residents/ objecting), Sarah Beuden (agent), Anil Bunglar (applicant), Simon Bottom, Hampshire Police Authority (supporter) and Councillors Hammond and Payne (ward councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that since the publication of the report additional correspondence had been received. It was noted that this included a formal response from the Centenary Quay Residents Group with 136 members that expressed concern about the changes to the tower including the additional height, the move away from glazing to cladding, the removal of public access and a restaurant to the base of the tower and the lack of public consultation of the planning application. 1 letter of support from Business South that was supportive of the additional housing, design and increased parking.

It was additionally noted that the description within the report needed to be amended slight to refer to condition 11 rather than 10. It was also noted that reason for approval should read that planning permission should be granted for phase 4b and not phase 2 as stated within the report.

On being put to the vote the Habitat Regulations Assessment was approved unanimously.

RECORDED VOTE to grant planning permission

FOR: Councillors Barnes- Andrews, B Harris, L Harris, Mintoff and Shields

ABSTAINED: Councillor Hecks

RESOLVED

- (i) the Planning and Rights of Way Panel confirm the Habitats Regulation Assessment at **Appendix 1** of this report
- (ii) that planning permission be granted subject to the conditions listed in the report.

NOTE: Councillor Denness declared an interest and withdrew from the meeting for this item.

COUNCILLOR DENNESS IN THE CHAIR

19. PLANNING APPLICATION- 16/00944/NMA - WEST QUAY

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.

Non-material amendment sought to planning permission ref: 13/00464/Out to vary Condition 17 to allow extended working hours on Saturdays of 08:00 to 18:00 from 31 July to 31 December 2016.

Max Stephen and George McIntosh (local residents/ objecting), were present and with the consent of the Chair, addressed the meeting.

The Panel expressed concern that the developer had been operating outside of the permitted working hours and wanted assurance that action would be taken if the contract continued to ignore the permitted hours, especially with regard to working on Sundays.

RECORDED VOTE to grant planning permission
FOR: Councillors Barnes-Andrews, Denness, B Harris, L Harris
and Hecks
AGAINST: Councillors Mintoff and Shields

RESOLVED

- (i) that planning permission be granted subject to the conditions listed in the report.
- (ii) the Panel requested that officers write to the contractors expressing dissatisfaction with the previous working outside the permitted hours and stating that this should not continue in the future particularly on Sundays.

20. **PLANNING APPLICATION- 16/00635/FUL - 468-480 PORTSWOOD 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.

Internal alterations to create an additional 4 student housing flats (54 in total).

Gordon Shackell (architect), and Councillor Mintoff (ward councillor/objecting) were present and with the consent of the Chair, addressed the meeting.

The Panel expressed concern that there may have been a long term intention to convert the laundry rooms into accommodation and requested that an additional condition on the use of the office space in order to prevent this from being converted into living space in the future.

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

7. Office facility: The office at basement level shall be retained for that purpose only at all times unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

NOTE Councillor Mintoff stood down from the Panel for this item, to present concerns she had as a Ward Councillor, and then withdrew during the decision making stage.

21. **PLANNING APPLICATION- 16/00184/FUL - 13 LUCCOMBE 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.

Erection of a part single storey, part two storey rear extension and porch to front elevation.

Charles Carpenter 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.

22. **PLANNING APPLICATION- 16/00619/FUL - STODDART AVENUE**

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 (resubmission).

Councillor Lewzey (ward councillors/objecting) was present and with the consent of the Chair, addressed the meeting.

On being put to the vote the officer recommendation to grant planning permission subject to conditions was lost. Councillor L Harris proposed a motion that permission be refused was passed unanimously

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

Reason for refusal - Unacceptable impact on character and amenity

The proposed development, by means of its design, height and depth, represents an unsympathetic and un-neighbourly form of development. The scale and design of the proposed extension fails to integrate into the existing characteristics of the host dwelling and represents an overbearing form of development when viewed from neighbouring properties. The proposal thereby proves contrary to saved policies SDP1(i), SDP7(iii)(iv) and SDP9(i)(v) of the adopted City of Southampton Local Plan Review (amended March 2015) and CS13 of the adopted Local Development Framework Core Strategy Development Plan Document (amended March 2015), with particular reference to sections 2.2.1, 2.2.11-13, 2.3.1-2 and 2.5.2 of the Residential Design Guide Supplementary Planning Document (2006).