
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 25 OCTOBER 2016

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

Apologies: Councillors Claisse and Hecks

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

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

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

RESOLVED: that the Minutes of the meetings of the Planning and Rights of Way Panel held on 13th September 2016 and 4th October 2016 be approved and signed as a correct record with the following amendment.

The recorded vote in Minute Number 28 (Planning Application – 16/00740 – 11 Lawn Road) on page 19 of the Minutes be amended to read:

“RECORDED VOTE: to refuse planning permission
AGAINST: Councillor Coombs
FOR: Councillors Barnes- Andrews, Denness, L Harris, Hecks and Mintoff”

38. **OBJECTION TO TREE PRESERVATION ORDER AT 9, GLENWOOD AVENUE, BASSETT**

The Panel considered the report of the Service Director: Adults, Housing and Communities regarding an objection to a Tree Preservation Order at 9, Glenwood Avenue, Bassett.

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

RESOLVED that the Panel confirmed the Southampton (9, Glenwood Avenue) Tree Preservation Order 2016 without further modification.

39. **OBJECTION TO TREE PRESERVATION ORDER AT 1-2 HANDEL ROAD (T2-652)**

The Panel considered the report of the Service Director: Adults, Housing and Communities regarding an objection to a Tree Preservation Order at 1-2 Handel Road (T2-652).

Ezri Tigan (objector) was present and with the consent of the Chair, addressed the meeting.

RECORDED VOTE: to confirm the officer recommendation
FOR Councillors Barnes-Andrews, Coombs, Denness, L Harris,
B Harris and Mintoff
AGAINST: Councillors Wilkinson

RESOLVED that the Panel confirmed the Southampton (1-2 Handel Road) Tree Preservation Order 2015 without modification.

40. **OBJECTION TO TREE PRESERVATION ORDER AT 10 ABERDOUR CLOSE**

The Panel noted that the objection to the Tree Preservation Order had been withdrawn and that the item did not need to be considered.

41. **BITTERNE PARK SCHOOL- APPLICATION NUMBER 16/01495/NMA**

The Panel considered the report of the Service Lead, Planning, Infrastructure and Development recommending delegated authority be granted in respect of an application for a proposed development at the above address.

Application for variation of condition of planning permission ref 15/01349/FUL relating to the hours of construction to allow extended working hours from 0800 to midnight for up to 5 days over the construction period.

Roger Woodhouse, Penny Burnett and Mr E Jackson (local residents/ objecting), Tim Upward (agent), and Councillors Fuller and White (ward councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

In the course of the meeting the Panel reflected residents' concerns over when residents would receive notification of the potential to works. The developer was requested to give advance notice of the potential to work late and then an additional notice 48 hours in advance of the works actually taking place. The Panel also noted the concerns of residents over the potential to allow working up until midnight. It was proposed that the decision on this item would be deferred subject to further consultation over the number of days that late working could take place on and the proposed finishing time. It was agreed that subject to the further consultation the matter would be delegated to the Service Lead, Planning, Infrastructure and Development for approval.

RESOLVED that the Panel agreed to defer decision on the item and delegated the decision to the Service Lead – Infrastructure, Planning and Development subject to the re-consultation with local neighbourhood following a revision to the revised condition. The revised condition would alter the hours of construction sought whereby the power floating shall take place no later than 10pm over a period of no more than 7 nights. The condition would also need to be amended to reflect the letter drop required to be undertaken by the contractor. The letter drop must give advanced notice to local residents 1 week before the planned concrete pour and associated power float then subsequently 48 hours before the power floating takes place as confirmation of the likelihood that it will be occurring on a specific night.

Councillor Barnes Andrews declared he lived within the Ward, but had no personal or pecuniary interest in the application and was not required to withdraw from the Panel.

42. **PLANNING APPLICATION- 16/01120/FUL - SEYMOUR HOUSE, SEYMOUR ROAD**

The Panel considered the report of the Service Head, Planning, Infrastructure 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 part two storey, part single storey side and rear extensions to facilitate an increase in the number of flats from 8 to 12 (10 x 2-bed, 2 x 3-bed)

Penny Clarke (applicant), was present and with the consent of the Chair, addressed the meeting.

Members Panel questioned the car parking provision on site. It was explained that the number of parking spaces provided by the application satisfied the required provision. In addition the Panel sought to strengthen the landscaping condition to ensure there is tree planting to the rear to help improve the residential environment and improve neighbouring amenity.

RECORDED VOTE to grant planning permission

FOR: Councillors Barnes- Andrews, Coombes and Denness and
Wilkinson

AGAINST: Councillors B Harris and L Harris

ABSTAINED: Councillor Mintoff

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

Amended Condition

5. APPROVAL CONDITION Landscaping, lighting & means of enclosure detailed plan [Pre-Occupation Condition]

Notwithstanding the submitted details before the occupation of the development hereby approved a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- (i) proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- (ii) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate (the planting plan must include trees on the north east boundary;
- (iii) details of any proposed retaining walls;
- (iv) details of measures to provide defensible space in front of habitable room windows; and
- (v) a landscape management scheme. Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting. The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

REASON: To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment, in the interests of privacy and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

43. **PLANNING APPLICATION - 16/01391/FUL- 71 UPPER BROWNHILL ROAD**

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

Alterations and extensions to existing 4 bedroom dwelling to form 2 semi-detached houses (1 x 3 bedroom, 1 x 2 bedroom) with associated parking, cycle and refuse storage. Resubmission of 16/00097/FUL.

Viv McDowell and Mr Johnson (local residents/ objecting), Brian Campbell (agent), and Councillor Pope (ward councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

The Panel reflected upon the concerns of the residents and requested that two further conditions be added to the planning permission. The first to ensure that the garden was not developed and that the foundations previously set out were returned to soft landscaping. In addition, in response to fears about the security of neighbouring properties, the Panel added a condition on boundary treatment. The

Panel requested that the Council's Planning Enforcement team should monitor the site to ensure that the amenity space is laid out properly including the removal of the existing unauthorised structure in the rear garden.

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

Additional Conditions

AMENITY SPACE ACCESS (Pre-Occupation)

Before the development hereby approved first comes into occupation, the whole external amenity space and pedestrian access to it including means of enclosure, shall be made available including grassing the soft landscaped areas and laying out the hard landscaped areas for use in accordance with the plans hereby approved. The amenity space and access to it including means of enclosure and surface treatment shall be thereafter retained for the use of the dwellings.

REASON: To ensure the provision of adequate amenity space in association with the approved dwellings.

BOUNDARY TREATMENT (Pre-Occupation)

Before occupation of the development hereby approved, details of a lockable gate and enclosure to secure the side access along the western flank (allowing access for both dwellings) and align with the front wall of the main building shall be submitted to and approved in writing by the Local Planning Authority. The agreed enclosure and gate details shall be subsequently erected before the development is first occupied and shall thereafter be retained as approved.

REASON: In the interests of protecting the security of the occupiers of adjoining property.

44. **PLANNING APPLICATION - 16/01404/FUL - 1G AND 1H JANSON ROAD**

The Panel considered the report of the Service Head, Planning, Infrastructure 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 16/00738/FUL)

Conditions 4 and 5 of the proposed conditional permission were amended at the request of the Panel and a further condition detailing the building materials was requested.

RECORDED VOTE to grant planning permission

FOR: Councillors Barnes-Andrews, Coombs and Denness

AGAINST: Councillors Wilkinson and B Harris

ABSTAINED: Councillors L Harris and Mintoff

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

Amended Conditions

05. REINSTATE KERB

Prior to the first occupation of the living space hereby approved, the existing dropped kerb access adjacent to the converted garages shall be stopped up and reinstated to a full height kerb.

REASON: In the interests of protecting highway safety.

06. RETENTION OF COMMUNAL SPACES

The living space shown as a dining room on the approved plans shall not be used as a bedroom whilst the property 1G is in C4 use.

REASON: To ensure that a suitable communal facilities are provided for the residents.

Additional Conditions

DETAILS OF BUILDING MATERIALS TO BE USED (Pre-Commencement Condition)

Notwithstanding the information shown on the approved drawings and application form, with the exception of site clearance, demolition and preparation works, no development works shall be carried out until a written schedule of external materials and finishes, including samples and sample panels where necessary, has been submitted to and approved in writing by the Local Planning Authority. These shall include full details of the manufacturer's composition, types and colours of the external materials to be used for external walls and windows of the proposed works. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site. Development shall be implemented only in accordance with the agreed details.

REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.