

Application 13/00206/REM

SOUTHAMPTON CITY COUNCIL PLANNING AND RIGHTS OF WAY PANEL EXTRACT FROM MINUTES OF THE MEETING HELD ON 11 DECEMBER 2012

Present:

Councillors Mrs Blatchford (Except Minutes 85-86) (Chair), Claisse, Cunio, L Harris, Lloyd (Except Minute 87), Shields and Norris (Except Minutes 92-97)

Apologies: Councillor Smith

94. N X P SEMICONDUCTORS, SECOND AVENUE /12/00975/OUT

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. (Copy of the report circulated with the agenda and appended to the signed minutes).

Outline application for re-development of the site to provide up to 20,360 square metres of employment floorspace (Classes B1(a) / B1(c) / B2 / B8) with ancillary offices, service areas, estate roads, landscaping and cycle/car parking.

Mr Chambers (Agent) and Ms Jackson (objecting) (local business representative) were present and with the consent of the Chair, addressed the meeting.

The presenting officer report two additional representations had been received. An objection had been from the freeholder regarding highway mitigation measures. Another letter had been received from the SCC Team (as an internal consultee) which had no objections providing a condition be included regarding tree protection.

The presenting officer reported three additional conditions and an additional requirement to explore the feasibility of a TRO before the S106 agreement is completed and if not feasible to incorporate highway improvements in the vicinity of the site as part of the S106.

RESOLVED

- i) Subject to further work and decision being undertaken by officers regarding the proposed access to the site by HGVs (including revisiting the need for a TRO and having regard to the comments made by the freeholder) to delegate authority to the Planning and Development Manger to grant planning permission subject to the completion of a S106 Agreement, with such revised terms as are necessary relating to any highway works or improvements, the conditions in the report and additional conditions set out below: and
- ii) that the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 agreement (including ongoing discussion and / or receipt of an independently verified viability assessment) and to remove, vary or add conditions as necessary.

Additional Conditions

18. APPROVAL CONDITION – Tree Protection

The Development shall be implemented in accordance with the tree protection

measures identified on the Barry Chinn drawing 02 rev A – ‘Tree Protection Plan’, with these measures being implemented prior to the commencement of development.

Reason:

In the interests of tree protection and the wider visual amenity.

19. APPROVAL CONDITION – Noise – plant and machinery

Development of each building shall not commence until an acoustic report and written scheme to minimise noise from plant and machinery associated with the proposed development, including details of location, orientation and acoustic enclosure, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason:

To protect the amenities of the occupiers of existing nearby properties.

20. APPROVAL CONDITION – Extract Ventilation – control of noise, fumes and odour

Development of each building shall not commence until a written scheme for the control of noise, fumes and odours from extractor fans and other equipment have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and findings.

Reason:

To protect the amenities of the occupiers of existing nearby properties.

RECORDED VOTE:

FOR: Councillors Mrs Blatchford, Cunio, Harris, Lloyd and Shields

ABSTAINED: Councillor Claisse