
SOUTHAMPTON CITY COUNCIL
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 23 JULY 2013

Present: Councillors Mrs Blatchford (Chair), Cunio (Vice-Chair), L Harris, Lewzey and Norris

Apologies: Councillors Claisse and Lloyd

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

The Panel noted that apologies had been received from Councillor Lloyd and Councillor Claisse and that Councillor B Harris was in attendance as a nominated substitute for Councillor Claisse in accordance with Procedure Rule 4.3.

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

RESOLVED that the Minutes of the Meeting held on 25 June 2013 be approved and signed as a correct record. The Planning Officer was asked to seek clarification regarding Minute 21, under the Reason for granting Condition 3, concerning the exact level of protection on trees which had been removed.

30. **21 DARWIN ROAD SO15 5BU /13/00684/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval 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).

Change of use from dwelling (C3) to House of Multiple Occupation (C4).

Ms Smith (Applicant), Ms Farley-Petman, Ms Gates, (objecting) (Local Residents), Councillors Parnell and Shields (objecting) (Ward Councillors) were present and with the consent of the Chair, addressed the meeting.

RESOLVED to **refuse** planning permission for the reasons set out below:

Reason for Refusal

REASON FOR REFUSAL - Impact on amenity

The intensification of the use of the property and activity associated with it would be out of character with the local area and detrimental to the amenities of nearby residents. The proposal is therefore contrary to saved policy SDP1 and H4 of the City of Southampton Local Plan Review (Adopted March 2006) and Policy CS16 of the Local Development Framework Core Strategy Development Plan Document (January 2010) as supported by the guidance set out in the Council's Houses in Multiple Occupation Supplementary Planning Document (March 2012).

RECORDED VOTE

FOR: Councillors Cunio, B Harris, L Harris and Norris

AGAINST: Councillors Mrs Blatchford and Lewsey

31. **17-21 PORTSMOUTH ROAD SO19 9BA /13/00614/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).

Erection of a new building to provide 11 flats (10 x one-bedroom and 1 x two-bedroom) and a ground floor retail unit with associated storage and refuse facilities to the rear of the retained building facade (Outline application seeking approval for Layout, Scale, Access and Appearance).

Mr Puplampu (Architect) was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an additional two conditions.

RESOLVED

- i) to delegate to the Planning and Development Manger to **grant** planning permission subject to the completion of a S106 Legal Agreement to secure the conditions listed in the report and the three additional conditions, set out below;
- ii) to delegate to the Planning and Development Manager to undertake further consultation with the police to investigate the potential for improved site security (including security lighting) at the rear of the site;
- iii) that in the event that the legal agreement is not completed after 2 months following the date of this panel meeting the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement; and
- ii) that the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 Agreement and to delete, vary or add conditions as necessary.

Additional Conditions

18. APPROVAL CONDITION - Balustrade Details (Pre-commencement condition)

Prior to the commencement of development details of the balustrade treatment to the internal first floor roof terraces shall be submitted to the Local Planning Authority and agreed in writing.

Details shall include the height, design and materials to be used for the balustrades. The development shall be carried out strictly in accordance with the agreed details and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To secure a satisfactory form of development and to protect the privacy of neighbouring occupiers.

19. APPROVAL CONDITION - Roof design and drainage (Pre-commencement condition)

Before the development commences, detailed drawings at no less than 1:50 scale shall be submitted to and approved in writing by the local planning authority indicating the flat roof design and system of roof drainage. Development shall be carried out in accordance with the approved details.

REASON: For the avoidance of doubt and to secure a satisfactory form of development.

32. **82 WELBECK AVENUE SO17 1SR /13/00446/FUL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval 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).

Erection of a two bedroom house attached to 82 Welbeck Avenue on land adjacent following demolition of existing garage.

Councillor Vinson (objecting) (Ward Councillor) was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an amendment to Condition 11.

RESOLVED to **grant** planning permission subject to the conditions listed in the report and the amended condition, set out below:

Amended Condition

11. APPROVAL CONDITION - Glazing panel specification [Pre-Occupation Condition]

The new first floor bathroom window on the rear elevation of the existing property and first floor bedroom window on the rear elevation of the building hereby approved shall be glazed in obscure glass and fixed shut to a minimum height of 1.7m above the finished floor level. The windows as specified shall be installed before the development hereby permitted is first occupied and shall be permanently maintained in that form.

Reason:

To protect the privacy enjoyed by the occupiers of the adjoining property.

RECORDED VOTE

FOR: Councillors Mrs Blatchford, Cunio, B Harris and Lewzey

AGAINST: Councillor L Harris

ABSTAINED: Councillor Norris

33. **CENTRAL SITE, WEST QUAY PHASE 3, HARBOUR PARADE / 13/00464/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).

Mixed use development including alterations to the West Quay Shopping Centre comprising Retail (Use Class A1, A2, A3, A4 and A5 - 19,500 square metres maximum floorspace); Hotel (Use Class C1 - 28,000 square metres maximum floorspace); Residential (Use Class C3 - maximum 260 flats); Leisure (Use Class D2 - 19,500 square metres maximum floorspace) including a Cinema; Offices (Class B1(a) - maximum 10,000 square metres floorspace); public open space; with associated car parking, access, highway, landscaping and other works including infilling the existing pedestrian subway in Bargate Street (Outline application with access for consideration at this stage - Environmental Impact Assessment Development).

Mr Wells (Applicant) and Ms Gates (objecting) (Local Resident) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported 4 additional letters of representation had been received from ABP, Natural England, Hampshire Police and a local resident.

RESOLVED

- i) that the Panel confirm the Habitats Regulations Assessment in Appendix 3 to the report;
- ii) to delegate to the Planning and Development Manager to **grant** planning permission subject to the completion of a S106 agreement and subject to the conditions listed in the report and additional condition, set out below:
- iii) that the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 agreement and to delete, vary or add conditions as necessary as a result of further negotiations with the application;
- iv) that the Planning and Development Manager be given delegated powers to resolve any late representations following publicising the additional information for the Environmental Statement; and
- v) that in the event that the S106 legal agreement is not completed within two months of the Panel date the Planning and Development Manager be authorised to refuse permission on the grounds of failure to secure the provisions of the Section 106 Legal Agreement.

Additional condition

47. APPROVAL CONDITION – Access for people with disabilities (Pre-Commencement Condition)

Prior to the commencement of each phase of development approved by this planning permission, details of measures to ensure appropriate provision of means of access and facilities for peoples with disabilities shall be submitted to and approved in writing by the Local Planning Authority. These measures shall include suitable car parking provision and means of negotiating the different levels of the development. The approved measures shall be in place prior to the occupation of the phase of the development to which the works relate and retained thereafter.

Reason: To ensure this important city centre development makes adequate provision for people with disabilities.

34. **51 REDBRIDGE ROAD /13/00749/FUL**

The Panel considered the report of the Planning and Development Manager recommending refusal 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).

Ms McKenzie (Applicant) and Councillor Pope (objecting) (Ward Councillor) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that an additional letter of objection had been received on behalf of Frobisher.

RESOLVED

- i) to **refuse** planning permission for the reasons set out in the report;
- ii) to delegate to the Planning and Development Manager to proceed with enforcement proceedings to remove the café equipment from the building and to ensure the building is incidental to the main dwelling.

RECORDED VOTE

FOR: Councillors Mrs Blatchford, B Harris, L Harris, Lewsey and Norris
ABSTAINED: Councillor Cunio

35. **COMMUNITY INFRASTRUCTURE LEVY (CIL)**

The Panel received and noted the report of the Planning and Development Manager regarding the Community Infrastructure Levy (CIL).