
SOUTHAMPTON CITY COUNCIL
PLANNING AND RIGHTS OF WAY PANEL

MINUTES OF THE MEETING HELD ON 15 OCTOBER 2013

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

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

RESOLVED that the Minutes of the Meeting held on 17 September 2013 be approved and signed as a correct record.

55. **13/01340/FUL HAZEL ROAD**

This item was withdrawn by the applicant.

56. **13/01297/FUL 70-72 PORCHESTER RD**

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).

Conversion of training centre and erection of 1st floor extension and alterations to elevations, to create 4 residential dwellings (2 x 3-bed single storey dwellings and 2 x 2 storey 4-bed dwellings) with parking and associated storage

Mr Wiles (Agent) and Councillor Hammond (ward councillor / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that additional plans had been submitted by the developer including:- a parking survey undertaken by applicant, shadow diagrams and density diagram.

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

Amended Conditions

02. APPROVAL CONDITION - Restricted use of flat roof area [Performance Condition]
Notwithstanding the approved plans, no area of flat roof surface shall be used as a balcony, terrace, roof garden or similar amenity area without the grant of further specific permission from the Local Planning authority.

REASON:

In order to protect the privacy of adjoining occupiers.

Additional Conditions

05. APPROVAL CONDITION - Landscaping plan [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works 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;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise);
- iv. details of any proposed boundary treatment, including retaining walls; and
- v. a landscape management scheme.

The submitted landscaping details shall include the retention of the existing hedge along the Porchester Road frontage, from the western edge adjoining the neighbouring footpath to the proposed pedestrian access (the hedge marked 15 on 'Proposed Site Plan' C13/021.08 Rev B). Any alternative boundary treatment proposed along this frontage must be agreed in writing with the Local Planning Authority.

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 and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

RECORDED VOTE to grant planning permission

FOR:	Councillors Mrs Blatchford, Lewsey, Lloyd and Norris
AGAINST:	Councillors Claisse, Harris
ABSTAINED:	Councillor Cunio

57. **13/01206/FUL 253 PORTSWOOD ROAD**

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).

Subdivision and conversion of existing ground floor from Class A1 (retail) to A2 (financial and professional services) and A3 (restaurants and cafes) use plus installation of two new shop fronts. Alterations to rear elevation to provide rear access enabling conversion of first floor to 2 x 4-bed residential units (Class C4 use) with communal facilities, refuse/cycle storage with access from rear track. Removal of rear metal stairway (resubmission of 13/00228/FUL).

Mr Weymes (Agent), Dr Buckle and Miss Jameson (Portswood Residents' Gardens / objecting) and Mr Swann (local resident / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that the description of the development be amended to identify the provision of front pedestrian access to the flats (from Portswood Road).

Amended Proposal

Subdivision and conversion of existing ground floor from Class A1 (retail) to A2 (financial and professional services) and A3 (restaurants and cafes) use and installation of two new shop fronts. **Alterations to the building and conversion of the upper floor into 2 x 4-bed residential units (Class C4 use), with front and rear access, and associated cycle/refuse storage. (resubmission of 13/00228/FUL).**

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

Reasons for Refusal

01. REFUSAL REASON - Residential environment

The proposed development by reason of its internal layout would fail to achieve adequate levels of light, outlook and amenity space provision for its occupiers creating an unacceptable residential environment contrary to Policies CS13 of the Southampton Core Strategy (2010), SDP1 and Saved Policy H4 of the Southampton Local Plan Review (2006) and Section 2 of the Council's 'Residential Design Guide' Supplementary Planning Document (2006) and 'Houses in Multiple Occupation' Supplementary Planning Document (2012).

02. REFUSAL REASON - Rear access

The rear access to the proposal has limited natural surveillance, is poorly lit and poorly maintained and would therefore fail to provide a safe and secure access to the development for its occupiers making them vulnerable. The proposal is therefore contrary to Saved Policies SDP1, SDP10 and H4 of the Southampton Local Plan Review (2006) and the Council's Supplementary Planning Document 'Houses in Multiple Occupation' (2012).

RECORDED VOTE to refuse planning permission

FOR: Councillors Claisse, Cunio, Harris and Norris
AGAINST: Councillors Mrs Blatchford, Lewsey and Lloyd

58. **13/01312/FUL 41 DEVONSHIRE ROAD**

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 part 2-storey, part single storey rear extension to facilitate conversion of existing house into 3 flats (1x 3-bed, 1x 2-bed and 1x studio) with roof accommodation, associated parking and cycle/refuse storage. (resubmission 13/00590/FUL).

Mr Basra (applicant), Mr Neame (Agent) and Mrs Barter (local resident / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported the addition of a condition regarding the surface material of the parking area to the site frontage

RESOLVED that planning permission be granted subject to the conditions in the report and the additional condition set out below with the addition of a note to the applicant that planning permission for the flats is for C3 use and shall only be used for this purpose and that further planning permission is required if any unit is intended to be used as a C4 HMO.

Additional Condition

14. APPROVAL CONDITION - hardstanding to site frontage – (Performance Condition)

The parking area to the site frontage shall be surfaced in a permeable but non-migratory surface prior to the first occupation of any of the flats hereby approved and thereafter retained and maintained in that condition.

REASON

In the interests of highway safety.

59. **13/01425/FUL 29 CARLTON CRESCENT**

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 of existing office (Use Class B1) to a Physiotherapy Clinic (Use Class D1)

The presenting officer reported that there had been a late additional representation querying the need for the condition regarding the change of use for Room 11 (Condition 6).

RESOLVED that planning permission be **granted** subject to the conditions in the report.

60. **13/01298/FUL SOUTHAMPTON GENERAL HOSPITAL**

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 storey extension above the haematology centre with a new external stair well, enclosed fire escape route and associated alterations.

Mr Bagnall (applicant) was present and with the consent of the Chair, addressed the meeting.

RESOLVED that planning permission be **granted** subject to the conditions in the report.

61. **13/00514/FUL 104 - 106 EAST STREET**

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 5-storey building to provide 16 flats (12 X 2-bedroom and 4 X 1-bedroom) with associated facilities (amended plans and description 10.09.2013)

Mr Oldfield (Agent) and Mr Maraziotis (neighbouring restaurant owner) were present and with the consent of the Chair, addressed the meeting.

RESOLVED to delegate to the Planning and Development Manager to **grant** planning permission subject to the completion of a s.106 legal agreement and the conditions listed in the report.

62. **13/01308/FUL 7 ARCHERS ROAD**

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).

Redevelopment of the site. Demolition of the existing building and erection of a three-storey building to provide 10 x two-bedroom flats, 3 two-storey houses and a bungalow with associated parking and other works.

Mr Sayle (Agent) and Councillor Shields (ward councillor) were present and with the consent of the Chair, addressed the meeting.

RESOLVED that the Planning and Development Manager be given delegated powers to **grant** planning permission subject to the completion of a s.106 legal agreement and the conditions in the report.

63. **13/00838/R3CFL 33 SELBORNE AVENUE**

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).

Change of use from a residential institution (Class C2) to 11 flats (5 x one bedroom and 6 x two bedroom)

RESOLVED that authority be delegated to the Planning and Development Manager to **grant** planning permission subject to a written undertaking by the Head of Property and Procurement Services being completed and the conditions listed in the report and the amended conditions set out below.

Amended Condition

08 - APPROVAL CONDITION - Management of accommodation [pre-commencement condition]

Prior to the first occupation of the residential part of the development hereby approved, a detailed Management Plan to deal with the day-to-day running of the residential units and security measures shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the residential part of the development hereby approved. The agreed details shall apply during the lifetime of the development.

REASON:

In the interests of reducing issues of noise and anti-social behaviour.

64. **OBJECTION TO THE IMPLEMENTATION OF A TREE PRESERVATION ORDER**

The Panel considered the report of the Head of City Services regarding an objection from 12 Bassett Green Road to the implementation of a tree preservation order (The Southampton City Council (Bassett Green Road – Willis Road) Tree Preservation Order (Number 595) 2013. (Copy of the report circulated with the agenda and appended to the signed minutes).

The Panel noted that the address given in the recommendation should read “12 Bassett Green Road” and not “12 Bassett Green Drive”.

RESOLVED that the Southampton City Council (Bassett Green Road – Willis Road) Tree Preservation Order (Number 595) 2013 be confirmed without modifications.

65. **OBJECTION TO THE IMPLEMENTATION OF A TREE PRESERVATION ORDER**

The Panel considered the report of the Head of City Services regarding an objection from 18 Bassett Green to the implementation of a tree preservation order (The Southampton City Council (Bassett Green Road – Willis Road) Tree Preservation Order (Number 595) 2013. (Copy of the report circulated with the agenda and appended to the signed minutes).

The Panel noted that the address given in the recommendation should read “18 Bassett Green Road” and not “18 Bassett Green Drive”.

RESOLVED that the Southampton City Council (Bassett Green Road – Willis Road) Tree Preservation Order (Number 595) 2013 be confirmed without modifications.