
PLANNING AND RIGHTS OF WAY PANEL (EAST)
MINUTES OF THE MEETING HELD ON 25 NOVEMBER 2014

Present: Councillors Lewzey (Chair), Denness (Vice-Chair), Fitzhenry, Hecks and Tucker

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

RESOLVED that the minutes of the meeting held on 28th October 2014 be approved and signed as a correct record.

32. **32A THOROLD ROAD TREE PRESERVATION ORDER**

The Panel considered the report of the Head of Regulatory and City Services regarding an appeal against The Southampton (32a Thorold Road) Tree Preservation Order 2014 which protects one Lime tree in the front garden of 32a Thorold Road.

Mr Maggs (local resident / objecting) was present and with the consent of the Chair, addressed the meeting.

RESOLVED that The Southampton (32a Thorold Road) Tree Preservation Order 2014 be confirmed without modifications.

RECORDED VOTE:

FOR: Councillors Denness, Fitzhenry, Hecks and Tucker

ABSTAINED: Councillor Lewzey

33. **LAND BETWEEN SHOP LANE AND BURSLEDON ROAD/BOTLEY ROAD JUNCTION - 14/01520/FUL**

Subdivision of land to form two plots for use by travelling show people including storage for vehicles, up to 12 caravans and associated equipment.

The Panel noted that the application had been withdrawn by the applicant.

34. **12-18 HULSE ROAD, SO15 2JX - 14/01446/FUL**

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.

Redevelopment of the site. Demolition of the existing buildings and erection of two, three and four storey buildings to provide 8 x 3-bedroom houses and 36 flats (6 x 1-bedroom, 26 x 2-bedroom and 4 x 3-bedroom) with associated parking and landscaping and access from Hulse Road.

Adam O'Brien (applicant) and Councillor Moulton (ward councillor / supporting) were present and with the consent of the Chair, addressed the meeting.

RESOLVED:

- (i) that authority be delegated to the Planning and Development Manager to grant planning permission subject to the completion of a S106 Legal Agreement and the conditions listed in the report;
- (ii) that in the event that the legal agreement is not completed within two months of the Panel decision, 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
- (iii) that the Planning and Development Manager be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

35. **34 AND 36 BLENHEIM GARDENS SO17 3RQ - 14/01505/FUL**

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.

Erection of a detached, two-storey, three bed dwelling with associated cycle and bin storage and parking, with access from Merton Road.

Mrs Harbhajan Kaur Benning (applicant), Graham Cole (local resident / objecting) and Councillor Claisse (ward councillor / objecting) were present and with the consent of the Chair, addressed the meeting.

RESOLVED:

- (i) that authority be delegated to the Planning and Development Manager to grant planning permission subject to the completion of a S106 Legal Agreement or Section 111 and the conditions listed in the report; and
- (ii) that in the event that the legal agreement not be completed within three months of the Panel decision to grant, the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 or Section 111 Legal Agreement.

RECORDED VOTE:

FOR: Councillors Fitzhenry, Lewzey and Tucker

AGAINST: Councillor Denness

ABSTAINED: Councillor Hecks

36. **104 OBELISK ROAD - 14/01491/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.

Erection of a single-storey side extension and two-storey rear extension (resubmission of 14/00561/FUL).

Sarah Adamson (applicant) was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported late correspondence from Councillor Payne giving support to the application.

The Panel noted an amendment to the Reason for Refusal to reflect that the impact on residential amenity was on one neighbouring property not two as stated in the report.

RESOLVED that conditional planning permission be granted subject to the conditions set out below:

1. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works to begin not later than three years from the date on which this planning permission was granted.

REASON:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. APPROVAL CONDITION - Materials to match [Performance Condition]

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted to match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

REASON:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

3. APPROVAL CONDITION - No other windows or doors other than approved [Performance Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking or re-enacting that Order), no windows, doors or other openings including roof windows or dormer windows other than those expressly authorised by this permission to be inserted in the development permitted without the prior written consent of the Local Planning Authority.

REASON:

To protect the amenities of the adjoining residential properties.

4. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of:

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours to be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

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

5. APPROVAL CONDITION - Approved Plans

The development hereby permitted to be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

REASON:

For the avoidance of doubt and in the interests of proper planning.

37. **119 NORTH EAST ROAD SO19 8AJ - 14/01631/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.

The installation of new air conditioning apparatus at the rear, a new ATM to the front elevation with security bollard protection, new entrance doors and new side access delivery doors.

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

38. **33 SWANMORE AVENUE SO19 1BL - 14/01585/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.

Installation of a Velux window to north elevation, and opening windows 1.7m above finished floor level within side Dormer.

RESOLVED that this item be deferred to a future meeting of the Panel to allow for further public consultation following the receipt of amended plans.