
PLANNING AND RIGHTS OF WAY PANEL (EAST)
MINUTES OF THE MEETING HELD ON 10 FEBRUARY 2015

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

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

It was noted that following receipt of the temporary resignation of Councillor Tucker from the Panel, the Head of Legal and Democratic Services, acting under delegated powers, had appointed Councillor Mintoff to replace them for the purposes of this meeting.

47. **STATEMENT FROM THE CHAIR**

On behalf of the Panel, the Chair expressed thanks to Andy Amery for his service in the past and best wishes for the future.

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

RESOLVED that the minutes of the meeting held on 13th January 2015 be approved and signed as a correct record.

49. **LAND ADJACENT TO 224 PORTSWOOD ROAD (PART OF FORMER PORTSWOOD BUS DEPOT)**

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 to provide 59 dwellings (29 houses and 30 flats) with associated access and parking (Outline Application seeking approval for access, layout and scale).

RESOLVED:

- (i) to delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S106 Legal Agreement, the conditions listed in the report, and the amendment to the S106 and amended condition, as set out below;
- (ii) that in the event that the legal agreement was not completed by 10 May 2015, the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the S106 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.

Additional Clauses to the S106 Agreement

The submission, approval and implementation of a Carbon Management Plan setting out how carbon neutrality will be achieved and/or how remaining carbon emissions from the development will be mitigated in accordance with policy CS20 of the Core Strategy and the Planning Obligations SPD (September 2013).

Financial contribution towards the Solent Disturbance Mitigation Project (SDMP) in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), SDP12 of the City of Southampton Local Plan Review (March 2006), CS22 of the Core Strategy and the Planning Obligations SPD (September 2013).

Amended Condition

14. APPROVAL CONDITION - Cycle and Refuse storage details [Residential Pre-Commencement Condition]

Notwithstanding the details shown on the submitted plans, before the development commences on the residential units, details of satisfactory facilities to be provided for the storage of cycles and for the storage and removal of refuse from the residential units to be submitted to and agreed in writing by the Local Planning Authority. They are to be provided before any residential unit is first occupied and retained thereafter. The submitted details of the facilities to include accommodation for the separation of waste to enable recycling.

Reason:

In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety.

50. FAIRCHILD HOUSE, 21 SOUTHAMPTON 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.

Alterations and extensions to the existing building including two additional storeys to provide 30 studio flats for student accommodation above the existing building.

Peter Atfield (agent) and Lorraine Barter (local resident / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that pre-commencement conditions required amendment to reflect that the works on the site had started.

RESOLVED:

- (iv) to delegate to the Planning and Development Manager to grant planning permission subject to the completion of a S106 Legal Agreement, the conditions listed in the report, and the amendment to the pre-commencement conditions to reflect that the application was retrospective;
- (v) that in the event that the legal agreement is not completed within two months of the Planning and Rights of Way Panel decision, the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the S106 Legal Agreement; and
- (vi) **that the Planning and Development Manager be given delegated powers to add, vary and/or delete relevant parts of the S106 agreement and/or conditions as**

necessary.

51. **19 MAYFIELD ROAD SO17 3SW**

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.

Erection of a single storey outbuilding in rear garden.

Councillor Mintoff (ward councillor / objecting) 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 and the amended and deleted condition as set out below.

Amended/Deleted Conditions

02. APPROVAL CONDITION - Limitation of use of outbuilding [Performance Condition]
The proposed outbuilding to only be used for a purpose that is incidental to the existing dwelling and at no time be used for accommodation. It should not be fitted out in such a way that it could be used as a habitable room.

Reason:

To protect the character of the dwelling and surrounding area and the amenities of surrounding properties.

03. APPROVAL CONDITION - Storage / Removal of Refuse Material [Pre-Occupation Condition] to be deleted

NOTE: Councillor Mintoff declared an interest in the above application, as the local ward Councillor, and addressed the meeting but took no part in the decision making.