
PLANNING AND RIGHTS OF WAY PANEL (WEST)
MINUTES OF THE MEETING HELD ON 24 FEBRUARY 2015

Present: Councillors Lewzey (Chair), Lloyd (Vice-Chair), Claisse, L Harris and Mintoff

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

RESOLVED that the Minutes of the Meeting held on 27 January 2015 be approved and signed as a correct record.

40. **28A BEDFORD PLACE, SO15 2DB 15/00047/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.

Application for variation of Conditions 9 (roof terrace hours) and 10 (no sound amplifying equipment) of planning permission 03/00219/FUL to extend hours of use of roof terrace until 23.00 seven days a week and to allow music on roof terrace until 22.00 seven days a week.

Mrs Barter, Ms Baker (local residents/objecting) and Mr Shearman (Agent) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that six further objections had been received although they were on the same subject matters as had previously been raised.

RESOLVED that Planning Permission be granted subject to the conditions listed in the report.

41. **43 MARSHALL SQUARE, SO15 2PB 14/01817/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.

Change of use from C3 residential to C4 house in multiple occupation (retrospective).

Ms Gates, Ms Baker (local residents/objecting) and Councillor Shields and Moulton (Ward Councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer read out a letter from the applicant who was unable to be present at the meeting.

RESOLVED to refuse planning permission for the reason set out below.

Reason for Refusal - Impact on Character and Amenity

The use of the property as a Class C4 HMO given the terraced nature of the property and the existing on-road parking demands within Marshall Square would be detrimental

to both the residential amenities of adjoining occupiers and the character and amenity of the wider area due to the activities associated with the intensification in the use of the property. The proposal would therefore be contrary to Policies SDP1 and H4 of the adopted City of Southampton Local Plan Review (2006) as supported by the Council's adopted Houses in Multiple Occupation SPD (March 2012).

RECORDED VOTE to refuse planning permission

FOR: Councillors Claisse, Harris, Lloyd and Mintoff

AGAINST: Councillor Lewzey

42. **27 KING EDWARD AVENUE, SO16 4DN 14/01531/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.

Change of use from a dwelling house (Class C3) to a 5-bed house in multiple occupation (HMO - Class C4).

Councillor Denness (Ward Councillor/objecting), Councillor Galton (Ward Councillor/supporting) and Mr White (Applicant) were present and with the consent of the Chair, addressed the meeting.

RESOLVED that Planning Permission be granted subject to the conditions listed in the report.

RECORDED VOTE to grant planning permission

FOR: Councillors Claisse, Lewzey and Lloyd

AGAINST: Councillors Harris and Mintoff

43. **TANNERS BROOK PRIMARY SCHOOL, ELMES DRIVE SO15 4PF 14/02000/R3CFL**

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 pre-school building to enable relocation of the existing Tanners Brook Community Association and Pre School within the grounds of Tanners Brook Primary School (revised application).

Councillor Jeffery (Ward Councillor/supporting), Councillors Galton, Denness and Thorpe (Ward Councillors) and Mr Floyd (Applicant) were 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 additional condition set out below.

Additional Condition

22. APPROVAL CONDITION - Non-opening windows within the south east elevation

All windows installed within the south east elevation shall be fixed and non-opening unless otherwise agreed in writing by the Local Planning Authority.

Reason

To protect the residential amenities of the occupiers of nearby residential properties along Munro Crescent.

Clerk's Note: Members also questioned whether a condition could be imposed to restrict the use of sound amplified equipment within the rear amenity area to the south of the proposed building, adjacent to the boundary of the properties along Munro Crescent and this was agreed at the meeting. However, subsequently, this area has been found to be outside the application boundary and it would not therefore be possible to impose such a condition. The Local Planning Authority are satisfied that Condition 18 and Condition 22 (above) would be sufficient to mitigate issues relating to noise and therefore address the concerns expressed by Members in this respect.