
PLANNING AND RIGHTS OF WAY PANEL (WEST)
MINUTES OF THE MEETING HELD ON 2 JUNE 2015

Present: Councillors Denness (Chair), Lloyd, Claisse, L Harris and Mintoff

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

RESOLVED that the Minutes of the Meeting held on 21 April 2015 be approved and signed as a correct record.

2. **ELECTION OF VICE CHAIR**

RESOLVED that Councillor Lloyd be elected as Vice-Chair for the 2015/2016 Municipal Year.

3. **366-368 SHIRLEY ROAD, 14/01608/FUL**

The Panel noted that the application had been withdrawn in order that policy issues could be clarified and updated within the report.

4. **BANISTER GRANGE, BANISTER ROAD, 15/00110/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.

Provision of an additional floor on the existing residential block to provide six new two bedroom flats.

Mr Pettman (Local Resident/objecting), Mr Edwards (Banister Mews Residents' Association/objecting) and Councillors Moulton and Parnell (Ward Councillors/objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported a change to the recommendation to incorporate an additional clause to the Section 106 Agreement.

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

Reasons for Refusal

REASON FOR REFUSAL - Insufficient information on parking.

The intensification of the use of the site with no car parking to support it could, in the absence of an existing on-street parking survey to justify the proposed level of parking for the site, result in localised overspill parking from the development to the detriment of existing neighbours who are reliant on the street for parking and who would then face

further competition for space and the possibility of parking further away from their homes. The development proposal is therefore contrary to approved Policy SDP1 (i) of the Amended Local Plan review (2015) and the requirements of the Council's Approved Parking Standards SPD (2011).

REASON FOR REFUSAL – Over intensive use of the site.

Banister Grange is already considered to be a building of considerable mass and the addition of a fourth storey would add very noticeably to its bulk, particularly in views of the centre of its frontage. As altered it would look somewhat oppressive and un-neighbourly because of its height and scale. The increased density would result in an overdevelopment and over intensive use of the site, additional traffic moving in and around the site (both on foot and in cars) will lead to more noise and disturbance particularly to ground floor residents. The scale of such activity will seriously detract from the living conditions. As such the proposal is contrary to policies SDP1 (i) and SDP9 (i) and (v) of the Amended Local Plan Review (2015) and Policy CS13 of the amended Local Development Framework Core Strategy Development Plan Document (2015).

REASON FOR REFUSAL - Lack of Section 106 Agreement to secure planning obligations.

In the absence of a Section 106 agreement the development fails to mitigate its impact in the following areas:

- (i) Contributions towards site specific transport improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), Policies CS18 and CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).
- (ii) Obligations to preclude residents from obtaining parking permits for the Council's Controlled Parking Zones.
- (iii) Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.
- (iv) Financial contribution towards the Solent Disturbance Mitigation Project (SDMP) in accordance with The Conservation of Habitats and Species Regulations 2010 (as amended).

RECORDED VOTE to refuse planning permission.

FOR: Councillors Denness and Lloyd
AGAINST: Councillors L Harris, Claisse and Mintoff

5. **BANISTER SCHOOL, ARCHERS ROAD, 15/00486/R3CFL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a variation of a condition of a previous planning permission ref 12/00489/R3CFL at the above address.

Variation of condition 15 of previous planning permission ref 12/00489/R3CFL to allow use of the external staircase by pupils during two periods of the school day.

Mr Price (Chair of Mayfair Gardens Residents' Association/objecting), Mr Hocking (Business Manager, Banister School/Applicant) and Mr Stansfield (Agent) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an amendment to paragraph 5.3, third last line to read "the rear garden of **23 Mayfair Gardens.**"

RESOLVED to refuse planning permission in respect of a variation of condition 15 of a previous planning permission ref 12/00489/R3CFL for the reason set out below:

Reasons for Refusal

REASON FOR REFUSAL – Impact on Residential Amenity

The proposed relaxation of condition 15 would result in additional noise and disturbance with children using the external metal staircase on a regular basis. This would be to the detriment of existing residential amenity of neighbours in Mayfair Gardens and is, therefore, contrary to policies SDP1(i) and SDP16 of the amended City of Southampton Local Plan Review (2015).

RECORDED VOTE to refuse planning permission.

FOR: Councillors Mintoff and Lloyd

AGAINST: Councillors Denness, Claisse and L Harris

6. **7 CARLTON ROAD, 15/00484/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.

Erection of a two storey side extension.

Mr Bradford (Agent) and Mrs Barter (Local Resident/objecting) 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 and the additional condition set out below.

Additional condition

05. APPROVAL CONDITION - Number of Occupiers [performance condition]

The number of occupiers within the property, in connection with the development hereby approved, shall not exceed 6 persons, unless otherwise agreed upon in writing by the Local Planning Authority.

Reason:

In the interest of protecting the residential amenity of local residents from intensification of use and define the consent for the avoidance of doubt.

7. **9 CARLTON ROAD, 15/00489/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 existing class C4 HMO, one-bedroom flat and treatment room to a seven-bedroom HMO. Two storey side extension and creation of amenity space (resubmission of 14/01687/FUL).

Mr Bradford (Agent) and Mrs Barter (Local Resident/objecting) 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.

8. **11 CARLTON ROAD, 15/00483/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.

Erection of a two storey side extension.

Mr Bradford (Agent) and Mrs Barter (Local Resident/objecting) 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.

9. **13 CARLTON ROAD, 15/00485/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.

Erection of a two storey side extension.

Mr Bradford (Agent) and Mrs Barter (Local Resident/objecting) 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 and the additional condition set out below.

Additional Condition

APPROVAL CONDITION - Number of Occupiers [performance condition]

The number of occupiers within the property, in connection with the development hereby approved, shall not exceed 6 persons, unless otherwise agreed upon in writing by the Local Planning Authority.

Reason:

In the interest of protecting the residential amenity of local residents from intensification of use and define the consent for the avoidance of doubt.

10. **17 CARLTON ROAD, 15/00482/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.

Erection of a two storey side extension.

Mr Bradford (Agent) and Mrs Barter (Local Resident/objecting) 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.

11. **17 CARLTON ROAD, 15/00398/MMA**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a Minor Material Amendment at the above address.

Minor Material Amendment to remove condition 3 (permitted development restriction) of planning permission reference 14/01427/FUL (change of use from a six-bedroom House In Multiple Occupation to a seven-Bedroom House In Multiple Occupation)

Mr Bradford (Agent) and Mrs Barter (Local Resident/objecting) were present and with the consent of the Chair, addressed the meeting.

RESOLVED that planning permission be granted in respect of a Minor Material Amendment, subject to the conditions listed in the report.