
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 20 DECEMBER 2011

Present: Councillors Jones (Chair), Claisse (Vice-Chair), Cunio, L Harris, Osmond, Thomas and Letts

Apologies: Councillor Mrs Blatchford

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

The Panel noted that Councillor Letts was in attendance as a nominated substitute for Councillor Mrs Blatchford in accordance with Procedure Rule 4.3.

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

RESOLVED that the Minutes of the Meeting held on 22nd November 2011 be approved and signed as a correct record.

77. **OBJECTION TO THE IMPLEMENTATION OF A TREE PRESERVATION ORDER AT 36 ARCHERS ROAD**

The Panel considered the report of the Head of Street Scene and Community Safety in respect of an objection received to the Southampton (Archers Road) TPO 2011 regarding the protection of four individual trees: Cedar T1, Copper Beech T2 and T3 and Ash T4. (Copy of the report circulated with the agenda and attached to the signed minutes).

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION TO CONFIRM THE SOUTHAMPTON (ARCHERS ROAD) TREE PRESERVATION ORDER 2011 FOR THE REASONS SET OUT IN THE REPORT WITHOUT MODIFICATIONS WAS CARRIED UNANIMOUSLY

RESOLVED that the Southampton (Archers Road) Tree Preservation Order 2011 be confirmed without modifications.

78. **REQUEST FOR THE REMOVAL OF SEVEN OAK TREES ON SOUTHAMPTON CITY COUNCIL LAND ADJACENT 28 LORDSWOOD GARDENS**

The Panel considered the report of the Head of Street Scene and Community Safety in respect of an application for the removal of seven oak trees on Southampton City Council land adjacent to 28 Lordswood Gardens, protected by existing Southampton City Council policy, ratified in 1982 (ref 273). (Copy of the report circulated with the agenda and attached to the signed minutes).

Mr Williams and Mr Ruberry (Local Residents) were present and with the consent of the Chair, addressed the meeting.

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION TO SUPPORT THE EXISTING POLICY AS RATIFIED IN 1982 WAS CARRIED UNANIMOUSLY

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION TO REFUSE THE REQUEST TO REMOVE OR SIGNIFICANTLY REDUCE (POLLARDING OF

50%) OF SEVEN OAK TREES ADJACENT TO 28 LORDSWOOD GARDENS WAS LOST, AFTER AN EARLIER VOID VOTE

RECORDED VOTE:

FOR: Councillors Claisse, Osmond and Thomas

AGAINST: Councillors Cunio, L Harris, Jones and Letts

A FURTHER MOTION PROPOSED BY COUNCILLOR JONES AND SECONDED BY COUNCILLOR CUNIO THAT CONSENT BE GRANTED TO REMOVE TREES NUMBERED 3 AND 5 IN THE TPO MAP WAS CARRIED.

RECORDED VOTE:

FOR: Councillors Cunio, L Harris, Jones, Letts and Osmond

AGAINST: Councillors Claisse and Thomas

RESOLVED that trees 3 and 5 in the TPO map be removed.

REASONS FOR DECISION

Given their contribution to the amenity of the area the panel declined the request to remove or significantly reduce seven oak trees, but were satisfied that given the ongoing maintenance commitment caused by the proximity of two trees marked 3 and 5 on the TPO map which overhang the property, that it was appropriate to remove them thereby preventing the risk of any damage from failure such as 'summer branch drop' and reduce other nuisance such as shading and falling debris to 28 Lordswood Gardens.

79. **OBJECTION TO THE IMPLEMENTATION OF A TREE PRESERVATION ORDER AT 179 WILTON ROAD**

The Panel considered the report of the Head of Street Scene and Community Safety in respect of an objection received to the Southampton (179 Wilton Road) TPO 2011 regarding an oak and a beech tree in the rear garden of 179 Wilton Road. (Copy of the report circulated with the agenda and attached to the signed minutes).

Mr Jeans (Local Resident) was present and with the consent of the Chair, addressed the meeting.

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION TO CONFIRM THE SOUTHAMPTON (179 WILTON ROAD) TREE PRESERVATION ORDER 2011 FOR THE REASONS SET OUT IN THE REPORT WITHOUT MODIFICATIONS WAS CARRIED UNANIMOUSLY

RESOLVED that the Southampton (179 Wilton Road) Tree Preservation Order 2011 be confirmed without modifications.

CONSIDERATION OF PLANNING APPLICATIONS

Copy of all reports circulated with the agenda and appended to the signed minutes.

80. **LAND REAR OF 63 MANOR FARM ROAD 11/01448/FUL**

Redevelopment of the site, erection of 2 x 1-bedroom single storey dwelling houses with associated parking, cycle and refuse storage.

Mr Sherwood (Architect), Mr Yates, Mr Pain (Local Residents) and Councillor P Williams (Ward Councillor) were present and with the consent of the Chair, addressed the meeting.

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION TO GRANT CONDITIONAL PLANNING PERMISSION WAS CARRIED

RECORDED VOTE:

FOR: Councillors Claisse, Jones, L Harris, Letts, Osmond and Thomas

ABSTAINED: Councillor Cunio

RESOLVED that conditional planning permission be granted subject to the conditions in the report and additional conditions set out below.

Additional conditions

17. APPROVAL CONDITION – Sedum Roof (Pre-Commencement Condition)

Prior to the commencement of works, details relating to the implementation, management and maintenance of the sedum roof (to include the proposed species, heights and density of planting) hereby approved shall be submitted to and agreed in writing by the local planning authority. The sedum roof shall be provided to the dwellings hereby approved before their first occupation. Once provided, the sedum roof shall be maintained and retained at all times thereafter.

Reason

In the interests of visual amenity and to aid the reduction in the developments demands for resources to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

18. APPROVAL CONDITION – Vehicular Access (Performance Condition)

The vehicular access serving the development hereby approved shall be made available prior to the first occupation of the development hereby permitted and shall be retained at all times for the use of the approved dwelling.

REASON:

To ensure the provision of adequate vehicular access in association with the approved dwellings.

REASONS FOR DECISION

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations including its back land siting, design and impact on the character and context of neighbouring sites, the level of car parking, access to the site, the number and layout of units and the amenity and privacy of adjacent occupiers have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions

have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus outline planning permission should therefore be granted.

Policies - SDP1, SDP4, SDP5, SDP6, SDP7, SDP9, SDP10, H2, of the City of Southampton Local Plan Review (March 2006) and CS4, CS5, CS13, CS15, CS16, CS19 and CS20 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

81. **16 BLENHEIM GARDENS, SO17 3RL 11/01504/FUL**

Part two storey part single storey side and rear extension with detached cycle and refuse store.

Mr Hothi (Applicant) and Councillor Vinson (Ward Councillor) were present and with the consent of the Chair, addressed the meeting.

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION TO GRANT CONDITIONAL PLANNING PERMISSION WAS CARRIED UNANIMOUSLY

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

REASONS FOR DECISION

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations including impact on the appearance of the host dwelling, character and appearance of the area and residential amenities (including the intensification of use) have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - SDP1 (i) (ii), SDP7 (iv) and SDP9 (i) (v) of the City of Southampton Local Plan Review (March 2006) and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010).