

Planning and Rights of Way Panel

Tuesday, 18th September,
2012
at 9.30 am

PLEASE NOTE TIME OF MEETING

Conference Rooms 3 and 4 - Civic
Centre

This meeting is open to the public

Members

Councillor Mrs Blatchford (Chair)
Councillor Claisse
Councillor Cunio
Councillor L Harris
Councillor Lloyd
Councillor Shields
Councillor Smith

Contacts

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PUBLIC INFORMATION

Terms of Reference

The Panel deals with various planning and rights of way functions. It determines planning applications and is consulted on proposals for the draft development plan.

Public Representations

At the discretion of the Chair, members of the public may address the meeting about any report on the agenda for the meeting in which they have a relevant interest.

Members of the public in attendance at the meeting are advised of the process to be followed.

Southampton City Council's Seven Priorities

- More jobs for local people
- More local people who are well educated and skilled
- A better and safer place in which to live and invest
- Better protection for children and young people
- Support for the most vulnerable people and families
- Reducing health inequalities
- Reshaping the Council for the future

Smoking policy – The Council operates a no-smoking policy in all civic buildings

Mobile Telephones – Please turn off your mobile telephone whilst in the meeting.

Fire Procedure – In the event of a fire or other emergency a continuous alarm will sound and you will be advised by Council officers what action to take.

Access – Access is available for disabled people. Please contact the Democratic Support Officer who will help to make any necessary arrangements.

Dates of Meetings: Municipal Year 2012/13

2012	2013
29 May 2012	15 January 2013
26 June	19 February
24 July	26 March
21 August	23 April
18 September	
16 October	
20 November	
11 December	

CONDUCT OF MEETING

Terms of Reference

The terms of reference of the Planning and Rights of Way Panel are contained in Part 3 (Schedule 2) of the Council's Constitution

Business to be discussed

Only those items listed on the attached agenda may be considered at this meeting.

Rules of Procedure

The meeting is governed by the Council Procedure Rules as set out in Part 4 of the Constitution.

Quorum

The minimum number of appointed Members required to be in attendance to hold the meeting is 3.

DISCLOSURE OF INTEREST

Members are required to disclose, in accordance with the Members' Code of Conduct, **both** the existence **and** nature of any "Disclosable Personal Interest" or "Other Interest" they may have in relation to matters for consideration on this Agenda.

DISCLOSABLE PERSONAL INTERESTS

A Member must regard himself or herself as having a Disclosable Pecuniary Interest in any matter that they or their spouse, partner, a person they are living with as husband or wife, or a person with whom they are living as if they were a civil partner in relation to:

(i) Any employment, office, trade, profession or vocation carried on for profit or gain.

(ii) Sponsorship:

Any payment or provision of any other financial benefit (other than from Southampton City Council) made or provided within the relevant period in respect of any expense incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

(iii) Any contract which is made between you / your spouse etc (or a body in which the you / your spouse etc has a beneficial interest) and Southampton City Council under which goods or services are to be provided or works are to be executed, and which has not been fully discharged.

(iv) Any beneficial interest in land which is within the area of Southampton.

(v) Any license (held alone or jointly with others) to occupy land in the area of Southampton for a month or longer.

(vi) Any tenancy where (to your knowledge) the landlord is Southampton City Council and the tenant is a body in which you / your spouse etc has a beneficial interests.

(vii) Any beneficial interest in securities of a body where that body (to your knowledge) has a place of business or land in the area of Southampton, and either:

- a) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body, or
- b) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you / your spouse etc has a beneficial interest that exceeds one hundredth of the total issued share capital of that class.

Other Interests

A Member must regard himself or herself as having a, 'Other Interest' in any membership of, or occupation of a position of general control or management in:

Any body to which they have been appointed or nominated by Southampton City Council

Any public authority or body exercising functions of a public nature

Any body directed to charitable purposes

Any body whose principal purpose includes the influence of public opinion or policy

Principles of Decision Making

All decisions of the Council will be made in accordance with the following principles:-

- proportionality (i.e. the action must be proportionate to the desired outcome);
- due consultation and the taking of professional advice from officers;
- respect for human rights;
- a presumption in favour of openness, accountability and transparency;
- setting out what options have been considered;
- setting out reasons for the decision; and
- clarity of aims and desired outcomes.

In exercising discretion, the decision maker must:

- understand the law that regulates the decision making power and gives effect to it. The decision-maker must direct itself properly in law;
- take into account all relevant matters (those matters which the law requires the authority as a matter of legal obligation to take into account);
- leave out of account irrelevant considerations;
- act for a proper purpose, exercising its powers for the public good;
- not reach a decision which no authority acting reasonably could reach, (also known as the "rationality" or "taking leave of your senses" principle);
- comply with the rule that local government finance is to be conducted on an annual basis. Save to the extent authorised by Parliament, 'live now, pay later' and forward funding are unlawful; and
- act with procedural propriety in accordance with the rules of fairness.

AGENDA

Agendas and papers are available via the Council's Website

1 APOLOGIES AND CHANGES IN PANEL MEMBERSHIP (IF ANY)

To note any changes in membership of the Panel made in accordance with Council Procedure Rule 4.3.

2 DISCLOSURE OF PERSONAL AND PECUNIARY INTERESTS

In accordance with the Localism Act 2011, and the Council's Code of Conduct, Members to disclose any personal or pecuniary interests in any matter included on the agenda for this meeting.

NOTE: Members are reminded that, where applicable, they must complete the appropriate form recording details of any such interests and hand it to the Democratic Support Officer.

3 STATEMENT FROM THE CHAIR

4 MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)

To approve and sign as a correct record the Minutes of the meeting held on 21 August 2012 and to deal with any matters arising, attached.

CONSIDERATION OF PLANNING APPLICATIONS

ITEMS TO BE HEARD BETWEEN 9:30 AM TO 10:10 AM

5 7 GREENBANK CRESCENT /12/01038/OUT

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, attached.

ITEMS TO BE HEARD BETWEEN 10:10 AM TO 10:40 AM

6 POOR CLARES COLETTINES CONVENT, BRACKEN LANE /12/01132/REM

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, attached.

ITEMS TO BE HEARD BETWEEN 10:40 AM TO 11:15 AM

7 27 BLENHEIM GARDENS, SO17 3RN /12/00906/FUL

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, attached.

ITEMS TO BE HEARD BETWEEN 11:15 AM AND 11:50 AM

8 161 MIDDLE ROAD SO19 8PH /12/00871/R3CFL

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, attached.

ITEMS TO BE HEARD BETWEEN 11:50 AM TO 12:15 PM

9 100-102 EAST STREET /11/01624/FUL

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, attached.

MAIN AGENDA ITEMS

10 STREET NAMING - FORMER ORDNANCE SURVEY SITE, ROMSEY ROAD

Report of the Head of Planning and Sustainability seeking approval of the street name 'Colby Street' for the new housing development under construction on the former Ordnance Survey site, Romsey Road, attached.

Monday, 10 September 2012

HEAD OF LEGAL, HR AND DEMOCRATIC
SERVICES

SOUTHAMPTON CITY COUNCIL
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 21 AUGUST 2012

Present: Councillors Mrs Blatchford (Except Minute 50) (Chair), Cunio, Fitzhenry (Except Minutes 45-56), L Harris, Shields, Smith and Thomas (Except Minutes 51-56)

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

The Panel noted that apologies had been received from Councillor Lloyd and Councillor Claisse and that Councillor Thomas and Councillor Fitzhenry were in attendance as nominated substitutes respectively in accordance with Procedure Rule 4.3.

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

RESOLVED that the Minutes of the Meeting held on 24 July 2012 be approved and signed as a correct record subject to it being noted that one member of the public (objector) arrived after the commencement of the item concerning Land Adjoining John Thornycroft Road (Part of Former Vosper Thornycroft Site), Victoria Road and following the period whereby objectors comments had been received by the Panel. He was therefore advised by the Chair that he would not be able to address the meeting on this occasion.

42. **9 POINTOUT CLOSE SO16 7LS 12/00705/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. (Copy of the report circulated with the agenda and appended to the signed minutes).

Change Of Use From Dwelling House (C3) To House Of Multiple Occupation (C4).

Mr Glanville (Applicant), Mr Johnson (objecting) (Pointout Road Residents Group) and Councillor B Harris (objecting) (on behalf of the residents of Chestnut Lodge) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that three additional conditions be added:

- (i) Removal of permitted development rights.
- (ii) Addition of refuse management plan.
- (iii) Flexible change between C3 and C4 use

RESOLVED to **refuse** planning permission for the reasons set out below.

RECORDED VOTE

FOR: Councillors Cunio, Fitzhenry, L Harris, Smith and Thomas

AGAINST: Councillors Mrs Blatchford and Shields

Reason for Refusal

Over-intensive use of the site

The intensification of the use of the property and activity associated with it including the lack of a parking survey, means the use would be out of character with the local area and detrimental to the amenities of nearby residents. The proposals are therefore contrary to saved policy H4 of the City of Southampton Local Plan Review 1996 and Policy CS16 of the Core Strategy 2010.

43. **LAND AT JUNCTION OF BROWNHILL WAY AND LOWER BROWNHILL ROAD**
12/00596/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. (Copy of the report circulated with the agenda and appended to the signed minutes).

Erection of 14 two-storey houses (12 x three bedroom and 2 x two bedroom) with associated parking, vehicular access from Lower Brownhill Road and space for a children's play area.

Ms Lamb (Agent), Ms Mallinson and Ms Horse (objecting) (Local Residents) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that although the numbering of the Recommendations within the report was inaccurate, the wording of the Recommendations was correct. The presenting officer also reported an update to Recommendation 1 (i) as set out below:

(i) Financial contributions towards site specific transport improvements in the vicinity of the site, including the provision of the public footpath as shown on the submitted drawings, and appropriate highway warning signs 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).

RESOLVED to delegate to the Planning and Development Manager to **grant** planning permission subject to the conditions listed in the report and subject to the following amended condition.

RECORDED VOTE

FOR: Councillors Mrs Blatchford, Cunio, L Harris, Fitzhenry and Smith
AGAINST: Councillors Shields and Thomas

Amended Condition

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 shall 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. No deliveries shall be taken in or dispatched from the site, during the construction phase, between the hours of 08:30 and 09:30 and after 15:00, Mondays to Fridays.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties and to avoid traffic congestion during rush hour times, having regard to the site's proximity to a school.

44. **SOUTHAMPTON MUNICIPAL GOLF COURSE, GOLF COURSE ROAD SO16 7LE**
12/00595/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. (Copy of the report circulated with the agenda and appended to the signed minutes)

Measures To Provide Storage For Flood Waters, Rehabilitate The Natural Floodplain Of Holly Brook And Improve The Aquatic Habitat Including De-Culverting And Construction Of A New Flood Defence Balancing Pond With Associated Works.

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

The presenting officer reported that Natural England had withdrawn their objection to the application.

The presenting officer reported that Condition 3 should be deleted and Condition 4 should be amended as set out below:

Amended Condition

4. APPROVAL CONDITION – Archaeological work programme [Performance Condition]

Unless otherwise agreed in writing, the developer will secure the completion a programme of archaeological work in accordance with the Arup Archaeological Specification dated 9th August 2012 written scheme of investigation.

Reason:

To ensure that the archaeological investigation is completed.

RESOLVED unanimously to **grant** conditional planning permission subject to the conditions in the report and subject to the following additional conditions.

Additional conditions

6. APPROVAL CONDITION – Works to high risk trees [performance condition]

Prior to any works to the trees identified as having a high risk for bat foraging, further ecological survey work should be submitted to and approved by the Local Planning Authority in writing. The works shall thereafter progress in accordance with the agreed report.

Reason:

In the interest of protected species.

7. APPROVAL CONDITION – Safety Measures [pre-commencement condition]

Prior to the commencement of the development hereby approved, details of safety measures (such as fencing) to the ponds shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason:

In the interests of the safety and amenity of users of the Golf Course.

45. CARLTON HOUSE, CARLTON PLACE 12/00520/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. (Copy of the report circulated with the agenda and appended to the signed minutes).

Change of use from offices to student residential accommodation (16 flats comprising 64 bedspaces) with alterations to the elevations - existing ground floor bars to remain.

Mr Beck (Agent) was present and with the consent of the Chair, addressed the meeting.

The presenting officer asked the Panel to allow flexibility in negotiating clause (iv) to Recommendation 1, in terms of whether absolute control over music source limiters in each bar could be achieved, allowed for under Recommendation 2.

The presenting officer reported that Condition 10 should be amended as set out below:

Amended Condition

10. PERFORMANCE CONDITION - Watching brief

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority. This shall take the form of a watching brief where a qualified archaeologist appointed by the developer is present on site during any excavation work following the proposed partial demolition to create the new amenity space at the rear of the building.

Reason:

To ensure that the archaeology of the site is properly investigated.

RESOLVED that authority be delegated to the Planning and Development Manager to **grant** planning permission subject to criteria listed in the report and the amended recommendation and condition as set out above.

RECORDED VOTE

FOR: Councillors Mrs Blatchford, L Harris, Shields, Smith and Thomas
ABSTAINED : Councillor Cunio

46. **1-3 COATES ROAD SO19 0HN 12/00756/OUT**

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. (Copy of the report circulated with the agenda and appended to the signed minutes).

Erection Of 3 X 3 Bedroom Houses To Rear Of 1-3 Coates Road With Associated Car Park (Outline Application Seeking Approval For Access, Layout and Scale).

Ms Perry (Applicant), Ms Clarke, Ms Adams and Ms Englefield (objecting) (Local Residents) and Councillor Letts (objecting) (Ward Councillor) were present and with the consent of the Chair, addressed the meeting.

RESOLVED to **grant** conditional planning permission subject to the conditions in the report and subject to the following additional condition.

RECORDED VOTE

FOR: Councillors Mrs Blatchford, Cunio, L Harris, Smith and Thomas
ABSTAINED: Councillor Shields

Additional Condition

15. APPROVAL CONDITION - Tree safeguarding [Pre-Commencement Condition]

Before the development commences, the developer shall provide an updated site survey indicating any trees whose canopies overhang the site to be developed and in particular the canopies of protected trees rear of 37-39 Ivy Dene. Where such tree canopies do overhang the site to be developed, those trees shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected at the outer limit of such overhanging tree canopies. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period.

47. **LAND AT INKERMAN ROAD/JOHNS ROAD, WOOLSTON 12/00039/R30L**

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. (Copy of the report circulated with the agenda and appended to the signed minutes)

Redevelopment to provide 11 houses (7 x 3-bedroom, 4 x 2-bedroom) with associated car parking and access involving diversion of an existing public right of way (outline application seeking approval for Access, Layout and Scale).

Ms Graham (objecting) (Local Resident) was present and with the consent of the Chair, addressed the meeting.

The presenting officer updated the Panel regarding the wording in Recommendation 3, stating that the word “of” should be inserted after “diverting”.

RESOLVED to delegate to the Planning and Development Manager to **grant** planning permission subject to the conditions listed in the report and subject to the following additional condition.

RECORDED VOTE

FOR: Councillors Mrs Blatchford, L Harris, Shields
AGAINST: Councillor Cunio
ABSTAINED: Councillors Smith and Thomas

Additional Condition

21. APPROVAL/PERFORMANCE CONDITION – Ecological mitigation package

Before the development commences, the developer shall design and submit a package of ecological mitigation measures to the local planning authority for its approval in writing. Once approved those measures shall be fully implemented before any of the housing hereby approved is first occupied, unless any alternative phasing of such works is agreed in correspondence with the local planning authority.

Reason:

To mitigate for the loss of wildlife habitat on this site in accordance with Policies SDP7 (i) and SDP12 of the City of Southampton Local Plan Review (March 2006 and Policy CS22 of the City of Southampton Local Development Framework Core Strategy (January 2010).

48. **LAND TO THE REAR 6 AND 7 CRANBURY TERRACE SO14 0LH12/00440/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. (Copy of the report circulated with the agenda and appended to the signed minutes)

Application for variation of condition 22 of planning permission (Ref 11/01945/FUL) to increase the maximum number of residents allowed to occupy any of the units from 4 to 5.

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

RECORDED VOTE

FOR: Councillors Mrs Blatchford, Cunio, L Harris, Shields and Thomas
ABSTAINED: Councillor Smith

Reason for refusal

Harmful to residential amenity

Were a Class C4 use of each property consented to be implemented, the resulting intensification of occupation of the site would be likely to increase the potential for overspill car parking from the site. Such overspill parking would adversely affect the amenities of those already living in Rockstone Lane. As such, the proposal is considered to be contrary to Policies SDP1 (i) and H2 (iii) of the City of Southampton Local Plan Review (March 2012) and Policy CS13 (10)/(11) of the City of Southampton Local Development Framework Core Strategy (January 2012).

49. **3 BASSETT GREEN DRIVE SO16 3QN 12/01000/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. (Copy of the report circulated with the agenda and appended to the signed minutes)

Extension Of Bungalow To Form Two-Storey Dwelling. (Amendment to Planning Permission Ref 11/01329/Ful Including Alterations To Heights, Windows And Doors) (Retrospective)

Mr Kinch (Agent), Ms English (Applicant), Mr Smith (objecting) (North East Bassett Residents' Association) and Ms Eccles (objecting) (Local Resident) were present and with the consent of the Chair, addressed the meeting.

RESOLVED to **grant** planning permission subject to the conditions in the report.

RECORDED VOTE

FOR: Councillors Mrs Blatchford, Cunio, Shields and Thomas
AGAINST: Councillors L Harris and Smith

COUNCILLOR CUNIO IN THE CHAIR

50. **84 ALFRISTON GARDENS SO19 8FU 12/00729/FUL**

The Panel considered the report of the Planning and Development Manager recommending approval be refused in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes)

Change Of Use From A1 (Retail) To A5 (Hot Food Takeaway) Including Installation Of The External Flue To The Rear

Mr Morgan-Harris (Applicant) and Councillor Kolker (supporting) (Ward Councillor) were present and with the consent of the Chair, addressed the meeting.

RESOLVED unanimously to delegate to the Planning and Development Manager to **grant** planning permission for an A5 use and delegated that any other conditions should be added by the Planning & Development Manager.

NOTE: Councillor Mrs Blatchford declared an interest and withdrew from the meeting for this item.

COUNCILLOR MRS BLATCHFORD IN THE CHAIR

51. **UNIT 4 VICEROY HOUSE, MOUNTBATTEN BUSINESS CENTRE, MILLBROOK ROAD EAST SO15 1HY 12/00519/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. (Copy of the report circulated with the agenda and appended to the signed minutes)

Change Of Use From Office (Class B1(A)) To Mixed Use For Financial And Professional Services/Offices/Medical Or Health Services (Classes A2/B1(A)/D1)

RESOLVED unanimously to **grant** planning permission subject to the conditions in the report.

52. **MEDE HOUSE, SALISBURY STREET 12/00753/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. (Copy of the report circulated with the agenda and appended to the signed minutes)

Conversion Of Existing First Floor Offices To Contain 9 X Self Contained Student Units And Use Of Ground Floor As Cycle Store And Refuse Store (Retrospective)

RESOLVED that authority be delegated to the Planning and Development Manager to **grant** planning permission subject to criteria listed in the report.

RECORDED VOTE

FOR: Councillors Mrs Blatchford, Shields and Smith

AGAINST: Councillors Cunio and L Harris

53. **FLAT 3, 76 ANGLESEA ROAD 12/00945/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. (Copy of the report circulated with the agenda and appended to the signed minutes)

Change of use of first floor from residential (Class C3) to office (Class B1 (a)) (Departure from the local plan)

Mr Culverwell (Agent) and Ms Markham-Bradley (Applicant) were present and with the consent of the Chair, addressed the meeting.

RESOLVED unanimously to **approve** temporary consent subject to the criteria listed in the report.

54. **HOLY FAMILY RC PRIMARY SCHOOL, MANSEL ROAD WEST 12/00861/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. (Copy of the report circulated with the agenda and appended to the signed minutes)

Erection of single storey training facility following demolition of existing.

RESOLVED unanimously to **grant** planning permission subject to the conditions in the report.

55. **UNITS C AND D ANTELOPE PARK, BURSLEDON ROAD SO19 8NE 12/00402/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. (Copy of the report circulated with the agenda and appended to the signed minutes)

Change of use of Units C and D from healthcare (Class D1) and employment (Classes B1, B2 and B8) to retail use (Class A1).

Mr Diamond (Agent) was present and with the consent of the Chair, addressed the meeting.

The presenting officer confirmed that the application was not for a 'named retail occupier' despite references in the report to a discount food retailer and that members should consider the application to be for an open A1 use subject to the recommended conditions in the report.

The presenting officer reported amendments to conditions 7 and 8 so they should read as set out below:

Amended Conditions

07. APPROVAL CONDITION - Class A1 Floorspace restriction (Performance Condition)

The Class A1 foodstore hereby approved shall be limited to a maximum net retail sales area of 1,400 square metres and a gross floorspace of 1,882 square metres.

Reason:

To define the consent and to limit the impact of the use to that identified in the applicants Planning and Retail Statement.

08. APPROVAL CONDITION - Retail use comparison goods restriction (Performance Condition)

The retail use hereby approved shall not provide more than 150 square metres of net retail sales area for comparison goods.

Reason:

To protect the vitality and viability of nearby shopping centres in accordance with Policy CS3 of the Southampton Core Strategy (January 2010).

RESOLVED unanimously that authority be delegated to the Planning and Development Manager to **grant** planning permission subject to the criteria listed in the report and the amended conditions as set out above.

56. **GROUND FLOOR FLAT, 49 HEATHERDENE ROAD SO17 1PA 12/00914/FUL**

The Panel considered the report of the Planning and Development Manager recommending approval be refused in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes)

Conversion Of Existing Building Into 2 X 1 Bedroom Flats And 2 X Studio Flats With Associated Refuse And Cycle Store (Resubmission Of 12/00403/Ful)

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

The presenting officer reported an additional reason for refusal “The refuse and cycle storage facilities are also disconnected from the first floor flats and as such would not be conveniently accessed - H4 (iii).”

Reason for Refusal

Poor residential environment

The proposed layout of the residential accommodation fails to provide an attractive and acceptable living environment for prospective residents. The conversion of the building to two one bedroom flats and two studio flats has resulted in small scale units which at ground floor level would not enjoy acceptable outlook from habitable room windows; and would not have direct access to suitable private amenity space. The refuse and cycle storage facilities are also disconnected from the first floor flats and as such would not be conveniently accessed. In combination these points amount to proposal which fails to provide high quality housing and is considered contrary to Policies SDP1 (i - particularly paragraph 2.2.1 and section 4.4 of The Residential Design Guide 2006 [September 2006]) and H4 (iii) of the City of Southampton Local Plan Review (March 2006) and policies and CS13 of the adopted Core Strategy (January 2010).

RESOLVED unanimously to **refuse** planning permission for the reasons set out in the report and above.

Agenda Annex

INDEX OF PLANNING APPLICATIONS FOR DECISION

DATE: 18 September 2012 - Conference Rooms 3 and 4, 1st Floor, Civic Centre

PLEASE NOTE: THE PANEL WILL BREAK FOR LUNCH at or around 1.00pm

Main Agenda Item Number	Officer	Recommendation	Type	PSA	Application Number / Site Address
<u>BETWEEN 9.30 AM AND 10.10 AM</u>					
5	JT	DEL	Q13	5	12/01038/OUT / 7 Greenbank Crescent
<u>BETWEEN 10.10 AM AND 10.40 AM</u>					
6	JT	DEL	Q07	15	12/01132/REM / Poor Clares Colettines Convent, Bracken Lane
<u>BETWEEN 10.40 AM AND 11.15 AM</u>					
7	AA	CAP	Q21	5	12/00906/FUL / 27 Blenheim Gardens, SO17 3RN
<u>BETWEEN 11.15 AM AND 11.50 AM</u>					
8	AA	DEL	Q18	5	12/00871/R3CFL / 161 Middle Road SO19 8PH
<u>BETWEEN 11.50 AM AND 12.15 PM</u>					
9	BS	DEL	Q13	5	11/01624/FUL / 100-102 East Street
<u>MAIN AGENDA ITEM – this item to be taken at any point in the meeting</u>					
10	VW	Members asked to agree Officer recommendation	N/A	5	Street Naming - Former Ordnance Survey site, Romsey Road

Abbreviations:

PSA – Public Speaking Allowance; CAP - Approve with Conditions: DEL - Delegate to Officers: REF – Refusal:

BS- Bryony Stala, JT – Jenna Turner, AA – Andy Amery, VW – Vanessa White

Southampton City Council - Planning and Rights of Way Panel

Report of Executive Director of Environment

Local Government (Access to Information) Act 1985

Index of Documents referred to in the preparation of reports on Planning

Applications:

Background Papers

1. Documents specifically related to the application
 - (a) Application forms, plans, supporting documents, reports and covering letters
 - (b) Relevant planning history
 - (c) Response to consultation requests
 - (d) Representations made by interested parties

2. Statutory Plans
 - (a) Hampshire, Portsmouth, Southampton and New Forest National Park Minerals and Waste Core Strategy (Adopted 2007)
 - (b) City of Southampton Local Plan Review (Adopted March 2006) saved policies
 - (c) Local Transport Plan 2006 – 2011 (June 2006)
 - (d) City of Southampton Local Development Framework – Core Strategy (adopted January 2010)

3. Statutory Plans in Preparation
 - (a) City of Southampton Local Development Framework – City Centre Action Plan City Centre Action Plan Issues & Options Paper (2007)

4. Policies and Briefs published and adopted by Southampton City Council
 - (a) Old Town Development Strategy (2004)
 - (b) Public Art Strategy
 - (c) North South Spine Strategy (2004)
 - (d) Southampton City Centre Development Design Guide (2004)
 - (e) Streetscape Manual (2005)
 - (f) Residential Design Guide (2006)
 - (g) Provision of Community Infrastructure & Affordable Housing - Planning Obligation (2006)
 - (h) Greening the City - (Shoreburs; Lordsdale; Weston; Rollesbrook Valley; Bassett Wood and Lordswood Greenways) - 1985-1995.
 - (i) Women in the Planned Environment (1994)
 - (j) Advertisement Control Brief and Strategy (1991)
 - (k) Biodiversity Action Plan (2009)
 - (l) Economic Development Strategy (1996)

- (m) Test Lane (1984)
- (n) Itchen Valley Strategy (1993)
- (o) Portswold Residents' Gardens Conservation Area Character Appraisal (1999)
- (p) Land between Aldermoor Road and Worston Road Development Brief Character Appraisal(1997)
- (q) The Bevois Corridor Urban Design Framework (1998)
- (r) Southampton City Centre Urban Design Strategy (2000)
- (s) St Mary's Place Development Brief (2001)
- (t) Ascupart Street Development Brief (2001)
- (u) Woolston Riverside Development Brief (2004)
- (v) West Quay Phase 3 Development Brief (2001)
- (w) Northern Above Bar Development Brief (2002)
- (x) Design Guidance for the Uplands Estate (Highfield) Conservation Area (1993)
- (y) Design Guidance for the Ethelburt Avenue (Bassett Green Estate) Conservation Area (1993)
- (z) Canute Road Conservation Area Character Appraisal (1996)
- (aa) The Avenue Conservation Area Character Appraisal (1997)
- (bb) St James Road Conservation Area Character Appraisal (1996)
- (cc) Banister Park Character Appraisal (1991)*
- (dd) Bassett Avenue Character Appraisal (1982)*
- (ee) Howard Road Character Appraisal (1991) *
- (ff) Lower Freemantle Character Appraisal (1981) *
- (gg) Mid Freemantle Character Appraisal (1982)*
- (hh) Westridge Road Character Appraisal (1989) *
- (ii) Westwood Park Character Appraisal (1981) *
- (jj) Cranbury Place Character Appraisal (1988) *
- (kk) Carlton Crescent Character Appraisal (1988) *
- (ll) Old Town Conservation Area Character Appraisal (1974) *
- (mm) Oxford Street Conservation Area Character Appraisal (1982) *
- (nn) Bassett Green Village Character Appraisal (1987)
- (oo) Old Woolston and St Annes Road Character Appraisal (1988)
- (pp) Northam Road Area Improvement Strategy (1987)*
- (qq) Houses in Multiple Occupation (2012)
- (rr) Vyse Lane/ 58 French Street (1990)*
- (ss) Tauntons College Highfield Road Development Guidelines (1993)*
- (tt) Old Woolston Development Control Brief (1974)*
- (uu) City Centre Characterisation Appraisal (2009)
- (vv) Parking standards (2011)
- (ww) Houses in Multiple Occupation SPD (2012)

* NB – Policies in these documents superseded by the Residential Design Guide (September 2006, page 10), albeit character appraisal sections still to be had regard to.

5. Documents relating to Highways and Traffic

- (a) Hampshire C.C. - Movement and Access in Residential Areas

- (b) Hampshire C.C. - Safety Audit Handbook
- (c) Southampton C.C. - Cycling Plan (June 2000)
- (d) Southampton C.C. - Access for All (March 1995)
- (e) Institute of Highways and Transportation - Transport in the Urban Environment
- (f) I.H.T. - Traffic Impact Assessment Guidelines
- (g) Freight Transport Association - Design for deliveries
- (h) DETR Traffic Advisory Leaflets (various)

6. Planning related Government Circulars in most common use

- (a) Planning Obligations 05/05 (As adjusted by Community Infrastructure Levy Regulations 2010)
- (b) Planning controls for hazardous substances 04/00
- (c) The Use of conditions in planning permissions 11/95
- (d) Environmental Impact Assessment 2/99
- (e) Planning Controls over Demolition 10/95
- (f) Planning and Affordable Housing 6/98
- (g) Prevention of Dereliction through the Planning System 2/98
- (h) Air Quality and Land Use Planning 10/97
- (i) Town and Country Planning General Regulations 19/92

7. Government Policy Planning Advice

- (a) National Planning Policy Framework (27.3.2012)

8. Other Published Documents

- (a) Planning for Daylight and Sunlight - DOE
- (b) Coast and Countryside Conservation Policy - HCC
- (c) The influence of trees on house foundations in clay soils - BREDK
- (d) Survey and Analysis - Landscape and Development HCC
- (e) Root Damage to Trees - siting of dwellings and special precautions – Practice Note 3 NHDC
- (f) Shopping Policies in South Hampshire - HCC
- (g) Buildings at Risk Register SCC (1998)
- (h) Southampton City Safety Audit (1998)
- (i) Urban Capacity Study 2005 – 2011 (March 2006)
- (j) Strategic Housing Land Availability Assessment (March 2009)

9. Other Statutes

- a) Crime and Disorder Act 1998
- b) Human Rights Act 1998

Revised: 10.7.2012

Agenda Item 5

**Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 18 September 2012
Planning Application Report of the Planning and Development Manager**

Application address: 7 Greenbank Crescent			
Proposed development: Erection of 3x 4-bed detached houses with associated parking and cycle/refuse storage (Outline application seeking approval for access, appearance, layout and scale)			
Application number	12/01038/OUT	Application type	OUT
Case officer	Jenna Turner	Public speaking time	5 minutes
Last date for determination:	25.09.12	Ward	Bassett
Reason for Panel Referral:	Referred by the Planning and Development Manager due to wider interest.	Ward Councillors	Cllr B Harris Cllr L Harris Cllr Hannides

Applicant: Mr R Wiles	Agent: Concept Design & Planning
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out below. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on the 18.09.12 do not have sufficient weight to justify a refusal of the application. The proposal would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of the neighbouring properties. Furthermore, the proposal would assist in meeting housing need and increase family housing provision. Where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning Permission should therefore be granted taking account of the following planning policies:

“Saved” Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, H1, H2, and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) policies CS4, CS5, CS13, CS16, CS18, CS19, CS20 and CS22 and the Council’s current adopted Supplementary Planning Guidance. The guidance within the National Planning Policy Framework (2012) is also relevant to the determination of this planning application.

Appendix attached			
1.	Development Plan Policies	2.	Planning History
3.	Contextual Plan		

Recommendation in Full

Delegate to the Planning and Development Manager to grant planning permission subject to the submission of a satisfactory Ecological Report and any necessary surveys and that the Planning and Development Manager be given delegated authority to add, delete or vary planning conditions as required.

In the event that satisfactory amended plans and Ecology information are not submitted within 1 month from the Planning and Rights of Way Panel meeting, the Planning and Development Manager be authorised to refuse permission.

1. The site and its context

- 1.1 The application site comprises a detached, two-storey dwelling located within a spacious plot on the corner of Greenbank Crescent. The dwelling is currently vacant and the plot itself is substantially overgrown with trees and vegetation. In particular, there is a large leylandii hedge to the site boundaries which means the dwelling itself is barely visible from the street scene. There is a Tree Preservation Order relating to a Silver Birch Tree on the corner of the site.
- 1.2 The site slopes upwards from west to east. The surrounding area is residential in nature and typically comprises extended two-storey, detached houses with a spacious, suburban character. The architectural style of properties vary, although the majority of properties within this part of the street were constructed after 1975.

2. Proposal

- 2.1 The application seeks outline planning permission for the demolition of the existing dwelling and the construction of three, four bedroom detached houses. The only matter reserved from consideration is landscaping and therefore the access, appearance, layout and scale of the proposed development can be considered in detail.
- 2.2 Each dwelling would be two-storey in height with further accommodation within the roof space served by roof lights. In terms of design, the properties would have a traditional appearance with pitched roof, double-height bay windows, chimneys and entrance canopies. The elevations would be finished in facing brick with elements of tile hanging and render used to provide detail.
- 2.3 Purpose built cycle and refuse stores would be provided in rear gardens. Each dwelling would be served by two off-road car parking spaces.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**. The National Planning Policy Framework came into force on 27 March 2012. Paragraph 214 of the Framework sets out that local policies adopted since 2004 retain their full material weight for decision making purposes.
- 3.2 The site is not allocated for a particular use or development within the Development Plan but lies within an area of Low Accessibility for Public Transport (Public Transport Accessibility Level Band 1).
- 3.3 The policies of the South East Plan, Southampton’s Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not

considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.

4. Relevant Planning History

4.1 The planning history of the site at 7 Greenbank Crescent is set out in **Appendix 2** of this report.

5. Consultation Responses and Notification Representations

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners and erecting a site notice (09.08.12). At the time of writing the report **34** representations have been received from surrounding residents including from the local Residents Association. The following is a summary of the points raised:

5.2 ***The proposed residential density is out of keeping with the surrounding area.***

5.3 Response

The proposed residential density of 40 dwellings per hectare accords with the range set out in the Core Strategy. The proposed density would therefore make good use of the site to assist the Council in meeting its housing requirements.

5.4 ***The plot would appear over-developed, particularly since it has already been previously sub-divided. The resultant plot and dwelling sizes would appear out of character with the area and in particular the gap between proposed dwellings is insufficient.***

5.5 Response

The proposal is designed to retain a generous setback to the corner of the site and would reflect the narrower series of plots and properties which lie to the opposite corner of the street, to the north-west of the site. This is illustrated on the context plan included in **Appendix 3**. The issue of character and context is discussed further below.

5.6 ***The properties will not respect the building line within the street***

5.7 Response

The building line within the street is not rigid and moreover, given the corner location of the site, the layout would achieve sufficient set backs from street frontages to ensure that it does not appear anomalous with the positioning of buildings within the street.

5.8 ***The proposal would result in an increase in on-street car parking which would have a harmful impact on highway safety***

5.9 Response

The proposed dwellings would each be served by two off-road car parking spaces. This complies with the Council's adopted maximum car parking standards of 3 space per 4-bedroom dwelling. As such, there is no reason to believe that the

proposal would result in a significant and harmful increase in on-street car parking.

5.10 ***The vehicular access would result in the loss of highway verge which would further erode the green character of the area.***

5.11 **Response**

Two of the vehicular access points into the site would make use of existing access points into the site. As such, the proposal would not result in the significant erosion of the highway verge.

5.12 ***The loss of trees and vegetation will result in overlooking of the neighbouring properties by the development***

5.13 **Response**

It is considered that there is sufficient separation between the proposed dwellings and the site boundaries to prevent harmful overlooking from occurring. Furthermore, replacement landscape planting would be secured at the reserved matters stage.

5.14 ***The loss of trees and vegetation will have a harmful impact on the character of the area***

5.15 **Response**

Landscaping is a matter reserved for consideration in this outline application however, the layout will retain the protected tree on the site. A tree report has been submitted with the application that demonstrates that the remainder of the trees are not worthy of long-term retention. The Council's Tree Officer agrees with this conclusion. There is a history of complaints relating to the leylandii hedge to the boundary of the site and so there is no objection to its removal in principle subject to securing replacement planting at the reserved matters stage.

5.16 ***The proposal is inconsistent with the refusal of the 60 bedroom care home at 177 Bassett Avenue/3 Ridgemount Avenue***

5.17 **Response**

Whilst the appeal decision relating to character is noted, it is considered that the application proposal is significantly different from this proposal and should therefore be assessed on its individual merits.

5.18 ***The uniformity in the appearance of the dwellings is out of keeping with the character of the area***

5.19 **Response**

Whilst the dwellings do not exhibit the same degree of variation between them as other properties within the area, each proposed dwelling has a slightly different size and relationship with its plot. In addition to this, it is proposed to use a different material treatment to add individuality to each property.

5.20 ***The proposal represents 'garden grab' which should be resisted***

5.21 **Response**

The proposal would result in the loss of approximately 53sq.m of garden when

compared with the existing development on site. This is discussed in more detail in relation to the character of the area, below.

5.22 ***The proposed vehicular access points would create highway safety issues.***

5.23 **Response**

As stated above, two points of vehicular access are positioned in the location of existing points of access into the site. The Council's highway team is satisfied that the proposed points of access are acceptable in highway safety terms.

5.24 ***The proposal would have a harmful impact on wildlife and ecology***

5.25 **Response**

It is recommended that approval is only granted subject to the receipt of satisfactory ecology information.

5.26 **Consultation Response**

5.27 **SCC Highways** - No objection

5.28 **SCC Trees** - No objection subject to a condition to secure the retention of the protected silver birch tree to the corner of the site and to secure replacement boundary planting. The leylandii hedge on site has been subject to complaints in the past due to its height and is subject to a High Hedge Remedial Notice 01.09.07 which requires the reduction of the height of the hedge.

5.29 **SCC Sustainability Team** – Conditions are suggested to ensure the development meets level 4 of the Code for Sustainable Homes

5.30 **SCC Environmental Health (Pollution & Safety)** - No objection. Suggests conditions to minimise disruption during the construction process.

5.31 **SCC Ecology** – An Ecology report which includes a bat survey is required before the application can be determined

5.32 **Southern Water** – No objection. Suggests a note to applicant relating to the requirements for connection to the public sewer.

6. Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are:

- i. The principle of development;
- ii. Design, density & impact on established character;
- iii. Impact on residential amenity;
- iv. Quality of residential environment and,
- v. Highways and parking.

6.2 **Principle of Development**

6.2.1 The redevelopment of the existing dwelling and hardstanding on site is in accordance with saved Local Plan Policy H2 which requires the efficient use of previously developed land to provide housing. Garden land does not constitute

previously developed land and the priority for development should be previously developed sites. As such, the use of garden land for development needs to be assessed in terms of the proposal's impact on the character of the area and the good use of land to deliver housing.

6.2.2 The proposed residential density of 40 dwellings per hectare accords with density range of 35 to 50 dwellings per hectare set out in by policy CS4 of the Core Strategy. Furthermore, the provision of genuine family housing is welcome and will contribute towards the Council's housing requirements.

6.3 Design, density and impact on established character

6.3.1 Whilst it is acknowledged that the surrounding area does contain properties of a lesser density than proposed, the proposal would be viewed in the context of the existing development to the north-west of the site, on the opposite side of the street. These properties do have narrower plot and building widths than others within the area. The proposed houses would follow this tighter grain of development and when viewed in this context, it is considered that they would not appear out of character.

6.3.2 The previous property had been extended previously and so in terms of developed area, the application proposal would result in a 15% increase in built area on the site. The significant set back of the corner dwelling from the boundary with the road would provide an important gap to the corner which would help to create a sense of spaciousness when viewed from the street scene. The set backs of the dwellings from the other street frontage also reflects the set backs of other properties within the surrounding area. The gaps between the properties vary between 1.4 and 1.9 metres and, as a similar degree of separation can be found between 30 Greenbank Crescent and its neighbours, this is not considered to be unacceptable.

6.3.3 Whilst landscaping is a reserved matter, at the reserved matters stage, mature and dense replacement planting to this corner would be sought. A condition is also suggested to secure revised details of boundary treatment to ensure that the street frontage is not dominated by 1.8 metre high close boarded fencing. As stated above, the layout would enable the retention of the protected silver birch tree on site. There is no objection to the removal of the leylandii hedge. The frontage car parking can also be broken up with appreciable areas of soft landscaping.

6.3.4 There is not a predominant architectural style of buildings within the area, although the proposed design approach with traditional pitched roof form and bay windows does reflect common characteristics of buildings within the area. As such, in terms of design, the proposal is not considered to be unsympathetic. Whilst three levels of accommodation would be achieved, the third level would be within the roof space served by roof lights. This would ensure that the properties would have a two-storey appearance within the street. The proposal is therefore considered to be acceptable in character and design terms.

6.4 Impact on Residential Amenity

6.4.1 Whilst the proposed rear garden of plot A is only 9 metres in depth, the first floor, rear-facing accommodation is set back ten metres from the rear boundary of the site, in line with the Residential Design Guide Standard. As such, it is considered

that the proposal would not result in harmful overlooking of the neighbouring properties. Since the dwellings would lie north of those on Ridgemount Avenue and 9 Greenbank Crescent, no harmful overshadowing would occur to these properties. The spatial separation, and change in levels would also ensure that the proposed dwellings would not have a harmful impact on the residential amenity of either 9 or 5 Greenbank Crescent. The relationship with neighbouring properties is therefore, considered to be acceptable.

6.5 Quality of Residential Environment

6.5.1 Each dwelling would be served by genuine useable, private rear gardens which would range from 86sq.m in area to 169sq.m in area. Since these spaces are south-facing, it is also considered that good quality space would be provided for future residents. Outlook from habitable room windows would also be acceptable. Each dwelling would be served by purpose built cycle and refuse storage, although a condition is suggested to secure a revised position for dwelling C's storage to improve its appearance within the street.

6.6 Parking and Highways

6.6.1 The maximum number of car parking spaces permitted by the Parking Standards Supplementary Planning Document is 3 spaces per dwelling. As such, the provision of 2 spaces per dwelling accords with this and is therefore considered to be acceptable. The Council's Highways Team have raised no objection to the proposed access or car parking arrangements.

7. Summary

7.1 The proposal makes good use of the site to provide additional housing and whilst the development would have a denser character than some existing development in the vicinity of the site, it does respond to other spatial characteristics of properties within the area. On balance, it is considered that the benefits of making efficient use of the site to provide good quality family housing justifies the development of the site.

8. Conclusion

8.1 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1 (a), (b), (c), (d), 2 (b), (c), (d), 3(a), 4 (f), (vv) 6 (a), (c), (f), (i), 7 (a)

JT for 18.09.12 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Outline Permission Timing Condition

Outline Planning Permission for the principle of the development proposed and the following matters sought for consideration, namely the layout of buildings and other external ancillary areas, the means of access (vehicular and pedestrian) into the site and the buildings and the scale, massing and bulk of the structure is approved subject to the following:

- (i) Written approval of the details of the landscaping reserved matter of the site specifying both the hard, soft treatments and revised details of means of enclosures shall be obtained from the Local Planning Authority prior to any works taking place on the site
- (ii) An application for the approval of the outstanding reserved matters shall be made in writing to the Local Planning Authority before the expiration of three years from the date of this Outline Permission
- (iii) The development hereby permitted shall be begun [either before the expiration of five years from the date of this Outline permission, or] before the expiration of two years from the date of approval of the last application of the reserved matters to be approved [whichever is the latter].

Reason:

To enable the Local Planning Authority to control the development in detail and to comply with Section 91 and Section 92 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Details of building materials to be used [Pre-Commencement Condition]

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavoring to achieve a building of visual quality.

03. APPROVAL CONDITION - Tree Retention and Safeguarding [Pre-Commencement Condition]

All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period.

04. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition]

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Level 4 of the Code for Sustainable Homes in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

Reason:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

05. APPROVAL CONDITION - Code for Sustainable Homes [Performance Condition]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Level 4 of the Code for Sustainable Homes in the form of post construction assessment and certificate as issued by a legitimate Code for Sustainable Homes certification body, shall be submitted to the Local Planning Authority for its approval.

Reason:

To ensure the development has minimised its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

06. APPROVAL CONDITION - Cycle and Refuse Storage [pre-occupation condition]

Prior to dwelling C first coming into occupation, revised details for cycle and refuse storage shall be submitted to the Local Planning Authority in writing and the dwelling shall not be occupied until the storage is provided in accordance with the revised details. The cycle and refuse storage of dwellings A and B shall be provided in accordance with the plans hereby approved before the respective dwellings first come into occupation. All stores shall thereafter be retained as approved.

Reason:

To ensure a satisfactory form of development

07. APPROVAL CONDITION - Construction Method Statement [Pre-commencement condition]

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement (CMS) for the development. The CMS shall include details of: (a) parking of vehicles of site personnel, operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials, including cement mixing and washings, used in constructing the development; (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary; (e) measures to be used for the suppression of dust and dirt throughout the course of construction; (f) details of construction vehicles wheel cleaning; and, (g) details of how noise emanating from the site during construction will be mitigated. The approved CMS shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

Reason:

In the interest of health and safety, protecting the amenity of local land uses, neighbouring

residents, the character of the area and highway safety.

08. APPROVAL CONDITION - Amenity Space Access [performance condition]

The garden areas shown on the plans hereby approved, and pedestrian access to it, shall be made available as amenity space prior to the first occupation of the dwellings hereby permitted and shall be retained with access to it at all times for the use of the occupiers of the development .

Reason:

To ensure the provision of adequate amenity space in association with the approved dwellings.

09. APPROVAL CONDITION – Parking and Access [pre-occupation condition]

Prior to the occupation of the development hereby approved both the access to the site and the parking spaces for the development shall be provided in accordance with the plans hereby approved. The parking shall be retained for that purpose and not used for any commercial activity.

Reason:

To ensure a satisfactory form of development

10. APPROVAL CONDITION – No other windows [performance condition]

No other windows shall be located in the side elevation, above ground floor level of the dwelling hereby approved unless they are fixed shut and obscurely glazed up to a height of 1.7 metres from the internal floor level and thereafter retained in this manner.

Reason:

In the interests of residential amenity

11. APPROVAL CONDITION – Removal of permitted development [performance condition]

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended), or any Order revoking or re-enacting that Order, no development permitted by A (extensions), B (roof alterations), C (other roof alterations), E (outbuildings), F (hard surfaces) of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority for the dwellings hereby approved.

Reason

In order to protect the amenities of the locality and to maintain a good quality environment and in order to ensure that sufficient private amenity space remains to serve the dwellings.

12. APPROVAL CONDITION – Roof lights details [performance condition]

The cill level of the roof lights, when measured internally shall be no less than 1.7metres from the floor level of the rooms that they serve.

Reason:

In the interests of the privacy of the neighbouring residential occupiers

13. 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 shall 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.

14. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall 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.

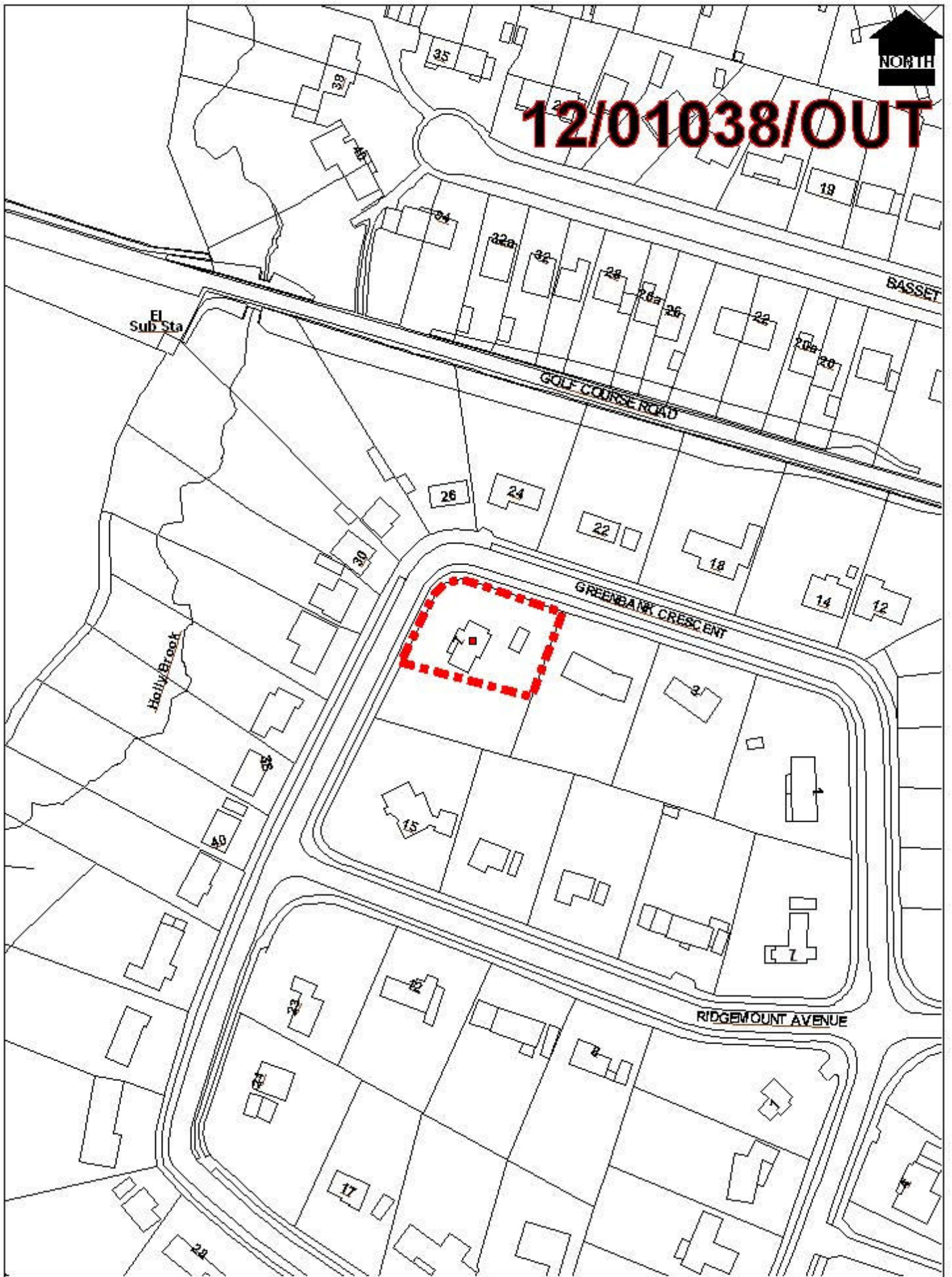
Note to Applicant

1. Connection to Public Sewer

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH.



12/01038/OUT



Scale : 1:1250

Date 06 September 2012

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Application 12/01038/OUT

POLICY CONTEXT

Core Strategy - (January 2010)

CS4	Housing Delivery
CS6	Housing Density
CS13	Fundamentals of Design
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS22	Promoting Biodiversity and Protecting Habitats

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
NE4	Protected Species
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment
TI2	Vehicular Access

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Parking Standards Supplementary Planning Document

Other Relevant Guidance

The National Planning Policy Framework 2012

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Agenda Item 5

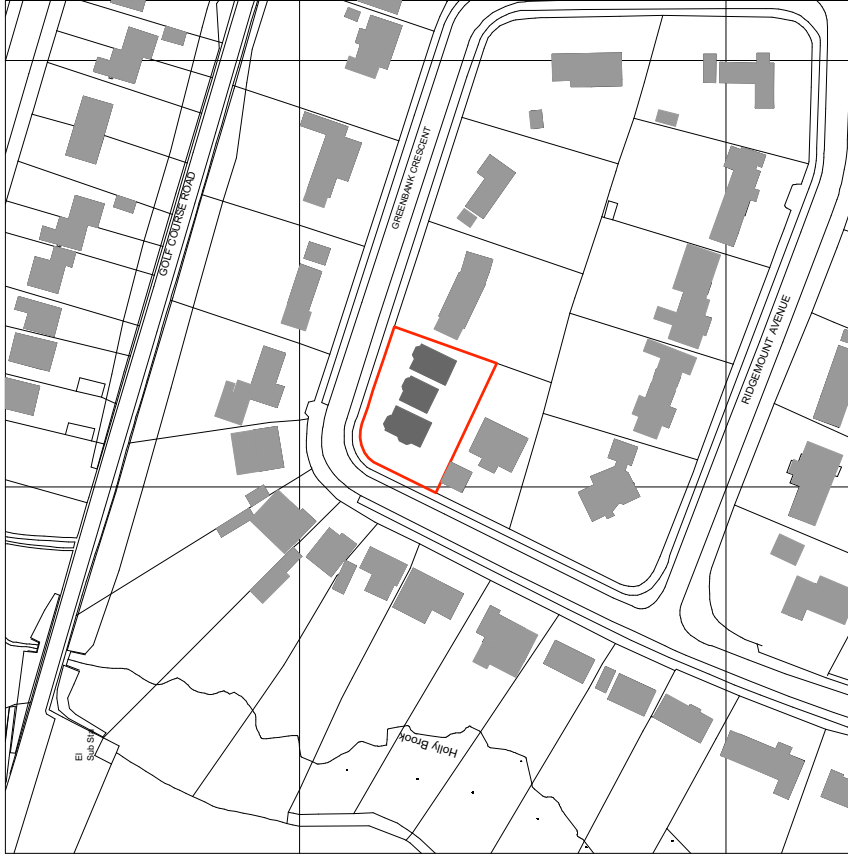
Appendix 2

Application 12/01038/OUT

Relevant Planning History

1150/E Erection of two houses	Refused 14.04.1959
1161/56 Erection of house and garage	Permitted 15.09.1959
1535/W2 Erection of detached house on land adjacent to property	Refused 31.01.1978
1569/W30 Erection of single storey extension and garage at rear	Conditionally Approved 22.04.1980
06/00023/FUL Construction of detached dwelling with detached garage	Conditionally Approved 06.03.2006
06/00735/FUL Retention of gates and canopy structure at existing access in the western boundary.	Conditionally Approved 07.11.2006

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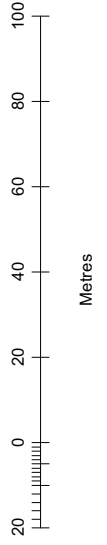


proposed location plan



existing location plan

Project:	7 Greenbank Crescent	Drawn by:	RW
Drawing:	Location Plan	Checked by:	RW
Drawing No:	C12/046.01	Revision:	C
Scale:	1:1250 @ A3	Date:	Apr 2012



Rev.	Note:	Date:
A	Pre-Application comments	12.06.2012
B	Planning Application	06.07.2012
C	Proposed location shown	05.09.2012

Notes:

Do not scale from this drawing for other than planning purposes, all sizes to be confirmed on site before construction.

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Agenda Item 6

**Planning, Transport & Sustainability Division
Planning and Rights of Way Panel 18 September 2012
Planning Application Report of the Planning and Development Manager**

Application address: Poor Clares Colettines Convent, Bracken Lane			
Proposed development: Application for reserved matters approval (relating to layout, scale, appearance and landscaping) for redevelopment of the site to provide 40 dwellings (6 flats, 2 maisonettes and 32 houses)			
Application number	12/01132/REM	Application type	REM
Case officer	Jenna Turner	Public speaking time	15 minutes
Last date for determination:	24.10.12	Ward	Shirley
Reason for Panel Referral:	Major Application with objections	Ward Councillors	Cllr Mead Cllr Kaur Cllr Chaloner

Applicant: Affinity Sutton & Tab Projects Ltd	Agent: Tony Oldfield Architects
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out below. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on the 18.09.12 do not have sufficient weight to justify a refusal of the application. The proposal closely follows the indicative plans approved by the outline planning permission and would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of the neighbouring properties. Where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning Permission should therefore be granted taking account of the following planning policies:

“Saved” Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, H1, H2, and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) policies CS3, CS4, CS6, CS13, CS15, CS16, CS18, CS19, CS20, CS21, CS22 and CS25 and the Council’s current adopted Supplementary Planning Guidance. The guidance within the National Planning Policy Framework (2012) is also relevant to the determination of this planning application.

Appendix attached			
1	Development Plan Policies	2.	Outline Planning Permission

Recommendation in Full

1. Delegate to the Planning and Development Manager to grant approval of the Reserved Matters subject to:

(i) the submission of satisfactory amended plans to improve the roofscape of the properties fronting Bracken Lane, the elevational treatment of plots 9 to 10 and to provide natural surveillance of the access and;

(ii) the submission of a satisfactory Ecological Mitigation Plan.

In the event that satisfactory amended plans and Ecology information are not submitted before the 3rd October 2012, the Planning and Development Manager be authorised to refuse permission.

2. Delegate to the Planning and Development Manager to vary any sections of the Section 106 Agreement of the outline planning permission on the grounds of economic viability and to delete, vary or add to the conditions attached to this permission.

1. The site and its context

1.1 The application site comprises a vacant convent and its associated buildings and grounds. The main convent building is a 3-storey Victorian property located towards the centre of the site. The site is accessed from Bracken Lane and the northern boundary is demarcated by a two-metre high concrete block wall. There is a change in levels across the site, with the land banking down towards the southern site boundary. The site contains a number of mature trees which are subject to a Tree Preservation Order.

1.2 The surrounding area is residential in nature and typically comprises semi-detached, and terraced two-storey dwelling houses. Beyond the rear site boundary is Shirley Pond Park which is a Site of Importance for Nature Conservation.

2. Proposal

2.1 The application seeks approval for the matters reserved from consideration in the outline planning permission for the construction of 40 dwellings. Along with the principle and the level of development, the outline application also approved the access details although indicative details of layout and scale were also provided with the application. The current application seeks approval for the layout, scale, appearance and landscaping and closely follows the indicative plans provided at the outline stage.

2.2 The application proposes the following mix of accommodation:

- 2 no. 4 bedroom houses
- 22 no. 3 bedroom houses
- 8 no. 2 bedroom houses
- 2 no. 1 bedroom flats
- 6 no. 2 bedroom flats

2.3 The development is mainly two-storeys in scale, with some elements of three-storey towards the southern boundary of the site. The development is mainly comprised of short terraces of properties. Four short terraces would front Bracken Lane and a vehicular access between these terraces leads to the remainder of the development which takes a courtyard form. Buildings face onto a central access road with rear gardens between the buildings and remaining site boundaries.

- 2.4 In terms of design, the development has a relatively traditional and simple appearance using facing brick elevations and pitched and hipped roofs. Elevations are typically articulated with entrance porches.
- 2.5 A total of 42 car parking spaces are proposed to serve the development and are typically provided to the fronts of the dwellings. Each dwelling would also be served by purpose built cycle and refuse storage.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**. The National Planning Policy Framework came into force on 27 March 2012. Paragraph 214 of the Framework sets out that local policies adopted since 2004 retain their full material weight for decision making purposes.
- 3.2 The site is not allocated for a particular use or development within the Development Plan but lies within an area of Medium Accessibility for Public Transport (Public Transport Accessibility Level Band 3).
- 3.3 Major developments are expected to meet high sustainable construction standards in accordance with the City Council’s adopted policies. In accordance with adopted Core Strategy Policy CS20 and Local Plan “saved” Policy SDP13.
- 3.4 The policies of the South East Plan, Southampton’s Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.

4. Relevant Planning History

- 4.1 Outline planning permission was granted in 2010 for the redevelopment of the site to provide 40 units of residential accommodation with means of access the only detailed matter considered and approved (reference 09/00335/OUT). A copy of this permission is attached at **Appendix 2**.

5. Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (16.08.12) and erecting a site notice (13.08.12). At the time of writing the report **4** representations have been received from surrounding residents. The following is a summary of the comments received:

- 5.2 ***The level of proposed development is too much***

5.3 **Response**

The proposed residential density is 61 dwellings per hectare which accords with the density range set out in the Core Strategy. Furthermore, the level of development has been approved by the outline planning permission.

5.4 ***The larger properties could lead to noise and disturbance to neighbours***

5.5 **Response**

There is no reason to suspect that the introduction of four-bedroom houses would increase noise and disturbance to neighbouring properties. Furthermore, instances of noise and disturbance can be addressed through the appropriate Environmental Health legislation.

5.6 ***The proposal would affect a number of birds which use the site***

5.7 **Response**

An updated ecology report has been submitted with the planning application and the Council's Ecologist is satisfied with the conclusions of this report. Subject to the submission of a satisfactory mitigation plan prior to the grant of planning permission and the imposition of a condition to secure the implementation of the mitigation measures, the proposal is considered to be acceptable in this respect.

5.8 ***The addition of four-bedroom properties into the scheme would lead to additional parking pressures. In addition to this, the introduction of a residents parking scheme in the area has increased the pressure on available car parking. The proposed development would exacerbate this issue.***

5.9 **Response**

The level of car parking proposed accords with the Council's adopted maximum car parking standards and is therefore, considered to be acceptable. Furthermore, residents of the proposed development would not be eligible for parking permits and so would not result in increased competition for these spaces.

5.10 ***The proposal would result in additional overlooking of the neighbouring properties***

5.11 **Response**

Where properties do face onto boundaries with neighbouring residential properties, there is sufficient separation to ensure that no harmful overlooking would occur. For example, there would be approximately 17 metres between the rear elevation of plots 6 and 8 and 17a Holland Place and 37 metres between the rear elevation of plots 4 and 5 and 17 Holland Place. There would be over 30 metres separation between habitable room windows in Chalfont Close and the development facing the western site boundary.

Consultation Responses

5.12 **SCC Highways** - No objection

5.13 **SCC Housing** – There is a requirement to provide 10 affordable housing units and the preference is for these to be provided on site. This would be secured by

the section 106 agreement associated with the outline planning permission.

- 5.14 **SCC Sustainability Team** – Object. The submission does not demonstrate how the sustainability requirements will be met.

Response

A condition of the outline planning permission requires the development to meet level 3 of the Code for Sustainable Homes which was the policy requirement at the time the permission was granted. The applicants will need to demonstrate compliance with the condition before development works can commence.

- 5.15 **SCC Environmental Health (Pollution & Safety)** - No objection or conditions suggested

- 5.16 **SCC Ecology** – A detailed mitigation plan will be required covering replacement bat roosts and protection of bat corridors.

- 5.17 **Southern Water** – No objection or conditions suggested

6. Planning Consideration Key Issues

- 6.1 As the principle of development together with the access have been approved as part of the outline planning permission, the key remaining issues for consideration in the determination of this planning application are:

- i. The design of the proposal together with the impact on the character of the area;
- ii. The impact on residential amenity;
- iii. The quality of the residential environment proposed and;
- iv. Parking and highways.

6.2 **Design of the proposal and impact on the character of the area**

- 6.2.1 In terms of scale, the proposed buildings would reflect the domestic character of the surrounding area. The development, including the Bracken Lane street frontage, would be mainly 2-storeys, with elements of 3-storey located to the south of the site, where the change in levels lessens the impact of the additional height. This closely follows the height parameters indicated at the outline stage.

- 6.2.2 The proposed layout provides a series of plots to the Bracken Lane frontage which reflects the pattern of development within the street. The parking to the street frontage would be broken up with elements of soft-landscaping to ensure that the frontage does not appear car-dominated.

- 6.2.3 The appearance of the development is relatively traditional in nature and would not therefore appear out of keeping with the domestic character of the surrounding area. There is sufficient space around the proposed buildings to ensure that the site would not appear over-intensively developed when viewed from public vantage points. The design would significantly benefit from the improvements set out in the recommendation above, and subject to the receipt of amended plans to address these points, the proposal is considered to be acceptable in terms of elevational treatment.

- 6.2.4 The substantial trees to the southern site boundary would be retained and so soften the appearance of the development when viewed from Shirley Pond Park. That said, the three storey scale of the building at this point would provide a

strong built edge to the open space. The development would retain the important amenity trees on the site which would help to soften the appearance of the development and offer some screening to neighbouring properties.

6.3 Impact on residential amenity

6.3.1 The proposed buildings would be positioned away from the site boundaries by a gardens length to minimise the impact on the neighbouring properties. The relationship of proposed buildings with the neighbouring properties accords with the separation standards suggested in the Residential Design Guide. These separation distances ensure good access to light, privacy and outlook for residents.

6.4 Quality of the residential environment

6.4.1 Each dwelling would be served by sufficient private and useable amenity space which complies with the standards set out in the Residential Design Guide. Outlook from habitable room windows is acceptable and ground floor accommodation would benefit from defensible space between windows and public spaces. Adequate cycle and refuse storage would also be provided and this would be conveniently located in relation to the dwellings.

6.5 Parking and Highways

6.5.1 The application proposes slightly more car parking than that indicated at the outline stage. A maximum of 80 car parking space is permitted by the adopted Car Parking Standards Supplementary Planning Document but the provision of 1 car parking space per dwelling, with the addition of 2 visitor spaces accords with the outline permission and meets these standards. It is considered that the provision of the maximum number of car parking spaces in this instance could not be achieved without significantly compromising the amount of amenity space provided and resulting in a car dominated layout. Furthermore, the scheme is likely to be offered as wholly affordable housing where car ownership is often lower.

6.5.2 The internal access has been designed as a shared surface between pedestrians and vehicles which would give priority for pedestrians over vehicles. This would contribute to creating a positive residential environment for future occupiers of the development.

7. Summary

7.1 The delivery of a good mix of residential accommodation which includes the provision of genuine family housing is welcome. The application closely follows the indicative plans provided at the outline stage and would integrate into the area whilst minimising the impacts on existing neighbours.

8. Conclusion

8.1 Subject to the imposition of the suggested conditions attached to this report and the receipt of amended plans and an ecological mitigation plan, the proposal would be acceptable. The application is therefore recommended for approval.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1 (a), (b), (c), (d), 2 (b), (c), (d), 3(a), 4 (f), (v) 6 (a), (c), (f), (i), 7 (a)

JT for 18/09/12 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Approved Plans

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

Reason:

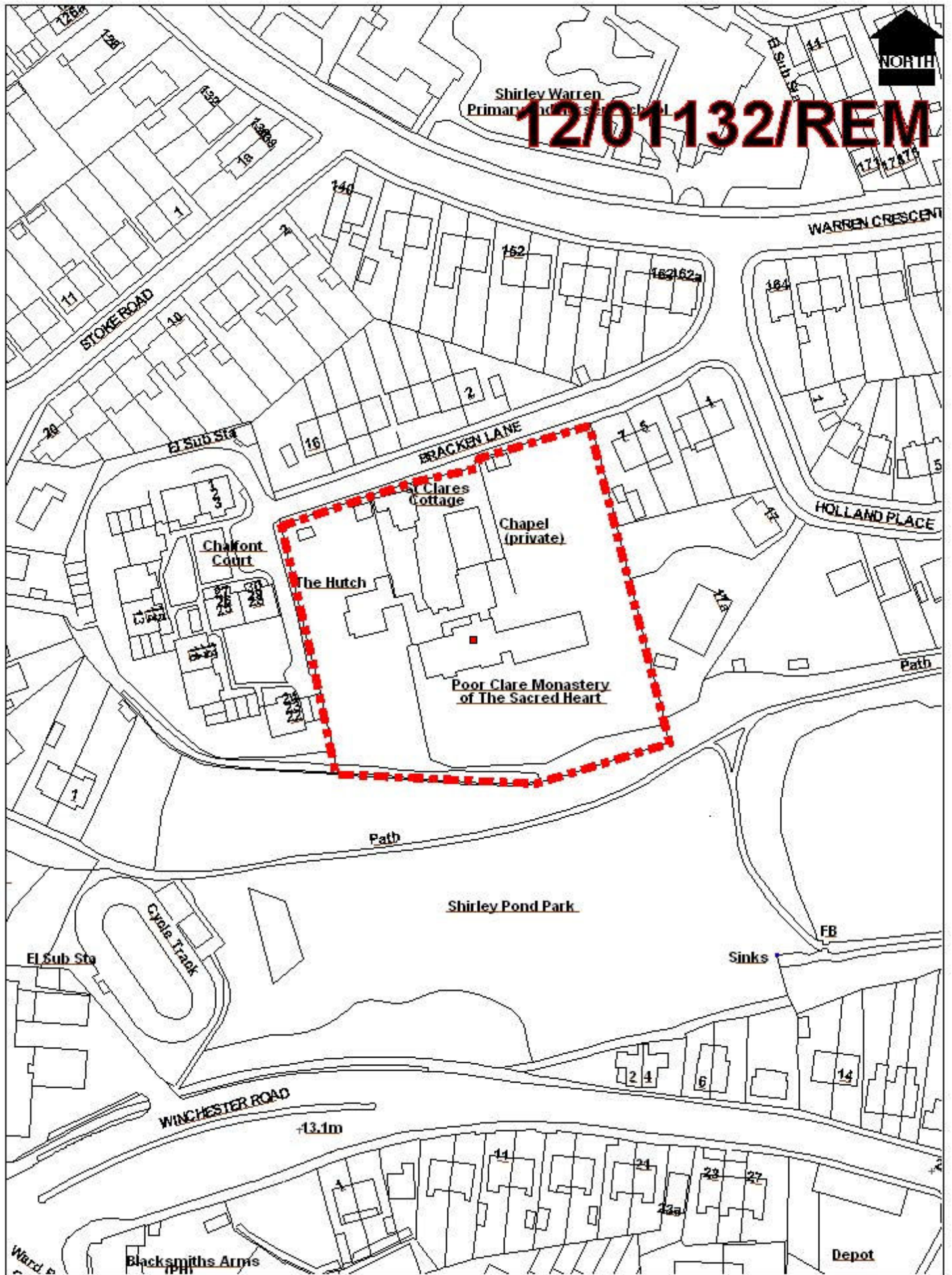
For the avoidance of doubt and in the interests of proper planning.

02. APPROVAL CONDITION - Ecological Mitigation Measures

The Ecological Mitigation Measures as set out in the updated Ecological Mitigation Plan shall be implemented in accordance with the agreed details and thereafter retained as approved.

Reason:

In the interests of biodiversity.



12/01132/REM

Scale : 1:1250

Date 06 September 2012

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Application 12/01132/REM

POLICY CONTEXT

Core Strategy - (January 2010)

CS4	Housing Delivery
CS6	Housing Density
CS13	Fundamentals of Design
CS14	Historic Environment
CS15	Affordable Housing
CS16	Housing Mix and Type
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS22	Promoting Biodiversity and Protecting Habitats
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
NE4	Protected Species
HE6	Archaeological Remains
CLT6	Provision of Children's Play Areas
CLT7	Provision of New Public Open Space
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment
TI2	Vehicular Access

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)

Parking Standards Supplementary Planning Document

Other Relevant Guidance

The National Planning Policy Framework 2012

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DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

**Town and Country Planning
(Development Management Procedure) (England) Order 2010**

Mr Raymond Cole
Seacourt Tower
West Way
Oxford
OX2 0FB

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

OUTLINE APPLICATION - CONDITIONAL APPROVAL

Proposal: **Redevelopment of the site to provide 40 units of residential accommodation with access from Bracken Lane, following demolition of the existing buildings (outline application with access for consideration)**

Site Address: **Poor Clares Convent Bracken Lane Southampton SO16 6UZ**

Application No: **09/00335/OUT**

Subject to the following conditions.

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

The development works hereby permitted shall 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).

02.APPROVAL CONDITION - Submission of Reserved Matters [Pre-commencement Condition]

Approval of the details of the Scale, Layout, Appearance and Landscaping (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before the expiration of three years from the date of this permission and prior to the commencement of development.

REASON

To comply with S.92 of the Town and Country Planning Act 1990.

03.APPROVAL CONDITION - Reserved Matters [pre-commencement condition]

The Reserved Matters pursuant to condition02 above shall comprise:

(a) Detailed plans showing the Layout, Scale, Size, Design and Appearance of the building(s) and shall specify the external materials to be used (see materials condition below);

(b) A detailed plan showing a scheme and programme of Landscaping, specifying

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc);
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. details of any proposed boundary treatment; and
- iv. a landscape management scheme.

Plans and particulars of the reserved matters shall be carried out as approved.

REASON

To ensure a satisfactory form of development

04.APPROVAL CONDITION - Landscaping Implementation [performance condition]

The hard and soft landscaping works pursuant to Condition 3 (above) shall be carried out in accordance with the details approved in the above planning condition. The works shall be carried out before any of the development is occupied or in accordance with a timescale which has been agreed in writing with the local planning authority prior to the commencement of development.

REASON:

To ensure that the works are carried out as approved in the interests of the visual amenities of the area.

05.APPROVAL CONDITION - Details of External Materials - Samples [pre-commencement condition]

No development shall take place until details (and samples where required) of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, facing brickwork, render, window frames and mortar and details of window and doorway reveals have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON:

In the interests of ensuring that the new development is constructed in accordance with the submitted details and to secure a harmonious form of development.

06.APPROVAL CONDITION- Arboricultural Method Statement [pre-commencement condition]

No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

A specification for the location and erection of protective fencing around all vegetation to be retained

Specification for the installation of any additional root protection measures

Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.

Specification for the construction of hard surfaces where they impinge on tree roots
The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)

An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.

Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

REASON

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

07.APPROVAL CONDITION - Tree Retention and Safeguarding [Pre-Commencement Condition]

All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period

08.APPROVAL CONDITION - no storage under tree canopy [Performance Condition]

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater.

Reason:

To preserve the said trees in the interests of the visual amenities and character of the locality

09.APPROVAL CONDITION - Arboricultural Protection Measures [Pre-Commencement Condition]

No works or development shall take place on site until a scheme of supervision for the arboricultural protection measures has been approved in writing by the LPA. This scheme will be appropriate to the scale and duration of the works and may include details of:

- Induction and personnel awareness of arboricultural matters

- Identification of individual responsibilities and key personnel

- Statement of delegated powers

- Timing and methods of site visiting and record keeping, including updates

- Procedures for dealing with variations and incidents

Reason:

To provide continued protection of trees, in accordance with Local Plan Policy SDP12 and British Standard BS5837:2005, throughout the development of the land and to ensure that all

conditions relating to trees are being adhered to. Also to ensure that any variations or incidents are dealt with quickly and with minimal effect to the trees on site.

10.APPROVAL CONDITION - Traffic Calming Measures [pre-commencement condition]

Prior to the commencement of the development hereby approved, full details of the traffic calming measures within the development shall be submitted to the Local Planning Authority for approval in writing. These details shall include surface materials, markings, signage and gradients. The traffic calming measures shall be implemented as approved prior to the development first coming into occupation.

REASON

To ensure a satisfactory form of development

11.APPROVAL CONDITION - Sustainability measures [pre-commencement condition]

Notwithstanding the information submitted with the application no construction works hereby approved shall commence until a scheme of measures that outline how the development hereby approved shall reduce its energy and water consumption and efficiency has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and verified in writing by the applicant prior to the first occupation of the development hereby approved.

REASON:

In the interests of maximising the site's contribution towards energy and water conservation and securing a Code for Sustainable Homes Level 3 (or its equivalent) as agreed by the applicants at the Planning & Rights of Way Panel.

12.APPROVAL CONDITION - Biodiversity Mitigation and Enhancement Plan [pre-commencement condition]

Prior to the commencement of the development hereby approved a biodiversity mitigation and enhancement plan should be submitted to the Local Planning Authority for approval in writing. The plan shall include details of the following:

- specification, number and location of bat boxes
- specification, number and location of other bird boxes
- interim bat roost mitigation measures to be provided on the site to cover the period between demolition of the existing buildings and completion of the permanent mitigation measures
- locally native species to be included in the landscaping scheme as required by condition 3, above.

The development shall proceed in accordance with the details of this plan.

REASON

In the interests of the biodiversity of the site.

13.APPROVAL CONDITION - Refuse & Recycling Bin Storage [pre-commencement condition]

Notwithstanding the information already submitted details of satisfactory facilities to be provided for the storage and removal of refuse and recycling from the premises shall be submitted to and approved in writing by the Local Planning Authority before the building is first occupied. The facilities shall include accommodation for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential purposes.

REASON:

In the interests of the visual appearance of the building and the area in general.

14. APPROVAL CONDITION - Cycle Storage [pre-commencement condition]

Notwithstanding the information already submitted no development shall be occupied until details of the secure, covered cycle storage for the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be fitted out with Sheffield stands prior to the occupation of the development in accordance with the approved details. The cycle storage shall be retained whilst the building is occupied for the approved use.

REASON:

In the interest of the amenity of residents and to reduce reliance on the private motor car.

15. APPROVAL CONDITION - Removal of Permitted Development Rights [performance condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, or any Order revoking or re-enacting that Order, no development permitted by classes A (extensions), E (outbuildings, enclosures or swimming pools) and F (hard surfaces) of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

REASON

In order to protect the amenities of the locality and to maintain a good quality environment and in order to ensure that sufficient private amenity space remains to serve all dwellings.

16. APPROVAL CONDITION - Foul and Surface Water Disposal [pre-commencement condition]

Prior to the commencement of the development hereby approved full details of the means of foul and surface water disposal shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed details.

REASON

To prevent adverse impacts on the existing infrastructure in the area.

17. APPROVAL CONDITION - Construction Method Statement [pre-commencement condition]

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement (CMS) for the development. The CMS shall include details of: (a) parking of vehicles of site personnel, operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials, including cement mixing and washings, used in constructing the development; (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary; (e) measures to be used for the suppression of dust and dirt throughout the course of construction; (f) details of construction vehicles wheel cleaning; and, (g) details of how noise emanating from the site during construction will be mitigated. The approved CMS shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

REASON:

In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area and highway safety.

18.APPROVAL CONDITION- Land Contamination investigation and remediation [Pre-Commencement & Occupation Condition]

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;
 - historical and current sources of land contamination
 - results of a walk-over survey identifying any evidence of land contamination
 - identification of the potential contaminants associated with the above
 - an initial conceptual site model of the site indicating sources, pathways and receptors
 - a qualitative assessment of the likely risks
 - any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scheme of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development.

Any changes to these agreed elements require the express consent of the local planning authority.

Reason:

To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

19.APPROVAL CONDITION - Use of uncontaminated soils and fill [Pre-Commencement Condition]

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

Reason:

To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

20.APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions

has been submitted to and approved by the Local Planning Authority.

Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

21.APPROVAL CONDITION - Hours of Construction [Performance condition]

In connection with the implementation of this permission any demolition, conversion and construction works, including the delivery of materials to the site, shall not take place outside the hours of 8am and 6pm Mondays to Fridays and 9am and 1pm on Saturdays. Works shall not take place at all on Sundays or Public Holidays without the prior written approval of the Local Planning Authority. Any works outside the permitted hours shall be confined to the internal preparation of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

REASON:

To protect local residents from unreasonable disturbances from works connected with implementing this permission.

22.APPROVAL CONDITION – Hours of Deliveries [performance condition]

In connection with the implementation of this permission any deliveries or construction traffic relating to the demolition and construction works, shall not take place outside the hours of 9am and 4pm and not after 6pm Mondays to Fridays and 9am and 1pm on Saturdays. No deliveries shall not take place at all on Sundays or Public Holidays without the prior written approval of the Local Planning Authority.

REASON:

To protect local residents from unreasonable disturbances from works connected with implementing this permission.

23.APPROVAL CONDITION – Mix of Residential Accommodation [performance condition]

The mix and type of accommodation shall be provided in accordance with the details provided within the submitted Design and Access Statement including Drawing No. H08-746-DS02A prepared by Peter Taylor architects and submitted to the Local Planning Authority on the 26 March 2009.

REASON

To ensure an acceptable mix of residential accommodation is proposed to secure a sustainable form of development.

00.General reason for Planning Permission

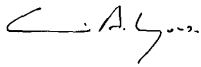
The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations do not have sufficient weight to justify a refusal of the application. The development would provide a safe and convenient access to the site, would not result in undue congestion on the surrounding road. The proposal is in keeping with the site and the surrounds and would not have a detrimental impact on the surrounding properties. The proposed level of car parking would comply with the Council's standards. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning Permission should therefore be granted.

Policies - SDP1, SDP7, SDP9, SDP10, SDP13, H1, H8, and IMP1 of the City of Southampton Local Plan Review (March 2006).

Note to Applicant

1. With regard to the layout of the detailed development that is to be submitted pursuant to conditions detailed above, the buildings in plots 5, 6 and 8 should be in excess of 12.5 metres of 17A Holland Place. Furthermore, none of the rear garden areas shall be less than 10 metres in length.

2. With regard to the height of the detailed development that is to be submitted pursuant to conditions detailed above, with any rooms in the roofspace being regarded as a storey, the buildings to be erected pursuant to this permission, with the exception of plots 28 to 30, plots 8 to 9 and 12-17, should not exceed three storeys, the remainder of the development should not exceed two storeys.



Chris Lyons
Planning & Development Manager

26 January 2010

If you have any further enquiries please contact:

Jenna Turner

IMPORTANT NOTE TO APPLICANT

This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the following plans and drawings.

Drawing No:	Version:	Description:	Date Received:	Status:
H08-746-L01		Location Plan	26.03.2009	Approved
H08-746-P02		Site Plan	02.06.2009	Approved
H08-746-P03		Other Plans	02.06.2009	Approved
H08-746-P01	A	Block Plan	02.06.2009	Approved
H08-746-DS03		General Plan	26.05.2009	Approved
H08-746-P04		General Plan	02.06.2009	Approved

NOTES

1. This permission relates to Planning Control only. Approval under the Building Regulations may also be required and should you be in any doubt about this, please contact Building Control Services, Tel. 023 8083 2558. Any other necessary consent must be obtained from the appropriate authority. Special attention is drawn to the fact that this permission does not relate to the display of advertisements and separate consent is required under the Town and Country Planning (Control of Advertisements) England Regulations 2007. Development affecting buildings of special Architectural or Historical interest is also subject of separate Listed Building Consent. Any queries should be made to Development Control Service as indicated below.
2. This permission has been granted on the basis of all the information submitted by the applicant shown on the plans accompanying the application. Any material misstatement or wrong information may invalidate the permission.
3. If the applicant is aggrieved by the decision of the Local Planning Authority to approve the proposed development, subject to conditions, they may appeal to the Secretary of State for Communities and Local Government, in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of decision. Appeals can be submitted on line www.planning-inspectorate.gov.uk or by a form available from the Planning Inspectorate, 3/15 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS2 9DJ. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been granted other than subject to the conditions imposed by it having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under that Order.
4. If permission to develop land is granted subject to conditions, whether by the Local Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council a purchase notice requiring the Council to purchase their interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.
5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade, and you are advised to contact Building Control Services as set out in Note 1.
7. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
8. The applicant is recommended to retain this form with the title deeds of the property.

Please address any correspondence in connection with this form quoting the application number to: **Development Control Service, Southampton City Council, Civic Centre SOUTHAMPTON. SO14 7LS**

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Agenda Item 7

**Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 18 September 2012
Planning Application Report of the Planning and Development Manager**

Application address: 27 Blenheim Gardens, SO17 3RN			
Proposed development: Erection of a 2-storey side and rear extension			
Application number	12/00906/FUL	Application type	FUL
Case officer	John Fanning	Public speaking time	5 minutes
Last date for determination:	22.08.2012	Ward	Portswood
Reason for Panel Referral:	More than 5 letters of objection received and request from Cllr Vinson and Cllr Norris	Ward Councillors	Cllr Claisse Cllr Norris Cllr Vinson

Applicant: Mr David Kimber	Agent: N/A
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Recommendation Summary	Conditionally approve
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations 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, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006) and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 The site is a semi-detached dwelling, currently in use as a House in Multiple Occupation (Class C4). The partial hipped roof is unusual within the immediate surroundings but matched the attached dwelling and the dwelling does not stand out significantly within the street scene.
- 1.2 The attached property (25 Blenheim Gardens) has been extended significantly

with a two storey side extension approved in 1974. This gives the property a somewhat lopsided massing at present. The site lies within the near vicinity of the University campus.

2. Proposal

- 2.1 The application proposes the erection of a part side, part rear two storey extension and the removal of the existing garage. The proposal will have a hipped roof design, with a maximum height of 7.5m and 5.1m at the eaves. The side element will have a maximum height of 6.4m and an eaves height of 5.1m. The side element will extend 2.8m along the side of the property, leaving a set back of 4m from the front of the property. The side element will have a width of 1.7m, leaving a 1m gap on the boundary.

The extension will have a total depth of 6.5m, extending an additional 3.6m from the rear of the existing two storey element and a further 2.6m from the existing single storey element. To the rear, the extension will have a total width of 6m.

- 2.2 Internally the proposal would be remodelled to provide additional bedrooms to facilitate the use as a Class C4 House in Multiple Occupation.

As an existing Class C4 HMO, paragraphs 6.11.1-2 of the HMO SPD (March 2012) are of particular relevance:

6.11.1

When the Council consider a planning application for an extension to an existing lawful HMO, the threshold limit will not be a material consideration as the HMO has already been established in the street and, therefore, have no further affect on the concentration of HMOs and balance and mix of households in the local community.

6.11.2

The HMO does not materially change use within Class C4 when intensifying the occupation up to 6 people and, therefore, only the physical impact of the extension will be assessed in accordance with the Council's relevant planning policies and guidance.

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.

4.0 Relevant Planning History

- 4.1 There is no relevant planning history.

5.0 Consultation Responses and Notification Representations

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners and a 14 day re-notification period starting 08.08.2012 on the basis of amended plans and a modified description. At the time of writing the report **9** representations have been received from surrounding residents who have made the following comments:

5.2 ***Creation of an overbearing/overshadowing form of development***

5.3 Response

See Paragraphs 6.5-9 below.

5.4 ***Out of character with surrounding area***

5.5 Response

See Paragraphs 6.2-4 below.

5.6 ***The rooms not labelled as such could be used as additional bedrooms leading to a harmful intensification of use***

5.7 Response

The dwelling underwent the previously permitted change to a Class C4 House in Multiple Occupation prior to the introduction of the Article 4 Direction restricting against the change from a Class C3 Dwelling House to a Class C4 HMO. On this basis the property can be occupied by 3-6 unrelated individuals without the need for planning permission.

If the property is occupied by 7 or more unrelated individuals this would fall within a separate use and the Enforcement team would investigate any potential breach of planning control and take action where appropriate.

5.8 ***Site has insufficient on site parking for the proposed use***

5.9 Response

In planning terms, the application does not propose a change of use from the existing situation. The parking in the surrounding area is managed by a permit system. Any off site parking of potential future occupants would be managed through this permit system.

It is noted that permission is not required to remove the existing garage and that the potential use of the front of the property as a parking space is not part of this application.

5.10 ***Proposal will reduce value of nearby homes (both by introduction of HMO and decreased likelihood of own properties being able to be converted to HMOs)***

5.11 Response

The planning process assesses impact of development in terms of amenity and utility. Property value is not a material planning consideration.

5.12 ***Impact on local infrastructure (specifically drainage)***

5.13 **Response**

In planning terms, the application does not allow any more occupiers than are currently allowed. The maintenance of adequate drainage is the responsibility of the landlord.

5.14 ***Use as an HMO will result in an increase in noise/antisocial behaviour***

5.15 **Response**

In planning terms, the application does not propose a change of use from the existing situation. The property already benefits from a Class C4 HMO use. The application will be assessed on the potential impacts of the proposed extension and will include an assessment of how the proposed extension will influence the impacts of the use as an HMO.

5.16 ***Property is currently/will fall into a state a disrepair***

5.17 **Response**

The maintenance of the property is the responsibility of the landlord. If the property falls into a serious state of disrepair the Enforcement team will investigate and take action where appropriate.

Consultation responses:

5.18 **Cllr Norris** – Objection and request to go to the Planning and Rights of Way Panel. No specific reasons given.

5.19 **Cllr Vinson** – Objection and request to go to the Planning and Rights of Way Panel. Objection on the basis of the further intensification of an existing HMO and concerns regarding overlooking/overshadowing and the maintenance of the property.

5.20 **Highfield Residents Association** – Objection on the basis of the further intensification of use of an existing HMO due to an increase in associated impacts (noise, refuse, parking, etc.) on local residents and concerns regarding the creation of an overbearing/overshadowing form of development.

6.0 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are:

- I. Impact on character
- II. Impact on residential amenity
- III. Amenities provided for the occupants

6.2 Impact on character

The application proposes a significant scale of two storey extension. However, in terms of the impact on the character of the street scene, it is not considered that the proposal will have a significantly harmful impact on the character of the dwelling. Although the proposal replaces an existing single storey garage with a two storey side extension, the proposal is set back 4m from the front of the property and has a width of 1.7m, leaving a 1m gap to the boundary of the property.

6.3 With reference to the single storey garage on the adjacent property at 29 Blenheim Gardens and the set back from the front of the property, it is considered that the proposal would not create a terracing effect or have an overly dominant impact on the character of the original dwelling from the street. It is noted that there are other examples in the surrounding area of two storey side extensions similar in style to the proposed.

6.4 The proposal extends a further 3.6m to the rear of the property at two storey level. The proposal has several features which minimise the impact of the massing on the character of the original dwelling, such as the set down of the ridgeline, pitched roof design and set back from the common boundary with the adjoining property (25 Blenheim Gardens). It is considered that the specific attributes of this site (with regards to the scale and layout of the original dwelling and surrounding properties) are such that the proposal could not be considered sufficiently harmful to the character of the host dwelling to justify a reason for refusal on this issue.

6.5 Impact on residential amenity

The proposal will move a 6.4m stretch of two storey development 1.6m closer to the boundary with 29 Blenheim Gardens. In addition it will increase the total length of two storey development towards this boundary to 10.5m. The existing separation between two storey elements is approximately 5m, with both properties currently having attached single storey garages providing intrinsic set back.

6.6 Taking into account the presence of the garage at number 29 and the lack of any side facing windows, it is not considered that the proposal would constitute the creation of a significantly harmful overbearing, overshadowing or overlooking form of development with reference to 29 Blenheim Gardens.

6.7 As per paragraph 2.2.13 of the Residential Design Guide a two storey extension should not extend beyond a line drawn at a 45 degree angle from the quarter point of the nearest window of a habitable room. Drawing 005 shows adherence to this to this principal with relation to the adjoining dwelling at 25 Blenheim Gardens. There is a 1.5m deep single storey rear extension at number 25. The proposal is set back from this common boundary by 2m. Visually from number 25 the proposal would introduce an additional 3.6m of two storey development.

6.8 Taking into account the set back from the boundary, orientation of the properties and size of amenity space available, it is not considered that the proposal would have a significantly harmful impact in terms of the creation of an overshadowing or overbearing form of development.

6.9 The proposal would only introduce one additional side facing window, at ground floor level serving a bathroom. On this basis and to preserve the amenities of the neighbouring property, a condition is recommended to ensure this window is maintained in an obscured form.

6.10 Amenities provided for occupants

Appendix 1 (Guidance on Standards for Houses in Multiple Occupation) of the HMO Supplementary Planning Document (March 2012) outlines guidance on recommended room sizes and facilities for HMOs of different sizes. The proposed layout of the building meets these criteria provided that the property is not occupied by more than 5 inhabitants and communal space is provided. On this basis, conditions have been recommended to ensure the development is permanently maintained in an acceptable fashion.

6.11 The application site has a garden depth of approximately 30m, with an area of approximately 300m², in excess of the 10m garden depth and 70m² area required under 2.3.12-14 of the Residential Design Guide. The proposal does not have a significant impact on the utility of this space to residents.

7.0 Summary

7.1 The proposal is not considered to cause sufficient harm through the impacts of the physical massing or appearance of the proposed extension to justify refusal of the application. It is considered that potential impacts associated with the internal layout of the property can be mitigated through the use of appropriate conditions and as such cannot be considered to represent a reason for refusing the proposal.

8.0 Conclusion

8.1 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

Local Government (Access to Information) Act 1985

Documents used in the preparation of this report Background Papers

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(vv), 4(ww), 6(c), 7(a).

JF1 for 18/09/12 PROW Panel

PLANNING CONDITIONS

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

The development works hereby permitted shall 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).

02. 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 shall 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.

03. 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 shall be inserted in the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

To protect the amenities of the adjoining residential properties.

04. Approval Condition - Restricted number of occupants [Performance Condition]

The development to which this consent relates shall not be occupied by more than 5 individual tenants at any one time unless otherwise agreed in writing by the local planning authority.

Reason

In the interests of protecting residential amenity.

05. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall 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.

POLICY CONTEXT

Core Strategy - (January 2010)

CS13 Fundamentals of Design

City of Southampton Local Plan Review – (March 2006)

SDP1 Quality of Development
SDP7 Context
SDP9 Scale, Massing and Appearance

Supplementary Planning Guidance

Houses in Multiple Occupation Supplementary Planning Document - (March 2012).

Web link to the Houses in Multiple Occupation Supplementary Planning Document:

<http://www.southampton.gov.uk/s-environment/policy/planningdocuments/hmo-spd.aspx>

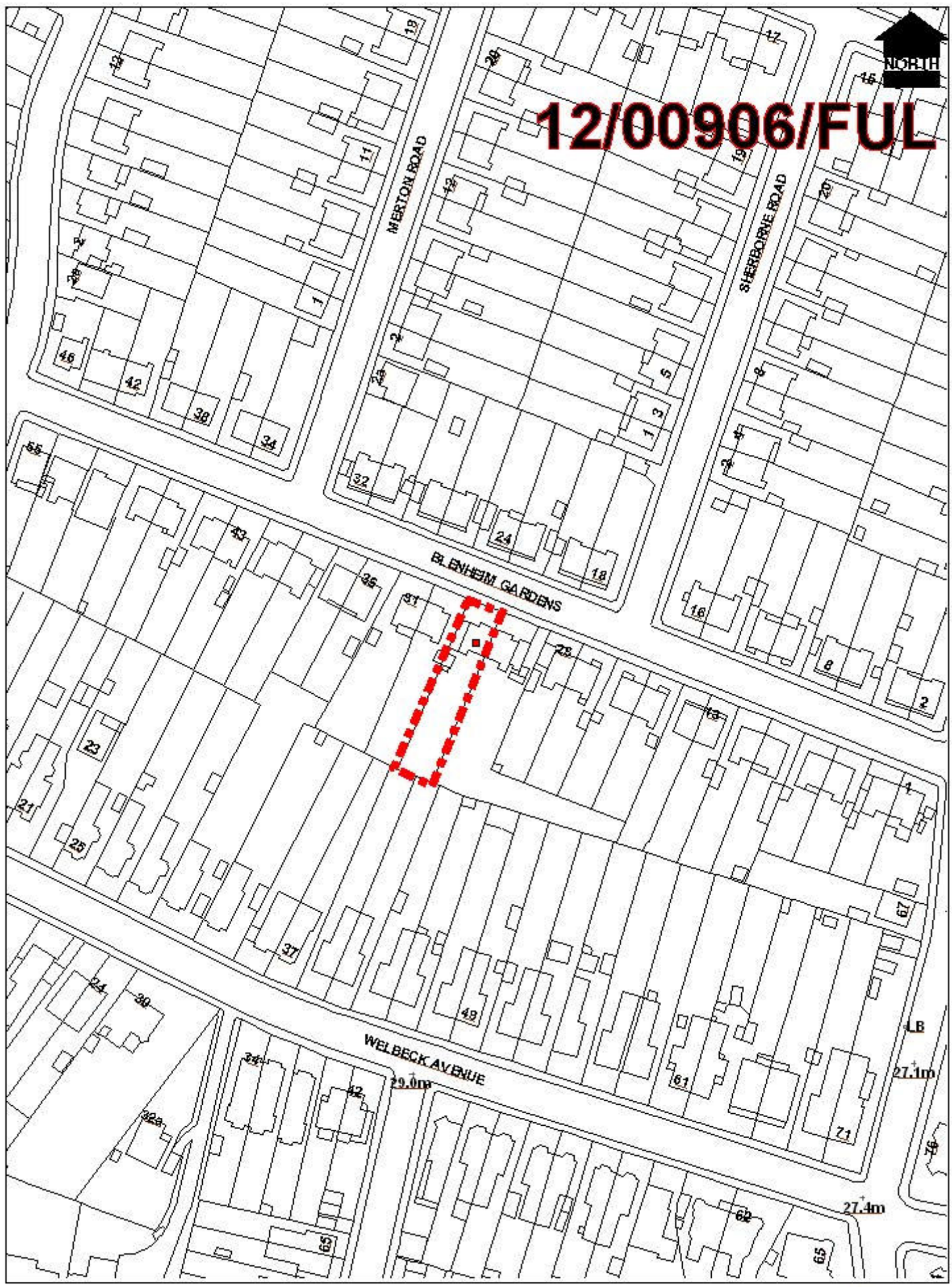
Residential Design Guide (2006)

Web link to the Residential Design Guide Supplementary Planning Document:

<http://www.southampton.gov.uk/s-environment/policy/planningdocuments/residentialdesignguide.aspx>



12/00906/FUL



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Date 06 September 2012

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Agenda Item 8

**Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 18 September 2012
Planning Application Report of the Planning and Development Manager**

Application address: 161 Middle Road SO19 8PH			
Proposed development: Installation Of A Temporary Modular Three Classroom Building for 5 years, Following Demolition Of The Existing Caretaker House.			
Application number	12/00871/R3CFL	Application type	R3CFL
Case officer	Stuart Brooks	Public speaking time	5 minutes
Last date for determination:	02.08.2012	Ward	Sholing
Reason for Panel Referral:	Referred to Panel by Planning and Development Manager due to wider public interest	Ward Councillors	Cllr Blatchford Cllr Jeffery Cllr Kolker

Applicant: Colin Floyd (SCC Children's Services & Learning)	Agent: Capita Symonds
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Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report
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Reason for granting Temporary Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The modular classrooms will support the Council's school building programme over the next 5 years, ensuring that children at other schools in the city can continue their education whilst the school facilities are improved. The objections from local residents regarding traffic congestion and highway safety involving additional trips by school children is not considered have sufficient weight to warrant refusal of the application, as sufficient measures will be implemented to ensure that the impact on traffic congestion and highway safety on Heath Road and Middle Road are mitigated over the 5 year period. Other material considerations 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 temporary planning permission should therefore be granted.

Policies - SDP1, SDP5, SDP7, SDP9, SDP10, SDP11, SDP16, L1 of the City of Southampton Local Plan Review (March 2006) and CS11, CS13, CS16, CS18, CS19, CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Delegate to the Planning and Development Manager to grant planning permission following the completion of an Undertaking from the Executive Director of Children's Services and Learning to secure:

- i. A financial contribution towards strategic transport projects for highway network improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D;
- ii. The funding of any Traffic Regulation Orders (TRO) required to enable the development to be implemented;
- iii. Submission and implementation within a specified timescale of a revised Travel Plan;
- iv. Submission and implementation of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer;

That the Planning and Development Manager be given delegated powers to delete, vary or add relevant parts of the S.106 Unilateral Undertaking and to delete, vary or add conditions as necessary.

Procedural Context

Councils Own Development

The proposed scheme is a Regulation 3 application for Full Permission. A Regulation 3 application relates to proposals made by the Local Authority (in this case as the Local Education Authority) for development that it wishes to undertake as part of its remit as a public sector service provider.

It is general practice that following the proper assessment of the planning merits of the proposal that Regulation 3 applications should be either approved, if considered acceptable, or the application should be requested to be withdrawn if not considered acceptable for justifiable planning reasons that would normally result in a refusal.

1. The site and its context

- 1.1 This application site is located within the Sholing Infant School fronting Middle Road and Heath Road with the main vehicular access on Heath Road. In the surrounding area there are residential properties to the east and north. Sholing Technology College adjoins the site to the south, and Itchen College and Sholing Junior School

are located further north along Middle Road.

- 1.2 The site is 0.05ha in size consisting of the former caretaker's dwelling and part of a grassed playing area. The school boundary fronting Middle Road adjacent to the site is screened by tall and thick vegetation. The School buildings consists of a mixed style including temporary modular buildings.

2. Proposal

- 2.1 It is proposed to erect a single storey modular building containing 378sq.m. treble classroom block to provide temporary classroom spaces for up to 30 pupils in each classroom over a 5 year period. This will provide classroom accommodation for school children attending other schools in the city which are undergoing capital improvement works under the Council's School Building programme.
- 2.2 It is proposed to demolish the existing caretaker's dwelling and the modular building on this space including a small grassed area, whilst providing a replacement grassed landscape area and retaining the vegetation on the Middle Road boundary.
- 2.3 The external walls of the modular building will be finished in a light render on the lower section and cedar cladding to the upper part, using a grey felt for the curved roof and aluminium powder coated window units.

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at ***Appendix 1***.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. Having regard to paragraph 214 of the NPPF, the local policies and saved policies listed in this report retain their full material weight for decision making purposes.
- 3.3 The site is not designated under Local Plan "saved" Policy CLT3 as protected playing fields. The small part of the site which currently consists of a grassed playing area will be reprovided adjacent to the proposed modular building.
- 3.4 LDF Core Strategy Policy CS11 supports the development of new educational facilities on school sites and encourages wider community use of those facilities outside of school hours.

- 3.5 The loss of a dwelling is not considered to be contrary to policy CS16 as the loss of a family dwelling in these circumstances as the accommodation was provided for school employees.

4.0 Relevant Planning History

- 4.1 There have been various applications for extensions and temporary buildings to provide additional educational facilities.

4.2 Sholing Technology College

09/01162/R3OL - Redevelopment of the site. Demolition of the existing building and erection of a replacement school building (up to 10,000 square metres gross floor space) with associated parking and vehicular access from Heath Road, Middle Road and South East Road (Outline application with mean of access for consideration at this stage) - CAP

A travel plan will be implemented to encourage the use of alternative modes of travel to and from the site, together with targets and provisions for monitoring and review on an annual basis.

5.0 Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, and erecting a site notice (28.06.2012). At the time of writing the report 5 representations have been received from surrounding residents. The planning related issues raised that are addressed in the planning considerations section of this report include:

5.1.1 Comment

The safety of school children, crossing patrols, pedestrians and other road users will be affected by the increased car traffic and cumulative impact of other 4 schools and colleges nearby.

5.1.2 Comment

Increased demand on on-street parking and congestion on local roads from trips associated with additional 90 school children being dropped off, which will also affect access for emergency vehicles and obstruction of parking restricted areas

5.1.3 Comment

Increased demand on on-street parking as no parking available for teachers

- 5.2 **SCC Highways** - No objection to impact on highway safety, which can be mitigated through funded alternative car travel measures, and funding for parking controls.

5.3 **SCC Tree team** – No objection, subject to providing an Arboricultural Method Statement to identify important trees to be retained and the method of protection during construction.

6.0 Planning Consideration Key Issues

6.1 The key issues for consideration in the determination of this planning application are:

- i. Principle of Development;
- ii. Design;
- iii. Residential Amenity;
- iv. Highway safety;
- v. Other issues such as trees.

6.2 Principle of Development

6.2.1 The temporary classrooms will provide improved temporary facilities to support the Council's school building programme providing improved facilities for a growing number of children in the city, thereby meeting Council as well as planning policy aims of the Development Plan for Southampton, principally Policy CS11 (An Educated City) from the adopted LDF Core Strategy (2010).

6.2.2 Furthermore the NPPF states that 'the Government attaches great importance to ensuring that sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education' (paragraph 72 refers).

6.3 Design

6.3.1 The adopted LDF Core Strategy Policy CS13 continues the Council's commitment to securing high quality design. The scale and massing of the proposed modular building will sit comfortably in the space left by the former caretaker's dwelling. The design of the building is not considered to be out of keeping with the appearance and character of the school site and surrounding area. The existing vegetation along the Middle Road boundary will be retained and tied up, which will screen the bulk of the building from the street scene. Therefore, it is considered that the proposal will not detract from the visual amenity of the local area.

6.4 Residential Amenity

6.4.1 The siting of the proposed modular building within the existing school site will ensure there is no significant impact on the amenity of adjacent residential properties.

6.5 Highway safety

6.5.1 The Highway Officer has raised no objection to impact on highway

safety, which can be mitigated through funded alternative car travel measures, and funding for parking controls.

- 6.5.2 It is recognised that residents living near schools endure disruption at the beginning and end of the school day as a result of parent drop off and collection by car. When a school is to be expanded to increase pupil numbers the amount of disruption can only be expected to increase. SCC are working hard to lessen the impact that all schools have on the local residents, in an attempt to benefit all school locations.
- 6.5.3 Parental drop off is perceived by some to result in a dangerous situation, however, evidence suggests that school children are rarely injured outside of their school as a result of the volume of vehicles generated, but this is largely due to the fact that the drivers themselves are aware of the presence of the school, and children crossing, and that the traffic movement is usually very slow due to the congestion caused at the start and finish of the school day.
- 6.5.4 The Council are continuing to invest in and introduce extensive measures this year and onwards through significant funding as part of citywide programme to take account of school expansions, by educating school children and parents in the benefits of using alternative modes of travel to the car through educational campaigns by Sustrans, improved information about safe cycle and walking routes, cycling tuition for school children, School Travel Plans updated and monitored by the SCC School Travel Plan Officer, accreditation scheme for individual efforts made by schools, better cycle storage facilities, improved bus service and travel information, and parent waiting shelters.
- 6.5.5 Localised improvements will be made to double yellow lines in the near vicinity of Sholing Infants School to prevent parking from occurring on corners, and residents will be consulted on this prior to implementation.
- 6.5.6 A Unilateral Undertaking from the Head of Children's Services and Learning will secure a contribution to cover ~~of £5000~~ for Traffic Regulation Order to allow for revised parking restrictions on the nearby junctions, and a contribution ~~of £10,000~~ towards measures to encourage use of alternative modes of transport.
- 6.6 Other issues such as trees
- 6.6.1 Adopted Local Plan policies SDP1(ii), SDP6(vii), SDP7(i), SDP12 seek to ensure that major planning applications are supported by tree survey work and details of tree protection. There are number of trees which will be affected by the proposed development. The Tree Officer has raised no objection subject to applying a condition to require an Arboricultural Method Statement to identify important trees to be retained and the method of protection during construction.

7.0 Summary

- 7.1 The modular classrooms will support the Council's school building programme over the next 5 years, ensuring that children at other schools in the city can continue their education whilst the school facilities are improved.
- 7.2 It is recognised that this will result in additional trips to this Sholing school, however, it is considered that sufficient measures will be implemented to ensure that the impact on traffic congestion and highway safety on Heath Road and Middle Road are mitigated over the 5 year period.

8.0 Conclusion

- 8.1 This application is recommended for conditional approval subject to the conditions set out below.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1a-d, 2b-d, 4f, 4vv, 6a, c, d, i, 7a, 8a, 9a-b

SB for 18/09/12 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Time Limited (Temporary) Permission Condition - Physical development

The development works hereby permitted shall be discontinued either on or before the period ending on 18th September 2017, or a period of 5 years. After this time the land shall be restored as a playing area, or to a condition to be agreed in writing by the Local Planning Authority prior to this time.

Reason:

To enable the Local Planning Authority to review the special circumstances under which planning permission is granted for the development in order to monitor the use in relation to the amenities of residential property in the area.

02. APPROVAL CONDITION - Materials [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 shall be in accordance with the approved plans.

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.

03. APPROVAL CONDITION - Arboricultural Method Statement [Pre-Commencement Condition]

No operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

1. A specification for the location and erection of protective fencing around all vegetation to be retained
2. Specification for the installation of any additional root protection measures
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)
6. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

Reason

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

04. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall 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.

POLICY CONTEXT

Core Strategy - (January 2010)

CS11	An Educated City
CS13	Fundamentals of Design
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS21	Protecting and Enhancing Open Space
CS25	The Delivery of Infrastructure and Developer Contributions

City of Southampton Local Plan Review – (March 2006)

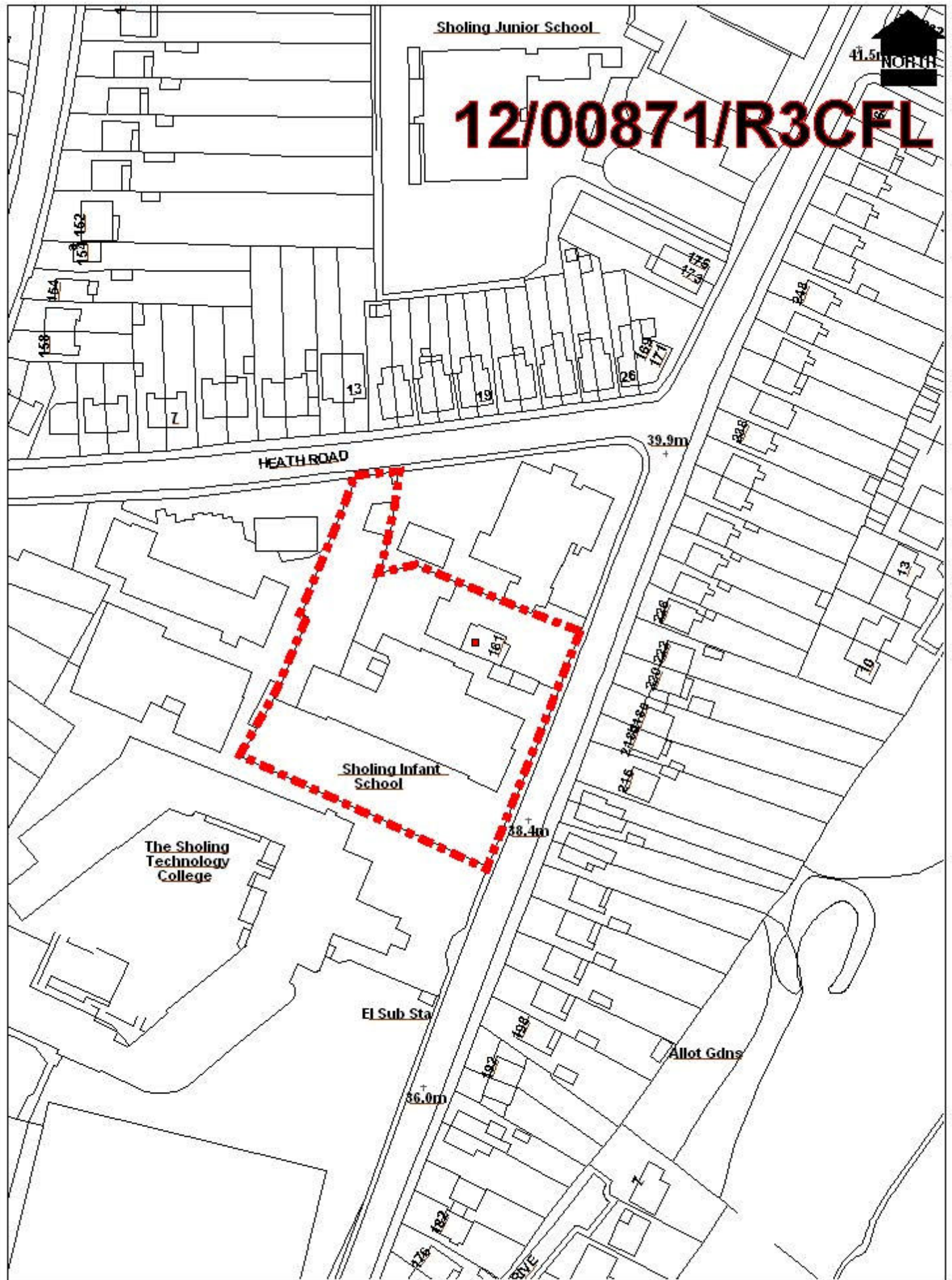
SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP6	Urban Design Principles
SDP7	Urban Design Context
SDP8	Urban Form and Public Space
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP11	Accessibility & Movement
SDP15	Air Quality
SDP16	Noise
SDP17	Lighting
CLT3	Protection of Open Spaces
CLT5	Open Space in New Residential Developments
L1	School Development

Supplementary Planning Guidance

Planning Obligations (Adopted - August 2005 and amended November 2006)

Other Relevant Guidance

National Planning Policy Framework (March 2012)



Scale : 1:1250

Date 06 September 2012

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Agenda Item 9

**Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 18 September 2012
Planning Application Report of the Planning and Development Manager**

Application address: 100-102 East Street			
Proposed development: Conversion Of The Mezzanine Space (Class A1/A3) To Create An Additional 6 Flats (3 X Two-Bed And 3 X One-Bed).			
Application number	11/01624/FUL	Application type	FUL
Case officer	Bryony Stala	Public speaking time	5 minutes
Last date for determination:	08.12.2011	Ward	Bargate
Reason for Panel Referral:	Departure from Local Plan	Ward Councillors	Cllr Bogle Cllr Noon Cllr Tucker

Applicant: Warrant Securities Ltd	Agent: Hives Architects LLP FAO Cornelius Kavanagh
--	--

Recommendation Summary	Delegate to Planning and Development Manager to grant planning permission subject to i) no additional comments raising new material planning considerations being received following the notification of the application as a departure from the local plan ii) the criteria listed in report
-------------------------------	--

Reason for granting Permission

The application constitutes a departure from the Development Plan policy CS20 of the adopted Core Strategy but is compliant with the other relevant Policies of the Development Plan set out below. On the basis of seeking to ensure long term availability of appropriately sized retail units within the city centre, and in the interests of providing residential accommodation within the city (in accordance with the aspirations of policies RE14 of the Local Plan and CS4 of the Core Strategy), the inability to meet a 20% reduction in CO2 emissions is not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been allied 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, SDP5, SDP7, SDP9 and RE14 of the City of Southampton Local Plan Review (March 2006) and CS3, CS13, CS16, CS19 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

1. Delegate to the Planning and Development Manager to grant planning permission subject to

A. No additional comments raising new material planning considerations being received following the notification of the application as a departure from the local plan;

B. The completion of an undertaking by the Senior Manager - Property, Procurement and Contract Management under S.106 to secure:

i. Financial contributions towards site specific transport contributions for highway 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. A financial contribution towards strategic transport projects for improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D.

iii. Financial contributions towards the open space improvements required by the development in line with Policies CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended) and to mitigate for the loss of that part of the site which is currently protected open space.

iv. Provision of affordable housing in accordance with Core Strategy CS15.

v. 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.

C. In the event that the legal agreement is not completed within two months of the Panel resolution 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.

1. The site and its context

1.1 The site is located on the south western corner of the junction of East Street and Queens Way within the city centre.

1.2 The site is allocated under saved policy REI 4 (Primary Frontage) under the City of Southampton Local Plan Review.

1.3 The five storey building is comprised of two retail units at ground floor and mezzanine floor and 18 residential flats to upper floors. Service access for the retail and the residential units is indicated from Canal Walk, with a

separate entrance for the residential units from the middle of the buildings Queen's way frontage.

2. Proposal

- 2.1 The application seeks consent to alter the external appearance of the front elevation to enable the conversion of the existing mezzanine space to residential dwellings and split the existing two retail units into four.
- 2.2 The A1/A3 use of the ground floor commercial space will be retained as presently consented
- 2.3 The loss of retail space will be 339m², with a loss of 308m² of retail space at mezzanine level and another 31m² of retail area at ground floor. This is a result of the division of the units and the increase amount of bicycle and bin storage.
- 2.4 A new residential access will be created fronting Queensway, and individual entrances to each of the proposed shop units will be inserted within the glazed shop frontages.

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 Policy REI4 of the Local Plan Review requires development within secondary retail frontage to retain an ‘A’ use class which retains an active frontage and offers a direct service to the public.
- 3.3 Policy CS4 of the adopted Core Strategy identifies that in order to meet sufficient housing provision within the city, homes will generally need to be built at higher densities, be more energy efficient, and use more sustainable building methods.

4.0 Relevant Planning History

- 4.1 10/01084/PREAP1 - Change of use of mezzanine retail space to provide 3 x 1 and 3 x 2 bed flats and subdivision of existing A1/A3 of ground floor units into 4 x A1/A3 Units - Closed.

04/00012/FUL - Construction of five storey building comprising retail (class A1 / A3) on ground and mezzanine floors and 18 residential apartments (one and two-bedroom units) on upper three floors, following the demolition of the existing building - CAP - 24.01.2005.

5.0 Consultation Responses and Notification Representations

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners and erecting a site notice on the 03.11.2011. At the time of writing the report 0 representations have been received.

5.2 **SCC Highways** – No objection.

5.3 **SCC Sustainability Team** – No objection

5.5 **SCC Urban Design** – No objection

5.6 **Southern Water** – No objection.

6.0 Planning Consideration Key Issues

6.1 The application needs to be assessed in light of the following key issues
Key issues:

- Principle of Development
- Design and Residential Amenity
- Parking and Highway Safety Issues
- Sustainability

6.2 Principle of Development

6.2.1 The A1/A3 use of the ground floor commercial space will be retained as presently consented, with the existing two retail units split into four. The applicant argues that the size of the proposed retail units are more viable in today's economic climate. In planning terms, a commercial frontage is retained within a primary shopping area and it is inherently better to encourage unit types that will be occupied rather than left vacant. As such, there is no objection to splitting the units as proposed. In addition, there is no objection to the loss of retail floor space for residential purposes as it is considered that sufficient and accessible retail units are retained.

6.2.2 The principle of residential units on this site has been established. Therefore, the addition of six residential units on site is accepted subject to compliance with residential amenity standards.

6.3 Design and Residential Amenity

6.3.1 The original building (ref: 04/00012/FUL) was designed as a statement building, one to address the corner and provide a link between East Street and the East Street shopping area.

6.3.2 The proposed alterations to the front elevation are considered to be of sympathetic proportions to the existing building and will not detract from the commercial appearance of the buildings ground floor frontage.

6.3.3 During the course of the application an amendment to the design was sought by the applicant to increase the window head height to the curtain

- wall elements. This is necessary to meet building regulations.
- 6.3.4 The drawing revision C shows the current head height, with window and door detail added. Due to the acoustically rated window ventilation the clear glazed height would be reduced to an unacceptable 1790mm.
- 6.3.5 The drawing revision D shows the proposal to increase this by 150mm (i.e. 2 courses of brickwork). In this case the clear height to the top of the glazing would be 1940, roughly a standard door height, and therefore more comfortable for future residents.
- 6.3.6 In addition and in order to get sufficient ventilation on the North and South facades, a single window has been made into a double window.
- 6.3.7 The proposed amendment is considered acceptable. It does not adversely affect the appearance of the building.
- 6.3.8 Sufficient access, outlook, light and privacy is afforded to the new dwellings without adversely affecting existing residents of the building.
- 6.3.9 Sufficient cycle and refuse storage is provided. There is no amenity space provided for the flats, however, the city centre location and close proximity to city parks makes it unreasonable to refuse an application on such grounds.
- 6.3.10 The proposal provides no car parking. The site is located centrally with good access to public transport systems and public car parks. A zero parking scheme is therefore considered acceptable.

6.4 Sustainability Issues

- 6.4.1 It was originally the applicant's intention to provide air source heat pumps in order to achieve compliance with policy CS20 of the adopted Core Strategy's requirement of a 15% reduction in Co2 from new conversions. However, it has become apparent that the cost to supply and install the necessary equipment will render the scheme financially unviable.
- 6.4.2 The alternatives to Air Source Heat Pumps were previously discounted, as the service risers in the existing building do not provide sufficient space in which to run solar thermal pipe work from the roof to the proposed flats, as these risers are to be retained to facilitate the A3 Restaurant use at ground floor level.
- 6.4.3 The original SAP calculations submitted in the early stages of planning were based upon an approximate build and therefore did not consider the chosen materials/construction details proposed to be employed as part of the conversion, nor were some aspects of the existing structure fully considered. The details have been considered in respect of the existing structure, as in developing the original building in 2006/7 a concrete frame construction with dense block work which provided superior levels of thermal insulation, rather than the cheaper option at the time of steel frame and stud/timber, was used.

- 6.4.4 The applicant has obtained a 'Baseline' SAP calculation, using generic building materials/construction details to accord with the minimum standards set out in the 2010 Building Regulations.
- 6.4.5 Based upon a comparison of the updated SAP calculation and the 'baseline' SAP model, the applicant identified a number of efficiency improvements such as using improved efficient lighting, reduced number of light fittings, improved efficiency hot water cylinders, improved glazing u-values in respect of the curtain walling, etc. from which it has been calculated the CO₂ reduction (offered by the construction of the proposed conversion) of 3.59% from that of the 'baseline'.
- 6.4.6 The level of work carried out to meet a reduction in CO₂ is both detailed and comprehensive. The Southampton City Council Sustainability team is satisfied that the assessment made is accurate. In the interests of enabling the continued use of retail units within the city centre, and providing residential dwellings it has been agreed by officers of the Council that in order to secure a financially viable form of development, a reduction in 3.59% of CO₂ emission is accepted.
- 6.4.7 The applicant notes that there has never been any complaint from any resident of the existing eighteen flats as to the heat loss or the cost of heating. It is considered that this is due to the thermal properties of the development, which retains the heat and provides sufficient ambient temperatures to allow the residents to reduce their individual heating demand.

7.0 Summary

- 7.1 The proposed development would make good use of the site to provide housing whilst retaining retail floor space within the city centre.
- 7.2 The improved layout of retail floor space is likely to encourage users into the units, which in turn will boost the vitality of East Street and Queens Way. In this instance, such benefits to the city are considered to outweigh the requirement of meeting a 15% reduction in CO₂ emissions.

8.0 Conclusion

- 8.1 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1(a), 1(b), 2 (b), 2(d), 4(f) 7(a)

BS for 18.09.2012 PROW Panel

PLANNING CONDITIONS

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

The development works hereby permitted shall 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).

02. APPROVAL CONDITION - Details of building materials to be used [Pre-Commencement Condition]

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and shop front of the buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

03. APPROVAL CONDITION – Sustainability [Pre-Occupation Condition]

The development hereby approved must be constructed so as to achieve a 3.49% reduction in CO2 emissions over part L of the Building Regulations (as set out in an email from the agent on 21st August 2012). The works shall be verified in writing prior to the first occupation of the development hereby granted. Technologies that meet the agreed specifications must be installed and rendered fully operational prior to the first occupation of the development hereby granted consent and retained thereafter.

Reason

To ensure the development minimises its overall demand for resources

04. Approval Condition - Ancillary equipment details (pre-occupation condition)

The equipment installed for any use within Class A3 of the commercial floor space shall include an odour neutralisation plant including fume filtration and extraction equipment that is suitably sound attenuated. Such equipment shall be maintained in good working order and operated in such a manner as will effectively suppress the emission of fumes or smells. Details of the equipment must be submitted to and approved in writing by the Local Planning Authority and the equipment must be

installed and in full working order prior to the commencement of any A3 commercial use.

REASON:

To protect the amenities of the occupiers of adjoining properties.

05. Approval Condition - Soundproofing (Pre-commencement condition)

Before the change of use hereby permitted is implemented a detailed scheme for the soundproofing of the flats shall be submitted to and approved by the Local Planning Authority. The agreed scheme of soundproofing shall include double glazing to windows and noise attenuation insulation to the floor space and walls between the residential flat accommodation and the commercial areas. The agreed scheme of soundproofing shall be fully implemented to the satisfaction of the Local Planning Authority before the flats hereby approved are first occupied.

REASON

To protect the amenities of the occupiers of adjoining properties.

06. Approval Condition – Sustainability Implementation (Pre-occupation Condition)

Prior to the first occupation of the development hereby granted consent, the approved sustainability measures shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

07. Approval Condition - Control of use (Performance Condition)

The ground floor of the building shall be used for shop use (Class A1) and / or restaurant use (Class A3) purposes.

Reason:

To control the use for the benefit of the general amenities of the area, and specifically for the amenities of surrounding residential properties.

08. Approval Condition - Hours of operation - (Performance Condition)

Unless the Local Planning Authority agree in writing, the commercial floor space proposed as part of the premises to which this permission relates shall not be open for business outside the hours specified below:

Sundays to Thursdays 8.00am to 11.00pm

Fridays to Saturdays 8.00am to 12.00pm

Reason

To protect the amenities of the occupiers of adjoining residential properties.

09. Approval Condition - Hours of Construction (Performance Condition)

All works relating to the construction of the development hereby granted, shall only take place between the hours of 8am and 6pm on Monday to Friday and 9am to 1pm on Saturdays and at no time on Sundays and Bank Holidays.

Reason

To protect the amenities of occupiers of nearby dwellings during the construction period.

10. Approval Condition - Wheel Cleaning (Performance Condition)

During the construction of the development, wheel cleaning facilities shall be available on the site and no lorry shall leave the site until its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason

In the interests of highway safety.

11. Approval Condition - Refuse and Cycle Storage (Performance Condition)

The refuse and cycle storage for the residential and commercial units hereby approved must be made available prior to their first occupation and thereafter retained for that purpose at all times.

Reason

in the interests of residential amenity and to encourage cycling as a mode of sustainable transport in accordance with policy SDP5 of the adopted Local Plan Review (March 2006).

12. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall 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.

Note to Applicant

1. Pre-Commencement Conditions: Your attention is drawn to the pre-commencement conditions above which require the full terms of the condition to be satisfied before development commences. In order to discharge these conditions you are advised that a formal application for condition discharge is required. You should allow approximately 8 weeks, following validation, for a decision to be made on such an application. If the Decision Notice includes a contaminated land condition you should contact the Council's Environmental Health Department, and allow sufficient time in the process to resolve any issues prior to the commencement of development. It is important that you note that if development commences without the conditions having been formally discharged by the Council in writing, any development taking place will be unauthorised in planning terms and this may invalidate the Planning Permission issued. Furthermore this may result in the Council

taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council's Development Management Service.

2. The site is situated within a city centre location and is surrounded by public footpaths. Any disruptions due to the construction to the public highway would be of concern. But because the site is so close to the public footpath, a temporary road closure/diversion would probably be required in which case a licence will need to be obtained. This is however a separate process to planning. Please contact Mark Chase on 203 8079 8073 to discuss such a licence.

POLICY CONTEXT

Core Strategy - (January 2010)

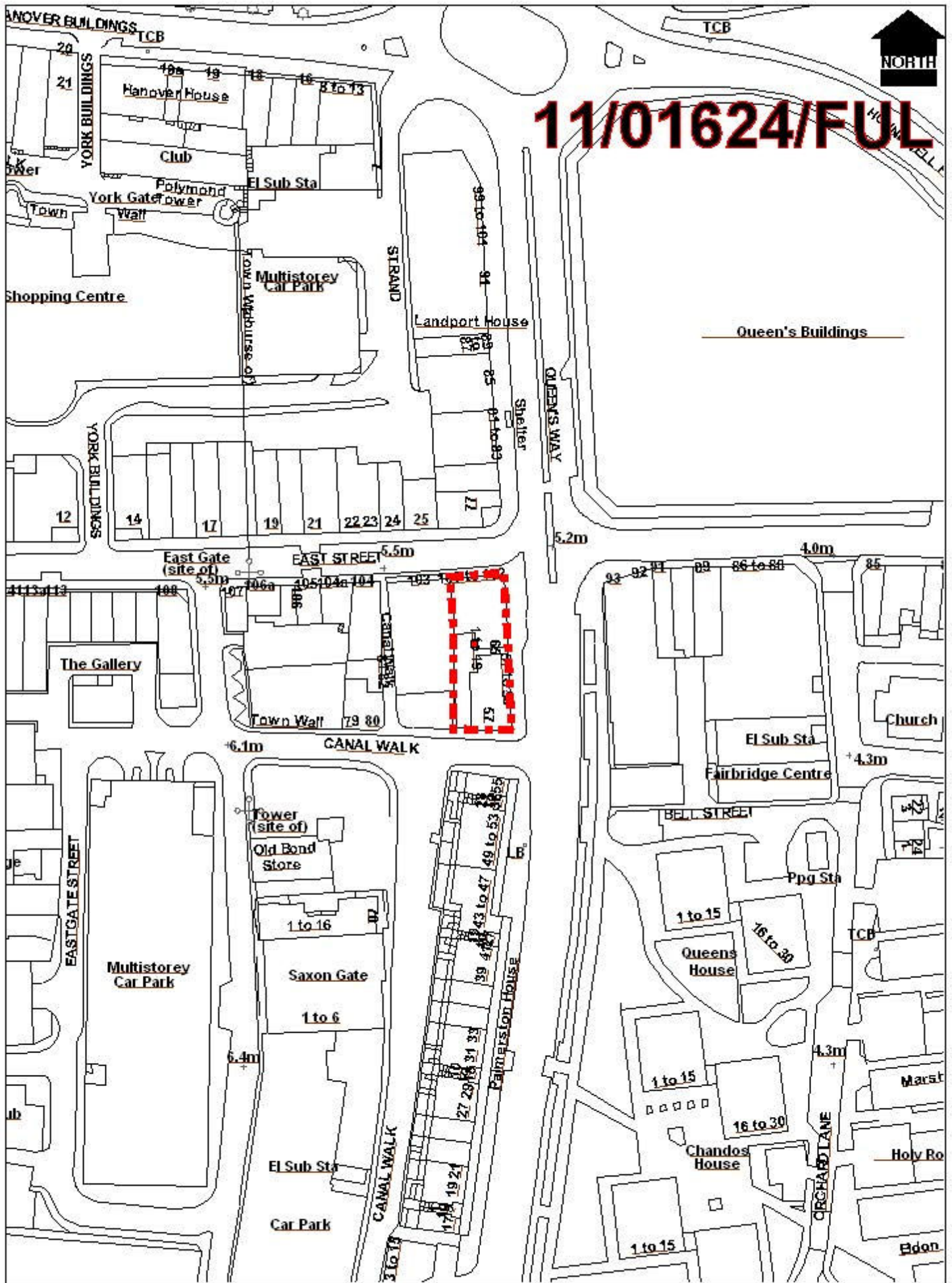
CS4	Housing Delivery
CS13	Fundamentals of Design
CS16	Housing Mix and Type
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
H1	Housing Supply
H2	Previously Developed Land
RE14	Secondary Retail Frontage

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Parking Standards SPD



11/01624/FUL

Scale : 1:1250

Date 06 September 2012

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DECISION-MAKER:	PLANNING AND RIGHTS OF WAY PANEL
SUBJECT:	STREET NAMING – FORMER ORDNANCE SURVEY SITE, ROMSEY ROAD
DATE OF DECISION:	18 SEPTEMBER 2012
REPORT OF:	HEAD OF PLANNING AND SUSTAINABILITY
STATEMENT OF CONFIDENTIALITY	
NOT APPLICABLE	

BRIEF SUMMARY

This report recommends the name ‘Colby Street’ as the name for the new housing development under construction on the former Ordnance Survey site, Romsey Road.

RECOMMENDATIONS:

- (i) Members are asked to consider the proposed name and agree this reports recommendation.
- (ii) A list of all the names to be considered for this development are attached at Appendix 1

REASONS FOR REPORT RECOMMENDATIONS

1. The purpose of this report is to decide the name of a new street to enable postal addresses to be allocated to the properties before occupants take residence.
2. Also, utility companies will not install services without an official postal address allocated by the City Council.

DETAIL (Including consultation carried out)

3. Taylor Wimpey are building 193 new properties on the site of the former Ordnance Survey, Romsey Road. A plan indicating the location is attached in Appendix 2.
4. Research has been carried out in order to identify a suitable name for the street. A list of the proposed names are attached at Appendix 1.
5. The SNN Officer has expressed a preference to the name ‘William Roy’ and has suggested either ‘Roy Street’ or ‘Willroy Street’.
6. The developer’s preferred names from the list proposed are as follows: - Colby, Ramsden, Woodrow, Panorama and Tavistock.
7. The Royal Mail has been consulted on all the names proposed. They have raised objection to the names ‘Arden Close’ and ‘McLeod’ because they are similar to existing street names. All the other names are acceptable.
8. The name ‘Colby Street’ is not being used within the City and is the developer’s preferred choice. It is recommended that the proposed name should be supported.

RESOURCE IMPLICATIONS

Capital/Revenue

9. There are no financial implications associated with this report. Street nameplates will be funded by the developer.

Property/Other

10. None

LEGAL IMPLICATIONS

Statutory Power to undertake the proposals in the report:

11. The power for the City Council to name streets is contained in the Town Improvement Clauses Act 1847.

Other Legal Implications:

12. None

POLICY FRAMEWORK IMPLICATIONS

13. None

AUTHOR:	Name:	Helines Jagot	Tel:	023 8083 3990
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SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	List of Proposed Street Names
2.	Site Plan

Documents In Members' Rooms

1.	None
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Integrated Impact Assessment

Do the implications/subject/recommendations in the report require an Integrated Impact Assessment to be carried out.	No
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Other Background Documents

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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1.	None	
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Integrated Impact Assessment and Other Background documents available for inspection at:

WARDS/COMMUNITIES AFFECTED:	Woolston
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Appendix 1

Suggested sources for Street Names for the former Ordnance Survey office site in Romsey Road, Southampton.

A1. Personal names associated with Ordnance Survey (in no particular order):

Sir George Airy PRS KCB	An authoritarian astronomer royal, Airy designed, and had constructed, a new zenith sector with which observations were made to provide true geographical coordinates for trigonometric stations. In 1830 Airy deduced his 'Figure of the Earth' calculated from arcs measured across the world. This spheroid was used as a base for mapping Great Britain
Sir Charles Arden-Close KBE CB CMG FRS	Inspector of Surveying at Chatham Military School of Engineering and appointed Director General of Ordnance Survey in 1911. His insistence on attention to detail saw the improvement of many attitudes and methods at Ordnance Survey, his planning saw the production of many maps now viewed as pinnacles in the classic period of map making. Close was well respected and much admired by his staff and was affectionately known as "Daddy". Close died in 1952 but his memory lives on in the name of the Society established for the study of Ordnance Survey maps – The Charles Close Society, founded in 1980.
William (Bill) Blogg BEM	In the 1950s Bill, a surveyor, designed the 'Blogg Analogue Tilt Finder' which eliminated distortion in air photographs caused by tilting of the camera in the aircraft when affected by air turbulence. It was colloquially referred to within Ordnance Survey as "the Bloggoscope". William Blogg was awarded the BEM in recognition of the contribution made to national mapping by his invention.
Giovanni Domenico Cassini	In the 1670s, Cassini began work on a project to create a topographic map of France using a technique of triangulation. The project was continued by his son and finished by his grandson and published as the <i>Carte de Cassini</i> . It was the first topographic map of an entire country. All Ordnance Survey maps prior to 1938 were based upon the Cassini projection.
Captain Thomas Colby FRS FRAS RE	Born on 1 September 1784, Colby began a lifelong connection with the Ordnance Survey in 1802 at the age of 18. His most important work was the Survey of Ireland which he began planning in 1824 and directed until 1846. He was the inventor of the "Colby Bar" an apparatus used in base-measurements. He remains the longest serving Director General in Ordnance Survey's history, retiring in 1847 after 27 years leading the Department.
Gerardus Mercator	The Mercator projection is a cylindrical map projection presented by Flemish geographer and cartographer Gerardus Mercator in 1569. It became the standard map projection for nautical purposes because of its ability to represent lines of constant course. Ordnance Survey adopted a "transverse" version of the projection in 1936 upon which all subsequent new mapping of Britain has been based.
Major General Malcolm Naynoe	Director General of the Ordnance Survey from 1935 to 1943. To McLeod fell the task of facilitating

<p>McLeod RE</p>	<p>the establishment and deliberations of the Davidson Committee (1935-1938), which enquired into the unfortunate state of national mapping resulting from sustained under-funding after 1921 due to post WW I austerity. McLeod's deft engagement with the Committee, and the wise and visionary understanding of Sir J C C Davidson together established a final report which led to the full restoration of Ordnance Survey and national mapping in Britain in the following 40 years, and provided the underpinning framework and principles against which the national survey and mapping have been conducted for the past seventy years.</p>
<p>Major General William Mudge LL. D FRS RA</p>	<p>Appointed in 1791 to the Ordnance Trigonometrical Survey, Mudge was the architect of Ordnance Surveys first steps in mapping, firstly alongside Col Edward Williams RE, Ordnance Survey's first head. Appointed Superintendent (Director General) in 1798, Mudge oversaw the expansion of the survey and the establishment of Ordnance Survey mapping as more than simply military information during his Superintendence until 1820. This period included the first tentative steps towards commercialisation with the publication in 1801 of Ordnance Survey's first map (a One inch to One mile map of Kent) published and available to any user.</p>
<p>Jesse Ramsden FRSE</p>	<p>An English astronomical and scientific instrument maker. In about 1785, Ramsden provided a new large theodolite for General William Roy for a new survey to establish distance between, and relative positions of the Greenwich, London and Paris observatories. This work provided the basis for the subsequent Ordnance Survey of the counties of Britain.</p>
<p>Major General William Roy FRS</p>	<p>William Roy was a Scottish military engineer/surveyor. . His survey career commenced with a famous map of the highlands of Scotland for the British Military from 1747 in the wake of the Battle of Culloden, after which he joined the Army and became a leading thinker and champion of new scientific discoveries and newly emerging technologies, and their application to the accurate geodetic mapping of Great Britain. Tasked by the Royal Society, under royal patronage with the Scientific survey between Greenwich and Paris from 1784 – 1790, his vision, leadership and work led to the creation of Ordnance Survey in 1791, one year after his death. Roy is thus considered the (Grand)Father of Ordnance Survey.</p>
<p>Brigadier Martin Hotine CMG CBE</p>	<p>When, in 1935 Major General McLeod started to process of engaging with the establishment of a Committee to enquire into the restoration of the national survey, he realised that a re-mapping of Britain would require a wholly new precise triangulation upon which to base it. As a result, McLeod entrusted Martin Hotine with the design and implementation of the re-triangulation of Great Britain. Under Hotine's direction and vision the triangulation was planned and Hotine designed the famous Ordnance Survey triangulation pillar, first used in 1936, as the visible manifestation, and today the legacy of this mammoth task. As a result Hotine's concrete triangulation pillars (trig points) are a common landmark on prominent hilltops throughout Britain. Later he became the founding Director of the Directorate of Colonial, later Overseas Surveys, which merged with Ordnance Survey 1984.</p>

A2. Names of key persons associated with Romsey Road head office:

Major General R C A Edge RE	The Director General in post when Romsey Road was first occupied in 1968.
Brigadier Hugh Woodrow RE	In 1948 a committee examined whether the Royal Engineer connection should continue at Ordnance Survey. It gradually reduced and, following the recommendations of the Serpell Committee in 1980, the last serving military officer of Ordnance Survey was (then) Colonel Hugh Woodrow who took the salute at the Beating Retreat in October 1983.
Walter P Smith CB MBE	Although some of his military predecessors had retired from the military before the end of their employment with Ordnance Survey and were thus technically civilian Directors General, Walter Smith was the first Director General to be appointed to the role as a civilian in 1977, following a distinguished career in military and civilian survey roles, including with the United Nations.
Dr Vanessa Lawrence CB	Appointed in 2000, Vanessa is the first lady to have been appointed at Director General and Chief Executive of Ordnance Survey. The decision, and subsequent planning and construction of the new Ordnance Survey office and the move from / redevelopment of Romsey Road took place under her leadership. She is the Director General and Chief Executive Officer in post when staff migrated from Romsey Road in 2010.

A3. Names associates with mapping developments made at Romsey Road:

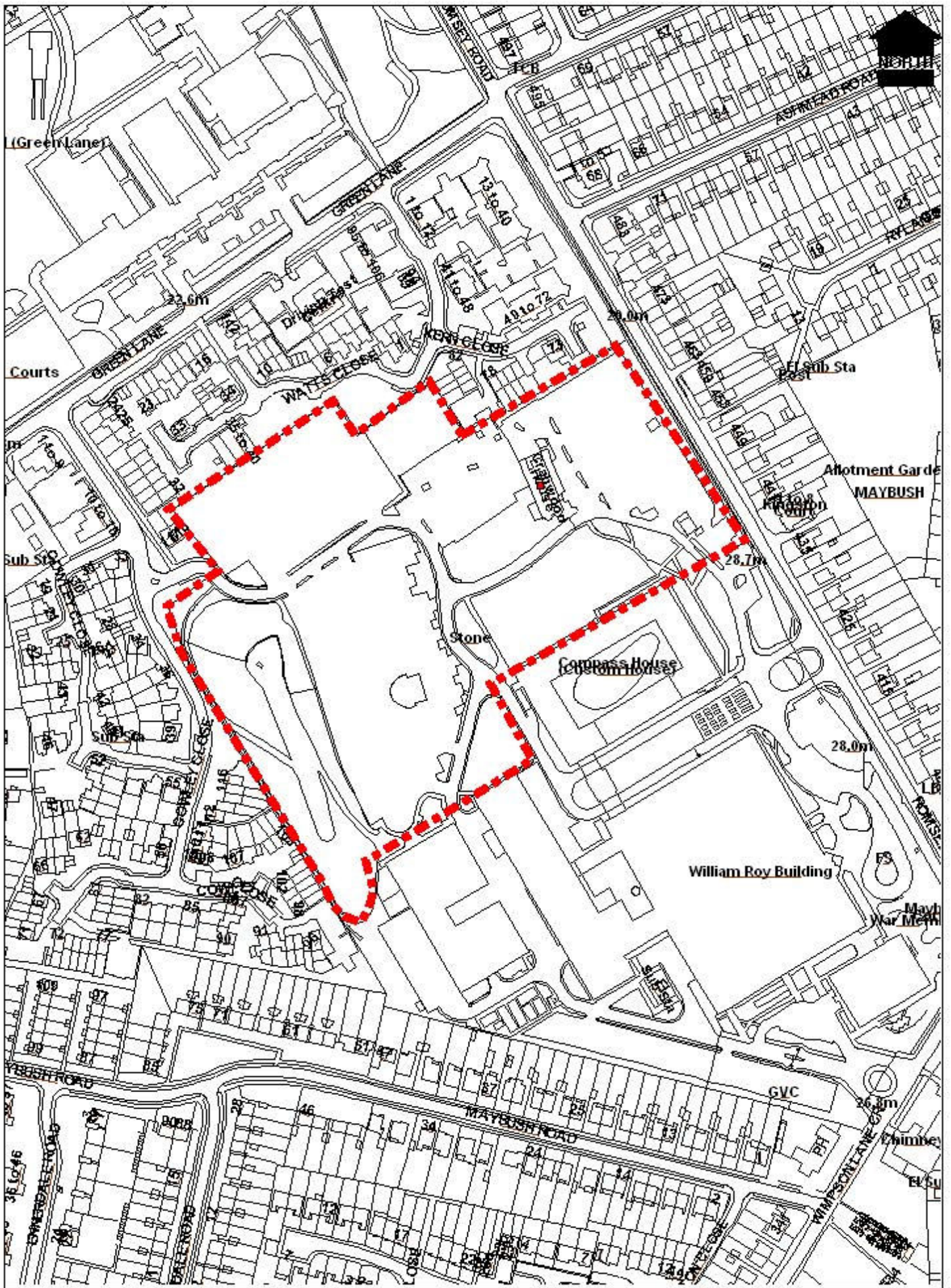
[OS] Explorer	Ordnance Survey's most detailed folded map at 1:25 000 scale. The series includes Access Land information as defined under the Countryside Rights of Way Act 2000.
Land-Line	The first brand name used by Ordnance Survey from the mid-1990s to name the large scales mapping of Great Britain presented in digital form. The adoption of product brand names marked a further development in the commercialisation of Ordnance Survey's business.
[OS] Landplan	The Brand name adopted in the 1990s for Ordnance Survey printed and digital mapping at the 1:10,000 scale, the largest scale nationally available for the whole of Great Britain.
[OS] Landranger	1:50 000 scale folded map. Visitor attractions, including National Trust properties, museums, castles, golf courses and railways detailed.
[OS] MasterMap	Complete, up to date, accurate and seamless national spatial database.
[Land-Form] PANORAMA	Low resolution 1:50 000-derived height product. Ideal for visualisations on a regional or national scale.
[Land-Form] PROFILE	A mid resolution dataset supplied as contours or DTMs. Designed for regional visualisations and

	analysis.
Superplan	The Brand name applied to the first iteration of computer generated large scales mapping available to consumers and small businesses from local outlets, and intended to replace 120 years of printed scales plans 'Chart Paper'. Superplan marked the start of published mapping currency to the date of the last survey visit, rather than maps published as periodic "editions".

A4. Names associated with equipment used during Ordnance Surveys Occupation of Romsey Road:

Geodimeter	Geodetic Distance Meter – a proprietary electronic distance measuring instrument, made by Swedish company AGA from 1953, and measuring distance using beams of light sent from and reflected back to the instrument. The passage time of the emitted light waves allowed the distance to be computed. Instruments of this genre were used widely by Ordnance Survey, particularly from the mid 1960s as part of the measurement technology revolution in surveying.
Lites	A proprietary software system for editing digital mapping, widely used by Ordnance Survey as the main tool for updating and managing digital map information
Nebiolo	An Italian-made print press operating on Ordnance Surveys print floor from 1990 - 2006
Planimeter	A measuring instrument used to determine the area of an arbitrary two-dimensional shape. Used for the measurement of land parcels shown on Ordnance Survey large scales maps
Stereo-comparator	An instrument designed to measure the X and Y coordinates of points on photographs, and used widely in Ordnance Survey during the 1960s – 1980s to support the post war re-mapping of Great Britain in which high precision measurements from aerial photography played a crucial role.
Tavistock	The generic name for the specification of a theodolite (angle measuring instrument), which formed the standard for such equipment, constructed from the 1930s until the late 1970s. Instruments to this specification were used widely in the re-triangulation of Great Britain from 1936 and in the post WWII re-mapping of Great Britain. The name derives from the location of a meeting of British instrument makers and surveyors, held in Tavistock, Devon in 1926. The key development embodied in this specification was that the micrometers recording the angular measurements could all be viewed through optics by the surveyor standing at the observing position, thereby reducing the amount of movement of the surveyor around the instrument, and minimising risks of bumping and misaligning the instrument during a sequence of observations.
Tellurometer	The first successful radio microwave electronic distance measurement equipment, developed in 1959 by invented by Dr. Trevor Lloyd Wadley of the Telecommunications Research Laboratory of the South African Council for Scientific and Industrial Research. Equipment of this type was used widely

	<p>in measurement of long distances as part of extensions to, and verification of the Re-triangulation of Great Britain, and particularly in connections between the 'mainland' and distant offshore islands such as the Scottish western and northern Isles, and in cross channel geodetic connections. The tellurometer had the advantage that when working over long distances, since the measurements used radio waves, some frequencies could be used for voice communications between the tellurometers at distant stations.</p>
Theodolite	<p>The name given to all instruments which measure angles subtended by distant objects at a point. The inception of Ordnance Survey is dated to the purchase by the Board of Ordnance of a "large circular instrument" (a theodolite) on 21st June 1791 from Jesse Ramsden (see above). Ramsden's instrument represented the zenith of high precision instrumentation of this type of its day, and the instrument was used until the mid 19th Century for geodetic triangulation observations.</p>



Scale : 1:2500

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