
SOUTHAMPTON CITY COUNCIL
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 25 MARCH 2014

Present: Councillors Mrs Blatchford (Chair), Claisse (except Agenda Items 11 to 16 / Minute Items 113 to 118 inclusive), Cunio (Vice-Chair), L Harris, Lewzey, Lloyd and Norris

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

RESOLVED that the minutes of the meeting held on 18th February 2014 be approved and signed as a correct record.

107. **13/01789/FUL - PART OF FORMER ORDNANCE SURVEY OFFICES, ROMSEY ROAD**

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 two and three storey buildings to provide 66 dwellings (43 houses and 23 flats), a retail unit (Class A1 - 453 square metres) and a single-storey retail/café unit (Class A1/A3 - 164 square metres) with associated parking and landscaping, a new public park and new vehicle and pedestrian access from Romsey Road and a new pedestrian access from Wimpson Lane.

Councillor Pope was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported the following updates to the report:-

- an amendment to the description of the development and consequently to paragraph 2.1 of the report as there were now 44 houses and 22 apartments to be provided on the site to provide disabled person accommodation;
- the School Organisation and Strategy Manager whilst not objecting to the application had commented that new housing puts pressure on local schools, the majority of which are currently full;
- the agent had provided more information about community and health facilities in the area which had included a direct response to representations from Councillor Pope (paragraph 5.1.1 refers).

RESOLVED

- (i) that the Planning and Development Manager be given delegated powers to **grant** planning permission subject to the completion of a S106 legal agreement and the conditions in the report;
- (ii) that in the event that the legal agreement is not completed by 25th May 2014 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;
and
(iii) that the Planning and Development Manager be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

108. **13/01960/FUL - FORMER PARK HOTEL, 90 SHIRLEY ROAD**

The Panel considered the report of the Planning and Development Manager recommending refusal 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 two-storey extensions to both sides of the building and conversion to provide 11 flats (6 x one-bedroom and 5 x two-bedroom) with associated parking and storage facilities.

Mr Knight (agent / architect), Ms Matt and Ms Joel (local residents / objecting) and Councillors Moulton and Shields (ward councillors) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that the consultation period had been extended following the submission of amended plans by the applicant and that this would require an amendment to the recommendation to await the outcome of the consultation and would necessitate granting delegating authority to the Planning and Development Manager to refuse the application subject to no new issues arising from the consultation.

The receipt of a late additional letter of objection was also reported.

RESOLVED to delegate authority to the Planning and Development Manager to refuse planning application 13/00418/FUL after the expiry of the consultation period on 28/03/2014, subject to the receipt of no further objections being received that introduce additional matters not previously considered, and for the reasons set out in the report.

RECORDED VOTE to grant delegated authority to refuse planning permission:-

FOR: Councillors Mrs Blatchford, Claisse, Harris and Lewzey

AGAINST: Councillors Cunio, Lloyd and Norris

109. **14/00048/OUT - GARAGES TO REAR OF ELIZABETH COURT, ABERDEEN ROAD**

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).

Redevelopment of the site. Erection of two detached three bedroom dwellings with associated parking, refuse and cycle storage following the demolition of existing garages [Outline application seeking approval for Access, Appearance, Layout and Scale]

Mr Wiles (agent), Ms Long (agent for garage owner / objecting), Mr Street (local resident / objecting) and Councillor Vinson (ward councillor) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that the word 'not' should be removed from paragraph 6.2.1 of the report; an amended Condition 1 from full to outline permission; an additional condition regarding the refuse collection point and two additional conditions regarding trees following the late consultation response from the SCC Tree Team.

The Panel requested an additional condition regarding obscured glazing of the side window and an informative note to the applicant regarding removal of asbestos from the garage roofs.

RESOLVED that planning permission be granted subject to the conditions in the report; and the amended / additional conditions and note to the applicant set out below.

Amended Condition

1. 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, the appearance and design of the structure, the scale, massing and bulk of the structure, is approved subject to the following:-

- (i) Written approval of the details of the following awaited reserved matters shall be obtained from the Local Planning Authority prior to any works taking place on the site; the landscaping of the site specifying both the hard, soft treatments and means of enclosures;
- (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; and
- (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).

Additional Conditions

APPROVAL CONDITION - Refuse Collection [Pre-Occupation Condition]

Notwithstanding the approved plans prior to the occupation of the development hereby approved plans detailing a refuse collection point no more than 20m from the public highway shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse collection point shall be constructed in accordance with the approved plans prior to the first occupation of the hereby approved development. Such facilities as approved shall be permanently retained for that purpose.

REASON:

To encourage cycling as an alternative form of transport and in the interests of visual amenity, amenities of future occupants of the development and the occupiers of nearby properties.

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.

APPROVAL CONDITION - Overhanging tree loss [Performance Condition]

For the duration of works on the site no trees on or overhanging the site shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced before a specified date by the site owners /site developers with two trees of a size, species, type, and at a location to be determined by the Local Planning Authority.

REASON:

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

APPROVAL CONDITION - Glazing panel specification, Pre Occupation Condition.

The windows in the side elevations of the buildings hereby approved [to the rooms indicated as bathrooms] shall be glazed in obscure glass and shall be non opening, or shall only have a top hung opening above a level of 1.7m from the floor area of the room to which they serve. The windows as specified shall be installed before the development hereby permitted is first occupied and shall be permanently retained in that form.

REASON:

To protect the privacy enjoyed by the occupiers of the adjoining property.

Note to applicant

Demolition shall take place in accordance with all relevant legislation regarding hazardous materials if any such materials (including asbestos) is identified prior to or during demolition.

110. 13/01976/FUL - 29 WINN ROAD

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 of the site. Demolition of the existing building and erection of a five-storey building to provide 10 flats (2 x one-bedroom, 7 x two-bedroom and 1 x 3-bedroom) with associated parking, access and landscaping.

Mr Hirsh (agent), Mr Worsfold (architect), Mr Knappett (planning consultant for Oakmount Triangle Residents' Association (OTRA) / objecting), Professor Marshall (Chair of OTRA / objecting), Mr Bevan and Mr Jenkins (local residents / objecting) and Councillor Vinson (ward councillor) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported:-

- an amended recommendation to grant additional delegated powers to grant planning permission subject to no objection being raised by the Tree Officer;
- an additional clause under the S106 agreement regarding residents' parking permits;
- three amended conditions (4, 8 and 26);
- an additional condition regarding noise mitigation; and
- the addition of an informative to the applicant regarding protected species.

Amended Recommendation

Delegate to the Planning and Development Manager to grant planning permission subject to no objection being raised by the Tree Officer with regards to minor revisions to the plan showing the Tree Protection Measures.

Additional S106 Clause

- (v) No resident shall be entitled to obtain parking permits to the Council's Controlled Parking Zones.

Amended Conditions

4 - APPROVAL CONDITION - Privacy screens (Prior to commencement)
Prior to first commencement of the development hereby approved, details of the balcony and privacy screens/walls shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a detailed design, specification and material samples for the screens and the obscured colour glass brick walls. The privacy screens/walls shall thereafter be installed as agreed and retained in this manner for the duration of use of the building for residential occupation.

REASON:

To protect the amenity and privacy of the adjoining property.

8 - APPROVAL CONDITION - Arboricultural Method Statement [Pre-Commencement Condition]

The development hereby permitted shall be implemented in accordance with the Astill Treecare Ltd Arboricultural Report ref: ATC/TS/AIA/AMS/2013/260 and the amended Tree Protection Plan (Rev 2) received by the Local Planning Authority on 11th March 2014 and will be adhered to throughout the duration of the demolition and development works on site.

REASON:

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

26 - APPROVAL CONDITION - Ecological Survey (by exception) [Pre-Commencement Condition]

Prior to the commencement of development, including demolition, the findings of two bat emergence surveys, undertaken at an appropriate time of year, are to be submitted to and approved in writing by the Local Planning Authority. If the presence of a bat roost is detected the submitted report should include appropriate mitigation measures to safeguard the ecological interest of the site.

REASON:

For the safeguarding of species protected by The Wildlife and Countryside Act 1981 (as amended) and the conservation of biodiversity as the site is potentially of ecological interest.

Additional Condition

APPROVAL CONDITION – Noise mitigation (prior to occupation)

Prior to first occupation of the development hereby approved, a written scheme for the control of noise for the car park barriers and air source heat pumps shall be submitted to and approved in writing by the Local Planning Authority. Prior to first operational use, the car park barriers and air source heat pumps shall be implemented in accordance with the noise mitigation findings approved and thereafter be maintained and retained.

REASON:

To protect the amenities of the occupiers of existing nearby properties.

Note to applicant:-

If protected species such as bats are found, the advice of Natural England shall be sought and taken into account and adhered to, including obtaining the relevant licenses. It is a criminal offence to harm habitats of protected species.

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

Reasons for Refusal

1 - REASON FOR REFUSAL - Impact on character

The proposed development by reason of its 5 storey height would be unduly dominant and visually intrusive when viewed within the street scene, wider public views in the Oakmount Triangle Conservation Area and the rear gardens of adjacent properties in Blenheim Avenue. The height is out of keeping with the overriding character and appearance of the immediate street scene of Winn Road. Furthermore the proposal fails to preserve or enhance the character, appearance and setting of the Oakmount Triangle Conservation Area. As such the proposal will have an unacceptable and harmful impact on visual amenity and is therefore contrary to saved policies SDP7(iv) and HE1(i) of the City of Southampton Local Plan Review (Adopted March 2006) and policy CS5, CS13 and CS14 of the Development Plan Document Core Strategy Local Development Framework (Adopted January 2010).

2 - REASON FOR REFUSAL - Impact on residential amenity

The height and massing of the proposed development in close proximity to the common boundary of Pinehurst Court represents an unneighbourly form of development, resulting in an overbearing impact on the outlook of the neighbouring occupiers and shading of external amenity space and habitable room windows. As such the proposal will have an unacceptable impact on residential amenity and therefore contrary to saved policies SDP1(i) of the City of Southampton Local Plan Review (Adopted March 2006) as supported by the guidance set out in paragraph 2.2.1 to 2.2.2 of the Council's Residential Design Guide Supplementary Planning Document (Approved September 2006).

3 - REASON FOR REFUSAL - Failure to enter into a Section 106 Agreement that mitigates against the development

In the absence of a completed S106 Legal Agreement the proposals fail to mitigate against their direct impact and do not therefore, satisfy the provisions of policies CS15 and CS25 of the adopted Local Development Framework Core Strategy (January 2010) as supported by the Council's Supplementary Planning Guidance on Planning Obligations (September 2013) in the following ways:-

- (i) Financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site, including the provision of pedestrian facilities to aid road crossing in the near vicinity of the site which will also operate as a traffic calming measure, and Traffic Regulation Order to facilitate pedestrian crossing, 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 SPD relating to Planning Obligations (September 2013);
- (ii) The 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 has not been secured;
- (iii) Provision of affordable housing in accordance with Policies CS15, CS16 and CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (January 2010) and the adopted SPD relating to Planning Obligations (September 2013);
- (iv) The submission, approval and implementation of a Carbon Management Plan setting out how the carbon neutrality will be achieved and/or how remaining carbon emissions from the development will be mitigated in accordance with policy CS20 of the Core Strategy and the Planning Obligations SPD (September 2013);
- (v) No resident shall be entitled to obtain parking permits to the Council's Controlled Parking Zones.

Note: This final reason for refusal could be resolved following the submission of an acceptable scheme and a completed S.106 legal agreement.

RECORDED VOTE to refuse planning permission:-

FOR:	Councillors Cunio, Claisse, Harris and Norris
AGAINST:	Councillors Mrs Blatchford and Lewzey
ABSTAINED:	Councillor Lloyd

111. **14/00037/FUL - REAR OF 6 FURZEDOWN RD**

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 a detached two storey, two bedroom dwelling with associated amenity space, refuse and cycle storage.

Professor Leary (local resident / objecting) and Councillor Vinson (ward councillor / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an additional condition.

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

Additional Condition

APPROVAL CONDITION - Overhanging tree loss [Performance Condition]

For the duration of works on the site no trees on or overhanging the site shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced before a specified date by the site owners /site developers with two trees of a size, species, type, and at a location to be determined by the Local Planning Authority.

REASON:

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

RECORDED VOTE to grant planning permission:-

FOR: Councillors Mrs Blatchford, Cunio and Lloyd
AGAINST: Councillors Claisse, Harris and Norris
ABSTAINED: Councillor Lewzey

NOTE: This item was carried with the use of the Chair's second and casting vote.

112. **14/00067/MMA - JOHN MARTIN MEWS 58 WEST END ROAD**

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).

Amendments to previous planning permission 11/01987/FUL for conversion, extensions and new buildings to provide ten dwellings (the changes relate to car parking arrangements, landscaping, layout and cycle and refuse storage).

Mr Toomer (Housing Association / site owner), Ms Weaver (SCC Housing Renewal and Delivery) and Mrs Hogan (local resident / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an additional condition regarding cycle and refuse storage.

RESOLVED

- (i) that the Planning and Development Manager be given delegated powers to **grant** planning permission subject to the completion of a deed of variation to link the S.106 Legal Agreement under permission 11/01987/FUL, the conditions in the report and the additional condition set out below;
- (ii) that in the event that the legal agreement is not completed within two months of the date of this decision, 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; and
- (iii) that the Planning and Development Manager be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

Additional Condition

APPROVAL CONDITION - Cycle and refuse store provision (Pre-Occupation Condition)

The refuse and cycle storage serving the development hereby approved in accordance with the approved plans, and pedestrian access to it, shall be made available prior to the first occupation of the development hereby approved and shall be retained with access to it at all times for the use of the residential units.

REASON:

To ensure adequate refuse and cycle storage facilities are provided in accordance with policy SDP1 and SDP5 of the adopted local plan review (March 2006).

113. **14/00106/FUL - 22 WHITHEDWOOD AVE**

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).

Retrospective application for the erection of single-storey side and rear extensions and pitched roof to existing garage.

Mr Baptista (applicant) and Mrs Davis (local resident objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that:-

- Condition 2 be deleted;
- Existing Condition 5 be amended to delete the reference to the type of fuel to be used;

- An additional note to the decision to inform the applicant of the need to satisfy both Building Regulations and Environmental Health regulations under the Clean Air Act.

RESOLVED that planning permission be granted subject to the conditions in the report, and the amended conditions and additional note to the applicant as set out below.

Amended Conditions

Condition 2 deleted.

Condition 5 renumbered Condition 4 (following deletion of Condition 2) and amended to read:

04. APPROVAL CONDITION - Wood burner details to be approved

Notwithstanding the permission hereby granted, the wood burner within the side extension shall not come into use until a full specification of the appliance and the flue arrangement have been submitted to and approved in writing by the Local Planning Authority. The wood burner shall thereafter be retained, maintained and operated in accordance with the approved details.

REASON:

To protect the residential amenity of the neighbouring properties.

Additional Note to Applicant:-

Note to Applicant - Environmental Health and potential implications for chimney height and need for additional planning permission.

The applicant is advised that the operation of the oven is subject to regulatory control under the Clean Air Act 1993 and the Environmental Protection Act 1990. The enforcement of these regulations by Environmental Health may require the height of the chimney to be raised in order to avoid nuisance occurring. Any further increase in the height of the chimney above that shown on the approved plans will require planning permission which must be sought prior to the works being undertaken. There is no guarantee that planning permission will be granted to extend the height of the chimney above the position already approved.

RECORDED VOTE to grant planning permission

FOR: Councillors Mrs Blatchford and Lewzey

AGAINST: Councillors Harris and Norris

ABSTAINED: Councillors Cunio and Lloyd

NOTE: This item was carried with the use of the Chair's second and casting vote.

NOTE: Councillor Claisse was absent for this item.

114. **14/00255/FUL - 512 PORTSMOUTH ROAD**

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).

Installation of a temporary building for a period of two years for car sales use, with associated external sales display area, landscaping, and staff and customer parking.

The presenting officer reported the following updates to the report:-

- S106 agreement delegation amended to “completed by 28 March 2014” instead of two months;
- additional S106 agreement clause to add Highway Condition Survey;
- amended Condition 5 regarding land contamination;
- that Southern Water had raised no objection subject to imposition of Condition 11 (Public Sewer Protection Measures);
- late objection received from the Oasis Mayfield Academy with regard to applicant’s staff not observing parking restrictions resulting in restricted access to the Academy.

RESOLVED

- (i) that the Planning and Development Manager be given delegated powers to grant planning permission subject to the completion of a S106 legal agreement, the conditions in the report and the amendment to the S106 and amended conditions, set out below;
- (ii) that in the event that the legal agreement is not completed by 28th March 2014, 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; and
- (iii) that the Planning and Development Manager be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

Additional clause to the S106 agreement

- (iii) Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.

Amended Condition

05. - APPROVAL CONDITION – Land Contamination

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 of remediation to deal with the risks (as identified within the Environmental Site Investigation Report ref: E-E1478/SI/LJP) associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. 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.

NOTE: Councillor Claisse was absent for this item.

115. **14/00028/FUL - FORMER FORD FACTORY, WIDE LANE**

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).

Use of the existing buildings at the rear of the site as a vehicle repair centre and export distribution centre with alterations to the existing buildings. Changes to the secure fence line of the existing Mansbridge Road car park to enlarge the vehicle storage area with new perimeter fencing, barriers, lighting columns, CCTV and associated works.

Mr Banham (applicant) was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an additional condition resulting from a requirement notified by the SCC Highways Team regarding cycle and motorcycle parking.

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

Additional Condition

06. APPROVAL CONDITION – Cycle and Motorcycle Storage

The amendments to the car parking area shall include a minimum of six spaces marked out for motorcycle parking and 14 long stay secure and covered 'Sheffield-style' staff cycle spaces. These spaces shall be provided prior to the first use of the parking area for the intended purposes to serve the development hereby approved and retained thereafter.

REASON:

In the interests of promoting alternative travel to the private car.

NOTE: Councillor Claisse was absent for this item.

116. **OBJECTION TO THE IMPLEMENTATION OF THE SOUTHAMPTON (82 THE GROVE) TREE PRESERVATION ORDER 2013**

The Panel considered the report of the Head of City Services regarding an objection to the implementation of the Southampton (82 The Grove) Tree Preservation Order 2013. (Copy of the report circulated with the agenda and appended to the signed minutes).

The presenting officer reported that a late objection had been received which was presented to the Panel.

RESOLVED that The Southampton (82 The Grove) Tree Preservation Order 2013 be approved without modifications.

NOTE: Councillor Claisse was absent for this item.

117. **REMOVAL OF COUNCIL OWNED TREES FOR THE INSTALLATION OF A REPLACEMENT RAILWAY BRIDGE - BRIDGE ROAD**

The Panel considered the report of the Head of City Services seeking approval for the removal of five Council owned London Plane trees on Bridge Road, Woolston, to assist with the installation of the new replacement railway bridge. (Copy of the report circulated with the agenda and appended to the signed minutes).

The presenting officer reported an amendment to the recommendation regarding the planting scheme, replacement trees, and maintenance fees and mitigation of cost of the replacement trees.

RESOLVED that the removal of five Council owned London Plane trees on Bridge Road, Woolston, be approved subject to:-

- (i) agreement of a suitable planting scheme;
- (ii) replacement trees being planted in the same location; and
- (iii) a contribution being made to the Council in the sum of £5,292 (inclusive of VAT) for the purchase and maintenance of the replacement trees.

NOTE: Councillor Claisse was absent for this item.

118. **REMOVAL OF COUNCIL OWNED TREES ON HOLCROFT SOCIAL SERVICE SITE**

The Panel considered the report of the Head of City Services seeking approval for the removal of two Council owned Monterey Cypress trees on the rear boundary of the Holcroft social service site. (Copy of the report circulated with the agenda and appended to the signed minutes).

RESOLVED that the removal of two Council owned Monterey Cypress trees on the rear boundary of the Holcroft social service site and their replacement with suitable alternative trees planted in same location; be approved.

NOTE: Councillor Claisse was absent for this item.