

---

PLANNING AND RIGHTS OF WAY PANEL  
MINUTES OF THE MEETING HELD ON 21 FEBRUARY 2017

---

Present: Councillors Denness (Chair), Coombs (Vice-Chair), Barnes-Andrews, Claisse, L Harris, Hecks and Mintoff

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

It was noted that following receipt of the temporary resignation of Councillor Hecks from the Panel for this meeting, the Service Director Legal and Governance acting under delegated powers, had appointed Councillor Wilkinson to replace them for the purposes of this meeting.

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

**RESOLVED:** that the minutes for the Panel meeting on 31 January 2017 be approved and signed as a correct record.

71. **PLANNING APPLICATION - 16/02201/NMA - LAND AT TEST LANE**

The Panel considered the report of the Service Lead, Planning, Infrastructure and Development recommending that authority be given to grant conditional approval in respect of the application for a proposed development at the above address.

Non material amendment sought to planning permission ref 14/01911/FUL to reduce the height of the approved buildings and amend the approved drainage strategy – description amended following validation to remove reference to any external elevational changes.

Mark Masters (Redbridge Residents' Association objecting), Matthew Thomas (agent) and Councillor Pope (ward councillor objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer advised that there were no changes to the report. The Council's Senior Flood Risk Management Officer reported to the Panel that the proposed changes would not reduce the effectiveness of the flood risk compared to the mitigation measures for flood risk set out in planning permission. It was noted that the methods and principles were similar but noted the onsite storage for run off had increased. It was noted that Southern Water had raised no objection to the amended proposals. The Panel noted that Southern Water had responsibility for spoil water and had not raised an objection against planning permission being granted. Upon being put to the vote the officer amended recommendation was carried.

RECORDED VOTE to approve the non-material amendment  
FOR: Councillors Barnes-Andrews, Claisse, Coombs, Denness  
L Harris and Mintoff  
AGAINST: Councillor Wilkinson

**RESOLVED** that the Panel:

- (i) confirmed that the proposed changes to the development, set out in the report, was a non-material material amendment; and
- (ii) granted conditional approval for the changes set out in the non-material amendment sought to planning permission ref 14/01911/FUL to reduce the height of the approved buildings and amend the approved drainage strategy – description amended following validation to remove reference to any external elevational changes

72. **PLANNING APPLICATION - 17/00154/NMA - LAND AT TEST LANE**

The Panel considered the report of the Service Lead, Planning, Infrastructure and Development recommending that authority to grant conditional approval in respect of the application for a proposed development at the above address.

Non material amendment sought to planning permission Ref: 14/01911/FUL to amend the number of dock loaders on unit 3 from 18 to 7 and pedestrian footpath extended to access unit 3.

The presenting officer explained that the consultation period for the application would be open until Friday 24<sup>th</sup> February 2017 and amended the recommendation set out in the report. To delegate approval following the completion of the consultation period. Upon being put to the vote the officer amended recommendation was carried unanimously.

**RESOLVED** that

- (i) the Panel agreed that the proposed changes sought by this request set out in the report are considered to provide a Non-Material Amendment to the approved planning permission Ref: 14/01911/FUL. All planning conditions applicable to the approved planning permission remain in force
- (ii) the Panel delegated to the Service Lead, Planning, Infrastructure and Development approval to grant conditional approval subject to no substantial and relevant planning objections, not covered by this report, being received by 24<sup>th</sup> February (when the Site Notice expires).
- (iii) in the event that objections are received the Panel delegated authority for the Chair, following consultation with the Service Lead, Planning Infrastructure and Development to establish whether the scheme would require the Panel approval.

73. **PLANNING APPLICATION - 16/01987/FUL - LAND TO THE REAR OF 21 - 23 CRABWOOD ROAD**

The Panel considered the report of the Service Lead, Planning, Infrastructure and Development recommending delegated authority be granted in respect of an application for a proposed development at the above address.

Redevelopment of the site. Erection of a 3-storey building containing 8 flats (6x 2-bed and 2x 1-bed) with associated parking and cycle/refuse storage.

Mark Sennitt (applicant), Julian Boswell (architect) and Councillor Pope (ward councillor objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer explained that an additional condition regarding trees, set out below, would be required.

Upon being put to the vote the officer recommendation was carried.

RECORDED VOTE to grant planning permission

FOR: Councillors Barnes-Andrews, Coombs, Denness and Mintoff

AGAINST: Councillors Claisse, L Harris and Wilkinson

**RESOLVED**

- (i) Delegate to the Service Lead, Planning Infrastructure and Development to grant planning permission subject to the planning conditions set out within the report; any additional or amended conditions set out below; and the completion of a S.106 Legal Agreement to secure:
  - a. 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 (as amended 2015), policies CS18 and CS25 of the adopted LDF Core Strategy (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013);
  - b. 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 and;
  - c. Either a scheme of measures or a financial contribution to mitigate against the pressure on European designated nature conservation sites in accordance with Policy CS22 of the Core Strategy and the Conservation of Habitats and Species Regulations 2010.
- (ii) That the Service Lead, Planning Infrastructure and Development be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.
- (iii) In the event that the legal agreement is not completed or progressing within a reasonable timeframe after the Planning and Rights of Way Panel, the Service Lead, Planning Infrastructure and Development will be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement, unless an extension of time agreement has been entered into.

## **ADDITIONAL CONDITION**

Arboricultural Method Statement (Performance)

The development hereby approved shall be carried out in accordance with the submitted Arboricultural Impact Statement (ref no.J938.02 Revision A February 2017) including the tree protection measures 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.

### 74. **PLANNING APPLICATION - 17/00075/NMA- WATERMARK WEST QUAY**

**RESOLVED** that it was noted that the applicant had withdrawn this application and no consideration by the Panel was required.

### 75. **OBJECTION TO TREE PRESERVATION ORDER AT TEBOURBA WAY, MILLBROOK**

The Panel considered the report of the Service Director – Transactions and Universal Services, seeking to confirm The Southampton (Tebourba Way 2) Tree Preservation order 2016

**RESOLVED** that the Panel confirmed the Southampton (Tebourba Way 2) Tree Preservation Order 2015 (appendix 1) without further modification.