
SOUTHAMPTON CITY COUNCIL
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 18 SEPTEMBER 2012

Present: Councillors Mrs Blatchford (Chair), Claisse, Cunio, L Harris, Lloyd, Shields (Except Minutes 57-60) and Smith

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

RESOLVED that the Minutes of the Meeting held on 21 August 2012 be approved and signed as a correct record.

58. **7 GREENBANK CRESCENT /12/01038/OUT**

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 3x 4-bed detached houses with associated parking and cycle/refuse storage (Outline application seeking approval for access, appearance, layout and scale)

Mr McDermott (Agent), Ms Hardwick (objecting) (Residents Association) and Mrs Mizon (objecting) (Local Resident) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported corrections to the following paragraphs in the report:

- 1.2 “were constructed after 1975” should read “were constructed after 1950”.
- 5.11 and 5.23 “access points” should read “access point”.
- 6.3.2 “The gaps between the properties vary between 1.4 and 1.9 metres” Should read “The gaps between the properties vary between 1.6 (34-32) and 3.2 (30-28) to 8 metres (28-26)...”

It was also noted that an amended existing site plan had been received showing 1 vehicular access; that a Bat Survey (12/09/12) had been submitted; and that the SCC Ecologist raises no objection subject to an additional informative to remind the applicant to contact a licensed bat worker should bats be encountered at the demolition stage.

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

RECORDED VOTE

FOR: Councillors Claisse, Cunio, L Harris, Smith

AGAINST: Councillor Mrs Blatchford

Reasons for Refusal

1. REFUSAL REASON – Design & Character

The proposed redevelopment of 7 Greenbank Crescent with three dwellings, in the manner proposed, is considered to be a discordant form of development that would harm the established pattern of development that prevails within the area. The

proposals, by reasons of their design, siting, spatial characteristics (including a proposed back garden that does not achieve either the 10m depth set out in the Council's standards or that of its neighbours) and building-to-plot relationships (between themselves and their neighbours) and their subsequent residential density would exhibit a characteristic that significantly differs from the prevailing pattern of development. Furthermore, the exclusion of garden land from the Government's definition of previously developed land (as contained within the National Planning Policy Framework (2011)), and the subsequent shift in emphasis for housing delivery, makes the principle of the proposed development on this mature garden harder to justify. Taken together, these factors are considered to be symptomatic of an overdevelopment of the site which would harm the character of the area. As such, the development would prove contrary to the provisions of policies CS4 and CS13 (1) (11) of the adopted Local Development Framework Core Strategy (January 2010) as supported by "saved" policies SDP7 and SDP9 (i) of the adopted City of Southampton Local Plan Review (March 2006) and the guidance as set out in the Council's approved Residential Design Guide SPD (September 2006) (namely, sections 2.1, 2.3.14, 3.1, 3.2, 3.7.7, 3.7.8, 3.8, 3.9, 3.10.2 and 3.11.3).

59. **POOR CLARES COLETTINES CONVENT, BRACKEN LANE /12/01132/REM**

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).

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)

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

The presenting officer reported that 2 additional letters had been received and an additional condition should be added:

03. 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; (g) details of how noise emanating from the site during construction will be mitigated; **and (h) details of signage explaining the need to keep Bracken Lane and Chalfont Court free from construction vehicles.** 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.

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

Additional condition

04. APPROVAL CONDITION – Access to Shirley Pond Park

There shall be no new accesses (pedestrian or otherwise) formed in the southern boundary between the development hereby approved and Shirley Pond Park.

REASON:

In the interests of retaining the site's biodiversity and reducing the potential for real or perceived crime that could arise by additional openings being created into the park.

60. **27 BLENHEIM GARDENS, SO17 3RN /12/00906/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 a 2-storey side and rear extension

Mr Kimber (Applicant), Ms Dale, Mr Cole (objecting) (Local Residents) and Councillor Norris (objecting) (Ward Councillor) were present and with the consent of the Chair, addressed the meeting.

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

RECORDED VOTE

FOR: Councillors Claisse, Cunio, L Harris, Lloyd

AGAINST: Councillor Mrs Blatchford

ABSTAINED: Councillor Smith

Reason for Refusal

REASON FOR REFUSAL - Impact on Neighbouring Amenity

The proposal, by means of its excessive height and depth in proximity with the common boundary, relates poorly to the neighbouring properties and would adversely affect the residential amenities currently enjoyed by neighbouring occupiers, in terms of the creation of an overbearing form of development. Therefore, the scheme is contrary to Policies SDP1(i), SDP7(i)(v) and SDP9(i)(v) of the adopted City of Southampton Local Plan Review (2006), policy CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010) and the provisions of the Residential Design Guide.

61. **161 MIDDLE ROAD SO19 8PH /12/00871/R3CFL**

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 Modular Three Classroom Building for 5 years, Following Demolition of the Existing Caretaker House.

Mr Todd (Applicant), Mr Gill (Applicant) and Mr Langley (objecting) (Local Resident) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported one amendment to the report in paragraph 2.1 as the children being provided with classroom accommodation were not from across the city and he reported an additional condition be added:

05. APPROVAL CONDITION - Landscaping & means of enclosure detailed plan [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- i. proposed finished treatment of the proposed replacement soft play area, including any hard surfacing materials passing through that area, structures and ancillary objects;
- 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;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise);
- iv. details of any proposed means of enclosure to that replacement play area; and
- v. a landscape management scheme.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved hard and soft landscaping scheme for the replacement play area shall be carried out prior to first occupation of the temporary school building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Reason:

To provide for a suitable replacement play area to that being lost, to improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the

local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

RESOLVED unanimously 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.

Additional Condition

06. PERFORMANCE CONDITION - Deliveries restriction and construction method statement

Before development commences a statement setting out the management of construction operations shall be submitted to and approved by the Local Planning Authority. The statement shall include detailed plans specifying the areas to be used for contractor's vehicle parking and plant; storage of building materials, and any excavated material, huts and all working areas required for the construction of the development hereby permitted. No deliveries of construction materials or equipment or removal of demolition materials shall take place between the following times Mondays to Fridays - 08.30 to 09.15 hours and 14.30 to 15.30 hours. The statement shall set out the means by which the construction operations shall be managed to conform to these requirements and the arrangements for complaints about the construction operation to be received, recorded and resolved. The development shall be implemented in accordance with the agreed statement.

REASON

To safeguard children at Sholing Infants School and other abutting/nearby schools and colleges.

62. **100-102 EAST STREET /11/01624/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 The Mezzanine Space (Class A1/A3) To Create An Additional 6 Flats (3 X Two-Bed And 3 X One-Bed).

The presenting officer reported amendments to the following paragraphs in the report:

- Recommendation 1 B should read "The completion of a S.106 to secure: "
- Recommendation 1 iii should read "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).

RESOLVED unanimously 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.

Additional Condition

13. APPROVAL CONDITION – Sustainability Measures (Pre-commencement Condition)

No development shall take place until the applicant has provided to the Local Planning Authority for approval in writing a report assessing the feasibility of incorporating a green roof, green wall or other additional retro fit energy minimisation, renewable energy or low carbon technologies to the building. If feasible, the report shall include an action plan detailing how these measures will be integrated into the development. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development hereby granted consent.

REASON:

To ensure the development minimises overall demand for resources and is compliant with the City of Southampton Core Strategy Development Plan Document (January 2010) policy CS20 and the City of Southampton Local Plan (March 2006) saved policies SDP13 and SDP6.

63. **STREET NAMING - FORMER ORDNANCE SURVEY SITE, ROMSEY ROAD**

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

The Panel considered the name “Colby Street” and the reasons given in the report.

The presenting officer reported the necessity to name a second street.

RESOLVED

- (i) that the name “Colby Street” be approved for the new housing development on the former Ordnance Survey site, Romsey Road; and;
- (ii) to delegate authority to the Planning and Development Manager to approve the naming of a second street.