
PLANNING AND RIGHTS OF WAY PANEL (WEST)
MINUTES OF THE MEETING HELD ON 24 JUNE 2014

Present: Councillors Lewzey (Chair), Fitzhenry, L Harris, Lloyd and Tucker

Apologies: Councillor Mintoff

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

It was noted that following receipt of the temporary resignation of Councillor Mintoff from the Panel, the Head of Legal and Democratic Services, acting under delegated powers, had appointed Councillor Tucker to replace them for the purposes of this meeting.

The Panel noted the resignation of Councillor Hecks, and the appointment of Councillor Harris in place thereof in accordance with the provisions of Council Procedure Rule 4.3.

2. **ELECTION OF VICE CHAIR**

RESOLVED that Councillor Lloyd be elected Vice-Chair for the Municipal Year 2014/2015.

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

RESOLVED that the Minutes of the Meeting held on 13 May 2014 be approved and signed as a correct record.

4. **TANNERS BROOK PRIMARY SCHOOL, ELMES DRIVE SO15 4PF 14/00346/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).

Colin Floyd (applicant), Claire Lebas (local resident / objecting) and Councillors Galton and Thorpe (ward councillors) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported:

- an amendment to the recommendation to include an additional delegation that in the event the Undertaking is not provided within two months from the Panel decision that officers be able to refuse/seek withdrawal of the application;
- the receipt of additional correspondence from SCC Environment Health to secure a noise report with recommendations regarding amplified music;
- amended and additional conditions regarding trees, contaminated land and noise; and
- an additional condition regarding construction delivery hours.

The Panel expressed their concern regarding the operating hours and potential noise from the community centre element of the application.

RESOLVED that this item be deferred to secure amendments to the application, a noise survey and additional consultation with local residents.

RECORDED VOTE to defer the application:-

FOR: Councillors Harris, Lewzey, Lloyd and Tucker

AGAINST: Councillor Fitzhenry

5. **SOUTHAMPTON GENERAL HOSPITAL, TREMONA ROAD 14/00574/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).

Mark Bagnall (applicant) was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported SCC Environmental Health's response with regard to noise and safety issues that there had been no complaints regarding the existing car park and thus had no objection subject to conditions.

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

6. **MAYFLOWER PARK, HERBERT WALKER AVENUE 14/00636/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).

The presenting officer reported late correspondence from Associated British Ports confirming that they had no outstanding concerns with the application subject to the conditions recommended and included in the report.

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

7. **CENTRAL SITE, WEST QUAY PHASE 3, HARBOUR PARADE 14/00668/REM**

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).

Guy Wells (applicant) was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported amendments to the conditions relating to building materials and with regard to completion of landscaping and the occupation of the building.

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

Amended Conditions

01. 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 samples and a written schedule of external materials and finishes for that particular element of the development 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; the signage location and specification; terraces, balustrading, canopies and interface with steps; shopfronts and tenants terrace paving/cafe furniture; assembly drawings for interface between existing shopping centre and DZ1 on Harbour Parade. 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.

05. APPROVAL CONDITION - Landscaping detailed plan [Performance Condition]

The whole of the landscaping scheme to include the water feature, swale, seating and steps shown on the approved drawings shall be completed within six months of the first occupation of any building on the site or during the first planting season following the full completion of building works whichever is sooner.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of five 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 five years from the date of planting.

The approved scheme implemented shall be maintained for a minimum period of five years following its complete provision.

REASON:

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.

8. **BROOKLANDS COURTYARD, FIRST AVENUE SO15 0LJ 14/00692/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).

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

9. **NATIONAL OCEANOGRAPHY CENTRE, EUROPEAN WAY 14/00399/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).

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