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PLANNING AND RIGHTS OF WAY PANEL  
MINUTES OF THE MEETING HELD ON 23 MAY 2017

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Present: Councillors Denness (Chair), Barnes-Andrews, Claisse (except Minute number 6), Hecks (except Minute Number 8), Murphy (not present for Minute Numbers 4-6), Savage and Houghton

Apologies: Councillors Wilkinson

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

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

2. **ELECTION OF VICE-CHAIR**

**RESOLVED** that Councillor Savage be elected as Vice-Chair for the 2017/2018 Municipal Year.

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

**RESOLVED:** that the minutes for the Panel meeting on 4 April 2017 be approved and signed as a correct record.

4. **PLANNING APPLICATION - 16/01750/FUL - 282 PORTSWOOD ROAD**

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

Erection of additional floor to provide 3 x studio flats.

Jill Brown and Peter Silvester (local residents/ objecting), Simon Reynier (City of Southampton Society) and Councillor Claisse (ward councillor objecting) were present and with the consent of the Chair, addressed the meeting.

The Panel considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried.

RECORDED VOTE to grant planning permission

FOR: Councillors Denness, Barnes-Andrews,  
Hecks and Savage

AGAINST: Councillor Houghton

**RESOLVED** that the Panel:

- (i) Delegate to the Service lead: Planning, Infrastructure and Development to grant planning permission subject to the planning conditions recommended at the end of this report and a mechanism to secure 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) In the event that the required measures are not secure or progressed 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 impact on the conservation of species and protected habitats.

NOTE: Councillor Claisse declared an interest in this item and withdrew from the meeting after making a presentation against the officer recommendation. Councillor Murphy had withdrawn from the meeting.

5. **PLANNING APPLICATION - 16/02031/FUL - 73 HIGH STREET**

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

Erection of a detached fridge/freezer store with canopy and installation of extractor vent (submitted in conjunction with 16/02032/ADV) (part retrospective)

Billy Shepherd and Lynn Flacco were present and with the consent of the Chair, addressed the meeting.

The Panel considered the recommendation to grant conditional planning permission. Concern was raised due to the prominence of the site, the design and external materials chosen to undertake the development, Councillors indicated that would result in a development which is out of keeping and would detract from the character and appearance of the Old Town South Conservation Area within which the site is located and furthermore harm the setting of Scheduled Monument number 298 adjacent to the site. Upon being put to the vote the recommendation was lost.

A further motion to refuse to grant conditional planning permission for the reasons set out below was then proposed by Councillor Denness and seconded by Councillor Claisse.

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

REFUSAL REASON - Impact on the historic character of the area

The materials and siting of the proposed shed and canopy would result in a development which is out of keeping, would detract from the character and appearance

of the Old Town South Conservation Area and would harm the setting of Scheduled Monument number 298 adjacent to the site. As a result the proposed development is contrary to the provisions of CS13 and CS14 of the adopted Southampton City Council Local Development Framework Development Plan Document (2015) and saved policies SDP1 and HE1 (i) of the adopted City of Southampton Local Plan (2015) and policy AP16 of the City Centre Action Plan (2015).

NOTE: Councillor Murphy had withdrawn from the meeting.

6. **PLANNING APPLICATION - 17/00117/FUL - 11 ST AUBINS AVENUE**

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

Erection of part single, part two storey rear extension with alterations to roof to include hip to gable extension with side facing dormer to facilitate loft conversion

Michael Blackwood (applicant) and Councillor Hecks (ward councillor objecting) were present and with the consent of the Chair, addressed the meeting.

The Panel considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried.

RECORDED VOTE to grant planning permission

FOR: Councillors Denness, Barnes-Andrews and Savage

AGAINST: Councillor Claisse

ABSTAINED: Councillor Houghton

**RESOLVED** that the Panel granted conditional planning permission.

NOTE: Councillor Hecks declared an interest in this item and withdrew from the meeting after making a presentation against the officer recommendation. Councillor Murphy had withdrawn from the meeting.