

- (c) a financial contribution towards site specific transport contributions for highway improvements in the vicinity of the site in accordance with appropriate SPG to encourage sustainability in travel through the use of alternative modes of transport to the private car;
 - (d) a financial contribution towards strategic transport contributions for highway network improvements in the wider area as set out in the Local Transport Plan and appropriate SPG;
 - (e) a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer; and
- (ii) that the Development Control Manager be authorised to refuse permission should the Section 106 Agreement not be completed by 9th June 2009 (13 week date) on the grounds of failure to secure the provisions of the Section 106 Agreement.

REASONS FOR THE DECISION

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The level of car parking proposed is the maximum permitted by the Local Plan and the proposal would be sympathetic to the character of the area. The proposal has addressed the reasons for refusing application 07/00701/FUL. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004. Planning permission should therefore be granted.

Policies - SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review Adopted Version (March 2006)

5.3 08/01791/FUL

Cedar Press Ltd, Royal Crescent Road

Re-development of the site to provide a 100 bedroom hotel and 122 flats (65 x one bedroom, 51 x two bedroom and 6 x three bedroom) in a 25 storey building with associated landscaping, parking and access

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

UPON BEING PUT TO THE VOTE THE AMENDED OFFICER RECOMMENDATION TO DELEGATE AUTHORITY TO THE DEVELOPMENT CONTROL MANAGER TO GRANT CONDITIONAL PLANNING PERMISSION SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 LEGAL AGREEMENT WAS CARRIED UNANIMOUSLY

RESOLVED

- (i) that an Appropriate Assessment for this development is not required given (iii) (a) below for the receipt of satisfactory information demonstrating that the proposal will not pose a significant risk to migratory and non-migratory birds as sought by English Nature;

- (ii) that authority be delegated to the Development Control Manager to grant planning permission subject to the applicant entering into a Section 106 Legal Agreement to secure:
- (a) a financial contribution towards the provision and maintenance of open space in accordance with policy CLT5 of the revised deposit of the Local Plan and applicable SPG;
 - (b) a financial contribution towards the provision of a new children's play area and equipment in accordance with policy CLT6 of the revised deposit of the Local Plan and applicable SPG;
 - (c) a financial contribution towards site specific transport contributions for highway improvements in the vicinity of the site in accordance with appropriate SPG to encourage sustainability in travel through the use of alternative modes of transport to the private car;
 - (d) financial contribution towards strategic transport contributions for highway network improvements in the wider area as set out in the Local Transport Plan and appropriate SPG;
 - (e) a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer;
 - (f) a refuse management plan and servicing management plan for both residential and hotel uses;
 - (g) the provision of 25% affordable housing units (31 units) in accordance with policy H9 of the City of Southampton Local Plan and the adopted SPG Planning Obligation. In the event that a surrogate site is required, no development shall commence until planning permission has been issued for an alternative site and no occupation shall take place until the surrogate site is ready for occupation;
 - (h) the submission, approval and implementation of public art that is consistent with the Council's Public Art Strategy;
 - (i) the submission, approval and implementation of a Green Travel Plan to address the impact of the parking provision so that it can be assessed along with the transport needs of the development;
 - (j) a commitment to local labour and employment initiatives both during the construction phase and post completion;
 - (k) the provision of on-site CCTV system;
 - (l) a post completion TV reception study with mitigation works undertaken at the developer's expense;
- (iii) that the Development Control Manager be authorised to refuse permission should items (a), (b), or (c) as listed below are not satisfactorily addressed within 3 months of the date of this meeting.

- (a) that the receipt of satisfactory information demonstrating that the proposal will not pose a significant risk to migratory and non-migratory birds so as to enable the subsequent removal of Natural England's objection subject to any additional conditions that may result there from;
- (b) that the receipt of satisfactory amended montage images of the development as viewed from Ocean Village and Peartree Green and subsequent confirmation of no objection from City Design and English Heritage following re-consultation of the amended plans and images received; and
- (c) the submission by the applicant of a revised landscaping scheme;

Additional Conditions

29 – Measures to protect adjacent Listed Bridge

Prior to the commencement of the development hereby approved a method statement detailing the measures to protect the adjacent Listed Central Bridge during site clearance and subsequent construction shall be submitted to and agreed in writing by the Local Planning Authority. The development shall commence in accordance with the agreed details.

REASON

To protect the Listed structure from damage during construction.

REASONS FOR THE DECISION

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The principal of a tall building in this location, the relationship to the adjacent Conservation Area and Listed Buildings, and the potential for influencing the ecology of the area have been assessed as acceptable and appropriate in relation to this scheme. Other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning permission should therefore be granted.

Policies - SDP1, SDP2,SDP3,,SDP4, SDP5, SDP6, SDP7, SDP8, SDP9, SDP10, SDP11, SDP12, SDP13, SDP14, SDP16, SDP17, SDP20, SDP21, SDP22, NE1, NE4, HE1,HE3, CLT1, CLT5, CLT6, H1 , H2, H8, H9, H10, H11, H12, MSA1, IMP1 of the City of Southampton Local Plan Review Adopted Version (March 2006)

5.4 09/00139/OUT

53 - 56 St. Mary Street, SO14 1NT

Demolition of existing building and erection of a four-storey building (to comprise of three main storeys with retail on the ground floor, residential on first and second floors plus accommodation within the roofspace to provide 14 flats - 7 studios and 7 one-bedroom flats). Outline application seeking approval for access, appearance, layout and scale.

Mr Holmes (Agent) and Mr Withers (Local Resident) were present and with the consent of the Chair, addressed the meeting.