

52.4 08/00083/FUL

Horseshoe Park, Horseshoe Bridge

Erection of a five-storey office building with associated parking (17 spaces) and vehicular access from Drummond Drive.

Mr Davis (Architect) was present and, with the consent of the Chair, addressed the meeting.

UPON BEING PUT TO THE VOTE THE 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.

RECORDED VOTE:

FOR: Councillors Mrs Blatchford, Davis, Dean, Noon and Slade

ABSTAINED: Councillor Samuels

RESOLVED:

- (i) that authority be delegated to the Development Control Manager to grant conditional planning approval subject to:-
 - (a) the application be referred to the Secretary of State under The Town and Country Planning (Development Plans and Consultation) (Departures) Directions (1999) and not being "called in" for determination.
 - (b) the conditions in the report, the amended and additional conditions below;
 - (c) the applicant entering into a Section 106 Legal Agreement to secure:-
 - 1. a financial contribution towards site specific transport contributions for highway and street scene improvements in the vicinity of the site;
 - 2. a financial contribution towards strategic transport contributions for highway network improvements in the wider area as set out in the Local Transport Plan; and
 - 3. repairs to any damage to the public highway arising from the build process.
- (ii) That the Development Control Manager be authorised to refuse permission if the Section 106 Agreement has not been completed within the statutory target period for the development (13 weeks in this case from the date of receipt) on the ground of failure to secure the provisions of the Section 106 Agreement.

Additional Conditions

20. A scheme of noise mitigation measures to ensure that occupiers are not adversely affected from noise disturbance from the adjacent railway transformer compound shall be submitted and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to first occupation and subsequently retained.

REASON

To ensure a satisfactory form of development.

21. Details are to be supplied to ensure that the structural integrity of the public highway will not be undermined either during or after the construction process.

REASON

In the interests of public safety

REASONS FOR THE DECISION

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. 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, SDP3, SDP4, SDP5, SDP6, SDP7, SDP9, SDP13, REI11 and IMP1 of the City of Southampton Local Plan Review. In addition, the submitted sequential test is acceptable and the application will be referred to the Secretary of State under The Town and Country Planning (Development Plans and Consultation) (Departures) Directions (1999).