

Application 11/00963/TIME

PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 11 SEPTEMBER 2007

Present: Councillor Slade (Chair)
Councillor Johnson(Vice Chair)
Councillors Mrs Blatchford, Cunio, Davis and Norris

CODE NO.

APPLICATION

18.2

07/00985/OUT

Bolderewood Campus, University of Southampton

Redevelopment of the site by the erection of new buildings to provide up to 32,000 sqm gross floor-space for University purposes, 468 car parking spaces, landscaping, temporary and permanent access arrangements, including a new vehicular access from Burgess Road and ancillary works following demolition of most of the existing buildings. (Outline application seeking approval for access arrangements).

Mr Luken (Agent), Mr Perry (Architect), Professor Wheeler (University of Southampton), Julia Barrett (Objector), Paul Scrutton (Objector), Chris Knight (Objector) and Jean Warman (Objector) were 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 UNANIMOUSLY.

RESOLVED:

- (i) that authority be delegated to the Development Control Manager to grant planning permission subject to the conditions in the report, and the additional conditions below;
- (ii) that an amended plan showing a redesign of the proposed access from Burgess Road into the site be provided;
- (iii) that a revised strategic landscaping plan following comments made by the British Airports Authority and residents at 26 Bassett Crescent East be provided; and
- (iii) that the applicant enter into a Section 106 Legal Agreement to secure:-
 - a) a financial contribution towards measures to encourage the use of alternative modes of transport to the private car in line with policies SDP3, SDP4 and IMP1 of the City of Southampton Local Plan Review (March 2006), the Local Transport Plan, and the adopted SPG relating

- to Planning Obligations (August 2005 as amended);
- b) a financial contribution towards off-site highway works related to the scale of development proposed in line with policies SDP3, SDP4 and IMP1 of the City of Southampton Local Plan Review (March 2006) and the adopted SPG relating to Planning Obligations (August 2005 as amended);
- c) a Highway Condition Survey & Means of Reinstatement Report;
- d) provision for works under S.278 of the Highways Act to create the new access and signalised junction;
- e) the submission, approval and implementation of public art that is consistent with the Council's Public Art 'Art People Places' Strategy and;
- f) the submission, approval and implementation of a Green Travel Plan (GTP) to address the impact of the parking provision so that it can be assessed along with the transport needs of the development; and
- g) A Waste Management Strategy;

Or

- (iv) that the Development Control Manager be authorised to refuse permission if the agreement has not been completed within the statutory 13 week target period for the development (28th September 2007) on the grounds of failure to secure the provisions of the S106 Agreement.

ADDITIONAL CONDITIONS

- 33 Notwithstanding the approved Development Framework Plan Building H shall be located no further east than the indicative building footprint shown. Building H shall be located no less than 3.2 metres from the boundary with Oaklands Way.

REASON:

To ensure that the proposed building is not located on the boundary with Oaklands Way in the interests of residential amenity and the longevity of existing trees.

- 34 Notwithstanding the approved Development Framework Plan Building A shall be located no less than 15 metres from the boundary with Bassett Avenue.

REASON:

To ensure that the proposed building is stepped away from Bassett Avenue in the interests of visual amenity.

- 35 In connection with the above planning conditions relating to tree protection, and prior to the commencement of development, the applicant shall undertake a full Tree Root Radar Survey to accurately locate the tree roots of Wellingtonia on Burgess Road (identified as TPO Tree 7) to inform the ongoing work to retain the Wellingtonia. Full details of this survey and measures to secure the retention of this tree shall, unless otherwise agreed in writing by the Local Planning Authority, be provided to and approved in writing by the Local Planning Authority prior to the commencement of development. Only the agreed methodology for

construction of the approved access shall be implemented.

REASON:

In the interests of securing the longevity of the protected tree.

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 (as amended), Planning permission should therefore be granted.

Policies – SDP1, SDP2, SDP3, SDP5, SDP7, SDP9, SDP10, SDP12, SDP13, SDP15, SDP16, SDP17, SDP21, SDP22, NE2, NE4, NE6, HE6, TI2 and IMP1 of the City of Southampton Local Plan Revised Deposit Version (March 2006)