
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 15 OCTOBER 2019

Present: Councillors Savage (Chair), Mitchell (Vice-Chair), G Galton, L Harris, Windle and Bunday

Apologies: Councillors Coombs and Vaughan

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

It was noted that following receipt of the temporary resignation of Councillor Coombs from the Panel, the Service Director, Legal and Governance acting under delegated powers, had appointed Councillor Bunday to replace them for the purposes of this meeting. The Panel also note the apologies of Cllr Vaughan.

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

RESOLVED: that the minutes for the Panel meeting on 17th September 2019 be approved and signed as a correct record.

30. **PLANNING APPLICATION -**

Decision on this matter was deferred to a future meeting of the Panel to enable further analysis of the evidence submitted to support the planning application.

31. **PLANNING APPLICATION - 19/00227/FUL - 35 BELMONT RD**

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

Erection of a part two storey part single storey rear extension for conversion of the building into 3 x flats (1 x 3 bed, 1 x 2 bed, 1 x 1 bed) with associated parking and bin and cycle storage.

Gary Bradford (agent) was present and with the consent of the Chair, addressed the meeting.

The Panel expressed concerns in regard to the size and layout of the proposed 1 bedroom flat within the extended roof-space. In addition it was noted that the parking survey was conducted out of the university term times.

Upon being put to the vote the Panel confirmed the Habitats Regulation Assessment. The Panel then considered the recommendation to delegate authority to the Service Lead: Infrastructure, Planning and Development to grant planning permission. Upon being put to the vote the recommendation was lost unanimously.

A further motion to refuse planning permission for the reasons set out below was then proposed by Councillor Mitchell and seconded by Councillor Windle was then carried unanimously.

RESOLVED that the Panel:

- (i) confirmed the Habitats Regulation Assessment set out in Appendix 1 of the report.
- (ii) refused planning permission for the reasons set out below.

Reasons for Refusal

1. It is considered that the size and layout of the proposed 1 bedroom flat within the extended roof-space fails to provide a good quality living environment. The proposal is considered to result in a cramped form of development which fails to provide adequate facilities and living space to justify the density of development proposed. As such the proposal would prove contrary to Policy SDP1(i) of the City of Southampton Local Plan Review (2015) as supported by the relevant provisions of the Council's Residential Design Guide (2006).
2. In the absence of either a scheme of works or a completed Section 106 legal agreement or unilateral undertaking to support the development the application fails to mitigate against its wider direct impact with regards to the additional pressure that further residential development will place upon the Special Protection Areas of the Solent Coastline. Failure to secure mitigation towards the 'Solent Disturbance Mitigation Project' in order to mitigate the adverse impact of new residential development (within 5.6km of the Solent coastline) on internationally protected birds and habitat is contrary to Policy CS22 of the Council's adopted LDF Core Strategy as supported by the Habitats Regulations.