
SOUTHAMPTON CITY COUNCIL
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 17 DECEMBER 2013

Present: Councillors Mrs Blatchford (Chair), Claisse, L Harris, Lewzey, Lloyd and Norris

Apologies: Councillor Cunio

81. **STATEMENT FROM THE CHAIR**

On behalf of the Panel the Chair expressed appreciation for the past service given by Jenna Turner (Senior Planning Officer) who was leaving the Authority.

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

RESOLVED that the minutes of the meeting held on 19th November 2013 be approved and signed as a correct record.

83. **13/01630/FUL - 1 - 4 AVINGTON COURT**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Erection of a two-storey front extension, replacement of gable roof to hipped roof and alterations to fenestration to facilitate conversion of existing 4 x 1-bed flats into 4 x 2-bed flats with associated cycle/refuse storage.

Mr Avient (agent) and Mr Cotton (local resident / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that a kerbside parking survey had been received from the applicant in accordance with paragraph 5.6.1 of the report indicating an overnight average of 12 available parking spaces and that this had been supported by the Highways Development Management Team. Amendments to Condition 6 and an additional condition to prevent overhanging windows on the southern site boundary were also reported.

RESOLVED that planning permission be **granted** subject to the conditions in the report and the amended and additional conditions below.

Amended Condition

06. APPROVAL CONDITION, Compliance with Arboricultural Report and Method Statement, (Performance Condition)

The hereby approved development shall be completed in compliance with the submitted; Arboricultural Report (Alex Mon, Tech Cert Arbor A, NCH Arb. dated December 2013) and plan GTS522-03A-200-A3.

Reason:

To ensure the retention of trees which make an important contribution to the character of the area.

Additional Conditions

13. APPROVAL CONDITION, Window openings (Performance condition)

Whilst occupied no windows shall open out onto the southern boundary of the site and therefore at no time shall windows overhang the southern boundary of the site.

Reason:

To ensure the development does not encroach onto land which is not encompassed by the application site.

14. APPROVAL CONDITION, rear boundary fence. (Pre-occupation condition)

A 1m high close boarded fence shall be used to define the southern site boundary. The fence shall be added prior to the occupation of the development hereby approved and retained in perpetuity whilst the building is occupied for residential purposes.

Reason:

To ensure the development does not encroach onto land which is not encompassed by the application site and in the interests of neighbouring amenity.

84. **13/01569/FUL - ORCHARD HOUSE**

The Panel considered the report of the Planning and Development Manager recommending delegated authority be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Erection of two and three-storey extensions to create a building of five to six-storeys in height with 25 additional flats (12 x one bedroom and 13 x two bedroom) to those approved under application reference 13/00871/PA56 including refuse and cycle stores at the rear of the site.

Mr Boswell, Mr Cronk and Mr Sayle (agents / applicants) and Mr Jonas (local resident / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer summarised an additional objection to the application as amended, which had been submitted after the publication of the report.

RESOLVED

- (i) that the Planning and Development Manager be given delegated powers to **grant** planning permission subject to the completion of a S106 legal agreement to secure the conditions in the report and the additional condition below;
- (ii) in the event that the legal agreement is not completed within two months of the date of decision the Planning and Development Manager be authorised to refuse

- permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement; and
- (iii) that the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 Agreement and to remove, vary or add conditions as necessary.

Additional Condition

18. APPROVAL CONDITION – Car Parking Spaces [Performance Condition]

The residential accommodation hereby approved shall not be first occupied until four of the car parking spaces shown on the approved plans have been provided and made available for use by occupiers of the building. Priority for the use of these spaces shall be given to people with disabilities. These car parking arrangements shall be permanently retained thereafter.

Reason

To ensure suitable provision for off-street parking particularly for people with disabilities.

85. **13/01628/FUL - SOUTHAMPTON SOLENT UNIVERSITY, EAST PARK TERRACE**

The Panel considered the report of the Planning and Development Manager recommending delegated authority be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Erection of a new five to seven-storey teaching building (total internal floorspace of 9250 square metres) on the north side of the existing campus building with alterations to the vehicular access to St Andrews Road and associated car parking arrangements.

Professor Mike Wilkinson (Deputy Vice-Chancellor – Southampton Solent University) was present and with the consent of the Chair, addressed the meeting.

The presenting officer confirmed that the application had been advertised as involving the proposed stopping-up of an area of public highway and thus reported an amendment to the recommendation regarding the stopping-up of the highway. The presenting officer also reported an additional head of term for the S106 agreement regarding financial contribution for improved CCTV in the area, an amendment to a condition and a new condition.

RESOLVED

- (i) to delegate to the Planning and Development Manager to grant planning permission subject to the completion of a revised S106 Legal Agreement to secure the conditions listed in the report and the additional condition below;
- (ii) in the event that the legal agreement is not completed within two months of the Panel or in accordance with the PPA, the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement;

- (iii) that the Planning and Development Manager be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

Additional Recommendation

- (iv) that the Panel agree to the 'stopping up of the highway' under Section 247 of the Town and Country Planning Act 1990.

Amendment to S106 Agreement (Additional Head of Term)

- (vii) A financial contribution towards enhanced CCTV provision in the area.

Additional Condition

28. APPROVAL CONDITION – Road junction design [Pre-Commencement Condition]

Notwithstanding what is shown on the approved drawings, no development shall commence until the detailed design of the new road junction on to St Andrews Road and the impact on the trees which are subject of the Tree Preservation Order, has been submitted to and approved in writing by the Local Planning Authority. The works shall subsequently be carried out in accordance with these approved details.

Reason

To ensure that any adverse impact on protected trees is minimised in the interests of the visual amenities of the area.

RECORDED VOTE to **grant** planning permission:-

FOR: Councillors Mrs Blatchford, Harris, Lewsey, Lloyd and Norris
ABSTAINED: Councillor Claisse

86. **13/01487/FUL - GREGG SCHOOL**

The Panel considered the report of the Planning and Development Manager recommending conditional approval be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes).

Alterations and erection of a two-storey teaching block on the site of an existing tennis court, and removal of existing temporary classrooms to provide a new minibus parking area.

Sheri Sellers - Head Teacher Greggs School and Vince Davies – Bursar (applicants) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an amendment to Condition 5 to remove reference to the green wall.

RESOLVED that planning permission be **granted** subject to the conditions in the report and the amended condition below.

Amended Condition

APPROVAL CONDITION - Landscaping detailed plan [Pre-Commencement Condition]
Before the commencement of any site works a detailed landscaping scheme, landscaping management plan, and implementation timetable , which clearly indicates the numbers, planting densities, types, planting size and species to be planted, shall be submitted to and approved in writing by the Local Planning Authority.

Any species which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved scheme shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

REASON:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990