
SOUTHAMPTON CITY COUNCIL
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 14 JANUARY 2014

Present: Councillors Mrs Blatchford (Chair), Claisse, Cunio (Vice-Chair), L Harris, Lewzey (Except Minute Item 92), Lloyd and Norris

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

RESOLVED that the minutes of the meeting held on 17th December 2013 be approved and signed as a correct record.

88. **13/01723/FUL - 71 ARCHERY GROVE**

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 side extension to create 2 x 2-bed flats with associated parking and cycle/refuse storage and retain existing dwelling.

Mr Rogers (agent), Mr Brown (local resident / objecting) and Councillors Hammond and Payne (ward councillors / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that:-

- following reconsultation a further eight letters had been received relating to the revised car parking layout and visualisation;
- that paragraph 6.2.2 should read 'This scheme has been reduced from 4 units to 3 units' and not 2 units as stated in the report; and
- that the car parking survey had been updated and showed 50 spaces were available in the area surveyed.

The Panel requested an amendment to Condition 5 regarding the future availability of parking for residents.

Amended Condition if approved

05. APPROVAL CONDITION - Car parking layout [Pre-occupation Condition]

Prior to occupation of the units hereby approved the car parking spaces set out on drawing MT/ARCHERY/1/D shall be laid out and clearly marked in order to allocate the units on a 1:1 basis. The parking layout, sightlines and allocation of spaces on a 1:1 basis shall be retained **and made available** and unaltered unless agreed in writing by the Local Planning Authority.

REASON

In the interests of highway safety.

RESOLVED to **refuse** planning permission for the reasons set out below:

Reasons for Refusal

01. REFUSAL REASON - Residential environment

The proposed extension to provide two additional residential units by reason of its physical appearance in terms of its bulk, mass and footprint, results in an overdevelopment of the site that is harmful to the general character of the area due to its prominence in the street scene. Furthermore, the subdivision of the plot to provide additional units fails to provide sufficient, usable and adequate amenity space for the existing three bed family unit on site. As such the proposal creates an unacceptable residential environment contrary to Policies CS13 and CS16 of the Southampton Core Strategy (2010), SDP1 (Saved Policy) of the Southampton Local Plan Review (2006) and Section 2 and Section 4.4 of the Council's 'Residential Design Guide' Supplementary Planning Document (2006).

RECORDED VOTE to **refuse** planning permission

FOR: Councillors Claisse, Cunio, Harris and Lloyd
AGAINST: Councillors Mrs Blatchford, Lewzey and Norris

89. **13/01642/FUL - LAND TO REAR OF 38 TO 40 LIME AVENUE**

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 three 2-storey, 3-bedroom detached houses with associated parking and cycle/refuse storage involving creation of an altered vehicular access from Lime Close. (Resubmission)

Mr Wiles (agent); Ms Banbury, Ms Boyle and Ms Underhill (local residents / objecting) and Councillor Jeffrey (ward councillor / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that a parking survey and shadow diagram had been received since the report had been published and that the information in Condition 12 - Vehicle Access and road construction, had still to be supplied by the applicant.

The Panel requested an amendment to Condition 13 - Construction delivery times.

Amended Condition

13. APPROVAL CONDITION - Construction delivery times

No deliveries to site shall take place at school start and finish times during the construction phase.

REASON:

To prevent congestion and in the interests of highway and pedestrian safety.

RESOLVED to **refuse** planning permission for the reasons set out below:

Reasons for Refusal - Out of keeping with the character and appearance of the area
The proposed development by reason of its design (resulting in bedrooms served by windows that are either required to be obscure glazed or roof lights), scale, height, layout, level of site coverage with buildings and hard surfacing and would be out of keeping with the character and appearance of the area and symptomatic of a site overdevelopment. Furthermore, dwelling 1 by reason of its height and proximity to the south-western boundary would appear overbearing and lead to an increased sense of enclosure when viewed from 3 Lime Close and would be detrimental to the residential amenities of those neighbouring occupiers. As such the development would be contrary to Policies SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006), Policies CS5 and CS13 of the Local Development Framework Core Strategy (January 2010) and the relevant sections of the Residential Design Guide SPG (September 2006), particularly Parts 2, 3 and 4.

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

FOR: Councillors Mrs Blatchford, Claisse, Cunio, Harris and Lloyd
AGAINST: Councillor Lewzey
ABSTAINED: Councillor Norris

90. **13/01828/FUL - 165 ST MARY STREET**

The Panel considered the report of the Planning and Development Manager recommending refusal 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).

Redevelopment of the site to provide 59 flats (9 x one bedroom, 46 x two bedroom and 4 x three bedroom) in a building ranging in height from 3-storeys to 6-storeys with associated parking and landscaping (development not in accordance with conditions 19 and 27 of planning permission reference 12/01953/FUL relating to Code for Sustainable Homes).

Mr Farminer (applicant) was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported the submission of a revised pre-assessment exercise under the Code for Sustainable Homes. The officer also reported an additional reason for refusal regarding the S106 agreement.

Additional Reason for Refusal:

2. In the absence of a Section 106 agreement the development fails to mitigate its impact in the following areas:
 - (i) Financial contributions towards site specific transport improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (March 2006), Policies CS18 and CS25 of the adopted LDF Core

Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).

- (ii) A financial contribution towards strategic transport improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D.
- (iii) Financial contributions towards the relevant elements of public open space required by the development in line with Policies CLT5 and CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).
- (iv) The provision of affordable housing in accordance with Policy CS15 of the Core Strategy.
- (v) Submission and implementation of a Training and Employment Management Plan committing to adopting local labour and employment initiatives (during and post construction) in line with LDF Core Strategy Policies CS24 and CS25.
- (vi) A Site Waste Management Plan.
- (vii) No resident shall be entitled to obtain parking permits to the Council's Controlled Parking Zones.
- (viii) A financial contribution towards public realm improvements in accordance with Council Policy.
- (ix) Submission of a highway condition survey to ensure any damage to the adjacent highway network attributable to the build process is repaired by the developer.
- (x) Submission and implementation of a flood evacuation plan.

RESOLVED to **defer** the consideration of planning application 13/00418/FUL for one month until the next meeting on 18th February 2014, to allow further work to be undertaken on the Code for Sustainable Homes assessment.

RECORDED VOTE to **defer** consideration until the next meeting:-

FOR: Councillors Mrs Blatchford, Cunio, Harris and Lewzey
AGAINST: Councillors Claisse, Lloyd and Norris

91. **13/01561/FUL - 80 SYDNEY ROAD**

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).

Demolition and rebuilding of two storey building to provide two flats (1 x 2-bedroom and 1 x 1-bedroom).

Mr Poswall (applicant) was present and with the consent of the Chair, addressed the meeting.

RESOLVED that planning permission be **granted** subject to the conditions in the report.

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

FOR: Councillors Mrs Blatchford, Claisse, Cunio, Lewzey, Lloyd and Norris
AGAINST: Councillor Harris

92. **13/01654/FUL - 308 BITTERNE ROAD WEST**

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).

Conversion of building from 1 x 3-bed and 1 x 2-bed flats to 1 x 3-bed, 1 x 2-bed and 1 x 1-bed flats with associated bin and cycle storage (Retrospective).

The presenting officer reported an amendment to Condition 2 and that the Condition 5 numbered in error as a second Condition 5 be renumbered to Condition 6.

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

Amended Conditions

02. Approval Condition – Landscaping

The approved site layout as shown on amended plan ref:13-155/101 Rev A, including the laying of turf to the rear of the ground floor unit, the provision of 3 marked car parking spaces with on-site turning and the approved fencing and storage shall be provided within 2 months from the date of this Decision Notice. The layout shall be retained as approved thereafter.

REASON:

To secure sufficient parking and amenity space to serve the development.

06. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

REASON:

For the avoidance of doubt and in the interests of proper planning.

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

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

NOTE: Councillor Lewzey declared an interest and withdrew from the meeting for the consideration of this item.

93. **13/01751/FUL - 512 PORTSMOUTH ROAD**

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 car sales show room and associated external sales display area, staff and customer parking.

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 and the conditions in the report;
- (ii) that in the event that the legal agreement and amended plans are not completed within two months of the Panel meeting 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 / or highway safety grounds; and
- (iii) to delegate to the Planning and Development Manager to amend the S106 and / or conditions as necessary.

94. **13/01785/FUL - CITY GATEWAY, PARKVILLE ROAD**

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).

Implementation of planning permission 12/00033/FUL for a mixed use development comprising a tall building not in accordance with Condition 9 relating to A1 retail/non residential use hours. Variation proposes an extension to the opening hours of the A1 retail unit 1 from 06:30 - 22:30 (Monday to Saturday) and 07:00 - 22:00 (Sundays, bank and/or public holidays) (as approved) to 06:30 - 23:00 daily (as proposed)

RESOLVED

- (i) that the Planning and Development Manager be given delegated powers to **grant** planning permission subject to the completion of a S.106 Deed of Variation to secure those Heads of Terms agreed under LPA ref: 12/00033/FUL for the original City Gateway development;
- (ii) that In the event that the legal agreement is not completed by 14th February 2014 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 add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

95. **13/01515/FUL - WOOLSTON WASTEWATER TREATMENT WORKS, VICTORIA ROAD**

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).

Redevelopment of the site. The provision of a permanent wastewater treatment works, comprising a primary, secondary and sludge treatment building and associated ancillary structures, internal access roads with realignment of Victoria Road access, landscaping, lighting, boundary treatments and remedial works to the existing sea wall with new storm outfall and upgrade of the existing wastewater treatment works. Proposals include provision of associated temporary construction compound, barge and enabling works (including temporary wastewater treatment plant) with temporary construction worker parking on land to the east of Victoria Road - Description amended following validation.

Mr Thompson (applicant) and Councillor Payne (ward councillor) were present and with the consent of the Chair, addressed the meeting.

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 and the conditions in the report;
- ii) that in the event that the legal agreement is not completed by 31st January 2014 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 delete, vary or add conditions as necessary as a result of further negotiations with the applicant and analysis of the viability appraisal.

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

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