
PLANNING AND RIGHTS OF WAY PANEL (EAST)
MINUTES OF THE MEETING HELD ON 13 JANUARY 2015

Present: Councillors Lewzey (Chair), Denness (Vice-Chair), Fitzhenry, Hecks and Lloyd

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

It was noted that following receipt of the temporary resignation of Councillor Tucker from the Panel; the Head of Legal and Democratic Services, acting under delegated powers, had appointed Councillor Lloyd to replace them for the purposes of this meeting.

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

RESOLVED that the minutes of the meeting held on 25th November 2014 be approved and signed as a correct record.

41. **TREE FELLING IN RIVER WALK**

The Panel considered the report of the Head of Regulatory and City Services regarding a request from local residents for the removal of alternate trees to allow for light to the properties on River Walk.

Stephen Horrocks and David Houghton (local residents / objecting) and Councillors Baillie and White (ward councillors / objecting) were present and with the consent of the Chair, addressed the meeting.

The Panel noted that discussion was taking place between the Council's Highways team and the Townhill Park Residents' Association regarding the issues of street lighting and drainage. It was also noted that SSE Enterprise Lighting Services had deemed the street lighting as "adequate" for purpose.

RESOLVED that all of the trees along River Walk be retained and continue to be managed in accordance with Southampton's Tree Operational Risk Management System (STORMS).

RECORDED VOTE to retain and manage all of the trees along River Walk:

FOR: Councillors Denness, Fitzhenry, Hecks and Lewzey

AGAINST: Councillor Lloyd

42. **1 SQUIRES WALK 14/01651/FUL**

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.

Change of use from Residential (Class C3) to a Dental Practice (Class D1) (Departure from the Local Plan).

Steph McCormick (applicant), Emma Brown (local resident / objecting) and Councillors Payne and Hammond (ward councillors / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported a correction to paragraph 6.4.2 of the report so that "validated" be amended to read "invalidated" - sentence to read: "whereby the permission would be invalidated if the change of use was implemented prior to the TRO being in place".

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

Additional Conditions

7. APPROVAL CONDITION - Noise - plant and machinery [Pre-Commencement Condition]

Prior to the first operational use of plant and machinery associated with the proposed development, an acoustic report and written scheme to minimise noise from plant and machinery associated with the proposed development, including details of location, orientation and acoustic enclosure, is to be submitted to and approved in writing by the Local Planning Authority. The plant and machinery thereafter to be installed in accordance with the agreed details before first operational use.

Reason:

To protect the amenities of the occupiers of existing nearby properties.

8. APPROVAL CONDITION - Approved Plans

The development to be carried out in accordance with the approved plans listed in the schedule attached, 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 conditional planning permission:

FOR: Councillors Fitzhenry, Lewzey and Lloyd

AGAINST: Councillors Denness and Hecks

43. **BURLINGTON MANSIONS, 333-347 SHIRLEY ROAD 14/01588/FUL**

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.

Formation of an additional storey to the building to provide 10 x two bedroom flats and erection of a cycle and bin storage building at the rear.

Chris Edmonds (agent); Louise Costelli and Michaela Lawler-Levene (local residents / objecting) and Councillor Moulton (objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that:

- since the report had been written there had been a ministerial statement (28 November 2014) that contributions for affordable housing not be sought from small scale developments and therefore clause (ii) of the S106 Agreement relating to affordable housing had been removed; and
- that paragraph 4.3 of report should include the additional reason for refusal for the planning application refused in 2000 of insufficient parking provision.

RESOLVED

- i. to delegate to the Planning and Development Manager to grant planning permission subject to the completion of the amended S106 Legal Agreement and the conditions listed in the report;
- ii. that in the event that the legal agreement is not completed by 13/03/2015 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.

RECORDED VOTE to grant planning permission:

FOR: Councillors Fitzhenry, Hecks, Lewzey and Lloyd
AGAINST: Councillor Denness

44. **BEDFORD HOUSE, AMOY STREET 14/01778/FUL**

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.

Redevelopment of the site to provide 18 x two-storey houses (14 x three bedroom, four x two bedroom) with associated access and parking.

Adi Puplampu (architect), Tom Bradbury, Katharine Palmer and Jane Stephens (local residents / objecting) and Councillor Tucker (ward councillor / objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported:

- the receipt of further late correspondence, however this raised no further material planning considerations; and
- correction to paragraph 5.9 of the report to read “No on-road car parking spaces would be removed as a result of this planning application.”

The Panel noted that a decision regarding the acceptability of materials proposed would need to be made by the Planning and Rights of Way Panel at the discharge of conditions stage.

RESOLVED

- (i) that authority be delegated to the Planning and Development Manager to grant planning permission subject to the completion of a S106 Legal Agreement and the conditions listed in the report;
- (ii) that in the event that the legal agreement is not completed by 28.01.2015 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.

RECORDED VOTE to grant planning permission:

FOR: Councillors Fitzhenry, Hecks and Lewzey

AGAINST: Councillor Denness and Lloyd

45. **33 SWANMORE AVENUE 14/01585/FUL**

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.

Installation of Velux window to north elevation, and opening windows 1.7m above finished floor level within side Dormer.

The Panel noted that the application had been deferred from a previous Panel meeting (25.11.14) to allow for further public consultation following the receipt of amended plans.

Karen Fancett (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.