
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 29 MAY 2018

Present: Councillors Savage (Chair), Claisse (except minutes numbers 5 & 6),
Coombs, Mitchell, Murphy and Wilkinson

Apologies: Councillors L Harris

1. **ELECTION OF VICE-CHAIR**

RESOLVED that Councillor Coombs be elected as Vice-Chair for the 2018/2019 Municipal Year.

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

RESOLVED: that the minutes for the Panel meeting on 24 April 2018 be approved and signed as a correct record.

3. **PLANNING APPLICATION - 18/00115/FUL - 88 WILTON AVENUE**

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

Conversion of existing 2 flats (1 x 3-bedroom HMO, 1 x 2-bedroom) into a 4-bed house for use as either a house in multiple occupation (HMO, class C4) or a dwelling house (class C3)

Lorraine Barter (local resident objecting), and Dr E Fogg (applicant) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that there were no further updates for the application. The Panel requested that officers amend the condition set out in the report to ensure that adequate cycle storage was available for the residents, as set out below.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried.

RESOLVED that conditional planning permission be approved subject to the conditions within the report and any amended conditions set out below.

Amended Condition

CONDITION 05:

CYCLE PARKING (Performance Condition)

Notwithstanding the approved plans, secure and covered storage for a minimum of 4 bicycles shall be provided and made available prior to first occupation of the development hereby approved and thereafter retained.

REASON: To encourage cycling as an alternative form of transport.

4. **PLANNING APPLICATION - 18/00035/FUL - 14 THE BROADWAY PORTSWOOD ROAD**

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

Proposed change of use from coffee shop (A1 use) to drinking establishment (micro pub) (Class A4) - submitted in conjunction with 18/00036/ADV

Dr Buckle and Lorraine Barter (local residents/ objecting), Neil Davis (Applicant) and Councillor Claisse (ward councillor objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported description of development had been amended to include the canopies and confirmed that Hampshire Police had raised no objection to the application. Panel Members considered adding a further condition relating to the canopy but upon the matter being put to the vote choose not to add any further condition that related to the canopy.

The Panel expressed concerns about the outside seating encouraging drinking outside and requested that a condition be added that would restrict drinking from taking place outside of the premises and any seating on the public highway as set out below.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried.

RESOLVED that conditional planning permission be approved subject to the conditions within the report and any additional or amended conditions set out below.

Additional condition

APPROVAL CONDITION, Internal drinks consumption/use of tables and chairs - [Performance Condition]

At no time shall drinks bought on the premises be taken outside for consumption and at no time shall tables and chairs be placed on the public highway in associated with the permission hereby granted.

REASON: To protect the amenities of the occupiers of nearby residential properties, the appearance and accessibility of the area; and to prevent drinking alcohol on Portswood High Street.

NOTE: Councillor Claisse declared an interest and withdrew from the Panel.

5. **PLANNING APPLICATION - 18/00551/FUL - 24 CARLTON PLACE**

The Panel considered the report of the Service Lead, Planning, Infrastructure and Development recommending that conditional planning permission be refused in respect of an application for a proposed development at the above address.

Application for variation of condition 2 (Opening Hours) of planning permission 08/00371/VC to extend opening hours from 2:00 am - 3:00 am Monday - Sunday.

Lorraine Barter (local residents objecting) and Ian Johnson (agent) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that Hampshire Police had raised no objection to the application but drew attention to the additional information circulated to the Panel that detailed the number of licensed premises and their opening hours within the area.

The Panel then considered the recommendation to refuse conditional planning permission. Upon being put to the vote the recommendation was carried.

RESOLVED that the Panel refused to grant conditional planning permission for the reasons set out below:

Reasons for refusal

The proposed extension to opening hours would result in an extended late night use, which is situated in a location where there are nearby residential properties. As such, it is considered that the intensification of use into the early hours of the morning by an additional hour would cause further detriment to the residential amenities of neighbours by reason of noise, litter and disturbance caused as patrons leave the premises. Furthermore, approval would set a difficult precedent to defend against and could lead to further impacts. The proposal would thereby, having regard to similar appeal decisions in the locality for extended hours of use, prove contrary to and conflict with 'saved' policies SDP1, SDP16 and REI7 of the City of Southampton Local Plan Review (amended 2015) and Policy AP8 of the City Centre Area Action Plan (adopted 2015).

NOTE Councillor Claisse declared a personal interest and withdrew from the Panel for this item.