

---

PLANNING AND RIGHTS OF WAY PANEL  
MINUTES OF THE MEETING HELD ON 27 JUNE 2023

---

Present: Councillors Savage (Chair), Beaurain, Cox, A Frampton and Windle

Apologies: Councillor Mrs Blatchford and J Baillie

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

It was noted that apologies had been received from Councillors Mrs Blatchford, Powell-Vaughan and J Bailey.

10. **ELECTION OF VICE-CHAIR**

**RESOLVED** that: Councillor Windle be elected as Vice-Chair for the Municipal Year 2023/24.

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

**RESOLVED:** that the minutes for the Panel meeting on 6 June 2023 be approved and signed as a correct record.

12. **TREE WORK APPLICATION 23/00037/TPO**

The Panel considered the report of the Head of City Services, in respect of the content of a tree work application by Southampton International Airport to carry out work to protected trees at Marlhill Copse. In addition, the Panel were invited to note and approve a written statement as per the recommendation within the report, for the potential of ongoing minor work approvals.

The presenting officer advised that one of the objectors had withdrawn. Steve Thurston and Mike Weeks, Southampton Airport (applicant) were present and with the consent of the Chair, addressed the meeting.

The Panel considered the officer recommendations regarding TPO works. Upon being put to the vote the recommendation was carried unanimously.

Members then considered the appended written statement, for the potential of ongoing minor work approvals. Upon being put to the vote the recommendation was carried unanimously.

**RESOLVED**

- (i) To grant consent for the works set out in recommendation (i) and to refuse consent for the works set out in recommendation (ii) of the report.
- (ii) To note and approve the recommended statement for the potential of ongoing minor work approvals.

13. **PLANNING APPLICATION - 23/00267/FUL - LAND AND AREA TO THE SOUTH OF WEST QUAY WATERMARK, SOUTH HARBOUR PARADE, SOUTHAMPTON**

The Panel considered the report of the Head of Transport and Planning recommending that conditional planning permission be granted in respect of an application for a proposed development at the above address.

Use of grassed area to the South of West Quay Watermark for public events or activities for a maximum of 225 days per calendar year.

Stephanie Burns and Ros Cassy (local residents/objecting), and Councillor Noon (ward councillor/objecting) were present and with the consent of the Chair, addressed the meeting.

During discussion of the application concerns were raised about potential contaminated land of the application site, which would require further consultation. The Planning Officer recommended an amendment to the report recommendation, to delegate to officers for re-consultation with Contaminated Land Officers. Subject to no objections being raised, this would be a delegated decision.

The Planning officer advised that an additional condition was to be added, regarding the number of days the land would be used for public events, as set out below.

Reason: In the interests of proper planning and neighbour amenity.

The Panel then considered the updated recommendation to delegate to Officers following re-consultation with Contaminated Land Officers. Upon being put to the vote the recommendation was carried.

RECORDED VOTE to delegate to officers for re-consultation.

FOR: Councillors Beaurain, Cox, Savage, Windle  
ABSTAINED: Councillor Frampton

**RESOLVED** to delegate to the Head of Transport and Planning to grant planning permission subject to the conditions set out within the report and any additional or amended conditions set out below.

**Additional Condition**

5) The land shall only be used for public events or activities for a maximum of 225 days per calendar year.

14. **PLANNING APPLICATION - 23/00505/FUL - 25 NORTHOLT GARDENS**

The Panel considered the report of the Head of Transport and Planning recommending that conditional planning permission be granted in respect of an application for a proposed development at the above address.

Change of use from a dwelling house (C3 use) to a 4 bedroom house of multiple occupation (HMO, C4 use) (retrospective).



Lorraine Barter, (local resident objecting) was present and with the consent of the Chair, addressed the meeting.

Miss L Beard and Miss F Morris submitted a statement, which was shared with Panel and Planning team in advance of the meeting.

The presenting officer reported amendments to two conditions regarding cycle parking and refuse and recycling.

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

RECORDED VOTE to grant conditional planning permission

FOR: Councillors Beaurain, Cox, Savage and Windle.  
AGAINST: Councillor A Frampton

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

### **AMENDED CONDITIONS**

#### **Condition 3 - Cycle parking (Performance Condition)**

Before the development hereby approved first comes into occupation/use, the storage for bicycles shall be provided and made available for use in accordance with the plans hereby approved. The storage shall thereafter be retained as approved for the lifetime of the development.

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

#### **Condition 4 - Refuse & Recycling (Performance)**

Before the development hereby approved first comes into occupation, the storage for refuse and recycling shall be provided in accordance with the plans hereby approved and thereafter retained as approved.

Reason: In the interest of visual and residential amenity.

Note: In accordance with para 9.2.3 of the Residential Design Guide (September 2006): if this development involves new dwellings, the applicant is liable for the supply of refuse bins and should contact SCC refuse team at Waste.management@southampton.gov.uk at least 8 weeks prior to occupation of the development to discuss requirements.

#### 15. **PLANNING APPLICATION - 23/00357/MMA - ELMFIELD HOUSE, MILLBROOK ROAD EAST**

The Panel considered the report of the Head of Transport and Planning in respect of an application for planning permission for the proposed development at the above address recommending that the application be refused.



Minor material amendment to planning permission reference 20/01413/FUL for approved scheme of 16 flats (1 bed) to change the roof design of fourth storey extension to the north and west residential blocks (amended description).

Dan Rycroft, Atlas Planning Group (agent), and Councillor Shields (ward councillor objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that a letter had been received post-report from a purchaser supporting the increase in the terrace area space of the proposed design.

The Panel then considered recommendation that the application be refused. Upon being put to the vote the recommendation was carried.

#### RECORDED VOTE

FOR: Councillors Beaurain, Cox and Windle.

AGAINST: Councillors A Frampton and Savage.

**RESOLVED** that planning permission be refused for the reasons set out in the report.

Chair



22 August 2022