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PLANNING AND RIGHTS OF WAY PANEL  
MINUTES OF THE MEETING HELD ON 22 AUGUST 2023

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Present: Councillors Savage (Chair), Windle (Vice-Chair), J Baillie, Beaurain, Mrs Blatchford, Cox and A Frampton

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

**RESOLVED:** that the minutes for the Panel meetings on 27 June and 11 July 2023 be approved and signed as a correct record.

19. **PLANNING APPLICATION - 23/00617/FUL - 112 UPPER SHAFTESBURY AVENUE**

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 conditionally approved subject to criteria listed in the report

Erection of a first floor rear extension, hip to gable extension and rear dormer.

Simon Hill (applicant), and Councillor M Bunday (ward councillor) were present and with the consent of the Chair, addressed the meeting. Additionally, the Panel noted that statements had been received, circulated and read by the Panel and posted online from Barbara Claridge (on behalf of the Highfield Residents Association) and Mr and Mrs Pearce (Neighbours)

The presenting officer reported that amendments to the conditions were required, as set out below.

The Panel then considered recommendation that the application be conditionally approved subject the amended conditions as set out below. Upon being put to the vote the recommendation as amended was carried unanimously.

**RESOLVED** that planning permission be approved subject to the amended conditions as set below

Changes to conditions

01. Full Permission Timing (Performance)

The development hereby permitted shall begin no later than three years from the date on which this planning permission was granted.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. Approved Plans (Performance)

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below.

REASON: For the avoidance of doubt and in the interests of proper planning

03. Materials to match (Performance)

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

REASON: To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

04. Noise Insulation

Prior to first occupation of bedroom 6 as shown on the approved plans a scheme for noise insulation of floor to ceiling height of the party wall in the existing roof space, shall be installed in accordance with details that have first been submitted to and approved in writing by the local planning authority. Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter be maintained for the lifetime of the development.

REASON: to protect the amenities of neighbouring properties in accordance with saved Policy SDP16 of the City of Southampton Local Plan Review (2015).

20. **PLANNING APPLICATION - 23/00619/FUL - 112 UPPER SHAFTESBURY AVENUE**

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 conditionally approved subject to the criteria listed in the report.

Change of use from a house in multiple occupation (HMO, class C4) to either a dwelling house (class C3) or a house in multiple occupation (HMO, class C4).

Simon Hill (applicant), and Councillor M Bunday (ward councillor) were present and with the consent of the Chair, addressed the meeting. Additionally, the Panel noted that statements had been received, circulated and read by the Panel and posted online from Barbara Claridge (on behalf of the Highfield Residents Association) and Mr and Mrs Pearce (Neighbours)

The presenting officer reported some amendments the conditions as set out below.

The Panel then considered recommendation that the application be conditionally approved subject to conditions as amended Upon being put to the vote the recommendation was carried unanimously.

**RESOLVED** that planning permission be approved subject to the amended conditions set out within the report

#### Changes to conditions

##### 01. Retention of communal spaces & number of occupiers (Performance)

The room labelled kitchen/dining/lounge on the ground floor plan, together with the external amenity areas, shall be made available for use by all occupants of the property for the lifetime of the development and shall be retained and available for communal purposes when in use as a HMO. The number of occupiers within the property, when in HMO use, shall not exceed 6 persons.

REASON: To ensure that suitable communal facilities are provided for the residents, and in the interests of protecting the amenities of local residents.

##### 02. Dwelling House and House in Multiple Occupation Dual Use (Performance)

The dual Use Class C3 (dwelling house) and/or Use Class C4 (House in Multiple Occupation) use hereby permitted shall be for a limited period of 10 years only from the date of this Decision Notice. The use that is in operation on the tenth anniversary of this Decision Notice shall thereafter remain as the permitted use of the property.

REASON: In order to provide greater flexibility to the development and to clarify the lawful use hereby permitted and the specific criteria relating to this use

NOTE: Before the building can be occupied as a single dwelling any HMO license may need to be revoked

##### 03. Cycle Storage and Bin Storage (Occupancy Condition)

Prior to first occupation of the extended property, bin and cycle storage shall have been implemented in accordance with details that have first been submitted to and approved in writing by the local planning authority, Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter be retained for the lifetime of the development.

REASON: To encourage non-car based modes of transport in accordance with Policy CS18 of the City of Southampton Core Strategy (2015).