
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 31 OCTOBER 2023

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

Apologies: Councillor J Baillie

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

RESOLVED: that the minutes for the Panel meeting on 22 August 2023 be approved and signed as a correct record.

29. **PLANNING APPLICATION - 23/01158/FUL - FIREHOUSE, VINCENTS WALK**

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 authority be delegated to the Head of Transport and Planning to grant planning permission subject to the criteria listed in the report.

Redevelopment of the site. Erection of a purpose-built student accommodation, up to 13 storeys in height, including 139 studios, a gym, study area, laundry room, communal space, staff room, reception office and associated bin storage and cycle parking, following demolition of the existing buildings.

Simon Reynier, Graham Linecar, David Burke, Lynne Hughes, Ally Yates and Eamon O'Donoghue (local residents/ objecting), Matthew Roe(agent), Joshua Reay (architect) and Councillor Noon (ward councillor) were present and with the consent of the Chair, addressed the meeting. In addition the Panel noted that a statement had been received, circulated, read and posted online from Clemency Hazel.

The presenting officer reported that officers were still awaiting confirmation from the Health and Safety Executive of no objection to the amended fire safety arrangements and therefore wished to add to the delegation the grant of permission being subject to the receipt of no objection.

During discussion on the item, Members raised the issues relating to waste management and cycle storage provision and officers agreed to amend the recommendation by the variation to the Conditions 10 and 11 as set out in full below.

Upon being put to the vote the Panel confirmed the Habitats Regulation Assessment.

The Panel then considered recommendation (2) that authority be delegated to the Head of Transport and Planning to grant planning permission subject to criteria listed in the report as amended and recommendation (3). Upon being put to the vote the recommendations as amended were carried.

RECORDED VOTE

FOR: Councillors Savage, Windle and Cox

AGAINST: Councillors Beaurain, Mrs Blatchford and A Frampton

NOTE: That the recommendation was passed using the Chair's second and casting vote.

RESOLVED

1. To confirm the Habitats Regulation Assessment set out in Appendix 1 of the report.
2. That authority be delegated to the Head of Transport and Planning to grant planning permission subject to the conditions in the report and any additional or amended conditions set out below, and subject to receipt from the Health and Safety Executive of no objection to the amended fire safety arrangements which result in the repositioning of the dry risers and introduction of a protected lobby to the communal lounge on level 09 and the completion of a S.106 Legal Agreement to secure :
 - a. Financial contributions towards site specific transport highway improvements in the vicinity of the site in line with Policy SDP4 of the City of Southampton Local Plan Review (as amended 2015), policies CS18 and CS25 of the adopted LDF Core Strategy (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013);
 - b. 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;
 - c. In lieu of an affordable housing contribution an undertaking by the developer that only students in full time education be permitted to occupy the development.
 - d. Submission of a Training & Employment Management Plan committing to adopting local labour and employment initiatives, in accordance with Policies CS24 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013);
 - e. The submission, approval and implementation of a Carbon Management Plan setting out how the carbon neutrality will be achieved and/or how remaining carbon emissions from the development will be mitigated in accordance with policy CS20 of the Core Strategy and the Planning Obligations SPD (September 2013);
 - f. Restrictions to prevent future occupiers benefitting from parking permits in surrounding streets. No student, with the exception of registered disabled drivers, shall be entitled to obtain parking permits to the Council's Controlled Parking Zones;
 - g. Submission, approval and implementation of a 'Student Intake Management Plan' to regulate arrangements at the beginning and end of the academic year;
 - h. Submission, approval and implementation of a CCTV network that can be linked into and/or accessed by the Council and its partners (if required);
 - i. Either a scheme of measures or a financial contribution towards Solent Disturbance Mitigation Project to mitigate against the pressure on European

designated nature conservation sites in accordance with Policy CS22 of the Core Strategy and the Conservation of Habitats and Species Regulations 2010; and

3. In the event that the legal agreement is not completed or progressing within a reasonable timeframe after the Planning and Rights of Way Panel, the Head of Transport and Planning will be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement, unless an extension of time agreement has been entered into.
4. That the Head of Transport and Planning be granted delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

Changes to conditions

10. Cycle parking (Performance Condition)

Before the development hereby approved first comes into occupation, the storage for bicycles and platform lift access to the basement shall be provided and made available for use in accordance with the plans hereby approved with storage for a minimum of 80 bicycles. **A power supply for e-battery charging shall also be provided within the basement bike storage area prior to first occupation.** The storage, **power supply** and platform lift shall thereafter be retained as approved.

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

11. Delivery and Servicing Management Plan (Pre occupation)

Prior to first occupation of the development hereby approved a Delivery and Servicing Management Plan shall be submitted and agreed in writing with the Local Planning Authority, **to include a review mechanism to allow for any future changes in waste collection demands.** The plan shall include details of bin management and private bin collection arrangements to ensure bins are not stored on the public highway. Furthermore the plan shall set out delivery and servicing arrangements for the retail units to prevent harmful obstruction to the footway and carriageway. The development shall be retained in accordance with the agreed Delivery and Servicing Management Plan.

REASON: In the interests of highway safety and the visual amenities of the area

30. **PLANNING APPLICATION - 23/01111/FUL - REAR OF 174 MANOR ROAD NORTH**

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 authority be delegated to the Head of Transport and Planning to grant planning permission subject to the criteria listed in the report.

Erection of a two-storey building containing 2 x one bed flats with associated parking, amenity space and cycle and bin stores following demolition of existing garage.

During discussions officers agreed that the waste condition should be amended as set out below.

Councillor Keogh (ward councillor/objecting) was present and with the consent of the Chair, addressed the meeting.

Upon being put to the vote the Panel confirmed the Habitats Regulation Assessment.

The Panel then considered recommendation (2) that authority be delegated to the Head of Transport and Planning to grant planning permission subject to criteria listed in the report and recommendation (3). Upon being put to the vote the recommendations were carried unanimously.

RESOLVED

1. To confirm the Habitats Regulation Assessment set out in Appendix 1 of the report.
2. To delegate authority to the Head of Transport and Planning to grant planning permission subject to the planning conditions as set out in the report or amended as below and either a scheme of measures or a financial contribution to mitigate against the pressure on European designated nature conservation sites in accordance with Policy CS22 of the Core Strategy and the Conservation of Habitats and Species Regulations 2010.
3. That the Head of Transport and Planning be delegated authority to add, vary and/or delete relevant parts of conditions as necessary.
as necessary.

Amended Condition

Condition 7: Refuse and Recycling

The storage for refuse and recyclable materials shown on the submitted plans (M.R.01.) shall be made available prior to the first occupation of the residential units hereby permitted. The doors to the refuse store for the first floor flat shall be inward opening at all times and an additional access gate shall be provided along the eastern boundary to ensure that access to the refuse store for the ground floor flat is possible when both car parking spaces are occupied. The storage shall be provided in accordance with the agreed details before the development is first occupied and thereafter retained as approved for the lifetime of the development. Refuse and Recycling bins shall be stored in the designated storage areas at all times except during times of collection.

REASON:

In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety.

31. **PLANNING APPLICATION - 23/01099/FUL - 39 MEADOWMEAD 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.

Erection of a part two-storey, part single storey side/rear extension, single-storey front extension, and a hip to gable roof enlargement and provision of rear dormer facilitating loft conversion.

Peter Donovan (local residents/ objecting), and Councillor Moulton (ward councillor/objecting) were present and with the consent of the Chair, addressed the meeting. In addition the Panel noted that a statement had been received, circulated, read and posted online from Mr Coady.

The Panel then considered the recommendation that the application be conditionally approved subject to the criteria listed in the report. Upon being put to the vote the recommendation was carried.

RECORDED VOTE

FOR: Councillors Windle, A Frampton and Mrs Blatchford
AGAINST: Councillors Savage and Cox
ABSTAINED: Councillor Beaurain

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

32. **PLANNING APPLICATION - 22/01503/FUL - 9A-10A SHIRLEY HIGH STREET**

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.

Retention of a single storey rear extension to restaurant for storage purposes.

Angela Stansbridge and James Greenwood (local residents/ objecting) and Councillor Shields(ward councillor/objecting) were present and with the consent of the Chair, addressed the meeting. In addition the Panel noted that statements had been received, circulated, read and posted online from Jeyatharan Visuvanathi, Mr Greenwood and a local resident who requested their details be withheld.

During discussion on the item, members raised the issue of waste management and fire safety and officers agreed to amend their recommendation by the inclusion of an additional condition. Officers also advised that they would add an informative for the applicant detailing the need to ensure that building regulation and fire safety had been reviewed, as set out below.

Upon being put to the vote the recommendation to grant conditional planning approval subject to the additional condition and informative was carried unanimously.

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

Additional Condition

Condition 2: Waste Storage (within one month)

Within one month from the date of this permission, details of bin and waste storage and ongoing management for the associated restaurant (and any ancillary residential uses on the upper floors) shall be submitted to in writing to the Local Planning Authority. The bin and waste storage shall not be located in area that would impede or block access to and from the rear extension. The bin and waste storage shall be stored within the application site at all times, except during times of collection, unless otherwise agreed as part of the approval process for this planning condition. Once approved the approved refuse storage shall be managed in accordance with the agreed details for the lifetime of the development.

Reason: In the interests of visual amenity, the amenities of neighbouring landowners and to ensure adequate waste storage and management is provided.

Informative

Note to applicant – Fire Safety and Building Regulations:

The applicant is required to apply for a Building Regulations approval for the works carried out. This will include complying with Fire Safety requirements. The matter has been passed to the Council's Building Control team, and you are advised to contact them directly by email: Building.Control@Southampton.gov.uk or by phoning 023 8083 3006 (Option 4)