
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 14 JULY 2020

Present: Councillors Mitchell (Chair), Coombs (Vice-Chair), L Harris, Prior, Savage, Vaughan and Windle

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

RESOLVED: that the minutes for the Panel meeting on 23 June 2020 be approved and signed as a correct record.

11. **PLANNING APPLICATION -20/00550/FUL - 111 ALMA RD**

The Panel considered the report of the Head of Planning and Economic Development recommending delegated authority be granted in respect of an application for a proposed development at the above address.

Erection of part single and two-storey rear extensions and roof alterations with dormers to front and rear to allow conversion of existing dwelling to 1 x three bedroom and 5 x one bedroom apartments with associated works (amendment of 19/02122/FUL).

Simon Fitzjohn (local residents/ objecting), Amrik Chahal (agent), were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an error within the report and gave a clarification on wording of paragraph 2.3 of report; 'Flat 2 is a 1 bed flat'. The Panel questioned the refuse arrangements and asked that the wording to condition 7 be amended as set out below.

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

The Panel then considered the recommendation to delegate authority to the Service Lead: Infrastructure, Planning and Development to grant planning permission. Upon being put to the vote the recommendation was carried unanimously.

RESOLVED that the Panel:

- (i) confirmed the Habitats Regulation Assessment set out in Appendix 1 of the report.
- (ii) Delegate to the Head of Planning & Economic Development to grant planning permission subject to the planning conditions recommended at the end of this report and the completion of a S.106 Legal Agreement to secure:
 - a. Financial contributions towards site specific transport contributions for 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. 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 2017.
- (iii) That the Head of Planning & Economic Development be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary. In the event that the legal agreement is not completed within a reasonable period following the Panel meeting, the Head of Planning & Economic Development be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

AMENDED CONDITION

2. Amended Conditions :

Condition 7 - Refuse & Recycling (Pre-Occupation)

Prior to the occupation of the development, details of storage for refuse and recycling, together with the access to it *and a management plan setting out the method of moving the bins on collection day to a designated temporary collection point or an agreement in writing with the Local Authority refuse collection team to enter the site to collect the bins*, shall be submitted to and approved in writing by the Local Planning Authority. The storage and management plan shall be provided in accordance with the agreed details before the development is first occupied and thereafter retained as approved. Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored outside the storage area hereby approved.

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.

12. PLANNING APPLICATION - 19/01772/FUL - 6A QUAYSIDE BUSINESS PARK

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

Change of use to music teaching studio (class D1) (retrospective)

The presenting officer reported that the conditions relating to the hours of operation and cycle storage needed to be amended as set out below. The

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

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

Hours of Use & Delivery

The commercial use hereby permitted shall not operate outside the following hours:

Monday to Fridays	13:30 to 20:00 hours
Saturdays	08:45 to 17:00 hours
Sunday and recognised public holidays	10:00 to 14:00 hours

No deliveries shall be taken or despatched from the use outside of the hours of 08:00 to 20:00 daily.

REASON: To protect the amenities of the occupiers of existing nearby residential properties.

Cycle storage facilities

Within three months of the development hereby approved, secure storage for bicycles shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The storage shall be thereafter retained as approved.

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

13. **PLANNING APPLICATION - 20/00269/FUL - 158 ATHELSTAN ROAD**

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

Raised deck to rear and first floor extension and side dormer window to facilitate loft conversion - scheme amended since validation.

Mr G Brotherton and Ms J Turner (applicants), were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported the requirement for an amendment to condition, as set below, in regard to privacy screens.

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

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

Privacy Screens

The 1.7m high privacy screens shown on the amended deck shall comprise of obscure glazing or a close board fence and shall be installed to the northern and southern sides of the approved decking, as shown on the amended plans, prior to the first use of the decking hereby approved. Once installed, the privacy screens shall thereafter be retained and maintained as such at all times.

REASON: To prevent overlooking & loss of privacy to neighbouring property