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PLANNING AND RIGHTS OF WAY PANEL MINUTES OF THE MEETING HELD ON 11 APRIL 2023

Present: Councillors Coombs (Except item 5) (Chair), Savage (Chair, Item 5) (Vice-Chair), Mrs Blatchford, Magee, Prior and Windle

Apologies: Councillor J Payne

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

The Panel noted the apologies of Councillor J Payne.

54. **DISCLOSURE OF PERSONAL AND PECUNIARY INTERESTS**

Councillor Coombs declared a personal interest in agenda item 5.

The Panel noted the declaration of interest and, in accordance with Council procedure, agreed that Cllr Coombs would leave the meeting for the agenda item.

RESOLVED that Councillor Savage would chair item 5 of the agenda.

55. **STATEMENT FROM THE CHAIR**

The Chair thanked all members of the Planning and Rights of Way Committee for their hard work throughout the year.

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

RESOLVED: that the minutes for the Planning and Rights of Way Panel meeting on 14th March 2023 be approved and signed as a correct record.

57. **PLANNING APPLICATION 23/00136/FUL 145 CHESSEL CRESCENT, SOUTHAMPTON**

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 criteria listed in the report.

Erection of a part 2-storey, part single storey side/rear extension to facilitate conversion into 2x semi-detached houses with associated parking and cycle/refuse storage.

The application was referred to the Panel as the applicant was a Ward Councillor and also a member of the Planning and Public Rights of Way Panel. However, no representations were made in regard to the application.

The presenting officer reported the following updates:

1. Paragraph 6.4.4 relating to the amenity area for the new dwellings had been updated to read 212sqm.
2. Paragraph 6.4.4 wording had been updated from 'flat' to 'dwelling'.

3. Condition 03. in respect of landscaping had been amended as set out in full below.
4. An additional condition had been added in respect of archaeological finds 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 unanimously.

RESOLVED

- (i) To confirm the Habitats Regulation Assessment set out in Appendix 1 of the report.
- (ii) That authority be delegated to the Head of Transport and Planning to grant planning permission subject to the planning conditions recommended at the end of the report and the completion of a S.106 Legal Agreement, or similar, to secure 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.
- (iii) That authority be delegated to the Head of Transport and Planning to add, vary and/or delete relevant parts of the Section 106 agreement and/or conditions as necessary. In the event that 2. is not completed within a reasonable timescale delegation also given to refuse the scheme for non-compliance with the relevant policies and Regulations listed.

AMENDED CONDITION

03.Landscaping, lighting & means of enclosure detailed plan

Notwithstanding the submitted details, before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted to and approved by the Local Planning Authority in writing, which includes:

- (i) proposed finished ground levels or contours; means of enclosure; car parking layouts;
other vehicle pedestrian access and circulations areas, hard surfacing materials including permeable surfacing where appropriate, external lighting, structures and ancillary objects (refuse bins etc.);
- (ii) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- (iii) The Green Space Factor Tool;
 - a. An accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be
 - b. replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise and agreed in advance);

- c. details of any proposed boundary treatment, including retaining walls and;
- d. a landscape management scheme.

ADDITIONAL CONDITION

16. Unsuspected Archaeological Deposits (Performance)

The site shall be monitored for evidence of archaeological deposits throughout construction. If archaeological deposits are encountered, no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority. Works shall not recommence until an assessment of through a Written Scheme of Investigation (WSI) has been submitted and approved by the Local Planning Authority. The development shall proceed in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure any archaeological deposits not previously identified are assessed and appropriately mitigated for.

58. **PLANNING APPLICATION 23/00101/FUL 22 GROSVENOR ROAD, SOUTHAMPTON**

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.

Roof alterations including hip to gable, front and rear dormer windows and installation of first floor window in side elevation (resubmission of 22/01557/FUL).

Mr Nick Jones (local resident/objecting), and Mr Graham Barker, Graham Barker Designs (agent), were present and with the consent of the Chair, addressed the meeting.

During discussion on the item, members raised the issue and officers agreed to amend their recommendation by the inclusion of an additional condition in respect of construction work hours as set out in full below. Upon being put to the vote the recommendation was carried.

RECORDED VOTE

FOR: Councillors Coombs, Mrs Blatchford, Magee, J Payne, Prior, Windle.

AGAINST: Councillor Savage

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

ADDITIONAL CONDITION

Hours of work for Construction (Performance)

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of:

Monday to Friday 08:00 to 18:00 hours

Saturdays 09:00 to 13:00 hours

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

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