
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 11 SEPTEMBER 2018

Present: Councillors Savage (Chair), Claisse, L Harris, Mitchell, Murphy, Wilkinson and Fielker

Apologies: Councillors Coombs

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

It was noted that following receipt of the temporary resignation of Councillor Coombs from the Panel, the Director of Legal and Governance acting under delegated powers, had appointed Councillor Fielker to replace them for the purposes of this meeting.

26. **PLANNING APPLICATION - 18/00520/FUL - ITCHEN COLLEGE, MIDDLE ROAD**

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

Proposed installation of a 3G football turf pitch with associated fencing, 6 x flood lights and 2 x storage containers.

Emily Bridges, Jane Kehoe, Adam Dietrich, Martin McQuay, Nigel Hecks and Brian Burge (local residents objecting), Mark Hatley (agent), Alex Scott (applicant), Victor Valeron (supporter) and Councillors J Baillie and Guthrie (ward councillors objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported to the Panel that assurance had been received by the authority regarding: any potential health impacts of surface material used for the pitches; the security arrangements for the pitches; the pitch size; and the parking demand and assessment. The officer explained that additional conditions for a tree survey, landscaping floodlighting, the use of amplified sound and an estate and Parking management plan would be required following consultation. In addition the reporting officer clarified an error within the report in relation to the numbers of students that would benefit from the installation of the 3G pitches.

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

RECORDED VOTE to support the officer recommendation

FOR: Councillors Murphy and Mitchell

AGAINST: Councillors Savage, Fielker, Claisse, L Harris and Wilkinson

A further motion to grant conditional planning permission, subject to the amended hours condition set out below, was proposed by Councillor Savage and seconded by Councillor Fielker and was carried.

RECORDED VOTE to grant planning permission subject to amendment.
FOR: Councillors Savage, Fielker, Murphy and Mitchell
AGAINST: Councillors Claisse, L Harris and Wilkinson

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 and additional Conditions

03 Hours of Use (Performance)

The sport pitch and flood lighting approved shall not operate outside the following hours:

Monday to Thursday - 9am to 6pm

Friday to Sunday - 10am to 6pm

Recognised public holidays - Closed

The sports pitch shall not be used for community use during daytime College hours within term times. The flood lighting shall be switched off when there are no evening bookings during the above operating hours

REASON: To protect the amenities of the occupiers of existing nearby residential properties. Hours of use beyond 6pm in the evening would result in noise disturbance to neighbouring residential properties, contrary to policies SDP1(i) and SDP16(i) of the City of Southampton Local Plan Review (2015).

The submitted Transport Assessment has failed to properly assess the parking impact when the sports pitch is operating at capacity for community use during the evening (after 6pm) and therefore the application has failed to demonstrate that there will not be harmful parking overspill into surrounding residential streets outside of recognised daytime College hours as required by the provisions of Policies SDP1 and SDP4 of the City of Southampton Local Plan Review (2015), Policy CS19 of the Southampton Core Strategy Development Plan Document (2015) and the adopted Parking Standards Supplementary Planning Document (2011).

09. Community Use Agreement (Pre-commencement)

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the 3G pitch facility and changing accommodation and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement. At no time shall sound amplifying equipment be used or installed which would generate noise audible from the boundary of the nearest residential property to the building during the approved hours for community use.

REASON: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy CS11 of the Core Strategy. To protect the amenities of the occupiers of nearby residential properties.

11. Flood Lighting (Performance)

The development shall be carried out in accordance with floodlighting drawing no. SJB-18-106-01 Rev A comprising LED lighting with a colour temperature of 4000 degree K.

REASON: In the interest of residential amenity/to minimise the impact on protected species.

17. Estate and Parking Management Plan (Pre-commencement of use)

Prior to the commencement of use of the sports pitch hereby approved an Estate and Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include measures to ensure that adequate parking spaces are made available to meet the needs of all activities/events taking place on site at any given time and shall provide a minimum of 83 on-site parking spaces. The Plan shall also detail how uses will be managed to ensure that peak times for different activities are avoided. The development shall be carried out and managed thereafter in accordance with the agreed Estate and Parking Management Plan.

REASON: To prevent harmful parking overspill into surrounding residential streets and traffic congestion at the accesses in the interests of wider road safety.

18. Landscaping to Middle Road boundary (Pre-Commencement)

Prior to the commencement of use of the sports pitch a scheme of landscaping enhancement to the boundary with Middle Road to assist in filtering views of the sports pitch hereby approved shall be submitted to the Local Planning Authority and agreed in writing.

The approved hard and soft landscaping scheme for the whole site shall be carried out prior to the commencement of use of the sports pitch or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

REASON: To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

19. Tree survey plan (Pre-Commencement)

No operation in connection with the development hereby permitted shall commence on site until an accurate plan showing the position of all trees and root protection areas on site has been submitted and agreed in writing with the Local Planning Authority. Notwithstanding the approved plans condition, the disabled access design shall be amended if necessary to ensure the tree roots of adjacent trees are not compromised

with any revised design details to submitted and agreed in writing with the Local Planning Authority.

REASON: To ensure easy identification of all trees to be retained pursuant to any other condition of this decision notice.