
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 25 JUNE 2019

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

7. **PLANNING APPLICATION - 19/00387/FUL - BROADLANDS RD (UNIVERSITY)**

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.

Construction of a 130 space car park for use in association with the University of Southampton, with associated landscaping works.

Chris Buckle (local resident objecting), Councillor Savage(stakeholder objecting) Chris Patterson (agent), Kevin Monaghan (applicant), and Councillors Fielker, Mintoff and Bunday (Ward Councillors objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer distributed a sheet of amended conditions prior to the meeting. This showed minor amendments were needed for Conditions 2, 6 and 8. The presenting officer also noted, at the hearing, that an amendment would be required for Condition 7.

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

A further motion to refuse planning permission for the reasons set out below was then proposed by Councillor Mitchell and seconded by Councillor Galton.

RECORDED VOTE to refuse planning permission
FOR: Councillors Coombs and L Harris
AGAINST: Councillors Galton, Mitchell, Vaughan and Windle

RESOLVED that planning permission be refused subject to the reason for refusal set out below:

Reasons for Refusal:

Effect on Residential Amenity

The proposed car park and access would have an unacceptable impact on the adjoining residential properties at 171 to 185 Broadlands Road due to the proximity of the parking and access to these properties. The development would result in general disturbance due to comings and goings to and from the site; the starting and idling of car engines and associated emissions from vehicles. In particular, these impacts would erode the enjoyment of the private gardens that directly adjoin the site and be at odds with the quiet and tranquil character that residents have the right to expect. The proposal would, therefore, prove contrary to the provisions of policies SDP1 (i) (iii),

SDP7 (v) and SDP9 (v) of the City of Southampton Local Plan Review 2nd Revision (2015) and policy CS13 of the Southampton Core Strategy Development Plan Document (2015).

NOTE: Councillor Savage declared an interest and withdrew from the Panel for this item.

8. **PLANNING APPLICATION - 19/00623/FUL - 33 BASSETT GREEN CLOSE**

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.

Erection of a single storey rear extension and raised terrace, including re-profiling of rear garden. Alteration to roof including hip to gable front and rear dormers to facilitate loft conversion. (Resubmission of ref: 19/00303/FUL).

Barry Smith (local residents/ objecting) was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported the need for additional conditions in regard to the ground levels of the rear garden and a privacy screen for the raised terrace, as set out below. In response to concerns raised by the Panel it was agreed that a further condition governing working hours should be added to the application, set out below.

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:

Additional Conditions

Condition 6.

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.

Condition 7:

Prior to completion of the raised terrace area details of a privacy screen to be installed along the western edge of the terrace shall be submitted to and agreed in writing by the Local Planning Authority. Prior to first use of the terrace, the privacy screen shall be installed in accordance with the approved details and thereafter retained and maintained.

REASON: to protect the private amenities of the adjoining occupiers.

Condition 8:

Prior to works being undertaken to raise the ground levels of the rear garden, a survey and sectional drawing showing the existing and proposed levels of the rear garden relative to the height of the existing means of enclosure to both side boundaries shall be submitted to and agreed in writing with the local planning authority. The plan should also include details of the height, alignment and design of the proposed retaining wall. The works to raise the level of the garden shall then be undertaken in accordance with the approved details.

REASON: To ensure the works remain in character with the area and have a finished height that does not compromise the privacy of neighbouring occupiers.

NOTE: Councillor Harris declared an interest and withdrew from the Panel for this item