
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 25 AUGUST 2020

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

Apologies: Councillor Prior

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

It was noted that following receipt of the temporary resignation of Councillor Prior from the Panel. The Service Director, Legal and Governance acting under delegated powers, appointed Councillor G Galton to replace them for the purposes of this meeting.

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

RESOLVED: that the minutes for the Panel meeting on 4 August 2020 be approved and signed as a correct record.

20. **PLANNING APPLICATION - 20/00173/FUL - CAR PARK COLLEGE STREET SOUTHAMPTON**

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.

Installation of storage containers for retail and food and drink use, shared office workspace and studio space for artists, with associated events space for a temporary period of 5 years

The Panel noted that statement of objection had been received by Cheryl Butter, Damon Naile and Bill Winter summaries of these objections were presented to the Panel. Matt Sanger (applicant), was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported 2 additional conditions, one to mitigate the potential of litter and the other at the request of Southern Water, set out below. In response to questioning by the Panel in relation to cycle storage and site security it was agreed that conditions 13 and 18 would be amended, as set out below.

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) Delegated authority to the Head of Planning and 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. Either the developer enters into an agreement with the Council under s.278 of the Highways Act to either undertake a scheme of works or provide a financial contribution 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 Developer Contributions SPD (April 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. Submission, approval and implementation of a CCTV network that can be linked into and/or accessed by the Council and its partners, with contributions towards community safety facilities.
- (ii) 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 Conditions

13. Cycle storage facilities (Pre-Occupation Condition)

Before the development hereby approved first comes into occupation, details of visitor and staff cycle storage 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.

Note to Applicant: The development shall look to target 18 cycle parking spaces for visitors and 1 staff cycle parking space per business unit.

18. Security (Pre-Commencement)

Prior to the commencement of development details of the following site security measures shall be agreed in writing with the Local Planning Authority:

- Details of site security arrangements to ensure the site is secure when closed for business;
- Details of security fittings to the container units; and
- Details of operational management controls for the food and drink units with regards to customer safety and security.

The development shall be carried out on accordance with these agreed details and thereafter retained as agreed.

REASON: In the interests of safety and security.

Additional conditions

Litter Management (Pre-Occupation Condition)

Before the development hereby approved first comes into occupation, a litter management plan, including details of litter bin provision within the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained as agreed.

REASON: To prevent littering in the surrounding area.

Southern Water

In the event that, following the grant of planning permission, Southern Water confirm that they require access to the 6m easement to the water main crossing the site, the layout hereby approved shall be adjusted by shortening two of the container units as agreed in the email from Allan Gordon dated. The revised layout shall be submitted to and agreed in writing with the LPA prior to the revised layout being implemented on site

REASON: To protect existing water infrastructure. As Southern Water have commented that full access to their infrastructure is compromised by the current layout, but given the temporary nature of the scheme and the buildings involved it is, in agreement with the applicant, possible to amend the scheme should the need arise.

21. **QUARTERLY DEVELOPMENT MANAGEMENT FIGURES**

The Panel considered and noted the report of the Head of Planning of Economic Development detailing the Planning Department's performance against key planning metrics.