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PLANNING AND RIGHTS OF WAY PANEL  
MINUTES OF THE MEETING HELD ON 24 MAY 2022

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Present: Councillors Blatchford, Coombs, Magee, J Payne, Savage, Windle and Laurent (Substitute).

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

Apologies were noted from Cllr Prior. Cllr Laurent represented Cllr Prior for the purposes of the meeting.

2. **ELECTION OF CHAIR AND VICE-CHAIR**

It was noted that Councillor Coombs had been appointed Chair for the Municipal Year 2022/23 at the Council's Annual General Meeting on 18 May 2022.

**RESOLVED** that Councillor Savage be elected as Vice-Chair for the Municipal Year 2022/23.

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

**RESOLVED:** that the minutes for the meeting on 29<sup>th</sup> March 2022, be approved and signed as a correct record.

4. **PLANNING APPLICATION - 21/01370/FUL - BROOKVALE ROAD SOUTHAMPTON SO17 1QN**

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, subject to criteria listed in the report.

Alterations and extensions to form 3-storey building comprising 4 flats (2 x1-bed and 2 x 2-bed) with rear balcony.

Mrs Jane Jameson (local resident), Mr Rob Sellen (Agent) were present and with the consent of the Chair, addressed the meeting. The Panel noted the circulated statements from Councillor Mitchell in support of the application, and Mrs Hebbes (local resident).

The presenting officer reported a number of amended conditions, as set out in the report.

**RESOLVED** Upon being put to the vote the Panel confirmed the Habitats Regulations Assessment.

The Panel then considered the recommendation to delegate authority to the Head of Planning and Economic Development to grant 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 the additional or amended conditions as set out below:

#### **09. Cycle storage facilities (Pre-Occupation)**

Notwithstanding the approved plans, before the development hereby approved first comes into occupation, secure and covered storage for **6** bicycles shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This shall include details of the provision of internal horizontal stands to secure each cycle, entrance locking system for residents, and specification of internal and external lighting to be fitted. The storage shall be thereafter retained as approved for the lifetime of the development.

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

#### **13. Landscaping (Pre-Commencement)**

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; hard surfacing materials to include a ~~non~~-permeable surfacing to prevent surface water run off onto the adjoining highway.
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and trees, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- iii. details of any proposed boundary treatment and.
- iv. a landscape management scheme.

The approved hard and soft landscaping scheme for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. This is with exception to the other works approved to be carried out prior to occupation of the dwelling. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision and the other works shall be retained as approved for the lifetime of the development.

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

#### **14. Obscure Glazing (Performance)**

**With the exception to the windows serving bedroom 2 of flat 4 and the bedroom of flat 2**, the side facing windows and rooflights of the hereby approved development, shall be obscurely glazed and fixed shut up to 1.7m above the internal floor level before the development is first occupied. The windows shall be thereafter retained in this manner for the lifetime of the development.

Reason: To protect the amenity and privacy of the adjoining property.

**15. Privacy Screen (Pre-occupation)**

The development hereby approved shall not be first occupied until a privacy screen on the **eastern and** western elevation is installed in accordance with details to be submitted and approved in writing by the Local Planning Authority and shall thereafter retained as approved for the lifetime of the development.

Reason: To protect the amenity and privacy of the adjoining property.

**Condition 17 - DELETED**

5. **PLANNING APPLICATION - 22/00383/FUL - 34 CROFTON CLOSE SOUTHAMPTON SO17 1XB**

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, subject to criteria listed in the report.

Erection of a single storey rear extension (retrospective).

Jerry Gillen (Highfield Residents Association), Nadine Johnson (Local resident, Highfield Residents Association ), Mr Lakhani (Applicant ) were present and with the consent of the Chair, addressed the meeting. Councillor Cooper (Ward Councillor) also addressed the Panel.

Officers provided information about historical planning permission granted for the property.

The Panel then considered the recommendation to delegate authority to the Head of Planning and Economic Development to grant 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.

6. **PLANNING APPLICATION - 21/01769/FUL - 3 RAYMOND ROAD SOUTHAMPTON SO15 5AG**

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, subject to criteria listed in the report.

Erection of part two-storey, part single-storey front and rear extensions, a single storey side extension; and roof alterations including increased ridge height, roof lights and side facing dormer window.

Steve Lawrence (Agent for Mr and Mrs Gault, local residents), John Gault (local resident), Mark Sennitt (Agent) were present and with the consent of the Chair,

addressed the meeting. The Panel noted the circulated statement from B J Carter (local resident).

The Panel then considered the recommendation to delegate authority to the Head of Planning and Economic Development to grant 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.

7. **PLANNING APPLICATION - 22/00448/FUL - 18 MILTON ROAD SOUTHAMPTON CITY OF SOUTHAMPTON SO15 2HR**

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, subject to criteria listed in the report.

Change of use from a dwelling house (class C3) to flexible dwelling house (class C3) or a house in multiple occupation (HMO, class C4).

Gary Bradford (Agent) was present and with the consent of the Chair, addressed the meeting.

The Panel then considered the recommendation to delegate authority to the Head of Planning and Economic Development to grant 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 the amended informative as set out below.

**3. Additional Informative**

The Officer reported that an additional informative was recommended as follows:

Note to Applicant

The residents of the approved development will not be entitled to any additional parking permits over the existing allocation for the previous C3 dwelling use.

8. **PLANNING APPLICATION - 22/00403/FUL - 11 RUSSELL PLACE SOUTHAMPTON CITY OF SOUTHAMPTON SO17 1NU**

The Panel considered the report of the Head of Planning and Economic 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, subject to criteria listed in the report.

Erection of a rear roof extension (amendment to 19/01447/FUL).

Mr Duke (local resident), Mrs Jane Jameson (local resident), Ken Lakh (Applicant) were present and with the consent of the Chair, addressed the meeting. Objectors to the application called for a deferral of the decision. Councillor Blatchford saw no reason to defer and was happy to support the application.

The Panel then considered the recommendation to delegate authority to the Head of Planning and Economic Development to grant 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.