

## **PLANNING AND RIGHTS OF WAY PANEL (EAST) - 12 April 2016**

### **MINUTE NUMBER 59**

#### **Planning Applications - 15/02412/R3CFL and 15/02444/OUT - Springwell School**

The Panel considered the report of the Planning and Development Manager recommending delegated authority be granted in respect of an application for a proposed development at the above address.

- a) 15/02412/R3CFL. Phase 1 expansion of Springwell School, erection of a single-storey school building.
- b) 15/02444/OUT. Phase 2 expansion of Springwell School consisting of two x two storey blocks and a multi-use games area (MUGA) providing additional teaching, health, sports and community facilities for children with special educational needs (Outline application seeking approval for layout and access - affects a public right of way).

Carey Ely, Adam Moniz, Graham Linecar (local residents/ objecting), Vanessa Orekan (Agent), Nigel Mullan (Applicant), were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that the object raised by the planning ecologist had been removed subject to securing funding to displace the dog walking activity currently taking place on the site into the Shoreburs Greenway. However it was noted that The Open Spaces Team had not removed their objection to the application despite the mitigation measures proposed. As a result the recommendation needed to be altered to reflect this.

On being put to the vote the officer recommendation relating to Phase 1 of the development (Application Number 15/02412/R3CFL) was passed unanimously. Officers noted the concerns of residents living opposite the school and noted that the issues raised would be considered as part of the Traffic Regulation Order and that they would approach colleagues in the housing in regard to the provision of signing.

A separate vote on the officer recommendation relating to Phase 2 of the development (Application Number 15/02444/OUT) was lost unanimously. A further motion proposed by Councillor Hecks and seconded by Cllr Denness to defer decision on this item was passed unanimously.

### **RESOLVED**

#### **APPLICATION NUMBER 15/02444/OUT**

- (i) that decision on Application Number 15/02444/OUT be deferred to a future meeting;

## **APPLICATION NUMBER 15/02412/R3C6FL**

- (ii) to delegate to the Planning and Development Manager to grant planning permission( for application number 15/02412/R3C6FL) subject to amended recommendations, as set below, and the completion of a S106 Legal Agreement, the conditions listed in the report, and the amendments to the S106, set out below.

### **AMENDED RECOMMENDATIONS**

1. Subject to the receipt of an on-site public open space retention phasing plan (to include means of enclosure) refer the application to the National Planning Casework Unit (NCPU) in accordance with The Town and Country Planning (Consultation) (England) Direction 2009 following objection from Sport England.
2. In the event that the National Planning Casework Unit (NPCU) confirm that the Secretary of State does not wish to 'call in' the application and that the matter can be determined by the Local Planning Authority then delegate to the Planning and Development Manager to grant planning permission for both 15/02412/R3CFL and 15/02444/OUT subject to the completion of a unilateral Undertaking to secure the following planning obligations:

### **AMENDED S106 OBLIGATIONS**

- (iv) Open Space and Playing Field Loss Mitigation including provision of an onsite MUGA, onsite green corridor from Hinkler Road to Donkey Common, improvements to Shoreburs Greenway and improvements to Hinkler Green playing fields in line with policy CLT3 of the City of Southampton Local Plan Review (as amended 2015), policy CS21 of the adopted LDF Core Strategy (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013)
  
- (viii) The design, landscaping and formation of a green corridor and permissive route linking Hinkler Road with Byron Road and Donkey Common. The delivery of this corridor to be linked to the first occupation of any development.