
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 24 OCTOBER 2017

Present: Councillors Savage (Chair), Barnes-Andrews, Hecks, Murphy, Wilkinson and Coombs

Apologies: Councillors Denness and Claisse

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

The temporary resignation of Councillor Denness and the apologies from Councillor Claisse were noted by the Panel. The Service Director, Legal and Governance acting under delegated powers, appointed Councillor Coombs to replace Councillor Denness for the purposes of this meeting.

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

RESOLVED: that the minutes for the Panel meeting on 3 October 2017 be approved and signed as a correct record.

35. **PLANNING APPLICATION - 17/01345/R3CFL - SPRINGWELL SCHOOL HINKLER ROAD**

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

Construction of a single-storey and a two-storey extension to the Springwell School Phase 1 Development, with associated external works, the formation of a car park and multi-use games area and a new site egress onto Hinkler Road and include amendment to Condition 33 of Application 15/02412/R3CFL resulting in the reduction of total car parking from 115 to 94 spaces.

Thomas Han (agent), Paul Atkins (applicant) and Jackie Partridge were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported no updates but circulated information that clarified the proposed parking arrangements and spaces. Panel Members raised concerns that the Multi User Games Area did not have floodlighting associated with it and requested that an additional condition be added.

The Panel then considered the recommendation to delegate authority to the Service Lead: Planning, Infrastructure and Development to grant planning permission. Upon being put to the vote the recommendation was lost.

A further motion to grant planning permission on the basis of the officers original recommendation and subject to the amendment to the condition listed below was

then proposed by Councillor Savage upon being put to the vote this motion was carried unanimously carried.

RESOLVED that the Panel:

- (i) Subject to the receipt of an on-site public open space retention phasing plan (to include means of enclosure) the Panel agreed to 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;
- (ii) In the event that the 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 the Panel then delegated to the Service Lead Infrastructure, Planning and Development to grant planning permission subject to: the conditions set out within the report; the additional condition set out below proposed by the Panel; and the completion of an Internal Undertaking to secure the following planning obligations:
 - a. Financial contributions 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 SPD relating to Planning Obligations (September 2013);
 - b. The 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. The submission, approval and implementation of a Carbon Management Plan setting out how carbon neutrality will be achieved and/or how remaining carbon emissions from the development will be mitigated in accordance with policy CS20 of the Core Strategy and the Planning Obligations SPD (September 2013).
 - d. Open Space and Playing Field Loss Mitigation 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);
 - e. Submission of a Training & Employment Management Plan committing to adopting local labour and employment initiatives, in accordance with Policies CS24 & CS25 of the Local Development Framework Core Strategy Development Plan Document - Adopted Version (as amended 2015) and the adopted SPD relating to Planning Obligations (September 2013).
 - f. Submission and implementation within a specified timescale of a Travel Plan;
 - g. Securing the Community Use Agreement; and,
 - h. The design, landscaping and formation of a green corridor and permissive route linking Hinkler Road with Byron Road and Donkey Common as shown on the proposals plan. The delivery of this corridor to be linked to the first occupation of any development.
- (iii) That the Planning and Development Manager be given delegated powers to add, vary and/or delete relevant parts of the above requirements and/or conditions as necessary and refuse planning permission in the event that an undertaking is not forthcoming within a reasonable timeframe.

Additional Conditions:

MUGA, Flood Lighting.

Prior to the occupation of the hereby approved development flood lighting associated with the MUGA will be provided in accordance with details that will first be approved in writing by the local planning authority. Once provided the flood lighting shall be made available for use in association with the MUGA in perpetuity.

REASON: To provide safe access to the development and to prevent congestion on the highway.

36. **PLANNING APPLICATION - 17/00127/FUL - 63 VIOLET 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.

Erection of a 2 storey side extension and alterations to existing single storey extension (description amended).

Mr Shepherd (applicant) was present and with the consent of the Chair, addressed the meeting.

The Panel sought clarification in regard to the parking arrangements at the property and requested that condition 3 as set in the report be deleted. In addition the Panel noted that no cycle storage condition had been included with the publish report and that a condition be added for bicycle storage.

The Panel then considered the officer recommendation to grant conditional planning permission as set out in the report. Upon being put to the vote the recommendation was lost.

A further motion to grant conditional planning permission subject to the amendments listed below was then proposed by Councillor Savage and was carried unanimously.

RESOLVED that the Panel grant planning permission subject to the conditions set out in the report and the amendments set out below.

Additional and Amended Planning Conditions

Delete condition 03 Parking as set out in the report.

Additional condition

CYCLE STORAGE FACILITIES (Pre-Commencement Condition)

Before the development hereby approved first comes into occupation, secure and covered storage for bicycles 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.

37. **PLANNING APPLICATION - 17/01551/FUL - WEST QUAY PUBLIC PLAZA**

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

Installation of temporary Christmas ice rink with ancillary food and drink uses, including the installation and removal of ancillary structures.

The presenting officer reported that there had been an additional public comment in objection to the application since the publication of the report. It was noted that the additional objection raised no new concerns issues to those set out in the report.

The Panel then considered the recommendation to delegate authority to the Service Lead: Planning, Infrastructure and Development to grant planning permission. Upon being put to the vote the recommendation was carried.

RESOLVED that the Panel:

- (i) Delegate to the Service Lead, Infrastructure, Planning and Development to grant temporary planning permission following the close of the public consultation period on 27.10.17, subject to no new relevant planning considerations being raised if five or more objections are subsequently received; and
- (ii) That the Service Lead, Infrastructure, Planning and Development be given delegated powers to add, vary conditions as necessary.