

SOUTHAMPTON CITY COUNCIL  
PLANNING AND RIGHTS OF WAY PANEL  
MINUTES OF THE MEETING HELD ON 23 JULY 2013

Present: Councillors Mrs Blatchford (Chair), Cunio (Vice-Chair), L Harris, Lewzey and Norris

Apologies: Councillors Claisse and Lloyd

**31. 17-21 PORTSMOUTH ROAD SO19 9BA /13/00614/OUT**

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. (Copy of the report circulated with the agenda and appended to the signed minutes).

Erection of a new building to provide 11 flats (10 x one-bedroom and 1 x two-bedroom) and a ground floor retail unit with associated storage and refuse facilities to the rear of the retained building facade (Outline application seeking approval for Layout, Scale, Access and Appearance).

Mr Puplampu (Architect) was present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an additional two conditions.

**RESOLVED**

i) to delegate to the Planning and Development Manger to grant planning permission subject to the completion of a S106 Legal Agreement to secure the conditions listed in the report and the three additional conditions, set out below;

ii) to delegate to the Planning and Development Manager to undertake further consultation with the police to investigate the potential for improved site security (including security lighting) at the rear of the site;

iii) that in the event that the legal agreement is not completed after 2 months following the date of this panel meeting the Planning and Development Manager be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement; and

iv) that the Planning and Development Manager be given delegated powers to vary relevant parts of the Section 106 Agreement and to delete, vary or add conditions as necessary.

## Additional Conditions

### **18. APPROVAL CONDITION - Balustrade Details (Pre-commencement condition)**

Prior to the commencement of development details of the balustrade treatment to the internal first floor roof terraces shall be submitted to the Local Planning Authority and agreed in writing. Details shall include the height, design and materials to be used for the balustrades. The development shall be carried out strictly in accordance with the agreed details and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To secure a satisfactory form of development and to protect the privacy of neighbouring occupiers.

### **19. APPROVAL CONDITION - Roof design and drainage (Pre-commencement condition)**

Before the development commences, detailed drawings at no less than 1:50 scale shall be submitted to and approved in writing by the local planning authority indicating the flat roof design and system of roof drainage. Development shall be carried out in accordance with the approved details.

REASON: For the avoidance of doubt and to secure a satisfactory form of development.