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PLANNING AND RIGHTS OF WAY PANEL  
MINUTES OF THE MEETING HELD ON 4 JUNE 2019

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Present: Councillors Savage (Chair), Coombs, Galton, L Harris, Mitchell, Vaughan and Shields

Apologies: Councillors Windle

1. **ELECTION OF VICE-CHAIR**

**RESOLVED** that Councillor Coombs be elected as Vice-Chair for the Municipal Year 2019/20.

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

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

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

**RESOLVED:** that the minutes for the Panel meeting on 23 April 2019 be approved and signed as a correct record.

4. **PLANNING APPLICATION - 18/01659/FUL, 18/01679/MMA, 18/01964/FUL AND 18/02087/FUL - SPITFIRE QUAY, HAZEL ROAD (SIVA PLASTICS)**

The Panel considered the report of the Service Lead, Planning, Infrastructure and Development recommending that conditional planning permission be granted in respect of the applications for proposed development at the above address.

The report details the following applications:

- 18/01659/FUL, Erection of a single storey building for use as logistics office with associated car parking, following demolition of existing building;
- 18/01679/MMA, Minor material amendment sought for variation of condition 2 (Approved plans) of planning permission 16/00844/FUL for removal of columns, resizing of building footprint and canopy, installation of a gate house and relocation of office/restroom/car parking. (retrospective);
- 18/01964/FUL, Installation of a boundary fence with entrance and exit gates fronting Hazel Road and part of access road (Part Retrospective); and
- 18/02087/FUL, Construction of a transfer building and bridge to connect building to main site following demolition of units 3 and 4.

Joseph Higgins and Tina Coombs(objecting), Marle Smith and Ian Donohue (agent), Hannah Mehta (applicant), Peter Gibson-Barnfantu (Architect) (supporter) and Councillors Keogh and Houghton (ward councillors) were present and with the consent of the Chair, addressed the meeting.

The presenting officer detailed a number of updates and changes to the reports within the presentations of each the applications. The Panel requested that each of the

applications conditions be amended and gave officers an indication, listed below, of how the Panel wished for the conditional authority to be amended. It was agreed that the specific wording of any amended conditions be amended as per the Panels instruction and then presented as a courtesy to the applicant prior to any conditional planning permission.

The Panel then considered the recommendations to delegate authority grant planning permission to the Service Lead, Planning, Infrastructure and Development. Upon being put to the vote the amended recommendations for application numbers 18/01659/FUL, 18/01679/MMA, 18/01964/FUL and 18/02087/FUL were carried unanimously.

## **RESOLVED**

1. Application 18/01659/FUL, - Erection of a single storey building for use as logistics office with associated car parking, following demolition of existing building;

The Panel delegated to the Service Lead – Planning, Infrastructure and Development to grant conditional planning permission subject to a review of the recommended planning conditions and consultation with the applicants, to include changes to conditions relating to:

- Commencement;
- flood resilience;
- operational management plan;
- Quayside Road parking and storage restrictions;
- Quayside Road pedestrian footpath;
- automated gate opening;
- site signage;
- provision of a green roof;
- landscaping;
- construction noise;
- external lighting; and
- electric car charging feasibility.

2. Application 18/01679/MMA, - Minor material amendment sought for variation of condition 2 (Approved plans) of planning permission 16/00844/FUL for removal of columns, resizing of building footprint and canopy, installation of a gate house and relocation of office/restroom/car parking. (retrospective);

The Panel delegated to the Service Lead – Planning, Infrastructure and Development to grant conditional planning permission subject to a review of the recommended planning conditions and consultation with the applicants, to include changes to conditions relating to:

- Commencement;
- flood resilience and site flood safety plan;
- operational management plan;
- Quayside Road pedestrian footpath;
- site signage;
- landscaping including bollards,
- construction noise; external lighting;
- electric car charging feasibility;

- contamination control;
- BREEAM and noise mitigation; and
- B8 storage restriction

3. Application 18/01964/FUL, Installation of a boundary fence with entrance and exit gates fronting Hazel Road and part of access road (Part Retrospective);

The Panel delegated to the Service Lead – Planning, Infrastructure and Development to grant conditional planning permission subject to a review of the recommended planning conditions and consultation with the applicants, to include changes to conditions relating to:

- Landscaping; construction noise; and
- external lighting.

4. Application 18/02087/FUL. - Construction of a transfer building and bridge to connect building to main site following demolition of units 3 and 4

The Panel delegated to the Service Lead – Planning, Infrastructure and Development to grant conditional planning permission subject to a review of the recommended planning conditions and consultation with the applicants, to include changes to conditions relating to:

- Commencement;
- operational management plan;
- site signage;
- external lighting;
- noise mitigation, and
- bridge height signage.

5. **PLANNING APPLICATION - 19/00422/FUL - HAWKESWOOD 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.

Part demolition and conversion of existing building to provide a fast food restaurant (classes A3/A5) with drive thru, car parking, landscaping and associated works

**RESOLVED** that it was noted that the applicant had withdrawn their request to consider planning permission.

6. **PLANNING APPLICATION - 19/00235/FUL - 69-73 ANGLESEA 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.

Redevelopment of the site. Erection of a part two-storey and part three-storey building fronting Anglesea Road to provide 49 retirement flats (24x2 and 25x1 beds) with access from Stratton Road with associated access, parking and landscaping.

Mrs Lindsay-Anne Heathershaw (local resident objecting), Gian Bendinelli (agent), were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that the paragraph 7.8.5 of the report needed to be amended as it correctly stated the contribution for affordable housing. It was noted that this should have read as £515, 414. In addition the presenting officer detailed that there was a need for a condition to stop up a redundant access point, as set out below. In response to the Panel officers added an additional condition for cycle storage.

Upon being put to the vote the Panel confirmed the Habitats Regulation Assessment.

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 unanimously.

**RESOLVED** that the Panel:

- (i) confirmed the Habitats Regulation Assessment set out in Appendix 1 of the report.
- (ii) Delegated approval to the Service Lead – Planning, Infrastructure and Development Manager to grant planning permission subject to any amendments set out below and the completion of a S.106 Legal Agreement to secure:
  - a. Either a s.278 agreement or financial contributions towards site specific transport contributions for highway improvements in the vicinity of the site – including works to both Stratton Road and Anglesea Road to improve access, visibility and pedestrian safety (where necessary) - 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. Provision of affordable housing in accordance with Policies CS15, CS16 & 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);
  - c. 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;
  - d. 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);
  - e. The submission, approval and implementation of a Carbon Management Plan setting out how the 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);
  - f. Either a scheme of measures or a financial contribution to mitigate against the pressure on European designated nature conservation sites in accordance with Policy CS22 of the Core Strategy, the Solent Disturbance Mitigation Project (SDMP) and the Conservation of Habitats and Species Regulations 2010 as set out in the attached Habitats Regulations Assessment;

- g. Parking permit restriction to prevent residents gaining permits for the nearby Controlled Parking Zone.
- (iii) In the event that the legal agreement is not completed within a reasonable period following the Panel meeting, the Service Lead- Planning Infrastructure and Development be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.
- (iv) That the Planning and Development Manager be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

**Additional conditions**

**CYCLE STORAGE FACILITIES (Pre-Occupation 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.

**STOP UP REDUNDANT ACCESS (Performance)**

Prior to the occupation of the development hereby approved, any redundant vehicle access to the site shall be stopped up and the kerb reinstated.

REASON: In the interests of highways safety.