
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 14 MARCH 2017

Present: Councillors Denness (Chair), Coombs (Vice-Chair), Barnes-Andrews, Claisse (except Minute Number 81), L Harris, Hecks (Except Minute Number 79) and Mintoff

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

RESOLVED: that the minutes for the Panel meeting on 21 February 2017 be approved and signed as a correct record.

77. **PLANNING APPLICATION - 16/02016/FUL - CHAPEL RIVERSIDE**

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

Demolition of all existing buildings and structures and site clearance. Outline planning permission sought for 457 residential units, 4,963 sqm (GIA) commercial floorspace (Use Classes B1/B2/B8) and 946 sqm (GIA) of flexible retail floorspace (Use Classes A1/A2/A3/A4) in buildings ranging from 1 to 13 storeys and the creation of a riverside walkway/cycleway. Full planning permission sought for the development of Phase 1 comprising 72 residential units (comprising a mix of 24 x 1 bed and 48 x 2 bed units) and 322 sqm of flexible retail floorspace (Use Classes A1/A2/A3/A4) within 4-storey buildings with associated access, parking and landscaping

Clive Aylett (25th Southampton Sea Scouts), Milo Maguire (local resident objecting), Simon Reynier (City of Southampton Society), Gavin Hall (agent) and Mark Gilpin (applicant) were present and with the consent of the Chair, addressed the meeting.

Presenting officer noted that some changes to the S106 agreement were required. It was noted that the terms of the agreement needed to reflect concerns of Panel in regard to the provision of and retention of the public square. The amendments reflected the concern of the Panel over parking within the development and in particular use of the new public square for parking. In addition the S106 would need to be amended to strengthen the provision of public art clause to include reference to the heritage of the site, in particular the location of Trinity Chapel on the site. These changes are set in the recommendation below.

In order to reflect the importance of the heritage of the site, Condition 19 was amended. In addition further conditions were added to approval that reflected the need for the proper phasing of the river wall and the Panel's requirement for a Green roof feasibility study.

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

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. Financial contributions towards site specific transport 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. Financial contributions towards site specific transport 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).
 - c. Provision, retention and management of the public square together with securing public access in perpetuity and preventing its use for public car parking.
 - d. 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.
 - e. Submission of a Training and Employment Management Plan committing to adopting local labour and employment initiatives, in accordance with Policies CS24 and 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. 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).
 - g. Provision of public art in accordance with the Council's Public Art Strategy and the Council's Developer Contributions Supplementary Planning Document to include reference to the heritage of the site, in particular the location of Trinity Chapel on the site.
 - h. Provision, management and retention of a riverside walkway with permanent rights of public access.
 - i. Financial contributions or other measures towards the Solent Disturbance Mitigation Project (SDMP) in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), saved Policy SDP 12 of the City of Southampton Local Plan Review (as amended 2015), CS22 of the Core Strategy (as amended 2015) and the Planning Obligations SPD (September 2013).
 - j. The phasing of the development.
 - k. Flood risk management plan.
 - l. Submission and implementation of a Travel Plan.

- m. Provision of on-site CCTV coverage and monitoring in line with Policy SDP10 of the City of Southampton Local Plan Review (March 2006) as supported by LDF Core Strategy policies CS13 and CS25.
 - n. Restrictions to prevent future occupiers benefitting from parking permits in surrounding streets. No resident of the development, with the exception of registered disabled drivers, shall be entitled to obtain parking permits to the Council's Controlled Parking Zones.
 - o. The provision and retention of football match day car parking controls.
 - p. A construction management plan including the routing of construction traffic.
 - q. The provision of on-site play space.
 - r. Public realm improvements to the Crosshouse Grade II Listed Building
- (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 AND AMENDED CONDITIONS

AMENDED CONDITION

19. ARCHAEOLOGICAL DAMAGE-ASSESSMENT (PRE-COMMENCEMENT CONDITION)

Prior to the commencement of each phase of development, the developer will submit plans for that phase of the development showing the type and dimensions of all proposed groundworks, to be agreed by the Local Planning Authority which will ensure the remains of Trinity Chapel are preserved in situ. The developer will restrict groundworks accordingly unless a variation is agreed in writing by the Local Planning Authority.

REASON: To inform and update the assessment of the threat to the archaeological deposits.

ADDITIONAL CONDITIONS

RIVER WALL PHASING (PERFORMANCE CONDITION)

With the exception of site clearance and demolition, no development shall commence until the phasing for the implementation of the river wall, approved by application 16/00050/FUL, has been submitted to and agreed in writing by the Local Plan Authority. The development shall proceed in accordance with the agreed details.

REASON: To ensure that the development is made safe from flooding.

GREEN ROOF FEASIBILITY STUDY (PRE-COMMENCEMENT)

A detailed feasibility study for a green roof must be submitted and agreed in writing with the Local Planning Authority prior to the commencement of the superstructure of the buildings hereby granted consent. If the study demonstrates the site has the capacity for the green roof, a specification shall be agreed in writing with the Local Planning Authority. The green roof to the approved specification must be installed and rendered