
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 17 JANUARY 2012

Present: Councillors Jones (Chair), Claisse (Vice-Chair), Cunio, L Harris, Osmond, Thomas and Barnes-Andrews

Apologies: Councillors Mrs Blatchford

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

The Panel noted that Councillor Barnes-Andrews was in attendance as a nominated substitute for Councillor Mrs Blatchford in accordance with Procedure Rule 4.3.

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

The Panel referred to Minute 80 regarding Land Rear of 63 Manor Farm Road, Condition 3, and noted that it was their intention that any means of enclosure to site boundaries with adjoining gardens should be a minimum of 2 metres in height, when measured from the application site finished ground level.

RESOLVED that the Minutes of the Meeting held on 20th December 2011 be approved and signed as a correct record.

CONSIDERATION OF PLANNING APPLICATIONS

Copy of all reports circulated with the agenda and appended to the signed minutes.

84. **ADMIRALS QUAY, OCEAN WAY, OCEAN VILLAGE 11/01555/FUL**

Erection of three buildings of 9 - storeys, 16 - storeys and 26 - storeys to provide 299 flats (37 x 1-bedroom, 225 x 2-bedroom and 37 x 3 - bedroom) and 2764 square metres of commercial floor space comprising retail (Class A1) and/or cafes/restaurants (Class A3) and/or drinking establishments (Class A4) with associated storage and parking.

The presenting officer advised that English Heritage had withdrawn their objection and that the city ecologist was satisfied with the ecological report.

Mr Beck (Agent), Mr Clark (supporting) and Mrs Cooper (objecting) (Local Residents) were present and with the consent of the Chair, addressed the meeting.

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION TO DELEGATE AUTHORITY TO THE PLANNING AND DEVELOPMENT MANAGER TO GRANT CONDITIONAL PLANNING PERMISSION SUBJECT TO THE APPLICANT ENTERING INTO A SECTION 106 LEGAL AGREEMENT WAS CARRIED UNANIMOUSLY

RESOLVED that

1. Authority be delegated to the Planning and Development Manager to grant conditional planning approval subject to:-

(a) the completion of a S.106 Legal Agreement to secure the following heads of terms:

- i. 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 (March 2006), policies CS18 and CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).
 - ii. A financial contribution towards strategic transport projects for improvements in the wider area as set out in the Local Transport Plan and appropriate SPG/D.
 - iii. Financial contributions towards open space improvements required by the development in line with policies CLT5, CLT6 of the City of Southampton Local Plan Review (March 2006), Policy CS25 of the adopted LDF Core Strategy (2010) and the adopted SPG relating to Planning Obligations (August 2005 as amended).
 - iv. Provision of affordable housing in accordance with Core Strategy Policy CS15.
 - v. A financial contribution towards public realm improvements in accordance with the adopted SPG relating to Planning Obligations (August 2005 as amended).
 - vi. Submission and implementation of a Training and Employment Management Plan committing to adopting local labour and employment initiatives in line with Core Strategy Policies CS24 and CS25.
 - vii. 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.
 - viii. Obligations to ensure the permanent provision of public access to the promenade, raised terraces and public square.
 - ix. Submission, approval and implementation of a Waste Management Plan.
 - x. Submission and implementation of a Travel Plan.
 - xi. Obligations to prevent residential occupiers of the development using the public car parking spaces on a permanent basis.
 - xiii. Submission and implementation of a Flood Management Plan.
- (b) the conditions in the report and the amended and additional conditions set out below:

2. Delegated powers being given to the Planning and Development Manager to vary relevant parts of the Section 106 agreement and to vary or add conditions

as necessary as a result of further negotiations with the applicant and analysis of the viability appraisal.

3. If details of materials to be submitted pursuant to condition 2. are the same as those presented to Panel, then power is delegated to the Planning and Development Manager to discharge the requirements of Condition 2 (Details of Building Materials).
4. If there is a significant change to the details of materials from that presented to the Panel then the discharge of condition 2. should be determined by the Planning and Rights of Way Panel.
5. The Planning and Development Manager shall consult the Chair of the Planning and Rights of Way Panel to determine whether any change to materials submitted to condition 2. is significant.

Amended Condition

24 Hours of Use – Food/drink establishments

The food and drink uses / drinking establishments hereby permitted shall not operate (meaning that customers shall not be present on the premises, no sale or delivery of food or drink for consumption on or off the premises) outside the hours of 0730 to midnight on any day.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

Additional Conditions

37. APPROVAL CONDITION - Ecological Mitigation Statement [Pre-Commencement Condition]

Prior to development commencing, including site clearance, the developer shall submit a programme of habitat and species mitigation and enhancement measures, [as set out in the submitted Ecological Appraisal Report from Aluco Ecology dated December 2011 with the application] which unless otherwise agreed in writing by the Local Planning Authority shall be implemented in accordance with the programme before any demolition work or site clearance takes place.

REASON

To safeguard protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity.

38. APPROVAL CONDITION - Doors within basement car park (Performance Condition)

Notwithstanding what is shown on approved drawing number 10.001.130, and before the basement car park is brought into use, the doors to the cycle stores shall be designed so as not to open outwards onto the manoeuvring areas for vehicles.

REASON

In the interests of public safety.

39. APPROVAL CONDITION - Traffic lights to car park (Pre-Occupation Condition)

The basement car park to Buildings 1 and 2 shall not be brought into use until traffic light controls on vehicle entry and exit has been installed in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The approved traffic light controls shall subsequently be retained unless otherwise agreed in writing by the Local Planning Authority.

REASON

In the interests of highway safety and to prevent congestion in the access road.

REASONS FOR DECISION

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The Local Planning Authority is satisfied that the application site on the waterfront is an appropriate location for tall buildings and that the detailed design treatment is satisfactory. Furthermore the LPA is satisfied that the proposed development would not have a detrimental impact on the setting of listed buildings nearby or on the character and appearance of the adjoining Canute Road Conservation Area. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should be granted.

Policies - SDP1, SDP6, SDP7, SDP9, SDP10, SDP13, HE1, HE3, HE6, CLT5, CLT6, CLT11, CLT14, H1, H2, H7, REI7 and MSA1 of the City of Southampton Local Plan Review (March 2006) and Policies CS1, CS3, CS4, CS6, CS12, CS13, CS14, CS15, CS16, CS19, CS20, CS23, CS24 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

85. FORMER DILLONS GARDEN SHEDS SITE, OLD REDBRIDGE ROAD / 11/01506/FUL

Part retrospective change of use from previous use for manufacture and sale of timber sheds to use for painting contractors premises, vehicle repair and MOT Testing and storage purposes together with the retention of 3m high close boarded fencing to the eastern site boundary and siting of a portable building (resubmission of 11/00199/FUL).

Mr Sayle (Agent), Mr Sanders (Vice President Redbridge Residents Association - objecting) and Councillor Pope (Ward Councillor - objecting) were present and with the consent of the Chair, addressed the meeting.

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION TO GRANT CONDITIONAL PLANNING PERMISSION WAS CARRIED UNANIMOUSLY

RESOLVED that conditional planning permission be granted subject to the conditions in the report and additional conditions set out below.

Additional Conditions

13 APPROVAL CONDITION – Site Management Plan [performance condition]

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall operated in accordance with the submitted Paris Smith Site Management Plan (October 2011).

REASON

In the interests of highway safety and the amenities of the occupiers of the neighbouring properties.

14 APPROVAL CONDITION – Restriction on Vehicle Movements [performance condition]

The number of HGV movement associated with the uses hereby approved shall not exceed a total of 35 trips per day and within three months of the date of this permission, a method for monitoring the number of HGV trips shall be submitted to and agreed in writing by the Local Planning Authority. The method of monitoring shall be in place three months after being approved in writing by the Local Planning Authority and thereafter retained as approved.

REASON

In order that the Local Planning Authority can control the number of vehicles entering and leaving the site in the interests of highway safety and residential amenity.

REASONS FOR DECISION

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out on the attached sheet. Other material considerations such as those listed in the report to the Planning and Rights of Way Panel on the 17.01.12 do not have sufficient weight to justify a refusal of the application. With the removal of the use of unit 3 for the storage and sorting of recycled materials, the proposal would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of the neighbouring properties. Where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning Permission should therefore be granted taking account of the following planning policies:

“Saved” Policies – SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP16, and T12 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) policies CS6, CS7, CS13, CS19 and CS23 and the Council’s current adopted Supplementary Planning Guidance.

86. **45 THE PARKWAY, SO16 3PD 11/01855/FUL**

Retention of engineering operations to terrace rear garden with associated landscaping to lower retaining wall.

Mr Sayle (Agent) and Mr Moore (East Bassett Residents Association - supporting) were present and with the consent of the Chair, addressed the meeting.

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION TO GRANT

CONDITIONAL PLANNING PERMISSION WAS CARRIED UNANIMOUSLY

RESOLVED that conditional planning permission be granted subject to the conditions in the report and amended condition set out below.

Amended Condition

3 Implementation/maintenance of soft planting

Insert date of 13 January 2012 to make condition complete.

Additional Note

The Panel asked the Planning Officer to consult the Tree Team to enquire if consideration could be given to the trees at the rear boundary of the garden being placed under a Tree Preservation Order, such that they might be retained/protected.

REASONS FOR DECISION

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. Other material considerations including a recent Appeal decision dated 25 July 2011, impact on the character and appearance of the area and neighbouring residential amenities have been considered and are not judged to have sufficient weight to justify a refusal of the application. Where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - SDP1, SDP7 and SDP9 of the City of Southampton Local Plan Review (March 2006) and CS13 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

87. **ENFORCEMENT REPORT IN RESPECT OF 141 BURGESS ROAD, BASSETT**

The Panel considered the report of the Planning and Development Manager in respect of an unauthorised change of use of 141 Burgess Road and the possibility of serving a Planning Enforcement Notice. (Copy of report circulated with the agenda and attached to the signed minutes).

Mr Holmes (Applicant) was present and with the consent of the Chair, addressed the meeting.

UPON BEING PUT TO THE VOTE THE OFFICER RECOMMENDATION NOT TO SERVE AN ENFORCEMENT NOTICE WAS CARRIED UNANIMOUSLY

RESOLVED

- (i) that at the current time it is not expedient to service a planning enforcement notice in respect of the change of use of 141 Burgess Road from a single, four-bedroom dwelling to an office, even though it contravened Policy H6 of the City of Southampton Local Plan Review, as a new house had been

constructed within the sub-plot of the site and therefore case 06/00075/UURES should be closed.

- (ii) that the unauthorised use should be kept under review, if complaints are received until 1st March 2016 unless planning permission for business use of 141 Burgess Road was given before that date.

Reason for report recommendations

A new house has been constructed within the sub-plot of the site of 141 Burgess Road and therefore is no longer a contravention of Policy H6 of the City of Southampton Local Plan Review.

88. PUBLIC RIGHTS OF WAY: ANNUAL UPDATE REPORT

The Panel received and noted the report of the Head of Planning and Sustainability regarding an annual update on the main activities of the Council's Rights of Way function. (Copy of report circulated with the agenda and attached to the signed minutes).

Councillor Thomas expressed his thanks to the presenting officer for his hard work in compiling the annual update to the Panel.

PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 10 MARCH 2020

Present: Councillors Savage (Chair), Mitchell (Vice-Chair), Coombs, G Galton, L Harris, Windle and Prior
Apologies: Councillors Vaughan

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

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

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

RESOLVED: that the minutes for the Panel meeting on 11 February 2020 be approved and signed as a correct record.

64. **PLANNING APPLICATION - 144 BUTTS ROAD**

The Panel considered the report of the Head of Planning and Economic Development recommending that conditional planning permission be granted in respect of an application for a proposed development at the above address.

Proposed change of use from retail (Class A1) to hot food takeaway (Class A5) with installation of rear extraction flue

Jill Wilcox, Pete Gosden (local residents/ objecting) and Richard Goodall (agent) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported an additional condition would be required should the recommendation be approved that would restrict parking on the forecourt.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was lost.

A further motion to refuse planning permission, for the reasons set out below was then proposed by Councillor L Harris and seconded by Councillor G Galton.

RECORDED VOTE: to refuse planning permission

FOR: Councillors L Harris, G Galton, Savage and Windle

AGAINST: Councillors Coombs, Mitchell and Prior

RESOLVED to refuse planning permission for the reasons set out below:

Reasons for Refusal

1. Reason for Refusal - Loss of amenities

Having regard to the predominantly residential location of the site, which is not within an identified Local or District Centre where the Council would normally encourage food and drink uses to be located, the provision of an additional hot

food takeaway use (Use Class A5) would exacerbate the existing impacts in the immediate surroundings and materially harm the amenities of the neighbouring and nearby residential occupiers. In particular, the noise and disturbance arising from the intensity and nature of the comings and goings associated with the proposed uses would result in a level of activity which would be discordant within a residential area. Furthermore, the additional evening and late night activity resulting from multiple takeaway uses would result in disturbance in late evening when residents would expect to enjoy the peace and quiet of their homes in the evenings. As such, the proposal would be contrary to saved policy SDP1(i), SDP16 and REI7 of the Local Plan Review (amended March 2015).

2. Reason for Refusal - Highway and Parking

The proposed development, by reason of the level and nature of traffic movements to and from the site, would have a detrimental impact on the safety of other highway users, having regard to the existing congestion and vehicle movements resulting from vehicle parking and on-street parking restrictions. Furthermore, the application proposes significantly less parking than permitted by the Council's adopted Car Parking Standards Supplementary Planning Document and it has not been adequately demonstrated that the parking demands generated by the development could be accommodated by the application site without further exacerbating existing parking issues in the surrounding area. As such, the proposal would adversely affect the safety and convenience

65. **PLANNING APPLICATION - 19/01973/FUL - REDBRIDGE BUSINESS PARK**

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

Change of use of units 7, 8, 9 and 10 from B8 (Storage and Distribution) to mixed B8 / B1(c) to allow storage, washing and valeting of vehicles (amended description).

Eugene McManus (local residents' association objecting), Gary Bradford (agent) and Councillor Whitbread (ward councillors objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported the applicant had presented officers both a business statement and a revised location plan, identifying 25 locations in which vehicles could be kept within the site.

The presenting officer explained that a parking survey had also been presented but, noted that there had been insufficient time for analysis of this survey. However, it was noted that parking was an issue in the area. It was noted that the recommendation would be amended and that conditions 5 and 6 would also be amended.

The Panel were informed that the delegation was still required to enable the Councils flood team time to analyse the flood measures. Following representation from local residents the presenting officer added an additional refuse and recycling condition. Changes to the recommendation and conditions are set out below.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried unanimously.

RESOLVED that the Panel:

- (i) Delegated authority to the Head of Planning and Economic Development to grant planning permission: subject to the planning conditions recommended at the end of the report; any amended or additional conditions set out below; and the submission of a: Flood Risk Assessment which demonstrates that the development is safe without increasing risk elsewhere.
- (ii) Delegated authority to the Head of Planning and Economic Development to refuse planning permission in the event that the Flood Risk Assessment recommendations are not acceptable on flood risk grounds and lack of information.
- (iii) The Head of Planning and Economic Development be delegated powers to add, vary and/or delete planning conditions as necessary.

Amended Conditions

5. On site vehicular parking (25 vehicles) [Performance Condition]
In accordance with the approved plans the business operation on site (Pit Stop Service) to which this application relates shall at no time accommodate more than 25 customer vehicles as shown on plan ref: 300.14 Rev B
REASON: To avoid congestion of the adjoining highway which might otherwise occur because of overspill parking caused by the business operation.
6. On site vehicular parking (location) [Performance Condition]
Vehicles associated with the use hereby approved, including those belonging to staff and those awaiting collection and/or servicing, shall only park within the red line as shown on plan ref: 300.14 Rev B. Throughout the occupation the development hereby approved the parking areas defined by the approved plans shall not be used for any other purpose.
REASON: In the interests of neighbouring residential amenity and to avoid congestion of the adjoining highway which might otherwise occur because the parking provision on site has been reduced or cannot be conveniently accessed.

Additional Condition

- 9 Refuse & Recycling (Pre-Commencement)
Within 1 month from the date of this permission details of storage for refuse and recycling, together with the access to it and the daily management and collection regime, shall be submitted to and approved in writing by the Local Planning Authority. The storage shall be provided in accordance with the agreed details for the lifetime for the development. Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored to the front of the development hereby approved.
REASON: In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety.

66. **PLANNING APPLICATION - 19/00545/FUL - REDBRIDGE BUSINESS PARK
(TEMPORARY CONSENT)**

The Panel considered the report of the Head of Planning and Economic Development recommending that conditional planning permission be granted in respect of an application for a proposed development at the above address.

Temporary retention of structure for a period of 3 years

Eugene McManus (local residents' association objecting), Gary Bradford (agent) and Councillor Whitbread (ward councillors objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported no further updates or proposed amendments.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried.

RECORDED VOTE to grant planning permission

FOR: Councillors Savage, Mitchell, Coombs, Prior and Windle

AGAINST: Councillors G Galton and L Harris

RESOLVED that planning permission be approved subject to the conditions set out within the report.