
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 24 AUGUST 2021

Present: Councillors L Harris (Chair), Prior (Vice-Chair), Coombs, Magee, Savage, Vaughan and Windle

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

RESOLVED: that the minutes for the Panel meeting on 13 July 2021 be approved and signed as a correct record.

20. **OBJECTION TO THE SOUTHAMPTON (158 ATHELSTAN ROAD) TREE PRESERVATION ORDER 2021**

The Panel considered the report of the Head of City Services setting out an objection to the Tree Preservation Order at the above address.

Jacqui Turner and Giles Brotherton (tree owners) were present and with the consent of the Chair, addressed the meeting.

Upon being put the vote the Panel supported the officer recommendation.

RECORDED VOTE to confirm the Tree Preservation Order

FOR: Councillors L Harris, Prior, Coombs, Savage and Windle

AGAINST: Councillors Magee and Vaughan

RESOLVED that the Panel; confirmed The Southampton (158 Athelstan Road) Tree Preservation Order 2021.

21. **PLANNING APPLICATION - 21/00827/FUL - 1 GOVER 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.

Change of use of land for staff car parking associated with the adjacent commercial vehicle garage and installation of associated surfacing treatment and landscaping.

Margret Wright, Ian Harley and Dave Smith (local residents/ objecting), and Councillors McEwing and Spicer (ward councillors) were present and with the consent of the Chair, addressed the meeting. In addition the Panel noted the apologies of Councillor Guest and two statements received from the City of Southampton Society and Pat Walsh, which had been circulated to them previously and were posted online.

The presenting officer reported that the recommendation required amending to ensure that an updated site plan showing 10 and not 12 parking spaces would be provided. It was also noted that the landscaping and means of enclosure condition (Condition 3) would need to be amended as set out below.

The Panel considered amendments to Conditions 5, 6 and 7 and after voting on each amendment and the new wording is as set out below.

In addition it was noted that the Case officer would contact Adams Morey to request that they engage with the occupier of 3 Gover Road to discuss the potential for a brick wall along the northern boundary, ahead of submission of details to discharge condition 03 (landscaping and means of enclosure). The Case officer stated that he would advise Adams Morey over the concerns of the occupiers of 3 Gover Road regarding to the condition and overhanging nature of the existing trees adjacent to the side boundary of 3 Gover Road.

The Panel then considered the amended recommendation to grant conditional planning permission.

RESOLVED that planning permission be approved subject to:

- (a) the receipt of an amended site plan showing 10 car parking spaces ahead of issuing the decision; and
- (b) the conditions set out within the report and any additional or amended conditions set out below.

Amended Conditions

03. Landscaping & means of enclosure (Pre-Commencement)

Notwithstanding the submitted details, before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted to and approved by the Local Planning Authority in writing, which includes:

- (a) Native hedgerow planting plans; written specifications; schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- (b) details of proposed boundary treatment and;
- (c) a landscape management scheme.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to first occupation of the car park or during the first planting season following the full completion of the car park works, whichever is sooner. The approved landscaping scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

If any of the native hedgerow dies, fails to establish, is removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The front boundary fence, gated access and hedgerow shall be maintained to a maximum height of 1m from ground level. The side boundary fence to 3 Gover Road shall be a maximum of 2m in height measured from the ground level of the car park hereby approved. The approved means of site enclosure shall be retained for the lifetime of the development

REASON: To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990. In the interests of neighbouring amenities and highway safety.

05. Use of the Car Park (Performance)

The proposed car park shall only be only used as staff parking for domestic sized vehicles and for no other purpose.

REASON: To prevent obstruction to traffic in neighbouring roads and in the interests of highway safety. In the interests of the amenities of neighbouring occupiers.

06. Hours of Use (Performance)

The car park hereby approved shall be closed and access gates locked between the hours of 7pm-7.30am Monday-Friday and all times during weekends and Public Holidays.

REASON: In the interests of the amenities of neighbouring occupiers and in the interests of site security.

07. Electric Vehicle Charging Point(s)

Prior to the car park hereby approved coming into use, a specification for the installation of electric charging point(s) for staff vehicles within the red or blue line site boundary (Adams Morey site). The electric charging point(s) shall be installed in accordance with the agreed specification and thereafter be retained for staff use.

REASON: In the interests of air quality.

22. PLANNING APPLICATION - 21/00909/FUL - 152 MILTON ROAD

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

Erection of a 2-bed, detached house to rear of existing house, with access from Wilton Avenue (Resubmission of ref 20/01456/FUL)

Owen Rushworth (agent) was present and with the consent of the Chair, addressed the meeting. Additional it was noted that two local residents Ms Steele and Lorraine Barter and Councillor Bogle had submitted statements in objection to the application. These were circulated to the Panel in advance and posted online.

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

The Panel then considered the recommendation to delegate authority to the Head of Planning and Economic 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 authority to the Head of Planning and Economic Development to grant planning permission subject to the planning conditions recommended at the end of this report and the completion of a S.106 or S.111 Legal Agreement to secure 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 and the Conservation of Habitats and Species Regulations 2010..
- (iii) Delegated authority to the Head of Planning and Economic Development to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.
- (iv) Delegated authority to the Head of Planning and Economic Development to refuse the application in the event that the legal agreement set out in (ii) above is not completed within a reasonable timescale.

23. **PLANNING APPLICATION - 21/00920/FUL - REAR OF 5-7 ROSE ROAD**

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

Erection of a single storey detached 5-bed residential block to provide supported living.

Ann Woolnough (Outer Avenue Residents Association), Darren Bray (agent), Trevor Pickup (applicant), and Councillor Denness (ward councillor) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that amendments would required to Condition 2 to ensure the provision of a green roof. It was also explained that an additional condition would be required to be added ensure the design details of the development.

The Panel noted the concerns of residents and sought responses that reassured them that there was a proper management plan for the property that would address the concerns raised at the meeting.

Before the Panel then considered the recommendation to delegate authority to the Head of Planning and Economic Development to grant planning permission. A further motion to defer any decision on the application at the meeting voted on and carried unanimously.

RESOLVED that decision on the application be deferred until a future meeting to enable the submission of a management plan prior to determination.

Reason for deferral

The application was deferred to enable the submission of a management plan prior to determination securing the following;

- Details of staffing on-site during office hours;

- Details of out of hours support;
- Contact information for residents and occupants to contact if there is an issue;
- Details of internal and external CCTV provision and how it is monitored;
- Details of the 24 hour remote staffing;
- Details of patrol car; and
- Any other management measures that aid the day to day running of the facility, including measures to manage noise and disturbance within the outdoor garden area.

The Panel requested that following receipt of the Management Plan third parties would be consulted and, if the management plan is sufficient, the application would be considered at the next available Planning and Rights of Way Panel

24. **ANNUAL DEVELOPMENT MANAGEMENT FIGURES**

The Panel considered and noted the report of the Head of Planning of Economic Development detailing the Planning Department's performance against key planning metrics