
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 1 NOVEMBER 2022

Present: Councillors Coombs (Chair), Savage (Vice-Chair), Blatchford and Windle

Apologies: Councillor Magee

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

It was noted that apologies had been received from Councillor Magee.

33. **PLANNING APPLICATION - 22/00737/FUL - 382 WINCHESTER ROAD**

The Panel considered the report of the Head of Green City and Infrastructure recommending that conditional planning permission be refused in respect of an application for a proposed development at the above address.

Re-development of the site to provide a four-storey 34 bedroom apart hotel including flexible cafe/function space, private gym/studio, secure cycle parking, eight associated on site car parking spaces, landscaping and space for public e-scooter/e-bike docking station (amended description).

Andy Hetherington, June Vear, (Local residents/objecting), Simon Reynier (City of Southampton Society), David Johnson (Old Bassett Residents' Association) (OBRA) (objecting), David Jobbins, Director, Luken Beck (architect) and Councillor Cllr Richard Blackman, Liberal Democrat Councillor for Bassett (ward councillor) were present and with the consent of the Chair, addressed the meeting.

Statements received from local residents Susan and David Crampton-Barden, Gill Escott, and Anthony L Rice, had been circulated to the Panel and published prior to the meeting.

The presenting officer apologised to OBRA for not having informed them of the amended ground floor plan. The officer reported the following amendments to the Panel: (i) paragraph 2.2 Staffing - 1 full time on site managing building and café, 1 full time working remotely and 2 part time cleaners. (ii) paragraph 6.3.2 Parking Standards - included a better understanding of the café offer (applicant confirmed café will be publicly accessible); and finally (iii) the addition of 5 parking spaces to the meet maximum, should have read 31 (previously stated 26).

A motion to refuse the application for the additional reason set out below was then proposed by Councillor Mrs Blatchford and seconded by Councillor Savage. This was carried unanimously.

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

RESOLVED that the Panel refuse Planning permission for the reasons in the report recommendations and the additional reason outlined by the Panel at the meeting, delegated to officers to draft as set out below.

Additional reason for refusal:

Electric Vehicle and low emission vehicle charging.

The applicant has failed to provide adequate supporting information to sufficiently demonstrate that the charging of plug-in and other ultra-low emission vehicles can be achieved on site in a safe, accessible and convenient location. The development would therefore fail to take the opportunity to help improve air quality and would be contrary to the provisions of paragraphs 112 (e) and 186 of the National Planning Policy Framework (2021).

34. **PLANNING APPLICATION - 22/00939/FUL - LAND TO THE REAR OF 14 ROTHER DALE**

The Panel considered the report of the Head of Green City & Infrastructure recommending delegated authority be granted in respect of an application for a proposed development at the above address, subject to criteria listed in report.

Erection of a detached 3 bedroom dwelling.

A statement was received from Mr A Sutherland, which was circulated to the Panel prior to the meeting.

The presenting officer reported on additional correspondence received and the subsequent update to paragraph 6.4.4 which should have stated 10sqm deficient garden space for the proposed dwelling.

The Panel unanimously voted to confirm the Habitats Regulation Assessment. The Panel then considered the recommendation to delegate authority to the Head of Green City & Infrastructure to grant planning permission. Upon being put to the vote the recommendation was carried.

RECORDED VOTE

FOR: Councillors Coombs, J Payne, Prior, Savage, Windle.

AGAINST: Councillor Mrs Blatchford

RESOLVED that the Panel:

1. confirm the Habitats Regulation Assessment in Appendix 1 of the report.
2. Delegate to the Head of Green City & Infrastructure 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.
3. That the Head of Green City & Infrastructure be given delegated powers to add, vary and /or delete conditions as necessary, and to refuse the

application in the event that item 2 above is not completed within a reasonable timescale.