
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 21 FEBRUARY 2023

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

Apologies: Councillor J Payne

47. **PLANNING APPLICATION - 20/01785/FUL - COMPASS HOUSE, ROMSEY ROAD**

The Panel considered the report of the Head of Transport and Planning in respect of an application for planning permission for the proposed development at the above address recommending that authority be delegated to the Head of Transport and Planning to grant planning permission subject to the criteria listed in the report.

Re-development of the site to create a three-storey hotel containing 82 rooms with associated works including 82 car parking spaces. (Resubmission 19/00726/FUL) (amended description to increase both the number of hotel bedrooms and car parking spaces from 73 to 82).

Simon Reyneir (City of Southampton Society) and Councillor Goodfellow (ward councillors) were present and with the consent of the Chair, addressed the meeting.

The presenting officer corrected references to a prior approval application and reported that Condition 35 would be amended as set out below. Additionally, it was noted that Councillor Guest had confirmed her reasons for objecting as set out in the report.

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

The Panel then considered the recommendation (2) that authority be delegated to the Head of Transport and Planning to grant planning permission subject to criteria listed in the report (as amended) and recommendation (3). Upon being put to the vote the recommendations were carried unanimously.

RESOLVED:

- (i) To confirm the Habitats Regulation Assessment set out in Appendix 1 of the report.
- (ii) That authority be delegated to the Head of Transport and Planning to grant planning permission subject to the conditions in the report with the amended condition set out below and the completion of a S.106 Legal Agreement to secure
 - a. 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 (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. 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
 - c. 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);
 - d. Submission and implementation within a specified timescale of a Travel Plan;
 - 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. Submission and implementation within a specified timescale of a Waste Management Plan;
 - g. The submission, approval and implementation of public art that is consistent with the Council's Public Art 'Art People Places' Strategy; and
 - h. Financial contributions towards Solent Disturbance Mitigation Project (SDMP) and New Forest SPA in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended), SDP12 of the City of Southampton Local Plan Review (March 2006), CS22 of the Core Strategy and the Planning Obligations SPD (September 2013).
- (iii) That the Head of Transport and Planning be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary. In the event that the legal agreement is not completed within a reasonable period following the Panel meeting, the Head Transport and Planning be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

AMENDED CONDITION

35. Restricted use of flat roof area [Performance Condition].

The roof area of the building hereby approved which incorporates a flat roof surface shall not be used for storage purposes, as a balcony, terrace, roof garden or similar amenity area without the grant of further specific permission from the Local Planning authority.

REASON: In order to protect the privacy of adjoining occupiers.

48. PLANNING APPLICATION - 21/01680/FUL - 22A HARCOURT ROAD

The Panel considered the report of the Head of Transport and Planning in respect of an application for planning permission for the proposed development at the above address recommending that authority be delegated to the Head of Transport and Planning to grant planning permission subject to criteria listed in the report.

Redevelopment of the site. Erection of a 2-storey building containing 3 x 1-bed self-contained supported living flats at ground floor, mixed use (Class C2/C3) with communal staff facilities at first floor and car parking (amended description).

Mr Chamberlain (local resident/ objecting), Mr Dudley (agent), and Councillor Fuller (ward councillor/objecting) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that Condition number 27 needed to be deleted and that Condition 3 required to be amended as set out below.

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 Transport and Planning to grant planning permission. The Panel then considered recommendation (2) that authority be delegated to the Head of Transport and Planning to grant planning permission subject to criteria listed in the report (as amended) and recommendation (3). Upon being put to the vote the recommendations were carried unanimously.

RESOLVED:

1. To confirm the Habitats Regulation Assessment (HRA) set out in Appendix 1 of the report.
2. To delegate authority to the Head of Transport and Planning to grant planning permission subject to the planning conditions set out in the report (as amended) and a habitat's mitigation contribution linked to the impacts identified in the Habitats Regulation Assessment.
3. That the Head of Transport and Planning be granted authority to add, vary and/or delete relevant parts of the Section 106 agreement and/or conditions as necessary. In the event that the legal agreement is not completed within a reasonable period following the Panel meeting, the Head of Transport and Planning be authorised to refuse permission on the ground of failure to secure the provisions of the Section 106 Legal Agreement.

AMENDED CONDITION

3. Accommodation Management Plan [Pre-Occupation Condition]

Prior to the occupation of the development hereby approved a Residential Accommodation Management Plan, to include details of safety and security measures, practices and procedures that serve the hereby approved residential accommodation in specialist use [class C2/C3] and which includes details of the following shall be submitted to and approved in writing. Once approved the development shall be implemented in accordance with the approved details throughout the lifetime of the development:

- Security measures preventing residents from leaving the building without supervision (if their care packages/risk assessments deem it unsafe to do so) including at night;
- Confirmation of on-site staffing by registered care providers on a 24 hour/7 days a week basis;
- Emergency procedures; and
- Measures to ensure that residents will not have access to a private vehicle.

Reason: To safeguard the residential amenities of neighbouring properties, in the interests of highways safety and in the interest of the safety and security of all residents within the development hereby approved.

49. **PLANNING APPLICATION - 22/01582/FUL - 27 CHESSEL AVENUE**

. The Panel considered the report of the Head of Transport and Planning in respect of an application for planning permission for the proposed development at the above address recommending that the application be conditionally approved.

Erection of a single storey rear extension – application amended following validation

Rodica Mills(local residents/ objecting) and Councillor Keogh (ward councillors/objecting) were present and with the consent of the Chair, addressed the meeting. In addition the Panel noted that a statement from Mrs Sindhu had been circulated.

The Panel then considered the recommendation that the application be conditionally approved. Upon being put to the vote the recommendation was carried unanimously.

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