
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 16 APRIL 2024

Present: Councillors Savage (Chair), Windle (Vice-Chair), J Baillie, Beaurain, Cox, A Frampton and Greenhalgh

63. **DISCLOSURE OF PERSONAL AND PECUNIARY INTERESTS**

Councillor Savage declared that he would be withdrawing from the meeting in regard to the Bevois Mansions Application as he had been previously involved as a Ward Councillor in regard to the site.

COUNCILLOR WINDLE IN THE CHAIR

64. **PLANNING APPLICATION - 23/01588/FUL - BEVOIS MANSIONS**

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 that authority be delegated to the Head of Transport and Planning to grant planning permission subject to the criteria listed in the report.

Erection of a 3-storey building to create 2 x 1 bedroom flats with associated works including parking, amenity and stores. (Submitted in conjunction with 23/01589/LBC) (amended after validation to remove 'adjoining Bevois Mansions').

Simon Reynier and Lorraine Barter (local residents/ objecting), and Councillors Finn and Savage (ward councillors) were present and with the consent of the Chair, addressed the meeting. In addition the Panel noted that a statement from Stephen Burrow had been received, circulated, read and posted online from

The presenting officer reported that some amendments would be required to conditions 4 and 5, as set out below. Following a Panel discussion Officers agreed to amend the recommendation to add an additional delegation to officers in regard to the provision of trees on site, as set out below.

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

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

RECORDED VOTE to delegate authority to the Head of Planning and Transport

FOR: Councillors Windle, J Baillie. Beaurain, Cox
Greenhaigh
AGAINST: Councillor A Frampton

RESOLVED

1. To confirm the Habitats Regulation Assessment set out in Appendix 1 of the report.
2. That authority be delegated to the Head of Transport and Planning to grant planning permission subject to the conditions in the report and any additional or amended conditions or planning obligations set out below and:
 - a. the completion the 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; and
 - b. advice from Trees Officers regarding the number and location of additional replacement trees to be requested via Condition 05. Landscaping.
3. That the Head of Transport and Planning 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.

Changes to recommendation/conditions

04. Amenity Space Access (Pre-Occupation)

Before the development hereby approved first comes into occupation, the internal communal garden room, the external amenity space, and the pedestrian access to it, shall be made available for use in accordance with the plans hereby approved. The garden room, amenity space and access to it shall be thereafter retained for the use of the dwellings.

REASON: To ensure the provision of adequate amenity space in association with the approved dwellings.

05. Landscaping, lighting & means of enclosure detailed plan (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:

- (i) proposed means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, external lighting, gates, structures and ancillary objects (refuse bins etc.);
- (ii) hard surfacing materials including permeable surfacing where appropriate. Details of the suitability of the cobbled surface for wheelchair access and bin collection, or alternative surface materials if access is unsuitable.
- (iii) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); A schedule of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (iv) tree planting plan showing **XX** no. trees to be planted within the red line of the application site, with a written schedule detailing tree species, size and maturity.
- (v) details of any proposed boundary treatment, including details of a brick boundary wall enclosing the new communal garden amenity space and;
- (vi) a landscape management scheme.

NOTE: Until the sustainability credentials of artificial grass have been proven it is unlikely that the Local Planning Authority will be able to support its use as part of the sign off of this planning condition.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision, with the exception of boundary treatment, approved tree planting and external lighting which shall be retained as approved for the lifetime of the development.

Any approved trees, shrubs, seeded or turfed areas which die, fail to establish, are 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.

Any approved trees which die, fail to establish, are removed or become damaged or diseased following their planting shall be replaced by the Developer (or their successor) in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

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.

N.B Cllr Savage withdrew from the Panel for this item to address the meeting as a Ward Councillor

COUNCILLOR SAVAGE IN THE CHAIR

65. PLANNING APPLICATION - 23/01602/FUL - 29 FOUNDRY LANE

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 subject to the criteria listed in the report.

Change of use from a dwelling house (class C3) to a house in multiple occupation (HMO, Class C4).

Francesca Lambert, Mrs Barter (local residents objecting), Jayanarand Kumaraguru (agent), Raith Nair (applicant) and Councillor Shields (ward councillor) were present and with the consent of the Chair, addressed the meeting

The Panel then considered recommendation that the application be conditionally approved subject to criteria listed in the report. Upon being put to the vote the recommendation was carried.

RECORDED VOTE to conditionally approve

FOR: Councillors Baillie, Beaurain, Cox, Savage and
Windle

AGAINST: Councillors A Frampton , Greenhaigh

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