
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 27 AUGUST 2024

Present: Councillors Greenhalgh (Vice-Chair), Beaurain, Cox, Mrs Blatchford, Wood and Kenny

Apologies: Councillor Windle

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

It was noted that following receipt of the temporary resignation of Councillor G Lambert from the Panel the Director of Legal and Governance acting under delegated powers, had appointed Councillor Kenny to replace them for the purposes of this meeting. Apologies from Councillor Windle were also noted.

COUNCILLOR GREENHALGH IN THE CHAIR

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

RESOLVED: that the minutes for the Panel meeting on 9 July 2024 be approved and signed as a correct record.

14. **PLANNING APPLICATION - 24/00622/FUL, 25 BASSETT GREEN DRIVE**

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.

Erection of a single-storey rear extension with raised patio following demolition of existing extension, loft conversion and alterations to existing front and rear fenestrations.

The presenting officer informed the Panel that the application had received 5 and not 6 objections as stated in the report. In addition it was noted that the report should have referred to the National Planning Policy Framework to 2023.

Officers advised that an additional condition would be added to the recommended conditions to address the concerns raised in the representations about construction.

The Panel then considered recommendation that the application be conditionally approved subject to criteria listed in the report and the additional condition as set out below. 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 and the additional condition set out below.

Additional Condition

4) Hours of work for Demolition / Clearance / Construction (Performance)

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of:

Monday to Friday 08:00 to 18:00 hours

Saturdays 09:00 to 13:00 hours

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

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

15. **PLANNING APPLICATION -24/00717/FUL, 84 MILTON 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 the application be conditionally approved subject to the criteria listed in the report.

Erection of a single-storey front extension (Part retrospective).

Officers advised the Panel that this was a partially built development and that it differed from the proposed plans. Officers noted the front extension encroached on to the neighbouring elevation to tie in the roof and the side wall. Members voted on whether to pursue enforcement action to remedy the encroachment.

Upon being put to the votes the recommendation to pursue enforcement action was carried.

RECORDED VOTE to pursue enforcement action

FOR: Councillors Greenhalgh, Cox, Mrs Blatchford,
Kenny and Wood

ABSTAINED: Councillor Beaurain

Members were then asked to vote on the proposed development using the plans provided that did not encroach on the neighbouring land. Officers advised that an additional condition on refuse would be added and that a further condition detailing the requirement for the front extension shown within the approved plans to be completed within 3 months from the planning permission should be added

RESOLVED that planning permission be approved subject to the conditions set out within the report and any additional or amended conditions set out below.

Additional conditions

3) Refuse & Recycling (Performance)

Before the development hereby approved first comes into occupation, the storage for refuse and recycling shall be provided in accordance with the plans hereby approved and thereafter retained as approved.

REASON: In the interest of visual and residential amenity.

Note: In accordance with para 9.2.3 of the Residential Design Guide (September 2006): if this development involves new dwellings, the applicant is liable for the supply of refuse bins, and should contact SCC refuse team at Waste.management@southampton.gov.uk at least 8 weeks prior to occupation of the development to discuss requirements.

4) Development in accordance with the approved plans.

Within three months of the date of this decision, the development shall be constructed in accordance with the siting and dimensions of the front extension shown on approved drawing number sah/sht 2 Rev x, received 26/06/2024.

REASON: In the interests of design and visual amenity.

NB: The extension as currently built encroaches on to the frontage of No. 86 Milton Road. The approved plans (drawing number sah/sht 2 Rev x, received 26/06/2024) do not show an encroachment, therefore to comply with this condition the encroachment must be removed.

16. **PLANNING APPLICATION - 24/00790/FUL, 197 PORTSWOOD 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 the application be conditionally approved subject to the criteria listed in the report.

Erection of a single-storey rear extension to facilitate the use of the site for sale of hot food and drink and takeaway

Elly Illes (Southampton Mencap) Raza Sanaullah (applicant), and Councillors Finn and Savage (ward councillors) were present and with the consent of the Chair, addressed the meeting.

The presenting officer updated the description of development to include the extraction equipment and reported that since the report had been published 2 additional letters of objection had been received. 3 additional conditions were added verbally including (i) a restriction on delivery hours (ii) the hours of use of the kitchen extraction equipment and (iii) the provision of cycle storage.

Panel Members requested that the door to the refuse facilities open inward to reduce any possibility of the lane being blocked and that any food collection should be received from the Portswood Rd entrance. Officers agreed to add 2 further conditions, as set out below.

The Panel then considered recommendation that the application be conditionally approved subject to criteria listed in the report and the additional conditions as set out below. 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 [and any additional or amended conditions set out below.

Changes to conditions

Cycle parking (Performance Condition)

Before the development hereby approved first comes into use, the storage for bicycles with stands for securing bicycles shall be provided and made available for use in accordance with the plans hereby approved. The storage shall thereafter be retained as approved for the lifetime of the development.

REASON: To encourage cycling as an alternative form of transport.

Refuse store (Performance Condition)

The door access to the refuse store shall be inwards opening only into the store at all times.

REASON: In the interests of minimising obstructions to the free flow of traffic and pedestrians to the service lane.

No collections from service lane (Performance Condition)

There shall be no collection of orders for customer deliveries from any part of the rear service lane whatsoever at all times.

REASON: In the interests of minimising obstructions to the free flow of traffic and pedestrians to the service lane.

Servicing and Delivery Management (Performance Condition)

The servicing and unloading of deliveries associated with the use hereby approved shall not be undertaken outside 07:00 to 22:00 hours daily.

REASON: In the interests of residential amenity.

Extraction Equipment use (Performance Condition)

The cooking extraction equipment hereby approved shall only be operated between 11.30 to 00.00 hours daily.

REASON: In the interests of residential amenity.