
PLANNING AND RIGHTS OF WAY PANEL

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

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

RESOLVED: that the minutes for the Panel meeting on 15 February 2022 be approved and signed as a correct record.

66. **PLANNING APPLICATION - 21/01894/FUL - BLAKENEY 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 open space and verge to 9 parking spaces facilitated by Grassblock paving (departure from local plan)

Alex Barham and Malcolm Cooper (agents) and Councillors Spicer and Guest (Ward Councillors) were present and with the consent of the Chair, addressed the meeting. In addition the Panel noted the statement from Mrs Luke that was circulated and posted online detailing her objections and the apologies of Councillor McEwing who confirm her support for the application.

The presenting officer updated the Panel and confirmed that the SCC Flood Officer had removed their holding objection following the submission of additional information and that Condition 9 would need amending to detail the approved plans, as set out below. In addition it was noted that minor changes to the wording of a number of conditions were required, as set out below.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried.

RECORDED VOTE to grant planning permission

FOR: Councillors L Harris, Prior, Coombs, Magee and Vaughan

AGAINST: Councillors Savage and Windle

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

Amended Conditions

2. Approved Plans (Performance)

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials as specified and to match (Performance Condition)

The materials and finishes to be used for the grassblock, hardstanding, landscape bund and drainage goods in the construction of the development hereby permitted, shall be as specified on the approved plans. Where there are no materials specified on the approved plans, the materials shall match in all respects the type, size, colour, texture, form, composition, manufacture and finish of those in the existing street scene.

REASON: To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

4. No lighting (Performance condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any Order amending, revoking or re-enacting that Order, at no time shall lighting of any type be added without separate planning permission or the relevant licenses ahead of undertaking a permitted development change. No lighting infrastructure shall be added as part of this scheme.

REASON: In order that the Local Planning Authority may exercise further control in this locality given the specific circumstances of the application site and in the interests of the comprehensive development with regard to the amenities of the surrounding area.

5. 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 general preparations.

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

9. Surface Water Drainage

The surface drainage details, grasscrete and sub-base shown on approved drawing 21/AH/M/002/700/01 REV B, received 02/03/2022, shall be installed in accordance with the agreed details and thereafter maintained for the lifetime of the development.

REASON: To ensure satisfactory drainage provision for the area.

67. PLANNING APPLICATIONS - 21/01889/FUL AND 21/01890/LBC - 8A PEARTREE AVENUE

The Panel considered the report of the Head of Planning and Economic Development recommending that conditional planning permission be granted in respect of applications for proposed development at the above address.

21/01889/FUL

Erection of a 2-storey side extension

21/01890/LBC

Listed building consent sought for erection of a 2-storey side extension

Julie Whale (local resident objecting) and Dean Marsh (agent) were present and with the consent of the Chair, addressed the meeting. Additionally the Panel noted the

statements from Emily Bull and Mr and Mrs Southwell that were circulated and posted online detailing their objections.

The presenting officer reported a number of additional conditions were required for the 2- storey side extension, as set out below. During the course of the debate officers agreed to add an informative to Condition 4 that would advise the applicant that the Panel requested additional tree planting be included within the landscaping scheme

The Panel then considered the recommendations to grant conditional planning permission and listed building consent. Upon being put to the vote the recommendations to conditionally approve the extension, and the listed building consent were carried unanimously.

RESOLVED

21/01889/FUL

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

SUSTAINABLE DRAINAGE SYSTEMS (PRE-COMMENCEMENT)

Prior to the commencement of the development hereby approved, a scheme for surface water drainage shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be informed, and accompanied, by an assessment of the potential for disposing of surface water by means of a sustainable drainage system, in accordance with the principles set out in the non-statutory technical standards for SuDS published by Defra (or any subsequent version), and the results of the assessment provided to the local planning authority.

Where a sustainable drainage scheme is to be provided, the submitted details shall:

- (i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- (ii) include a timetable for its implementation; and
- (iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The agreed means for disposing of surface water shall be fully implemented in accordance with the agreed details before the development first comes into use and thereafter retained as agreed.

REASON: To seek suitable information on Sustainable urban Drainage Systems as required by government policy and Policy CS20 of the Southampton Core Strategy (Amended 2015).

REMOVAL OF STORAGE BUILDINGS (PERFORMANCE CONDITION)

The three existing storage buildings adjacent to the north-western boundary identified as to be removed, shall be removed entirely from the site prior to the first occupation of the development hereby approved and shall not be relocated within the site without the prior written consent of the Local Planning Authority.

REASON: To protect the amenities of occupiers of the development and adjoining residential properties, to protect adjacent protected trees and to preserve the setting of the host Listed Building.

TOTAL NUMBER OF BEDROOMS (PERFORMANCE CONDITION)

The overall total number of bedrooms in occupation on site shall not exceed 36 at any one time, without the prior written consent of the Local Planning Authority.

REASON: To protect the amenities of the adjoining residential properties and to enable the Local Planning Authority to assess the potential additional impacts of additional bedrooms.

21/01890/LBC

that Listed Building Consent be approved subject to the conditions set out within the report.

68. PLANNING APPLICATION - 21/01711/FUL - 7 WILLIS 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.

Erection of a first-floor rear extension with internal alterations to provide additional living space for flat D and E.

Roger Shephard (local resident objecting) and Thomas Freany (supporter) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that condition 5 needed to be amended, as set out below. Additionally during the course of the debate officers agreed to add an additional condition relating to access to the flat roof of the new extension, as set out below.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried.

RECORDED VOTE to grant planning permission

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

AGAINST: Councillor Vaughan

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

Amended and Additional Conditions

5. Obscure Glazing (Performance) - AMENDED

The first-floor bedroom window in the side west elevation and the toilet/ensuite windows in the side east elevation of the hereby approved development, shall be obscurely glazed and fixed shut up to a height of 1.7 metres from the internal floor level before the development is first occupied. The windows shall be thereafter retained in this manner.

REASON: To protect the amenity and privacy of the adjoining property.

Condition 7. Flat roof (Performance) – ADDITIONAL

No access shall be formed or permitted at any time so as to enable the use of the flat roof area formed by the first floor extension hereby approved, and this roofspace shall not be used as a balcony or roof terrace space for the occupiers and/or their visitors of the existing/extended flats.

REASON: In the interests of residential amenity.