
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 12 NOVEMBER 2024

Present: Councillors Windle (Chair), Greenhalgh (Vice-Chair), Beaurain, Mrs Blatchford, G Lambert and Every

Apologies: Councillor Wood

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

It was noted that following receipt of the temporary resignation of Councillor Cox from the Panel the Director of Legal and Governance acting under delegated powers, had appointed Councillor Every to replace them for the purposes of this meeting. In addition the Panel noted the apologies of Councillor Wood.

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

RESOLVED: that the minutes for the Panel meeting on 8 October 2024 be approved and signed as a correct record.

26. **PLANNING APPLICATION - 24/00034/FUL - LAND ADJACENT 61 OAKTREE 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 authority be delegated to the Head of Transport and Planning to grant planning permission subject to the criteria listed in the report.

Redevelopment of the site. Erection of 2x 3-bedroom detached houses, with associated parking, cycle storage and gardens together with the relocation of the bus stop following demolition of existing garages (amended description).

Justin Bass and Denisa Trica (local residents) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that conditions relating to the Kassel kerbing and parking (Condition 2) would need to be amended as below and Condition 9 would need to be updated to reflect the correct number of parking spaces for each dwelling. Additionally Members sought to ensure that there was adequate provision for waste storage of refuse and recycling bins. Officers agreed to amend Condition 7 as set out below to address Panel Members concerns.

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

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

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 the completion 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 authority be granted to the Head of Transport and Planning 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

Changes to conditions

Condition 2 Works to relocate Kassel kerbing (Pre-Occupation)

The development hereby permitted shall not be occupied until the works to relocate the bus stop and provide Kassel kerbing as set out in the approved plans have been completed.'

Reason: To ensure the retention of the bus stop and in the interests of highway safety.

Condition 7 Refuse & Recycling (Pre-Commencement)

Prior to the commencement of development, details of storage for refuse and recycling **(including location within rear garden and elevational details)**, together with the access to it, shall be submitted to and approved in writing by the Local Planning Authority. The storage shall be provided in accordance with the agreed details before the development is first occupied and thereafter retained as approved. Except for collection days only, no refuse shall be stored to the front of the development hereby approved.

Reason: In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety.

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.

Condition 9 Parking (Pre-Occupation Condition)

The parking spaces (at a ratio of two spaces for one dwelling and one space for the other dwelling) shall be provided prior to the development first coming into occupation. The parking spaces shall be 2.4m wide by 5m deep and thereafter retained as approved.

Reason: To prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

27. **PLANNING APPLICATION - 24/01051/MMA - LAND REAR OF 11 ARDNAVE CRESCENT**

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.

Minor material amendment sought to planning permission ref 17/00677/FUL for alterations including changes to windows, raising floor level and increasing size of the first floor (Amended).

Councillor Blackman (ward councillor) was present and with the consent of the Chair, addressed the meeting.

It was noted that the Officer's report needed adjustment as a consequences of changes to the parking layout. It was reported that Condition 12 needed amendment as set out below.

The Panel considered the recommendation that the application be conditionally approved subject to criteria listed in the report (as amended). 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 condition set out below.

Changes to condition

Condition 12 Tree Survey and Protection

The development shall be carried out in accordance with the Tree Survey and Protection Plan (ref 284-2016) by Mark Hinsley Arboricultural Consultants Ltd dated 26.5.17.

Prior to commencement of work on the surfacing treatment of the driveway and car parking spaces, an addendum to the tree protection plan shall be provided to provide tree protection measures for the area of the tandem car parking spaces within the root protection area of the protected beech tree on the boundary with 13 Ardnave Crescent. The driveway and car parking shall subsequently be installed and retained in accordance with the agreed tree protection measures.

Reason: To ensure that trees to be retained will be adequately protected from damage throughout the construction period and from car parking.