

Planning and Rights of Way Panel

Tuesday, 1st November, 2022
at 4.00 pm

PLEASE NOTE TIME OF MEETING

Conference Room 3 and 4 - Civic Centre

This meeting is open to the public

Members

Councillor Coombs (Chair)
Councillor Savage (Vice-Chair)
Councillor Blatchford
Councillor Magee
Councillor J Payne
Councillor Prior
Councillor Windle

Contacts

maria.mckay@southampton.gov.uk
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ADDITIONAL INFORMATION AND PRESENTATIONS

4 PLANNING APPLICATION - 22/00737/FUL - 382 WINCHESTER ROAD (Pages 1 - 8)

Report of the Head of Green City & Infrastructure recommending that planning permission be refused in respect of an application for a proposed development at the above address.

5 PLANNING APPLICATION - 22/00939/FUL - LAND TO THE REAR OF 14 ROTHER DALE (Pages 9 - 12)

Report of the Head of Green City & Infrastructure recommending that the Panel delegate approval of planning permission, in respect of an application for a proposed development at the above address.

Monday, 24 October 2022

Service Director, Legal and Business
Services

Agenda Item 4

From: gill escott [REDACTED]
Sent: 24 October 2022 20:28
To: Democratic Services <Democratic.Services@southampton.gov.uk>
Subject: Fw: Panel Invitation to22/00737/FUL - 382 Winchester Road Southampton SO16 7DH
Importance: High

Dear panel,

I wish to register my objection to this proposal based on:

- The siting of the building.
- The number of dwellings.
- The lack of parking spaces and therefore the impact on the already overcrowded side streets as local residents already find it difficult to park.
- The impact on joining traffic at peak times.
- The negative impact on pollution.
- The building would be better used to provide much needed affordable housing in this area.

Sincerely,
Gill Escott,
[REDACTED] Thornhill Rd SO16 7AT

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RECEIVED FROM: SUSAN AND DAVID CRAMPTON-BARDEN

From: [REDACTED]

Sent: 23 October 2022 20:14

To: Democratic Services <Democratic.Services@southampton.gov.uk>

Subject: 22/00737/FUL. 382 Winchester Road Southampton SO16 7DH. Objection submission.

Dear Planning Committee,

We are residents in Warwick Road and write as people who will be directly affected should this planning application for a hotel be allowed to go ahead. We are totally and absolutely opposed to it.

The revised application is still for a 34 room hotel which will also employ an undisclosed number of staff. This would imply that there will be at least 34 residents cars that will be looking for overnight parking together with the manager and hotel staff. A conservative estimate therefore puts the total number of vehicles at 40 which under the current application are all supposed to fit into eight car parking spaces on site.

A wider view of the area will show that the council are currently misguidedly forcing more and more cars to park in Upper Shirley by restricting and the various streets that run off Upper Hill Lane and Winchester Road. Permit and resident parking is or will be in force in the Hollybrook and Seymour Road areas. To allow this hotel project to proceed would be the best way for the council to add to these parking issues and the frustrations of local residents. It should be remembered that the Winchester Road surroundings are primarily residential and not commercial. A hotel is a commercial building. The fact that the new proposals include the addition of a gym and secure bicycle storage implies that the target audience of the hotel is largely the younger guest who will be looking for evening entertainment. The area is quiet at night currently and having young guests returning after an evening out may well change the character of the area.

We would very strongly urge that the proposal for this hotel should be refused. Our area has been changed enough by the parking changes made by the council and its continued consents for the hospital to expand with more and more staff. The local area is becoming dangerously overcrowded with hospital workers and staff from the Winchester Road Retail Park. Even though the new park and ride facility at the hospital has opened, it has made no impact on removing daily parkers from the surrounding residential streets. The Hollybrook restrictions will make the area that surrounds the proposed hotel far worse than it is currently. The proposed hotel is yet another factor that will add very significantly to an already growing problem. It is entirely unfair that many residents are currently seriously considering selling their houses and moving entirely due to the actions of the council with their forcing additional parking and traffic in the residential streets.

Kindest regards

Susan and David Crampton-Barden

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RECEIVED FROM MR A L RICE

Thanks for the notification re the changes made to the former application but to which I would like to comment :-

The increase to 8 from 4 parking spaces is totally inadequate for a building of a hotel for the bedrooms intended.

In fact, the overall nature of the intended use of the building is far too much, for the number of persons who will use the SEVERAL

facilities proposed in addition to what the bedrooms will require, so parking far greater than 8 is needed, which figure is derisory.

The proposed multi usage will not be suitable for the location, which **is On a roundabout** receiving traffic from no less than 5 major road directions, hence totally dangerous for all involved, including pedestrians.

That parking for electric scooters is proposed and charging areas for them is most certainly not necessary and those spaces be more usefully occupied.

The whole redevelopment needs to be taken back to the drawing board and something proposed more in line with the area ..

For the developers to dodge the issue by saying parking is available in the local area is NOT TRUE and which will cause great trouble and resentment.

Use of the redevelopment, whatever it is , must be in accordance with the parking supplied on site. **Complete re-think is necessary.**

Thank you

A L Rice ■ Rockleigh Road SO16 7AQ

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Received from: ANDY HETHERTON

From: [REDACTED] >
Sent: 25 October 2022 17:48
To: Democratic Services <Democratic.Services@southampton.gov.uk>
Cc: Planning <planning@southampton.gov.uk>
Subject: RE: Panel Invitation to22/00737/FUL - 382 Winchester Road Southampton SO16 7DH

Thank you for your email concerning the above and indeed the letter inviting further comments concerning the revision being proposed by the applicant

I would be grateful if you would register my interest in speaking at the panel hearing on the 1st November in person to oppose the application.

My Comments Submitted Online:

Insofar as the correspondence dated the 17th October is concerned in relation to the revisions to the application in the form of an amended ground floor plan and an increase in the number of off-road parking spaces to eight along with the removal of the ground floor office and in its place a gym studio for use of guests I reiterate that my objection remains. The proposal is not consistent with the Bassett Neighbourhood Plan, the development remains out of character with the properties immediately nearby including the parade of shops opposite and would dominate other properties adjoining on Hill Lane and to the west on Winchester Road and remains out of character for the location. The applicants have done nothing to address the issues referred to in their application pertaining to the availability of parking spaces at the Sports Centre or the ridiculous suggestion that their intended guests can park in nearby residential streets such as Burgess Road (1-13 & 2-14) or on sections of Hill Lane bordering the common.

The proposal is an overdevelopment of the site and there has been a lack of consideration concerning the impact that this would have not only visually but also in the amenity for local residents and businesses - traffic movements are already at high levels on two very dangerous roundabout being the main roundabout at the junction of Hill Lane and Winchester Road and the mini roundabout (with the two pedestrian zebra crossings) at the junction of Burgess Road and Hill Lane (which are badly designed, frankly lethal and subject to numerous near misses and collisions

I look forward to the hearing on the 1st November

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Agenda Item 5

Letter for hearing on 1/11/2022 at 16:00

Application Summary

Application Number: 22/00939/FUL

Address: Land rear of 14 Rother Dale Southampton SO19 0HL Proposal: Erection of a detached 3 bedroom dwelling

Case Officer: Stuart Brooks

Customer Details

Name: Mr Az Sutherland

Address: ■ Morrison Close, Southampton SO19 0AN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application Comment Reasons:

- Affect on Wildlife - Impact of Noise - Impact on Traffic - Loss of Light
- Loss of Trees
- Overdevelopment
- Overlooking
- Overshadowing
- Poor Design
- Road Safety
- Shortage/loss of Car Parking - Too near/affecting Boundary

Comment: I write to you today to object to the above planning application to develop the garden of 14 Rotherdale, Southampton.

It has become apparent over the last few years that the terrace of houses is owned by a developer, who wishes to turn one property into 3. I was going to object to the first stage of the development last year, however having viewed the application at the time, I understood the removal of the existing extension and subsequent building of the attached house would not have a long term impact on Morrison Close and therefore decided against it.

What was not made clear at that time was that the owner already had planned to further develop the garden into a third property. The images shown of the current land shows it is not being used and is fenced off from the properties, which comes across as an underhand tactic.

The planning notice was placed on a lamppost tucked down by the garages of 8 and 9 Morrison

Close facing away from the road, when the lamppost in the middle of Morrison Close would have been able to be viewed by a greater number of people. Letters advising of the development were not received by property numbers 5, 6 or 7 Morrison Close.

Erecting a dwelling on this site will increase the traffic and volume of cars in a cul-de-sac that is already at it's limit. Due to multiple vans, cars and a trailer it is already difficult to manoeuvre within the close.

If a family of 4 were to move into this property as suggested there would be 2 potential vehicles in their allocated spaces. What happens when the teenage children of this hypothetical family move in and pass their driving tests, where will their cars go? The parking in Botley gardens is already allocated, parking in Morrison close is at capacity and that leaves cars to be parked out on the main Botley Road, which would in turn hold up traffic.

In the same vein, where would visitors to the proposed property park?

The proposed access to the property involves crossing private land, maintenance for which is included in the costs paid by properties number 2,3,4 and 5 Morrison Close, would this new property also be contributing?

What is the proposed house number for this property? Are existing properties to be renumbered? Would it be ■■■, thus causing confusing with mail deliveries and such like which will directly impact me? Would it be number ■■■ but out of placement?

Has other access via Rotherdale been considered with a shared access via the original piece of land?

In the proposed position, building a dwelling which meets the border of the property will mean that not only will my property be overlooked, meaning a lack of privacy, but it will also cause a loss of light to the rear of my property.

The construction work needed will be a major disruption to the area, with noise, dirt and dust, using our close for development of land which is not part of it. It's completely impractical to house the necessary large vehicles/plant in an already developed and lived-in area.

Within the application it states that the large tree will be 'cut back to the border which is legal to do'. Doing this is will hugely affect the landscape not to mention the wildlife that depend on the tree. In turn it will also further decrease not only my privacy but that of the houses the other side of the tree. The tree is home to many different creatures, I see/hear various young birds chirping, bats and occasional owls.

In summary, I strongly oppose the planned development and I hope that the neighbours comments are all taken into consideration.

Documents when I signed for the solicitor said that there was no plans and there will be no developments around Morrison close and my property which my solicitor will be able to provide.

Also no permission by property owners or flat owners and lease holders of the car park to be used as access or fence to be taken down.

Over flow of cars use this space for parking by all home owners.

Kind regards

Mr A Sutherland (█ Morrison Close)

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