

HILL LANE

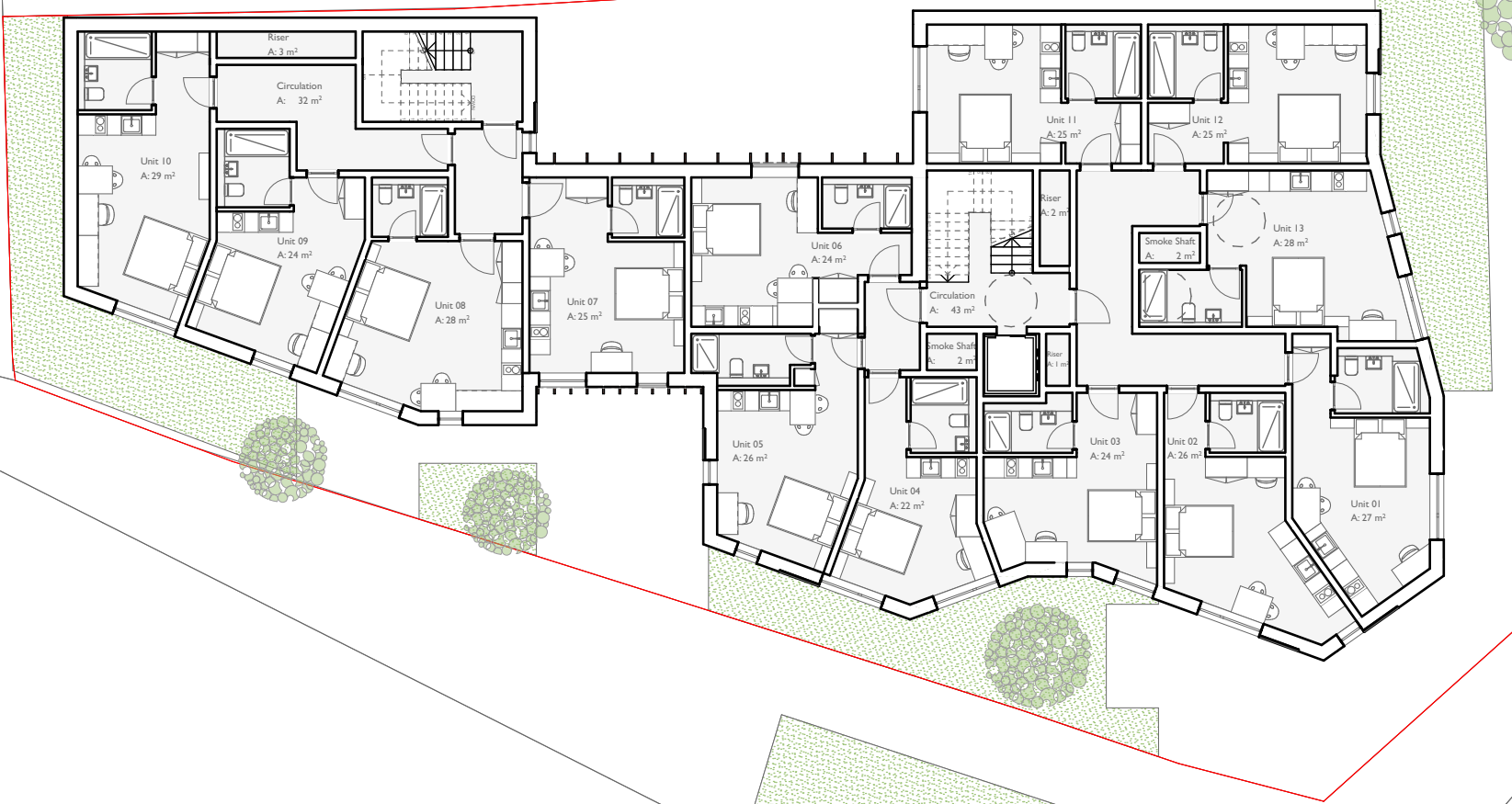
Nirvana Place

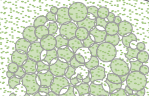
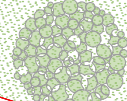
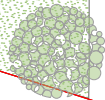
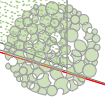
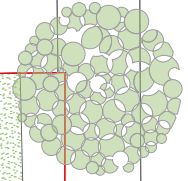
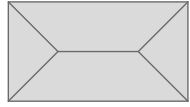
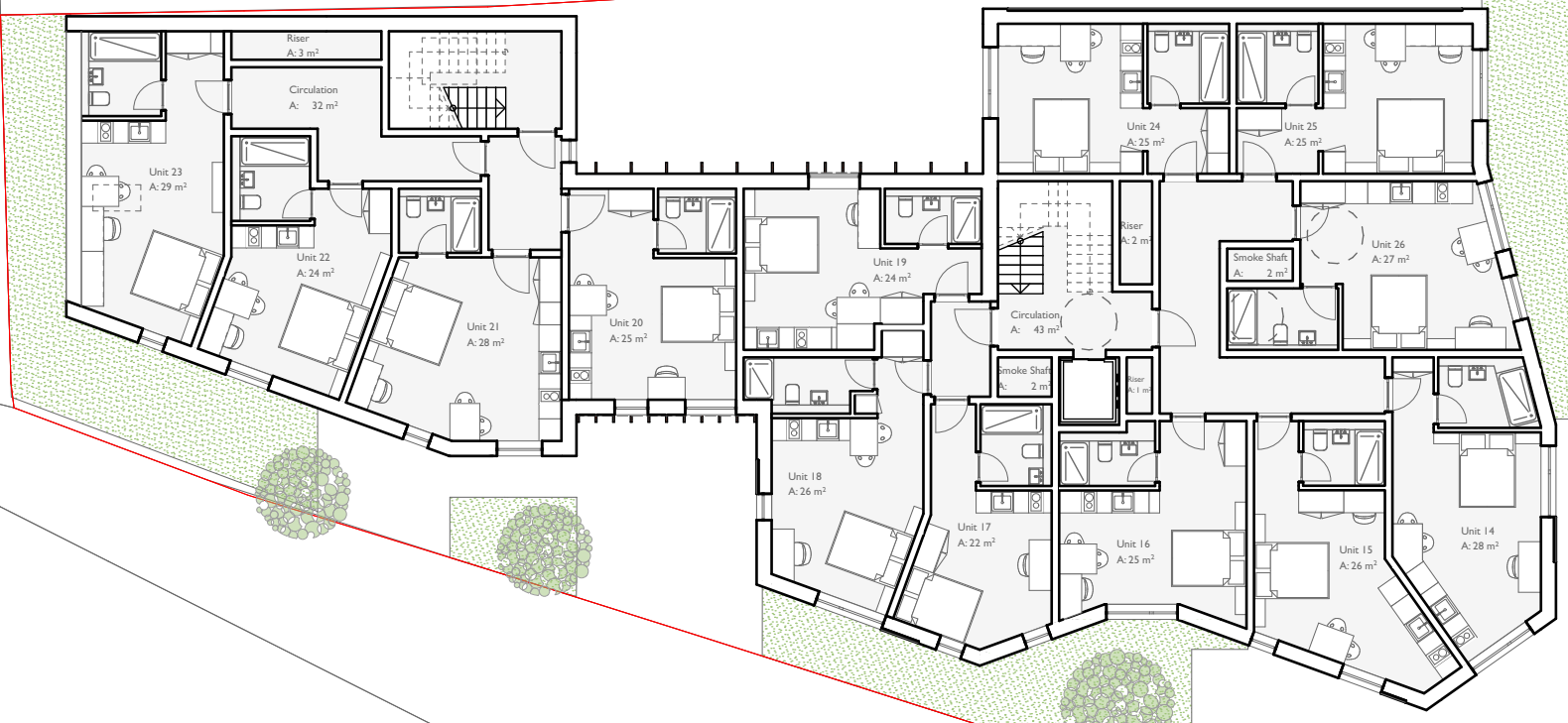
WINCHESTER ROAD A35

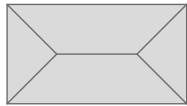
existing buildings

red dashed line
of existing buildings

e-scooter parking







Rooflight

AOV

Terrace

A: 31 m²

Laundry

A: 10 m²

Unit 32

A: 25 m²

Unit 33

A: 25 m²

Unit 34

A: 27 m²

Smoke Shaft

A: 2 m²

Unit 31

A: 24 m²

Unit 30

A: 23 m²

Unit 29

A: 25 m²

Unit 28

A: 26 m²

Unit 27

A: 28 m²

Circulation

A: 45 m²

Smoke Shaft

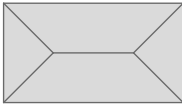
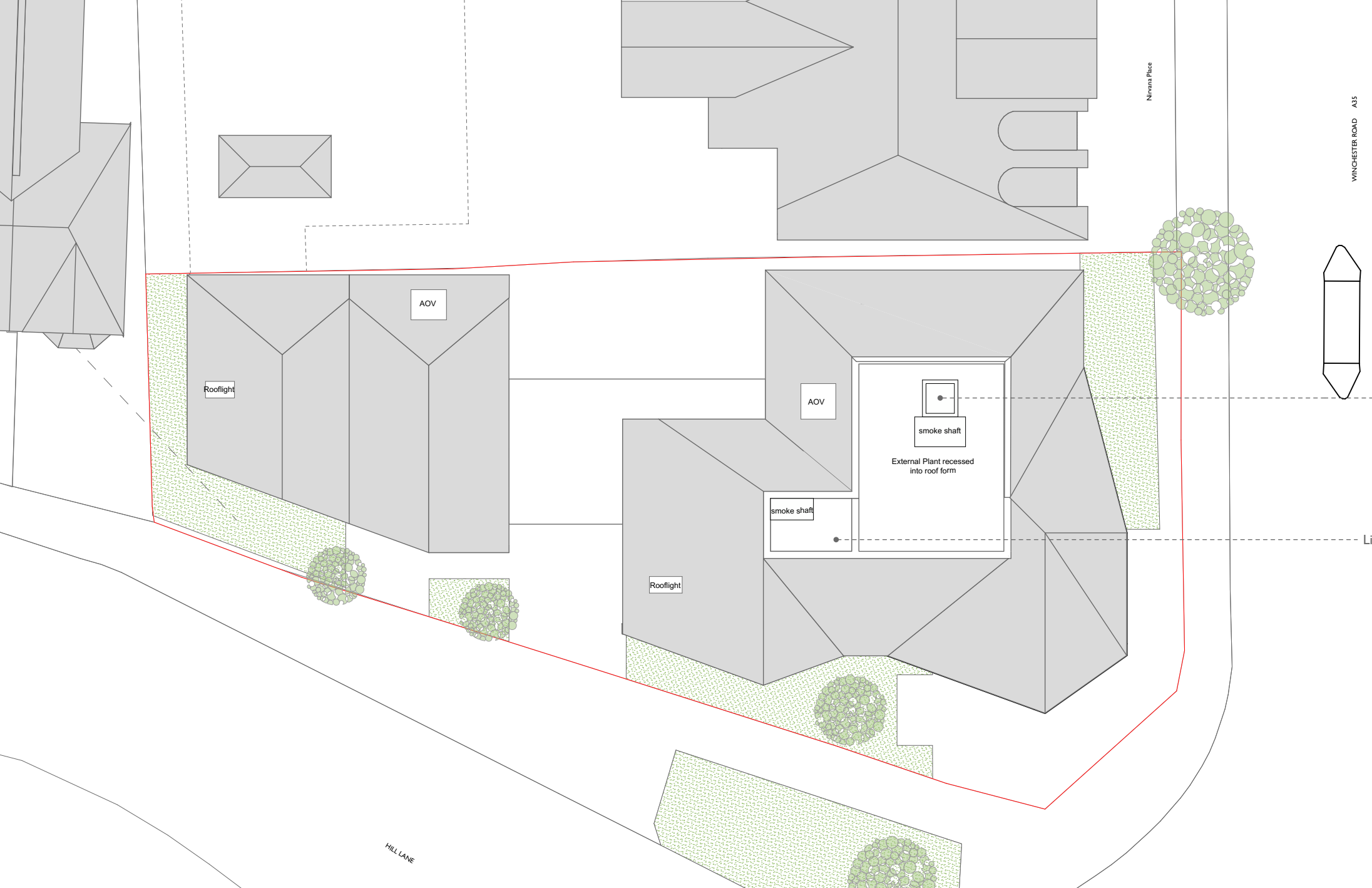
A: 2 m²

Riser

A: 2 m²

Riser

A: 2 m²



Rooflight

AOV

AOV

smoke shaft

External Plant recessed into roof form

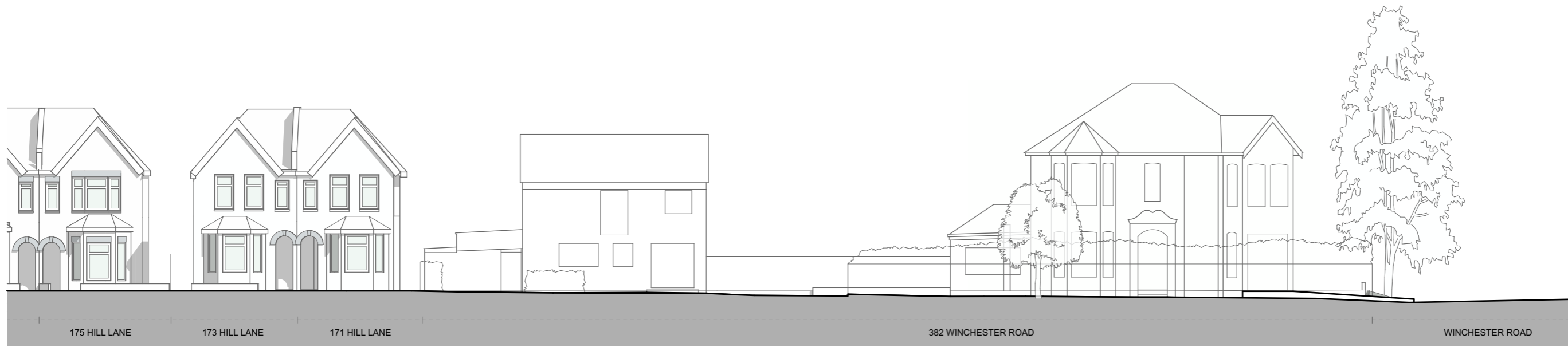
smoke shaft

Rooflight

Nirvana Place

HILL LANE





1:200

Existing South West Street Elevation, Hill Lane



1:200

Existing South East Street Elevation, Winchester Road

Scale @ A3: 1:200



NOTE: This drawing is to be scaled for planning purposes only

Project: 382 Winchester Road
 Address: Shirley, Southampton, SO16 7DH
 Client: Spring Acre Property Group

Drawing: Existing Street Elevations

WR - OBA - 00 - ZZ - DR - A - 0400 - P00

Status: PLANNING OBA proj no: 310

rev	description	date
P00	Planning	08/04/2022
PA02	Pre-Application 02	17/03/2021

ob
architecture.

The Dispensary, 5-6 The Square, Winchester, SO23 9ES
 01962 865344 info@obarchitecture.co.uk www.obarchitecture.co.uk



- Key:
- a red brick
 - b red brick soldier course
 - c white brick
 - d white brick soldier course
 - e bronze coloured window frames
 - f grey fibre cement tile
 - g bronze coloured cladding panels
 - h frameless glazed balustrade

1:200
Proposed South West Street Elevation, Hill Lane



1:200
Proposed South East Street Elevation, Winchester Road

Scale @ A3: 1:200

NOTE: This drawing is to be scaled for planning purposes only

Project: 382 Winchester Road
Address: Shirley, Southampton, SO16 7DH
Client: Spring Acre Property Group

Drawing: Proposed Street Elevations
WR - OBA - 00 - ZZ - DR - A - 0450 - P00
Status: PLANNING OBA proj no: 310

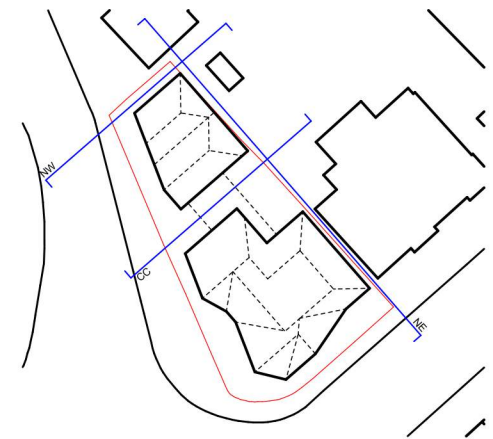
rev	description	date
P00	Planning	08/04/2022
PA02	Pre-Application 02	17/03/2021

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1:200
Proposed North East Elevation



- Key:
- a red brick
 - b red brick soldier course
 - c white brick
 - d white brick soldier course
 - e bronze coloured window frames
 - f grey fibre cement tile
 - g bronze coloured cladding panels
 - h frameless glazed balustrade
 - l aluminium framed rooflight



1:200
Proposed North West Elevation



1:200
CC Section

Scale @ A3: 1:200



NOTE: This drawing is to be scaled for planning purposes only

Project: 382 Winchester Road
Address: Shirley, Southampton, SO16 7DH
Client: Spring Acre Property Group

Drawing: Proposed Elevations

WR - OBA - 00 - ZZ - DR - A - 0451 - P00

Status: PLANNING

OBA proj no: 310

rev	description	date
P00	Planning	08/04/2022

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PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 1 NOVEMBER 2022

Present: Councillors Coombs (Chair), Savage (Vice-Chair), Blatchford, J Payne, Prior and Windle

Apologies: Councillor Magee

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

It was noted that apologies had been received from Councillor Magee.

33. **PLANNING APPLICATION - 22/00737/FUL - 382 WINCHESTER ROAD**

The Panel considered the report of the Head of Green City and Infrastructure recommending that conditional planning permission be refused in respect of an application for a proposed development at the above address.

Re-development of the site to provide a four-storey 34 bedroom apart hotel including flexible cafe/function space, private gym/studio, secure cycle parking, eight associated on site car parking spaces, landscaping and space for public e-scooter/e-bike docking station (amended description).

Andy Hetheron, June Vear, (Local residents/objecting), Simon Reynier (City of Southampton Society), David Johnson (Old Bassett Residents' Association) (OBRA) (objecting), David Jobbins, Director, Luken Beck (architect) and Councillor Cllr Richard Blackman, Liberal Democrat Councillor for Bassett (ward councillor) were present and with the consent of the Chair, addressed the meeting.

Statements received from local residents Susan and David Crampton-Barden, Gill Escott, and Anthony L Rice, had been circulated to the Panel and published prior to the meeting.

The presenting officer apologised to OBRA for not having informed them of the amended ground floor plan. The officer reported the following amendments to the Panel: (i) paragraph 2.2 Staffing - 1 full time on site managing building and café, 1 full time working remotely and 2 part time cleaners. (ii) paragraph 6.3.2 Parking Standards - included a better understanding of the café offer (applicant confirmed café will be publicly accessible); and finally (iii) the addition of 5 parking spaces to the meet maximum, should have read 31 (previously stated 26).

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

A further motion to refuse the application for the reason set out below was then proposed by Councillor Mrs Blatchford and seconded by Councillor Savage. This was carried unanimously.

RESOLVED that the Panel refused Planning permission subject to the report recommendations and the condition outlined by the Panel at the meeting, delegated to officers to draft the condition as set out below.

Changes to recommendation (By Panel):

Electric Vehicle and low emission vehicle charging.

The applicant has failed to provide adequate supporting information to sufficiently demonstrate that the charging of plug-in and other ultra-low emission vehicles can be achieved on site in a safe, accessible and convenient location. The development would therefore fail to take the opportunity to help improve air quality and would be contrary to the provisions of paragraphs 112 (e) and 186 of the National Planning Policy Framework (2021).

34. **PLANNING APPLICATION - 22/00939/FUL - LAND TO THE REAR OF 14 ROTHER DALE**

The Panel considered the report of the Head of Green City & Infrastructure recommending delegated authority be granted in respect of an application for a proposed development at the above address, subject to criteria listed in report.

Erection of a detached 3 bedroom dwelling.

A statement was received from Mr A Sutherland, which was circulated to the Panel prior to the meeting.

The presenting officer reported on additional correspondence received and the subsequent update to paragraph 6.4.4 which should have stated 10sqm deficient garden space for the proposed dwelling.

The Panel then considered the recommendation to delegate authority to the Head of Green City & Infrastructure to grant planning permission. Upon being put to the vote the recommendation was carried.

RECORDED VOTE

FOR: Councillors Coombs, J Payne, Prior, Savage, Windle.
AGAINST: Councillor Mrs Blatchford

RESOLVED that the Panel:

1. confirmed the Habitats Regulation Assessment in Appendix 1 of the report.
2. Delegate to the Head of Green City & Infrastructure to grant planning permission subject to the planning conditions recommended at the end of this report and the completion 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.
3. That the Head of Green City & Infrastructure be given delegated powers to add, vary and /or delete conditions as necessary, and to refuse the