

Planning and Rights of Way Panel

Tuesday, 12th October, 2021
at 4.00 pm

PLEASE NOTE TIME OF MEETING

Guildhall

This meeting is open to the public

Members

Councillor L Harris (Chair)
Councillor Prior (Vice-Chair)
Councillor Coombs
Councillor Magee
Councillor Savage
Councillor Vaughan
Councillor Windle

Contacts

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STATEMENTS

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Agenda Item 5

To whom it may concern,

Myself and 10 other local resident have come together to express our concerns for the application brought forward by Playhouse Entertainment Ltd, for the proposal of a Gentleman's Club with hours of operation from 21:00-05:00.

Details of objectee's are as follows, these individuals have previously expressed objections online through the planning portal, these are not new objections, this document comprises the shared opinions of existing objectee's and our shared opinions.

Mr Joshua Chippendale

[REDACTED]

Mr Drew Pilcher

[REDACTED]

Ms Harleen Khangura

[REDACTED]

Mr Kris Bowes

[REDACTED]

Mr Jaipreet Birring

[REDACTED]

Ms Danya Gaddu

[REDACTED]

Mr Jack Moorhouse

[REDACTED]

Mr Harjan Pattar

[REDACTED]

Mr Nick Bold

[REDACTED]

Miss Breanna Vekeria

[REDACTED]

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1.0 Local Residents

Myself and 10 other local resident have come together to express our concerns for the impact this application would have on the local area upon which we reside, with 25 representations in objection for this application, it is clearly evident that local residents are strongly opposed to the application that has been brought forward. As long standing residents of the area we have experienced how the re-opening of licensed premises since the easing of COVID-19 restrictions, has directly increased the amount of noise, anti-social behaviour and public order offences within the area. This application with operating hours until 05:00 would simply extend the time that individuals can drink until, and would also set precedence in the area for other premises to apply for later operating hours.

In the previous application ref: 20/00367/FUL. Planning was approved with reduced operating hours from the applied 05:00, and reduced to the granted 02:00. This was ‘To protect the amenities of the occupiers of existing nearby residential properties.’ The application brought forward for the same dwelling by Playhouse Entertainment Ltd, fails to demonstrate that operating until 05:00 will not cause further disturbance to local residents in the area.

2.0 City Centre Area Action Plan (CCAAP)

The extended opening hours that have previously been permitted on this site until 02:00, are requesting to be extended until 05:00. This would be in complete disregard of the current CCAP as set out by Southampton’s planning authority, it also gives rise to setting a precedent in the area for permitted further late licences and other venues in the area to apply to the planning authority for extended opening hours. If precedent is set, this would be negligent of the planning authority and their own CCAP.

Although the premises previously operated as a night club, this was only until 02:00, this venue would be operating until 05:00, further creating late night disturbance.

(Appendix 1) cites the City Centre Action Plan section AP8.

3.0 Crime Statistics

Data from Hampshire Constabulary for the Bedford place area, from the period: September 2020 to August 2021.

Crimes in the area have seen a steady increase from September 2020, at 342 reported crimes, to 446 crimes as at August 2021.

A breakdown of the crime descriptions lists 1536 of the crimes over the whole period being attributed to violence and sexual offences. 967 offences related to anti-social behaviour and public order offences. These are the specific crimes that are the core issue for ourselves as local residents in the area. Anti-social behaviour and public order offences. These crimes can be attributed to the existing licensed premises in the area. Current premises have operating hours until 03:00. The proposed venue is seeking hours until 05:00. This will only provide a venue for late night drinking, once other venues have closed. The company also encourages groups through their stag package offerings for groups of up to 20. Once these patrons leave the venue, it is very likely for them to roam around the locality upon their walk to local hotels, causing further anti-social behaviour and public order offences in the area. (Appendix 2) presents the data from Hampshire constabulary.

Granting a planning application for operating hours until 05:00AM will only increase the level of disturbance and noise within the area.

4.0 Southampton City Council Statement of Licensing Policy 2021-2026.

Quoting and referring to the Southampton City Council Statement of Licensing Policy 2021 – 2026.

Section 6.8, the venue is situated within the ‘Bedford Place Stress Area’ as part of the identified areas of cumulative impact.

Planning had previously agreed to the existing operating hours of the Kiss nightclub site from 21:00 to 02:00. The current application is a substantial variation to the length of operating hours. The application fails to demonstrate that the operation of the premises will not add to the cumulative impact already being experienced.

The venue will have the latest operating hours in the area, until 05:00.

The cumulative impact area was realised as a result of licensed premises in the area and the anti-social behaviour that can be associated with these venues.

It would be careless of the planning authority not to consider the statement of licensing policy in their consideration for this application, the planning authority should consider the residential impact that this licensed premises will have.

5.0 Previous Planning Refusals

Previous applications have been refused in the area in line with section AP8. There is no reason for this venue to be permitted operating hours until 05:00. Precedent has been set by planning committee to refuse applications with hours extending past 00:00, or to approve with conditions that the operating hours are limited until 00:00. This venue has previously been granted permission until 02:00, and should not be granted hours until 05:00.

10 examples of refused applications are in (Appendix 3). All applications have been refused operation further than 00:00.

Myself and fellow objectee's would like to thank the committee for hearing our objections.

Yours faithfully,

Riya Khatri



Appendix

Appendix 1

Citing the CCAP from Southampton City Council policy AP8:

“Proposals for new development and extended opening hours will be subject to restricted opening times. In evening zones and late night hubs, extended opening hours for food and drink uses (Use Classes A3, A4 and A5) will be supported subject to meeting other policies, particularly those to protect residential amenity and retail areas. Applications for extended opening hours in the Cultural Quarter will be judged on their own merits.

Elsewhere in the city centre proposals for extended opening hours outside the designated late night hubs and evening zones will only be permitted where they would not cause late night noise and disturbance to residents”

Appendix 2

Data from Hampshire Constabulary for the Bedford place area, from the period: September 2020 to August 2021.

Link: <https://www.police.uk/pu/your-area/hampshire-constabulary/bevois/?tab=Statistics> (Figure 1)



Presents the number of crimes reported to Hampshire constabulary over the period. As can be seen the area has seen a gradual increase in the number of crimes reported in the area.

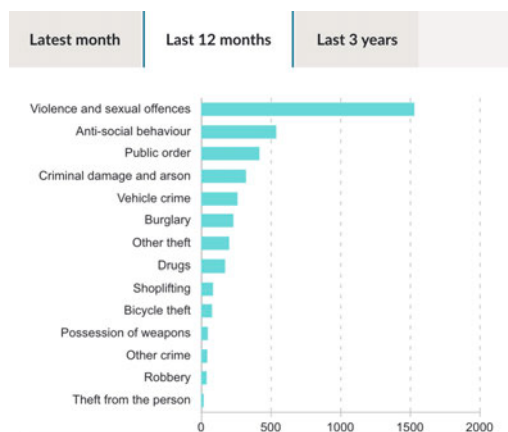


Figure 2, presents the crime types description. It is clearly evident that the majority of the crimes in the area are related to violence and sexual offences. This can be attributed to licensed premises that operate in the Bedford place area. Anti-social behaviour and public order offences are the second and third most reported crimes in the area. This can again be attributed to disorderly behaviour from patrons leaving licensed premises in the area, and causing disruption to local residents, such as myself.

Appendix 3

REFUSED: 18/00551/FUL– Variation of operating hours from 02.00-03.00.
Reason for refusal – Noise and disturbance.

REFUSED: 19/00392/FUL – Variation of operating hours from 08.30-0.00 to 08.30-01.00.
Reason for refusal ‘The main issue is the effect of the extended hours of operation on the living conditions of the occupiers of neighbouring properties with particular regard to noise, litter and disturbance.’

REFUSED: 18/01987/FUL– Variation of operating hours to 08.30-03.00.
Reason for refusal – ‘Noise and disturbance’.

Approve with conditions: 15/02217/FUL– Variation of operating hours from 08.00-02.00.
Conditions – Reduce operating hours limited to 08.00-00.00.

REFUSED: 14/00392/FUL– Variation of operating hours from 08.00-00.00 to 08.00-01.00
Reason for refusal – Harmful Intensification.

REFUSED: 14/00392/FUL– Variation of operating hours from 08.00-00.00 to 08.00-01.00
Reason for refusal – Harmful Intensification.

REFUSED: 10/01489/FUL– Variation of operating hours to 08.00-01.00.
Reason for refusal – Harmful Intensification.

REFUSED: 07/00843/VC– Variation of operating hours to 10.00-02.30.
Reason for refusal – Detriment to local residents as a result of late night disturbance.

REFUSED: 08/01775/FUL– Variation of operating hours from 08.00-02.00.
Reason for refusal – Residential Amenity.

REFUSED: 10/00045/FUL– Variation of use from offices to public bar
Reason for refusal – Saturation, noise disturbance and safety.

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Agenda Item 7

In recent weeks I have surveyed public opinion from local residents, hosting street surgeries, surveys and leafleting, these roads include Romsey Road, Ashmead Road, Compass House site, Lancaster Rd, Colby Street, Mercator Close, Wilroy Gardens, informing them of the planning proposals for Compass House. The feedback has been conclusive.

Many residents have major concerns with regards to the overspill of parking this development will create and the reduction of residential amenities in the neighbouring roads, due to the over development proposed to this site.

Recent communication with the senior planning officer I was told "The case history is rather complicated in terms of parking spaces".

Many residents have reported back to me saying they have experienced difficulties accessing the planning application online, this is due to the amount of continual planning applications for this site which has been extremely confusing and has therefore had an add on effect of reducing community involvement.

The planning submission was validated on the 13th January and the consultation came during the height of the winter lockdown so community engagement was limited by both timing and how complicated multiple applications regarding two sites have been.

Since the original applications, roads that were in the original parking survey have now been allocated as permit parking.

The developer states that the site is close to local and frequent public transport provision and is considered a low car strategy, which is simply not the case when we know the area is infrequently served by the lack of public transport which needs to be improved.

Consideration must also be made to Romsey Road as is it used as the major diversion route if there are any problems on the M271. The height of the building has also raised concerns in terms of blocking the light to households opposite in Romsey Rd, so it should be a consideration to reduce the height of the build.

Reducing the number of parking spaces in comparison to the number of residential units, including the hotel development will result to less than 1 parking space on site, (this equates to half a parking space) which is simply not adequate in relation to 241 flats, the amount of people living in each flat, their visitors, plus the hotel and the non guest visitors using the bar/café in the hotel. Where will overnight guests park, and business customers? It is clear that the original parking survey is very out of date and should be reviewed.

If this proposal is approved, and parking reduced, it will become a free for all in the surrounding roads for parking and will therefore place an intolerable burden on the neighbouring residential area and roads.

To conclude, consideration should be made to reduce the number of apartments, with adequate parking facilities on site to combat the overspill in neighbouring residential roads.

Regards

Amanda Guest
Conservative Councillor – REDBRIDGE WARD
Southampton City Council

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