

Planning and Rights of Way Panel

Tuesday, 29th March, 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 L Harris (Chair)
Councillor Prior (Vice-Chair)
Councillor Coombs
Councillor Magee
Councillor Savage
Councillor Vaughan
Councillor Windle

Contacts

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ADDITIONAL INFORMATION AND PRESENTATIONS

5 PLANNING APPLICATION - 21/01837/FUL - FORMER TOYS R US (Pages 1 - 4)

Statements received

6 PLANNING APPLICATION - 21/01632/FUL - 91 POUND STREET (Pages 5 - 10)

Statements received

7 PLANNING APPLICATION - 21/01649/FUL - 39 THORNBURY AVENUE (Pages 11 - 12)

Statements received

Statement for Planning & Rights of Way Committee, Tuesday 29th March 2022

- **Leigh-Sara Timberlake, CEO, Business South**

Mister Chairman and elected members – on behalf of Business South, we wish to place on record our **strong support** for Packaged Living and Fiera Real Estate UK's plan to redevelop the former Toys R Us site.

This prominent location opposite Southampton Central station is a vital gateway into the city.

At present, visitors who arrive here are confronted with a derelict site that gives a very poor and misleading first impression.

This is particularly crucial given the City of Culture 2025 bid, and it could be said the clock is ticking to put this critical situation right.

At Business South, we believe The Maritime Gateway is the answer, and will transform this area into something of which Southampton can be justly proud.

The economic benefits are extensive with Grade A office space and retail units which together will provide several hundred much-needed new jobs.

As for the residential units, these will bring additional consumers into the city centre, boosting its economy by millions of pounds every year.

The council will also benefit from business rates and significant Community Infrastructure Levy payments.

There will also be a wider benefit with landmark public realm improvements including the International Maritime Promenade.

This will provide a far more inviting and appealing entrance to the city and give the right impression to visitors, especially those coming to Southampton for the first time.

When we examine the benefits to business, the benefits to residents, the benefits to the council, and the much-improved visitor experience, The Maritime Gateway is clearly a win-win for all concerned.

It would also remove a major eyesore from a prominent city centre location. Toys R Us was the right thing for Southampton in the 1980s, but in our increasing digital world where climate change and sustainability are vital issues, we need something new.

The Maritime Gateway is the answer, and with its superb public transport connections, it has the potential to be a truly sustainable and green scheme, making it fit for the future.

Business South believes this will make a huge difference, not just to Southampton's economy, but how the city is viewed and regarded.

We all hope the City of Culture 2025 bid will succeed, and if there's one thing this committee can do today to support that bid, it will be to approve this vital regeneration, providing a much-needed new gateway into Southampton.

Thank you for considering our submission.

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RE: Application No: 21/01837/FUL

Thank you for inviting me to address the Panel in relation to the proposed development at the former Toys R Site, Western Esplanade Southampton.

In lieu of my actual attendance, please find below my restatement of support. My support is based on having scrutinised the plans, reviewing documents from consulted parties that are available on the planning application site, regularly visiting the part of the City under discussion.

My support is also influenced from over 30 years living in cities across Europe, Asia and North America, as well as witnessing first-hand the benefits that positive architecture and public realm enhancement has on citizens, communities, and cities.

My support for the proposed scheme is summarised thus:

- 1. Design and appearance** – With the City of Culture bid underway, it is vital to have not only new developments for the City but ones that positively shape the look, feel and aspirations of our city. Block A, within the proposed scheme, is one noticeable element which offers architectural texture and interest. Over time it would likely become a landmark building. Additionally, the heights of the proposed buildings act as a balancing element in an area that is dominated by the brutalist building at Blechendyn Terrace, Mayflower Halls and the Quilter Building to the North and East of the site. Furthermore, the type and colour of the proposed materials seem to take inspiration from those used in nearby buildings. The effect of this is a more unified, cohesive look and feel in this part of our city rather than the current disparate collection of buildings + ugly wasteland.
- 2. Green spaces and landscaping** – Being able to move from the station area to the main shopping area via landscaped areas such as the one proposed make for a significantly improved experience for those who live, work, and visit this area. I would like to think this green space could also add weight to our City's claim as National Park City.
- 3. Ongoing inward investment** – While I would love to see the streetscape of Southampton develop according to an overarching vision and around a bold extensive master plan, I have to accept that the days of grand schemes of the 18th and 19th centuries are gone. What I do NOT want our city to pass up on is the opportunity of a privately-funded development that not only enhances our public realm but also sends a positive message to future investors about our City's readiness to embrace practical, interesting, unifying developments.

In the name of this central area of Southampton that is crying out for regeneration and on behalf of other residents that support this planning proposal, please let's build it SO!

Kind regards,

Colin Barnett

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Supporting Statement

A. Introduction

Our medium to long term residential children's home has a maximum capacity of 4. The residents will be aged 8 – 17 years and will have varying social, emotional and behavioural needs. The home will be regulated by Ofsted and we are currently in the process of applying for registration.

B. How will the Home be Regulated ?

The home will be governed under Children's Home regulations 2015 and this will be registered and monitored/ inspected regularly by HMCI (Ofsted).

Regulations

HMCI (Ofsted)

HMCI will conduct the initial inspection and register the home when/ if standards are met. HMCI will conduct a minimum of 2 inspections per year and one of those will be a full inspection in which an inspector will be on the premises for at least 2 days. The provider will receive minimal notice as inspectors need to observe set-up in real time. Any failure to meet regulations may lead to consideration of enforcement action Ofsted will require a location risk assessment, a live document that will be reviewed every year and when new risks become apparent. We are clear that the children will respond differently to location risk factors. Where a specific risk affecting the home's children is identified, the home's manager will need to develop strategies for managing these, if necessary in partnership with the services that will have already contributed to the location assessment process. The registered manager will maintain a risk matrix which will be shared with the placing authority.

Regulations 40, 44 and 45

Inspectors will regularly review regulations 40, 44 and 45 reports and these may trigger early visits.

Regulation 40

The Registered manager must notify Ofsted without delay about specific events and incidents as set out in regulation 40.

Regulation 44:

The organisation is required to appoint an independent competent Quality Officer to inspect the home every month focussing on whether children are adequately safeguarded and if the home promote children wellbeing.

Regulation 44 requires that this person visits the children's home at least once a month and that this visit may be unannounced. The regulation also requires that the independent person must produce a report (The independent person report) and provide a copy to:

- HMCI (Ofsted)
- the local authority for the area in which the home is located, on request
- the placing authorities of children
- the registered manager
- the responsible individual

These reports provide crucial information about the safety, welfare and progress of children.

Regulation 45

Regulation 45 requires the registered manager to produce a report at least every 6 months. When writing the report, the registered manager should review the quality of the care provided by the home, the experiences of children living there and the impact the care is having on outcomes and improvements for children at the home.

C. Local Authorities

Our services will be commissioned through Hampshire and Southampton County Councils.

D. Staffing

Individuals responsible for day to day home management

- Responsible individual
- Registered Manager minimum qualification = Level 5 Diploma + Ofsted regulated facility management experience)
- Deputy Manager
- Team Leader
- Carers minimum qualification = Level 3 Diploma

There is 24 hour staff supervision on site. All staff will be appropriately trained to provide the level of support required. The home will be led by a registered manager with adequate training and experience in running an Ofsted registered home. The manager will have a deputy manager to work under them. There is always a minimum of 2 staff members onsite. Night cover will include 1 sleeping and 1 waking supported by on call (via phone) manager.

E. Accommodation

4 bedroomed property + another bedroom to be used by staff as sleeping room/ Office.

Bedroom Furniture

Bedroom furniture and decoration will be inspired by the young person as part of the person-centred model.

But general minimum include:

- Double bed with mattress
- All beds to have fitted sheets and duvet – two sets of bed linen, 2 pillows and cases
- Bedside table and light

- Wardrobe
- Chest of drawers
- Suitable fixed lighting with light shades (not bare bulbs)
- Desk and chair
- Carpet
- Curtains (flammability compliant)
- Minimum 4 power points
- Lockable door with a thumb lock on the inside....staff keep a spare key to allow emergency access when needed.

Communal Areas

- Shared Kitchen
 - Sink with drainer
 - Electric Cooker and oven
 - Hot and cold water supply
 - Freezer/ Refrigerator
 - Microwave
 - Kettle
 - Toaster
 - Storage cupboards
 - Adequate lighting and ventilation
 - Fire detection equipment (Hardwired L1 system)
 - Crockery
 - Fire fighting equipment
 - Fire blanket
 - Water mist fire extinguisher (Accessible to staff only)
 - Regular fire risk assessments are conducted by external contractors

Dining Room

Our young people will have an area away from the bedroom this is enough to accommodate all the residents. There will be a table and comfortable movable chairs.

Lounge

The young people will have a chill-out area. Leather sofas of adequate size to accommodate the young people. These will be comfortable and easy to clean. The furniture will meet the flammability compliance requirements.

Young people will be provided with a smart TV (minimum 32 inches)

Lighting

We will have both natural and artificial lighting. There will be no bare bulbs, lamp shades will be used in most cases.

Ventilation

Adequate extractor fans are installed in kitchen, bathroom and WC's.

Access/Security

The property can be accessed through the front door. The front door is kept locked and duty staff carry keys on them. There is also a back glass patio door to be used to access the back garden.

Heating

The home has gas central heating system which will provide heat in all rooms with controllable thermostats on each radiator.

Cleaning

The home will be kept in a good state of cleanliness and staff will be responsible for cleaning both communal areas and the children's bedrooms. The young persons will be encouraged to partake in some chores as part of developing independent skills. Hazardous cleaning materials are stored securely and subject to a risk assessment.

Windows

Where it is felt that there is risk of a young person exiting through the window, then window restrictors will be installed following a full risk assessment.

Home Office

The office is kept locked and only accessed by staff as confidential material is stored in this area. Please note the bulk of documents and archives will be stored at the Highlands Care Solutions Head Office.

F. Garden areas

The garden will be kept well maintained and in a tidy state allowing the young people to enjoy their space. Garden building will be well maintained too. All garden areas are kept tidy with grass cut regularly and maintenance / repairs made to any sheds.

G. Visitors

All visitors will be qualified including ID check as part of safeguarding before they are allowed access to the home. They will be required to sign in and sign out. Visitors may include Social workers, parents, relatives or friends of children/young people, prospective employees, inspectors, neighbours or representatives of community/agency groups, workers, delivery drivers, meter readers and the like.

- Any visitor will be chaperoned when on the home's premises.
- Arrival and departure must be recorded in the Visitors Book and if an individual child/young person has been visited this should be included in their daily records.
- Visitors will be welcomed by a manager or senior member of staff on duty, who should act as a reference person for the visitor for the duration of their visit.
- Staff need will take reasonable precautions to prove the identity of parents, relatives or friends before they enter the home.
- All contractors and workmen will be appropriately briefed by the registered manager before they can start work in the home. The briefing to include purpose and function of the home as well as safe management of tools/ equipment.

H. Neighbours

- We strongly believe that a good neighbourhood is essential for the development of our young people. We are therefore keen to establish good relationships with people in the community, maintaining an open and honest dialogue.
- Behaviours that impact on neighbours e.g noise will be discouraged.
- Neighbours should be given practical advice on dealing with our children/young people, which might include not inviting them into their homes, not lending money or offering cigarettes,
- Neighbours may not have unsupervised contact with children/young people (will be provided with the contact details for our home).
- All incidents will be taken seriously and all complaints via phone or in person will be dealt with calmly. The manager will call back and if possible arrange to visit the neighbour to address the issues. If a neighbour wishes to make a complaint the manager will advise of the complaints procedure.

I. Parking

- On street parking will be enhanced and improved as the dropped kerb outside the property will be built to provide additional on road parking
- Cycle Storage: Floor mounted Sheffield style stands adequate for 6 bikes will be available in the back garden

J. Bin Storage

- Bins will stored in the rear garden on the northern side.

K. Residents Needs

The government has outlined 5 key outcomes to be achieved for children and young people. Our support is tailored towards achieving the following outcomes:

- Staying safe
- Enjoying and achieving
- Making a positive contribution
- Achieving economic well-being

We aim to provide our young people with support and attention they may have missed, to help them learn about being human, how to understand their emotions and how to self-regulate and

handle the consequences of those emotions. We aim to give them security so they can stay still and actually feel safe, so they can feel cared for without the option of running away from this feeling.

The young people are encouraged to learn about themselves and the choices they can make for their future through everyday relationships with staff, adults and other young people. We will support and build their skills in learning at their school so they can gain qualifications and start to believe in their own ability to achieve.

L. Education

The young people are school going age so will be supported to access school/ college on a daily basis. HCS supports 24 hr curriculum through provision of educational activities around the home and external trips. Where a young person wishes to pursue further education they will be supported through the application process for college, apprenticeships, work experience, mentoring schemes.

M. Health and Mental Health

Children and Young people are supported to access healthcare professionals and therapists including counsellors. Good eating habits will be taught and encouraged. When young people first move in, we ensure that they are registered with a Doctor, Dentist and Optician. Innovative partnership with the GP service will be established.

N. Support Networks

HCS assists the young people to engage in voluntary sector advocates and specialists from other agencies such as Connexions or the local health service. We are working on engaging with Barnados through their Start Smart Peer mentoring programme in which young people become positive role model mentors. HCS will foster positive friendships which will enable young people to build reliable support networks. HCS will provide mentoring schemes through the support staff as informal support.

Agenda Item 7

21/01649/FUL - 39 Thornbury Avenue Southampton SO15 5BQ

To whom it may concern,

Thankyou for your invitation to join the hearing for this application on 29th March 2022 at 16:00.

I am unable to attend the meeting either in person or virtually.

I would however, like to register as a 'speaker' to the meeting and submit these written comments...

1. The plans were amended AFTER the end of the public consultation period. The title of the application has also been changed, removing the reference to seven bedrooms. Changes such as these should be subject to further public consultation and I believe that the application as it stands is therefore invalid.
2. The area in which the proposed development is situated is not suitable for an eight bedroom property as the local amenities such as parking etc. cannot accommodate such an increase in the number of residents. See the comments in the previous very similar refused application. All of those comments are still valid.
3. I wonder about the true intentions for this property. The current owner shows little regard for rules and regulations as demonstrated by the recent planning enforcement action which as necessary. The property is currently advertised for immediate rent or sale despite planning permission not being granted. Also, the property still appears to be partially occupied as refuse bins are regularly put out for collection and wheeled back in to the property afterwards. Is anyone paying council tax for this? All of this leads me to suspect that this is an HMO application through the back door.

Regards,

Nigel Parsons

Thornbury Avenue,
Southampton
SO15 5BR

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