

Planning and Rights of Way Panel

Tuesday, 17th September, 2024
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 Windle (Chair)
Councillor Greenhalgh (Vice-Chair)
Councillor Beaurain
Councillor Cox
Councillor Mrs Blatchford
Councillor G Lambert
Councillor Wood

Contacts

ed.grimshaw@southampton.gov.uk
023 8083 2390/ 07385 416491

ADDITIONAL INFORMATION AND PRESENTATIONS

5 PLANNING APPLICATION - 24/00405/FUL - 348 WINCHESTER ROAD
(Pages 1 - 14)

Statement and updated HRA .

6 PLANNING APPLICATION - 24/00132/FUL - 3-7 MACNAGHTEN ROAD
(Pages 15 - 16)

Statements

Monday, 9 September 2024

Director – Legal, Governance and HR

Agenda Item 5

Your Ref. Planning application 24/00405/FUL Site code 5953

OBJECTIONS

I object to the proposal to turn the former Care Home at 348 Winchester Road, Southampton, SO166TW into a multiple occupation property/business. (HMO)

There is an acute shortage of Care homes within Southampton and particularly lower cost options in suitable locations. The demand by Southampton City Council services and private elderly people within Southampton is very high to allow people to remain near their existing community and families. The Care Home at 348 Winchester Road is an ideal location for city residents, support families and support services. The existing Care Home is a suitable size for a Care Home business, gardens are limited, the property is not grand which reduces operating costs. Parking as a Care Home is adequate, ambulance access and parking is perfect as has been demonstrated many times. The location beside the UHS hospital is ideal for the Home, the emergency services and comforting to Care Home residents and their families. The Care Home should be maintained in this location.

HMOs is a business that provides low cost accommodation for people that have limited housing options, that are transient and generally do not have an attachment to the property or the location.

Residents of HMOs have a very strongly supported history of causing many more complaints than any other form of residential property. The complaints include, litter and dumping in the vicinity of the property, smoking and alcohol in the vicinity of the property, unofficial sub-letting, noise, anti social behaviour, etc. These characteristics are well understood and recorded by public services. This does not imply that all individuals are troublesome, however, large HMOs tend to be dominated by individuals that are anti-social and who influence others in the HMO.

To limit the impact of problems that HMOs cause for public services and local communities the size of HMOs are generally limited to a maximum of five individuals per property. The HMO proposal for 348 Winchester Road is huge relative to the existing average size HMO. The impact of introducing this very large HMO at this location would be extremely harmful to the character of the area and its current residents. Current residents are generally families, many elderly that currently feel safe walking in this location. There are also many children and young people that walk in this location to schools, college, sports centre, etc. they will be adversely affected by this proposed HMO.

The large number of residents proposed for this HMO would also be damaging for the residents of the HMO. Many HMO residents have needs that conflict with living in large densely populated homes. This large home environment would cause additional stress for individuals that would be damaging for all occupants of the HMO.

This HMO proposal should be rejected to ensure a Care Home in this location is maintained, the peace, safety of local residents is maintained and the needs of proposed residents are provided for more correctly.

Kind regards

Mr Denis O'Shea

448 Winchester Road, Southampton, SO167DG

Email denis.goshea@hotmail.com

Agenda Item 5

Appendix 3



This page is intentionally left blank

Agenda Item 5

Appendix 4



This page is intentionally left blank



This page is intentionally left blank



This page is intentionally left blank

Habitats Regulations Assessment (HRA)

Habitats Regulations Assessment (HRA)	
Application reference:	24/00405/FUL
Application address:	348 Winchester Road, Southampton, SO16 6TW
Application description:	Change of use from C2 (residential care home) to 10 person house in multiple occupation (Sui Generis)
HRA completion date:	17 April 2024

HRA completed by:	
Lindsay McCulloch Planning Ecologist Southampton City Council lindsay.mcculloch@southampton.gov.uk	

Summary
<p>The project being assessed is as described above.</p> <p>The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/SPA/Ramsar site.</p> <p>The site is located close to protected sites and as such there is potential for construction stage impacts. It is also recognised that the proposed development, in combination with other developments across south Hampshire, could result in recreational disturbance to the features of interest of the New Forest SPA/Ramsar site and the Solent and Southampton Water SPA/Ramsar site.</p> <p>In addition, wastewater generated by the development could result in the release of nitrogen and phosphate into the Solent leading to adverse impacts on features of the Solent Maritime SAC and the Solent and Southampton Water SPA/Ramsar site.</p> <p>The findings of the initial assessment concluded that the proposal would not result in an additional overnight population based on the proposed occupancy of the building as student accommodation and likely population</p> <p>Following consideration of a number of avoidance and mitigation measures designed to remove any risk of a significant effect on the identified European sites, it has been concluded that the significant effects, which are likely in association with the proposed development, can be adequately mitigated and that there will be no adverse effect on the integrity of protected sites.</p>

Section 1 - details of the plan or project

<p>European sites potentially impacted by plan or project: European Site descriptions are available in Appendix I of the City Centre Action Plan's Habitats Regulations Assessment Baseline Evidence Review Report, which is on the city council's website</p>	<ul style="list-style-type: none"> ▪ Solent and Dorset Coast Special Protection Area (SPA) ▪ Solent and Southampton Water SPA ▪ Solent and Southampton Water Ramsar Site ▪ Solent Maritime Special Area of Conservation (SAC) ▪ River Itchen SAC ▪ New Forest SAC ▪ New Forest SPA ▪ New Forest Ramsar site
<p>Is the project or plan directly connected with or necessary to the management of the site (provide details)?</p>	<p>No – the development is not connected to, nor necessary for, the management of any European site.</p>
<p>Are there any other projects or plans that together with the project or plan being assessed could affect the site (provide details)?</p>	<ul style="list-style-type: none"> ▪ Southampton Core Strategy (amended 2015) (http://www.southampton.gov.uk/policies/Amended-Core-Strategy-inc-CSPR-%20Final-13-03-2015.pdf) ▪ City Centre Action Plan (http://www.southampton.gov.uk/planning/planning-policy/adopted-plans/city-centre-action-plan.aspx) ▪ South Hampshire Strategy (http://www.push.gov.uk/work/housing-and-planning/south_hampshire_strategy.htm) <p>The PUSH Spatial Position Statement plans for 104,350 net additional homes, 509,000 sq. m of office floorspace and 462,000 sq. m of mixed B class floorspace across South Hampshire and the Isle of Wight between 2011 and 2034.</p> <p>Southampton aims to provide a total of 15,610 net additional dwellings across the city between 2016 and 2035 as set out in the Amended Core Strategy.</p> <p>Whilst the dates of the two plans do not align, it is clear that the proposed development of this site is part of a far wider reaching development strategy for the South Hampshire sub-region which will result in a sizeable increase in population and economic activity.</p>

Regulations 62 and 70 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) are clear that the assessment provisions, i.e. Regulations 63 and 64 of the same regulations, apply in relation to granting planning permission on an application under Part 3 of the TCPA 1990. The assessment below constitutes the city council's assessment of the implications of the

development described above on the identified European sites, as required under Regulation 63 of the Habitats Regulations.

Section 2 - Assessment of implications for European sites

Test 1: the likelihood of a significant effect

- **This test is to determine whether or not any possible effect could constitute a significant effect on a European site as set out in Regulation 63(1) (a) of the Habitats Regulations.**

The proposed development is located close to the Solent and Dorset Coast SPA, Solent and Southampton Water SPA and Ramsar site and the Solent Maritime SAC. As well as the River Itchen SAC, New Forest SAC, SPA and Ramsar site.

A full list of the qualifying features for each site is provided at the end of this report. The development could have implications for these sites which could be both temporary, arising from demolition and construction activity, or permanent arising from the on-going impact of the development when built.

As the proposal is for a change of use only and does not require any external works the identifiable impacts are in relation to

- Increased leisure activities and recreational pressure; and,
- Deterioration in water quality caused by nitrates from wastewater

Conclusions regarding the likelihood of a significant effect

This is to summarise whether or not there is a likelihood of a significant effect on a European site as set out in Regulation 63(1)(a) of the Habitats Regulations.

The project being assessed is as described above. The site is located close to the Solent and Dorset Coast Special Protection Area (SPA), the Solent and Southampton Water SPA/Ramsar site and the New Forest Special Area of Conservation (SAC)/SPA/Ramsar site.

The lawful use of the site at this time is as a care home with a condition restricting its maximum occupation to 14. Overall the number of overnight residents of the property are likely to be lower than the permitted use as care home accommodation and therefore the levels of water discharge affecting the water quality of the Solent and Southampton Water Special Protection Area. For the same reasons as above it is likely that fewer leisure trips would be taken to both the new Forest and Coastal Areas included within the Solent and Southampton Water Special Protection Area and New Forest Special Protection Area and Special Area of Conservation.

It is therefore considered that there would be no significant adverse impacts on the Solent and Southampton Water and New Forest Special Protection Areas and the New Forest Special Area of Conservation. An Appropriate Assessment is therefore not required.

This page is intentionally left blank

Agenda Item 6

I'm unable to attend the planning meeting 17th Sept 2024 due to personal reasons

We strongly oppose the planning application for housing @ 3-7 Macnaghten Rd 3 bedroom houses with space for 1 car space absolutely outrageous!

The road is already heavily congested with cars/vans

Many houses have already been reconfigured from family homes to flats and HMOs , many properties have 2 or more cars/vans

New developments either end of Harcourt Road have pushed more cars into Macnaghten Road , cars on kerbs etc causing poor visibility with turning & crossing.

Nuisance too for bin collections with manoeuvring around badly parked cars on the junction and kerbs.

Properties on that junction too are now flats with no parking . A business at the top of macnaghten Rd Cheftain - no parking facilities so again more vehicles!

With the new development parking for residents will again be challenging when kerbs will be removed to allow access to these new properties

Macnaghten Road is extremely busy too on match days as it's the closest road that isn't permit to the stadium

Also Station railway parking and those people parking up to use public transport.

Our road does not need anymore development. It's a dangerous fast road used as a rat run to avoid congestion in Bullar Rd/Bitterne Triangle.

Stop making profits over safety and common sense .

When the previous business was on this land , shop services always parked up on site and never left vehicles overnight so no blocking occurred to residents.

Please release we can't have anymore development , there is NO MORE ROOM the road is a potential accident waiting to happen!!

Thank you

Resident of Macnaghten Road

Sent from my iPhone

This page is intentionally left blank