

Planning and Rights of Way Panel

Tuesday, 16th April, 2024
at 6.00 pm

PLEASE NOTE TIME OF MEETING

Conference Room 3 and 4 - Civic Centre

This meeting is open to the public

Members

Councillor Savage (Chair)
Councillor Windle (Vice-Chair)
Councillor J Baillie
Councillor Beaurain
Councillor Cox
Councillor A Frampton
Councillor Greenhalgh

Contacts

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

ADDITIONAL INFORMATION AND PRESENTATIONS

5 PLANNING APPLICATION - 23/01588/FUL - BEVOIS MANSIONS (Pages 1 - 2)

Statement

Monday, 8 April 2024

Director – Legal, Governance and HR

Agenda Item 5

Mr Stephen Burrow

Flat 3

5 Bevois Mansions

Bevois Hill

Southampton

SO14 0SL

Application No: 23/01588/FUL

Location: Bevois Mansions Bevois Hill Southampton

STATEMENT AGAINST APPLICATION

May I first mention that my statement is on behalf of myself and the other owners/residents of the three flats in 5 Bevois Mansions.

When the applicant for planning permission first made himself known to the residents (he had purchased Flat 1, 1 Bevois Mansions) he informed us of his intentions, as a fellow resident, to transform and develop the existing site with regards to the parking situation (the driveway is in disrepair/potholed). He then proceeded to cut down all the trees/bushes on the boundary wall (bordering Thomas Lewis Way). He then informed us that the existing tree (over 100 years old) that was situated next to the two (privately owned) parking spaces belonging to 5 Bevois Mansions was rotten and needed to be cut down in case it damaged our properties. He never once mentioned applying for planning permission. He deceived us into getting the tree cut down. We could later see it was crucial the tree was removed for his planning application. The applicant's actions subsequently destroyed all the vegetation and privacy that Bevois Mansions once had.

All the applications for planning permission that the applicant has submitted have been misleading. They bear no relation to what the site/location/surroundings is actually like, or indeed what is actually owned by the applicant. If planning permission were to be given then legal action would be taken against the applicant because he doesn't actually own all the land he proposes to build on. We, the residents/owners of 5 Bevois Mansions, own three parking spaces (clearly marked on our deeds). After legal consultation, the applicant has no right to build (on the areas we own) without our explicit permission. This, he will never receive.

All the submitted applications are completely unsympathetic with the existing five Grade Two Listed properties. There are numerous restrictions associated with Grade Two listed buildings that you must adhere to with ownership (the applicant owns one) and these cannot be altered (such as installing double glazing etc). All the building proposals have double glazing. All use modern materials. All look

nothing like the existing properties. The proposed positioning of the new building (in all applications) merely heightens the differences and makes the proposed building stand out like a sore thumb. The proposed building has no historic identity.

The proposed building and subsequent footprint would significantly reduce parking for residents (let alone visitors) and the submitted plans are again misleading with regards to the current existing parking allocation. The proposals suggest an increased number of parking spaces on the land when, realistically, it diminishes spaces considerably (nearly 50%). Also, on owners' deeds, there is a clear allocation for visitor parking spaces on the land.

We, the owners of 5 Bevois Mansions, purchased our properties because of what they are (Grade Two Listed), where they are located (the identity and privacy of the existing site) and because the properties had allocated parking (that we own). I'm sure the other owners would have done that too. The planning application has no consideration for the existing homeowners and residents and is merely being pursued as a moneymaking exercise.

There has also been no explanation as to what would happen to owners'/residents' access (let alone residents parking spaces) to their properties/homes (bearing in mind this site is a cul de sac) if planning was approved and the properties were to be built. Also, the impact of building on the site (the large deliveries, the increase in vehicles, the congestion) would have a devastating effect on local traffic (the site is situated on the junction of a busy crossroads), local parking (all resident permit parking and one hour stay) and the cycle path running down the length of Bevois Hill.

We steadfastly object to this (and any subsequent) planning application at Bevois Mansions.