

Planning and Rights of Way Panel

Tuesday, 4th June, 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 Beaurain
Councillor Cox
Councillor Greenhalgh
Councillor Mrs Blatchford
Councillor Lambert
Councillor Wood

Contacts

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ADDITIONAL INFORMATION AND PRESENTATIONS

7 **PLANNING APPLICATION - 23/01645/FUL - LAND ADJ. 47 BRYANSTON ROAD**
(Pages 1 - 8)

Statements

8 **PLANNING APPLICATION - 24/00170/FUL - LAND ADJ. SYNAGOGUE**
MORDAUNT ROAD (Pages 9 - 10)

Statements

Friday, 24 May 2024

Director – Legal, Governance and HR

Agenda Item 7

Planning and Rights of Way Panel 4 June 2024

Agenda item 7 23/01645/FUL Land adj. 47 Bryanston Rd

Public statement

We bought our property in Bryanston Road in 1986 because it was situated in a quiet cul de sac location surrounded by nature which we feel very privileged to have living in Southampton City. Agenda Item 7 This development will take away both of these things regardless of the token effort on the developer's plan of tree planting, landscaping and sustaining the ecology of the area. The value of our property will decline as both of these things will diminish. I cannot understand how you propose to build this development. As anyone who lives in the cul de sac is aware parking is always an issue. During construction with 10 tonne trucks going in and out WHERE are we going to park? Gainsford Road is full as is the rest of the street. Do the council and developers think it's right for people to have to park over 500 metres from their home before being able to enter their front door? The 4 car park spaces offered are not acceptable or enough. What assurances do we have that they will be reserved for Bryanston Road residents so we will still be searching Peartree Avenue for parking. The road is narrow and already struggles with modern living with council vehicles and emergency services already having trouble accessing. I find it inconceivable that this development is being considered at all when Townhills redevelopment has been left for so many years with blocks laid empty, schools left with reduced numbers and the area becoming a ghost town. The best use of this land would be to leave it as green space in which nature and people can both enjoy.

Caroline and Mark Gizzi

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Appendix 2

Statement from Sharon Bedford, resident at 32 Bryanston Road.

I would like to make a short statement highlighting a couple of points that need true consideration. Southampton Council Health and Wellbeing strategy ambition is to significantly improve health and wellbeing outcomes of its residents. If this building goes ahead, it will significantly affect the quality of lives of the residents immediately upon approval. We do not want to suffer the impact of the works or the result of the works. We are happy here in our cul-de-sac. It is quiet and peaceful, and we enjoy the birds and the wildlife. We moved here 24 years ago because it was a no-through road and we have Peartree Common, now a Local Nature Reserve, right behind us. This application has caused our hearts to drop. It will change our lives and not for the better. Some of us work from home and the noise and inconvenience created by building works and then the resulting extra houses in the area will severely affect concentration and our work life balance. Please can the council bear our well-being in mind and consider the application on this basis?

Also – climate change. The area is now a flood risk. We have seen torrents of water run down the hill to the cul-de-sac looking like a raging river. Garages at the bottom have been getting flooded. Rainfall has significantly increased over the last year. Climate change is set to bring us warmer wetter weather. How will building on the land adjacent to us help this situation? Is this really an ideal piece of land to build on?

Lastly – the road is already needing repair. Bryanston Road is quite a steep hill – try cycling up or down! I am worried how heavy vehicles necessary to complete the works are going to affect the road surface and vibration leading to subsidence for the houses all along the hill.

Please consider these points when making your decision, thank you.

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PLANNING INVITATION TO 23/01645/FUL – LAND ADJACENT TO 47
BRYANSTON ROAD SOUTHAMPTON S019 7AQ

Thank you for allowing me this time to address the Panel.

I feel the approval of this application will be a problem for the future for Bryanston Road and surrounding area. Not because most of the residents in the Cul de Sac and along Bryanston Road have lived there along time, stuck in their ways and don't want change and progress, but because we have a lovely, peaceful, green area to reside in for our older years and others with kids and pets, a safe place away from harm and traffic.

If you could see and experience what we have yourselves, you would see what we mean and understand how we feel and why we are against this build.

I am sure there are more suitable areas of vacant land, with better facilities and access for families who would benefit from something better than a cramped estate. I can see all the relevant environmental checks have been done and everything probably looks very workable on Paper, but in the reality, it's not very practical. So I am asking to please don't approve the application just because it may tick some boxes and fill a quota but look at the bigger picture and see the impact it will have longer term on our quiet residential space we share with our resident wildlife.

Thank you.

Silma Gallagher
Resident
Bryanston Road

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Appendix 4

I would like to submit a statement for the meeting on 4th June at 16:00 regarding the Land adjacent 47 Bryanston Road Southampton and the proposal to erect 3 2-storey buildings. It is as follows.

I live at 50 Bryanston Road and my main objections to the development are the means of access to the site, the ecology of the site and air quality.

Means of access: Bryanston Road already has problems with parking and access for large vehicles such as delivery lorries. There isn't enough room for all our cars as it is and then when you add a delivery lorry or bin lorry into the mix, it makes it very difficult to go anyway in a car. I cannot understand how all the site traffic and construction materials will get down our road without causing damage or safety concerns. Then once people are living in the houses, there will be even more traffic. 4 extra car parking spaces for existing residents just isn't enough.

Ecology: we regularly see deer, hedgehogs and foxes in our garden which enter from the land in question. We also see many different types of birds, bats in the summer evenings, not to mention insects such as bees and butterflies. The land in question supports this wildlife and in a city setting such as ours, this is precious and should be protected. Provision may have been made to keep some of the site as wild but the construction work itself will scare off the wildlife.

Air quality: Check out the air quality of Bryanston Road here: <https://addresspollution.org/results/ffce8ab9-54f0-443d-ac7c-6172de359c15>

We already have very high air pollution. I regularly smell spray paint from the industrial estate by the water. Trees and other vegetation improve air quality, so developing this site is not going to help this issue which Southampton is known for, having been named among the top 10 worst cities in the UK for air pollution.

Please do not develop this site.

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Please find my objection to the development being discussed on Tuesday below:

My objections to this proposed development are twofold: the need for family houses and the issue of car parking allocation.

Liverpool Street, on which these properties will stand, is comprised of houses. There is also a desperate need for family-sized housing and not single-person occupancy flats, which is what is being proposed.

The issue of car parking is also important. At present, there are insufficient parking spaces for the number of car owners. Adding a potential 4 new cars to the area will create additional strain, including for parents with young children. The planning committee report suggests that the studio flats occupiers will not qualify for parking permits. Can the committee confirm that no new parking permits will be issued, under any circumstances?

We are writing with our formal objection for the proposed development on Mordaunt Rd/ Liverpool Street (24/00170/FUL). Reasons include:

1. **Property value impact.** Currently benefiting from an end of terrace property, we expect our property value and desirability to be impacted as part of this development. Reasons include the proximity to our building, the development of flats rather than family housing, pressure on parking and an overlooked garden.
2. **Proximity to existing housing and synagogue.** Our property will be hugely impacted as it currently sits end of terrace next to the proposed development. The new building looks to be proposed as right to the boundary line so will be extremely close if not connected to our property. Impact to our quality of life and safety during construction (with a 10 week old baby) is cause for concern, alongside the impact to our property value and access to our exterior wall – including opportunity for rodent infestation as well damp issues. Noise impact is also a concern during construction but also ongoing with the proposed proximity to our property.
3. **Impact on parking.** Parking is already limited, and although there will be no permits allocated we believe this will still impact the areas available parking as visitors and residents of the flats will likely have vehicles.

Dear Panel,

Speaking in support of the development: 24/00170/FUL

I am a lifelong resident of Southampton who has rented homes across different parts of Southampton and has recently bought a two-bedroom flat in Southampton. I also work locally (at the University).

From the perspective of someone who has recent experience of looking for a home in Southampton, I would like to make the following observations:

- The images of the planned exterior look significantly nicer than the external appearance of the block of flats I live in. It is also nicer looking than many British homes in general.
- The floorplans show four one-bedroom flats that look like they would be a comfortable option for a young person without children. Young people are especially underserved by our housing market, so this is appreciated.
- The zero-parking planning also appeals to me as someone who does not own a car. One of the perks of centrally located flats like this is that they are within walking distance of shops, place of employment, and public transport, so no car is needed.
- I also appreciate that bicycle parking will be provided. I have considered buying a bike, but one of my main obstacles is that I would not have a safe or convenient space to store it.

There have been times in my life when I would have loved to live in a centrally located flat like the ones proposed here, but unfortunately not enough had been built to have made that feasible at the time.

Kind Regards,

Jamie Hankins

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