

# Planning and Rights of Way Panel

Tuesday, 9th July, 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  
Ed on 023 8083 2390/ 07385 416491

## ADDITIONAL INFORMATION AND PRESENTATIONS

**6 PLANNING APPLICATION - 24/00040/FUL - 20-22 QUEENS TERRACE  
(HAVELOCK) (Pages 1 - 10)**

Statements received

Monday, 1 July 2024

Director – Legal, Governance and HR

# Agenda Item 6

Mr. Phillip Drake  
Flat 5, Havelock Chambers, 20-22 Queens Terrace  
Southampton, SO14 3BQ  
08/07/2024

Objection to Planning Application 24/00040/FUL– Proposed Addition of an Extra Floor at Havelock Chambers

Dear Sir/Madam,

I am writing this statement as an addition to my existing objection (on the council's online planning application portal) to the above planning application. My objections are based on several critical issues, detailed below, that I believe should be thoroughly considered.

**Incorrect Plans for Ground Floor Layout and Usage:**

The plans submitted by the applicant contain inaccuracies concerning the current and future use of the ground floor. It is essential that these plans accurately reflect the existing layout and intended modifications, ensuring that all stakeholders, including residents and the planning authority, have a clear understanding of the proposed changes. The current inaccuracies cast doubt on the feasibility and integrity of the proposal.

**Inadequate Bicycle Storage:**

The proposed plans fail to address the already limited bicycle storage space. The addition of another floor will inevitably increase the number of residents and, consequently, the demand for bicycle storage. Without sufficient provision for additional bicycle storage, the current problem will be exacerbated, leading to inconvenience and potential safety hazards for residents. The current storage facilities are already inadequate, and the plans do not offer a viable solution to accommodate the increased demand.

**Health and Safety Concerns with Lift Usage:**

The proposal overlooks the significant health and safety issues related to moving bins and bicycles via the lift. Residents are already experiencing problems with the lift being damaged by people moving furniture. The lift is not designed to handle such heavy and cumbersome items regularly, leading to potential mechanical failures and safety hazards for all residents. Given these points, I urge the planning department to reject the application in its current form.

Regards

Phillip Drake

## The Planning Panel

My name is Lorraine A Lakh and I reside at No 7 Havelock Chambers.

Please note that for the 5+ years I have lived here there has been a continuing problem with the allocated bin store area.

- a) the space is already inadequate for the number of residents.
- b) as it is an internal space there are awful smells and flies especially during warmer months.
- c) I do not wish to travel in the lift with other residents' refuse bins.
- d) the lift is for residents not their garbage disposal.
- e) Nor do I wish to travel with a cycle in the lift, this is not safe.

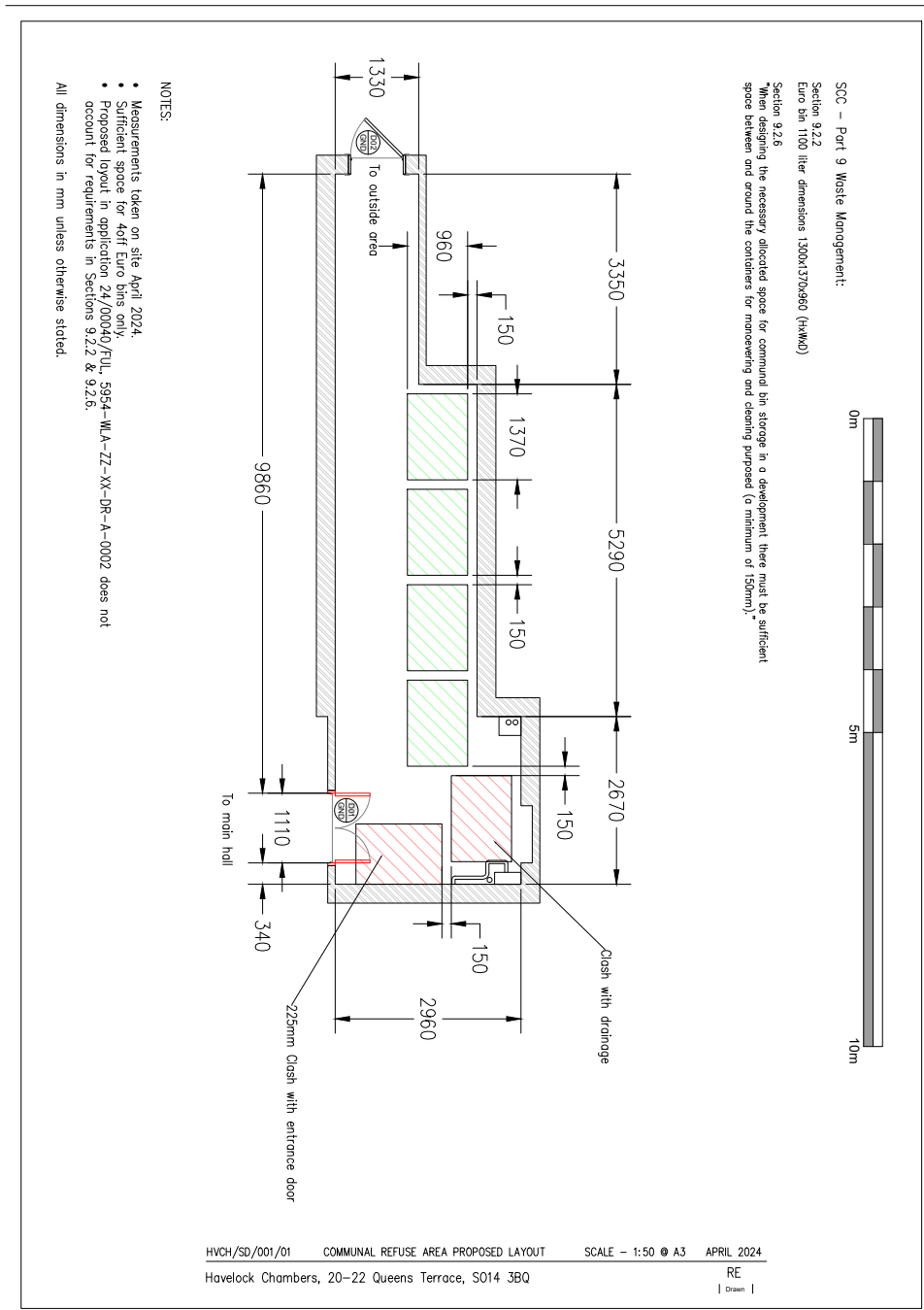
By the way, where is my cycle space? Please let me know.

Lorraine Lakh

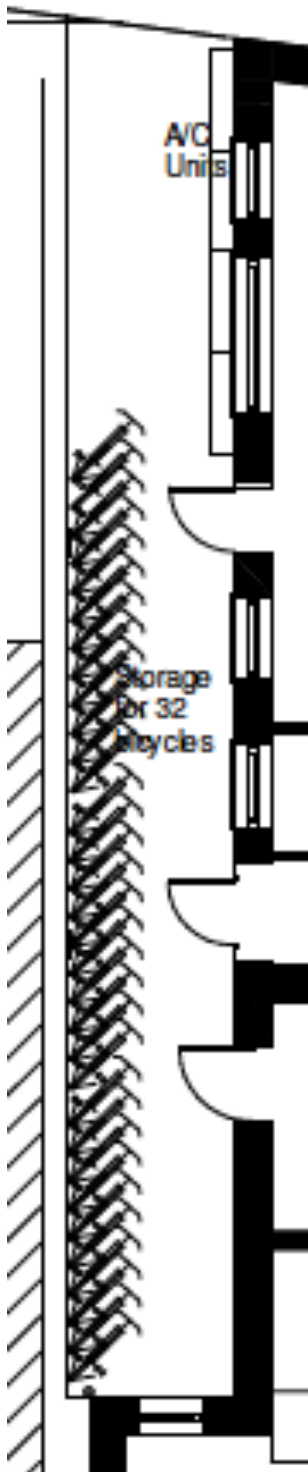
# Havelock Chambers planning application 24/00040/FUL

Below are pictures showing the many and significant misrepresentations in the applicant's application. They will be used on the day so please ensure they are distributed to the panel members before the day of the panel and any others required to comply with their requirements.

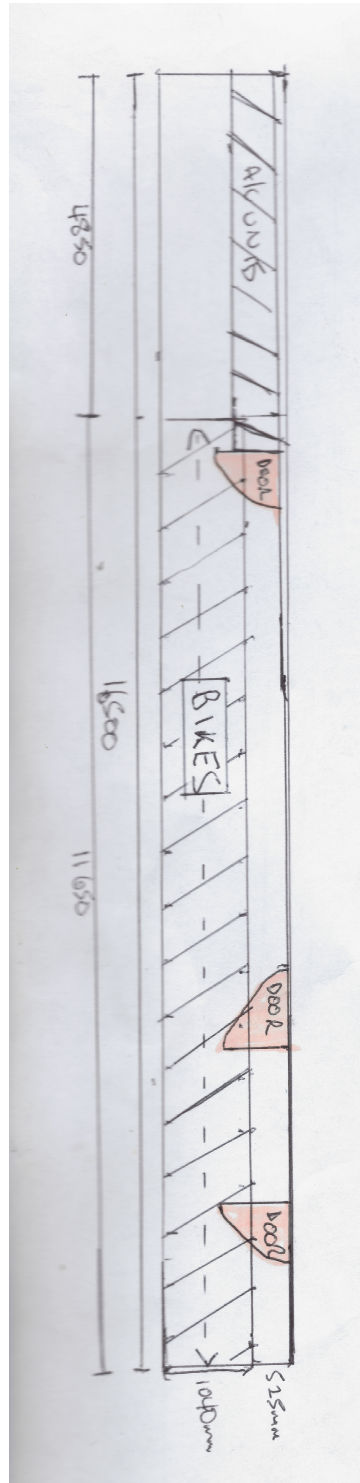
This is an exact layout of the havelock Chambers bin store using the required Planning specifications. There is no room for 4 Eurobins let alone the 6 shown. The main doors, also used to gain access to the bike store would also be blocked.



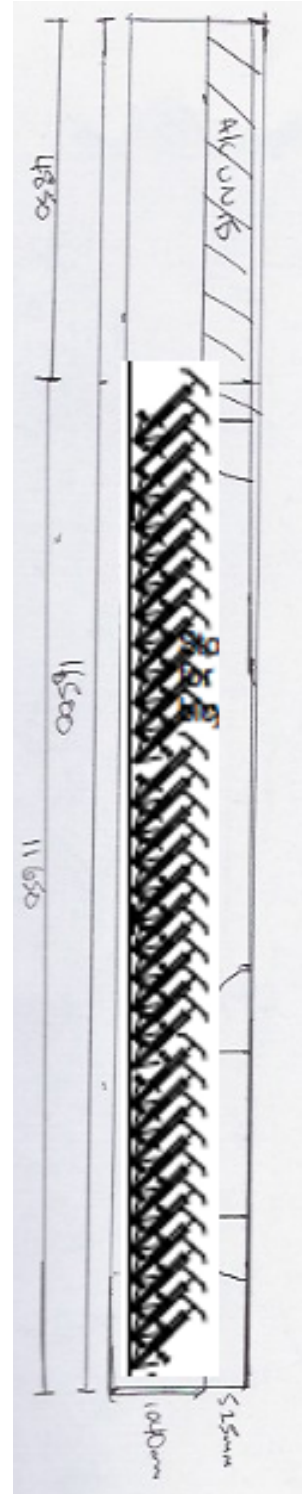
Layouts showing applicants false representation of the Bike store in the plans. No bikes are in place as shown in their application. They have shown the bike store as being 2500mm's wide, 50% bigger than the actual 1650mm's it is. As the photos show there is no room to store the bikes. Their representation is completely false. The bikes are shown needing to be stored upright which is not compliant with the Equalities Act or using the SCC an recommended stand.



False Plan Layout



To Actual Scale Drawing



Scale drawing with graphic

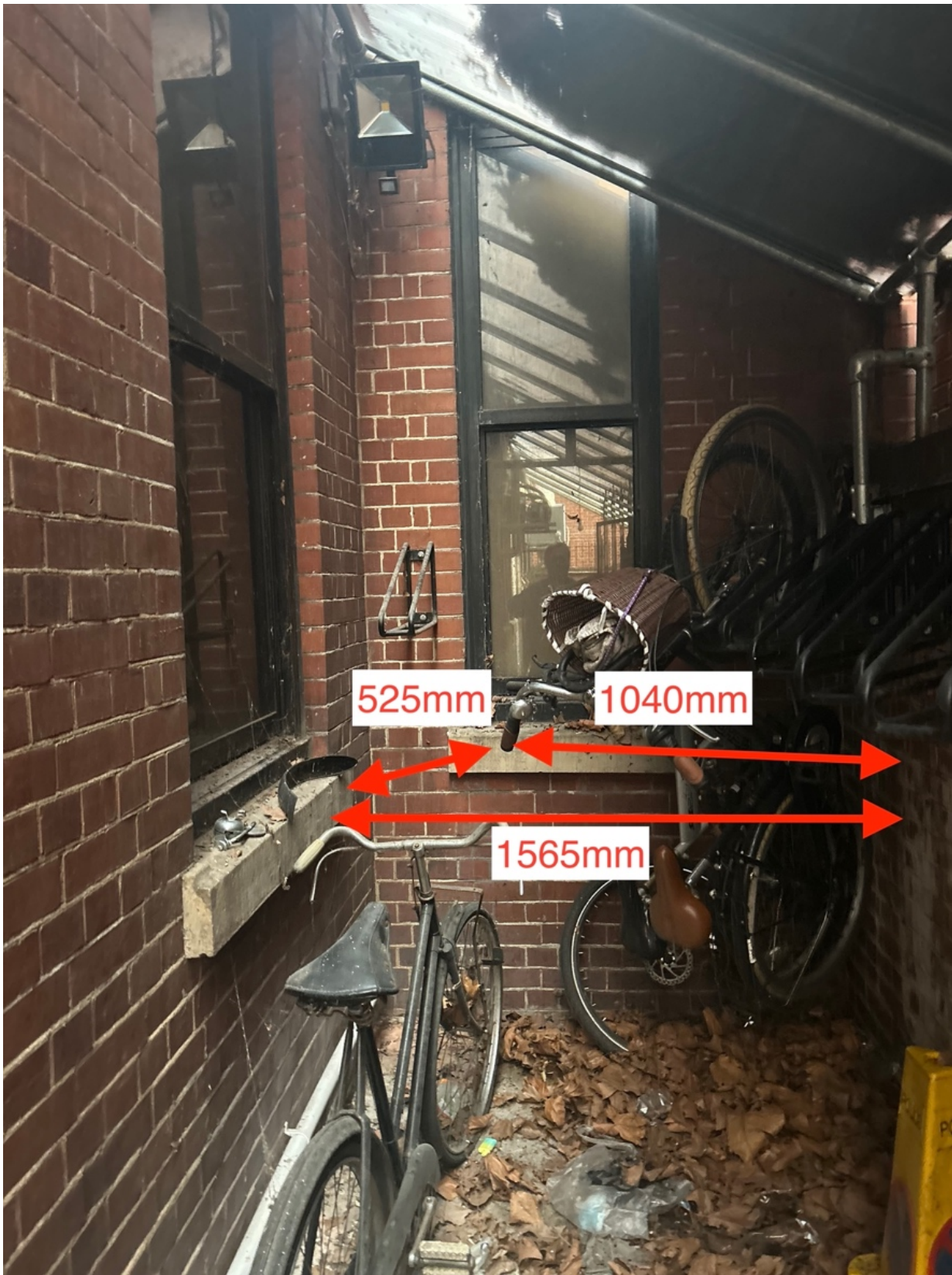


**There is no room for individuals to walk behind or manoeuvre one of the 30 bikes into place, anybody that is elderly or has a disability could not use the area or hang their bike.**





There is no room to get a bike behind a hung bike let alone the person holding it





This shows that not only is there no room for the cyclist as well as the bike in the alley but that the doors will not be able to open. An absolute minimum of 3 meters needs to be kept clear of bikes, this is not shown in the plan.

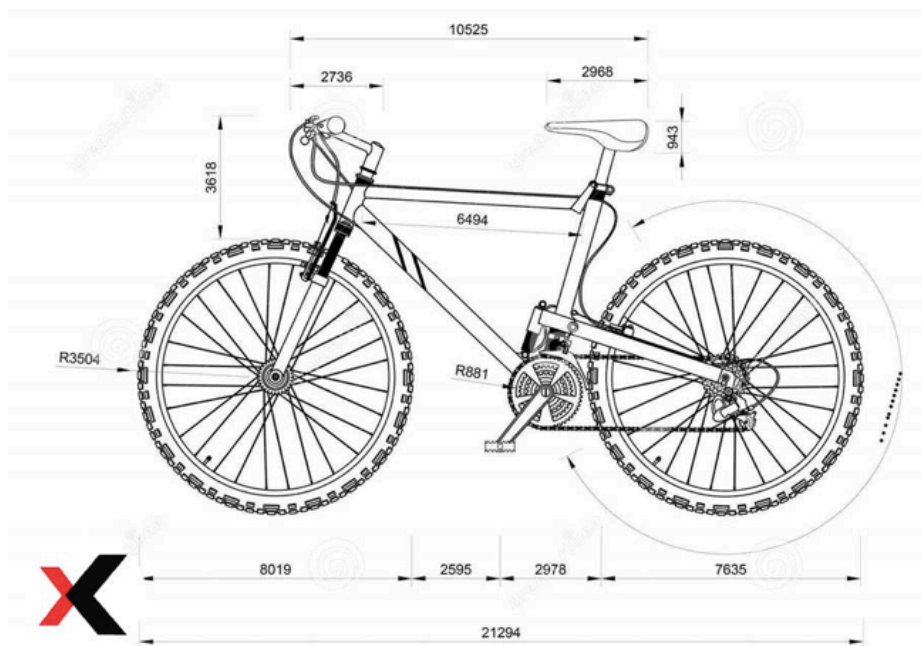
Showing 1 Meter space minimum is required in front of each door to gain access to the bike store  
There are 3 doors so 3 meters required to be kept free



The lift is 800mm deep 1300mm wide, there is no room to get a bike in there to go to the new floor, they are currently carried up the stairs by other residents, causing damage and being a H & Safety issue for the carrier and others on the stairs. This would mean the proposed store on the roof would not comply with the equalities act.

## What Is The Average Length of Bike?

by **Steve J. Robin**



The bin stores on the roof do not have the capacity for the minimum 4 \* 240L bins required by the published planning requirements. There are also more than the 3 steps allowed to be traversed for a 240l bin.

Good afternoon,

I am unable to attend the meeting in person, so please ensure that this email is submitted to the hearing and representation is made to my emphatic objection (once again) to the proposed planning application.

I object to this planning application on the following grounds:

1. There are multiple errors in scaling in the submission, misrepresenting the actual dimensions in the building:

a. The bins and bin storage are not correctly scaled. The actual dimensions would cause an obstruction to the doors from the main lobby.

b. The bicycle storage is misrepresented by the drawings. It is not practical to store bicycles in the manner in which is represented as there is insufficient space to manoeuvre any more than one bicycle.

2. The elevator should not be used for the carriage of bicycles, as the elevator is not large enough.

3. I refer the Hearing to the attached Decision by The Secretary of State's Inspector dismissing the appeal by the applicant for a 6th Floor extension in 2012. With the exception of Reason 9, given by the Inspector, I consider all other points to remain valid to this application and wish all other 'Reasons,' established in the Secretary of State's Decision to be fully considered.

Considering the misrepresentation in the ground floor drawing submission and the fact that no progress has been made by the Freeholder or the Headlease holder to comply to the ORIGINAL planning permission over the last 18 years, I would urge the hearing to dismiss this application.

Kind regards,

Dr Paul Doherty

Owner, 9 Havelock Chambers

20-22 Queens Terrace, SO143BQ.

Good afternoon,

With respect to my previous submission for 24/00040/FUL Objection, I would like the below email also to be presented at the hearing. This was my request in 2012 for the original terms of the planning to be 'ENFORCED.' The below chain of emails was the response...Southampton City Council had no time! Perhaps the Council would like to update this hearing on Mr Collymore's progress over the last 12 years on enforcing the approved plans..

I would also like it represented at hearing that the following similar applications were refused and not complied to on the following grounds:

**11/01144/TIME [REFUSED]** The refuse and cycle store to the serve the existing flats under 04/01622/FUL was not undertaken.

**06/01106/FUL [REFUSED]** External appearance of a 6th Floor extension would detract from the architectural form.

**05/00448/FUL [REFUSED]** Inadequate cycle storage and unacceptable cycle storage.

**04/01622/FUL [NOT COMPLIED & NOT ENFORCED]** Multiple non-compliances, including that the refuse store and cycle bays were not completed in accordance with DWG B974-A-370-D3. There was specific instruction that this should be complied to before the first until was occupied. This was not complied to and not enforced by Southampton City Council.

Thank you,

Dr Paul Doherty

Owner, 9 havelock Chambers,

20-22 Queens Terrace, SO143BQ

Dear Members of the City Council,

I am writing to express our concern regarding the proposed construction of a sixth level to the building in which I reside at 20-22 Queen's Terrace, SO143BQ. While I understand the need for development and expansion, I believe it is not appropriate to approve this addition given the current state of maintenance and management within our building. Firstly, the lift in our building is repeatedly malfunctioning. It has been a persistent issue that affects all residents, particularly those with mobility challenges, young children, and the elderly. Despite numerous repair attempts, the problem remains unresolved, causing significant inconvenience and safety concerns.

Secondly, we do not have functional optic fibre connections. In today's digital age, reliable internet connectivity is essential for work, education, and communication. The lack of a stable optic fibre connection has been a major drawback for residents, impacting our daily lives and productivity.

Additionally, the plumbing and drainage systems in our building are inefficient and frequently problematic. Due to the structure of the block, these systems are difficult to maintain, leading to frequent plumbing issues that cause further inconvenience and discomfort for residents. Lastly, there have been ongoing issues with garbage collection which not only poses health risks but also affects the overall living environment and morale of the residents.

Given these unresolved issues, I believe that adding a sixth level to the building would exacerbate the existing problems. Increasing the number of apartments will put further strain on already inadequate services and infrastructure. We urge the city council to take these concerns into serious consideration before making any decisions regarding the proposed construction. Ensuring the well-being and quality of life for current residents should be a priority, and this can only be achieved by improving the existing facilities and services.

Thank you for your attention to this matter.

Yours sincerely,

Radu-Daniel Voit and Maria Mihaela Gherda

Residents at Flat 21 Havelock Chambers, SO14 3BQ