

## Southampton City Council Planning Department

### 21/00730/FUL Planning Application Consultation

133 Portswood Road Southampton SO17 2FX

Highfield Residents Association has the following comments regarding **Planning Application 21/00730/FUL for change of use of the premises.**

Highfield Residents Association is generally in favour of opportunities to increase commerce and business in Portswood, especially considering the Transforming Cities initiative and is supportive for the suitable use of the Blockbusters building. Of particular importance is the Gorillas' statement, "*securing its long-term use for a retail type use is considered beneficial and a more positive than other potential future uses, such as residential which could be secure under emerging permitted development rights.*" (Executive Summary para 12).

HRA however, has the following comments regarding this application made by Gorillas.

- The 'Blockbusters' building is an iconic feature in a prominent position in Portswood. Whilst Floor Plans are included, there are no elevational plans or drawings giving any details of how the building will look once it is operational. This is a crucial omission as the 'look' of the building at such a prominent corner of Portswood High Street will be important to preserve and improve. For example, will the windows be blocked up or will they be restored? Likewise, the clock tower? Would the council set conditions that the building had to reflect 'Transforming Portswood' as a condition of change of use of the building? Would it be appropriate for posters and other temporary signage or advertisements to be stuck on windows?
- Planning Supporting Statement, Executive Summary: para 13 (bullet point 3) Ref: Click and Collect

*There is an element of click and collect. This is currently operated via the 'TooGoodToGo' app but with scope for wider use.*

This needs clarification – will this mean that customers can visit the distribution warehouse and collect their own orders rather than have them delivered by bike and what does, "*scope for wider use*" mean in respect of cars / parking / customers waiting around outside the premises like a take-away business?

Click and Collect is referenced again in 2.7 "*There is also an element of Click and collect*" but this is not explained here. However, in 4.2 (bullet point 5) it is confirmed

that customers will be able to collect directly from the shop, “Click and collect services are also available (currently through an app known as ‘TooGoodToGo’), which are collected directly from the shop.”

Customer collect service, especially of alcohol, was not granted with the current **Premises Licence (2021/00762/01SPRN 12<sup>th</sup> Day of May 2021)** which has explicit clauses regarding the sale of alcohol, the requirement for a premises supervisor to be in attendance and verification of customer identity and age and these apply only to delivery activities.

**Premises Licence Annex 2 – Conditions consistent with the operating Schedule** describes On-Line Delivery and does not include Click and Collect.

- The inclusion of an additional Click and Collect service with the consequent increase in vehicle traffic and parking difficulties appears to negate Gorillas’ principle of providing a green delivery service?
- HRA is concerned that in future, a further licensing application might make the premises a shopping as well as a delivery enterprise. This would increase local traffic, disturbance and safety on a very busy corner.
- Waste storage and collection

Gorillas’ Planning Application Form information states:

*14. Waste Storage and Collection **yes**. If yes provide details – **none***

No details have been provided with either the Planning Application Form or the Planning Supporting Statement regarding where the waste storage area will be located. This is a significant omission. HRA would support the construction of a screened, clean area for waste bin storage and not one where potentially overloaded bins are visible from the street frontage of either Brookvale Road or Portswood High Street.

As the principal residents’ association, HRA asks that these issues identified are given serious consideration.

Barbara Claridge  
Honorary Secretary Highfield Residents Association  
2 August 2021