

ADDENDUM REPORT PLANNING COMMITTEE 10 December 2009

Item: 6.4

Site: 29-30 Regent Street, Greenbank

Ref: 09/01070/FUL

Applicant: Mr and Mrs Ian Crabb

Page: 59

There is an error on the front page of the report. The decision category should not be "Major Application" and instead should be "Ward Member Referral".

There is also a mistake in the section "The principle of the proposed development", where reference has been made to the University of Plymouth Accommodation Strategy which was produced in 2007 and is now out of date. The present situation is that the University states that it faces an acute accommodation problem for its students and is short by around 2000 beds.

Since advertising the most recent set of amended plans, one additional letter of representation has been received from a resident of 11 Beaumont Avenue. The letter objects on the following grounds:

1. The area has lost its character because of overpopulation of students
2. The property would be overcrowded
3. It should be kept as offices on the ground floor with rented family affordable housing above
4. When the students leave the area it becomes a place for drug users and alcoholics
5. The development will reduce property values
6. Yellow lines and bollards should be provided for the length of the property and around the corner to the rear parking area in Beaumont Avenue

Points 1 and 2 are addressed in the main report (under the headings "The principle of the proposed development" and "Standard of accommodation" respectively). With regard to point 3, whilst affordable housing would be welcomed, it is necessary to deal with the proposal that has been presented. Point 4 is more of a police matter than a planning consideration. Point 5 is not a valid planning consideration. With regard to point 6, it is likely that a traffic order would be needed to implement this, and such a request has not been recommended by Transport Services in their consultation response.

An additional condition is recommended, as follows:

WINDOW OPENING

The windows on the ground floor of the property shall not open outwards over the highway, and shall be of a type that opens inwards.

Reason:

To ensure public safety, in accordance with policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.