

## **ADDENDUM REPORT PLANNING COMMITTEE 4<sup>th</sup> February 2010**

### **Item: 3**

**Site:** 14 Houndiscombe Road and 1 St. Lawrence Road – 09/01302/FUL

**Applicant:** Mr Dave Hendy

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Nine further letters of representation (eight of these being from one person) have been received which raise the following issues:

- Parking and highway safety issues
- Visual impact
- No need for further student accommodation
- Loss of employment site not properly considered
- Application in conflict with the aim of creating sustainable, mixed communities
- Proposed management condition is impractical

These issues have been covered in the main body of the report; however in order to address additional points raised, further explanation is offered below.

The objector notes that Parking Zone J in which the application property is located is currently oversubscribed by 71 vehicles. The objector considers that this raises both parking and highway safety issues and believes that granting this application will only exacerbate the current situation. However the Highways Authority has not raised any objections to the proposal and residents will be excluded from obtaining parking permits which is proposed to be highlighted to the applicant by means of an informative. Cycling will be promoted as a sustainable means of transport through the provision of secure cycle storage.

Concern has also been raised that the proposal will lead to the degradation of an attractive, Victorian property of historical interest. The objector's comments are noted; however the property is not listed or located within a conservation area, therefore as stated within the report it is considered that the proposal is acceptable and will cause no significant harm to the aesthetics of the area.

The objector has also commented that there is not a further need for this type of university accommodation. It is noted that the university primarily wishes to expand its base of institutional accommodation to meet changing student demand however there is still a general demand for increasing the overall accommodation base. Furthermore whilst the proposal is not for purpose-built student accommodation, the development does provide accommodation limited to students and allows the Local Planning Authority to impose conditions to control the building, and this is very different to students just renting standard private housing.

It has been stated that the loss of the employment site, 14 Houndiscombe Road, which has most recently been used as offices, has not been fully considered. The subject property is located in close proximity to Mutley Plain where a range of alternative office accommodation can be found. The loss of this particular run-down office space is not considered to jeopardize the economic vitality of the area and does not contribute to the needs of Plymouth's priority economic sectors.

The further letters of representation make reference to the concept of "sustainable, balanced communities" which are referred to in both national planning policy and Policy CS01 of the Core

Strategy. It is noted in the main body of the report that there are high numbers of students in the area; however the desire is for student accommodation to be located in and around the university and city centre. No.1 St Lawrence Rd already has consent for a 12-bed HMO. This proposal will result in the number of residents in both properties (1 St Lawrence Road and 14 Houndiscombe Road) being approximately 27. It is considered that this number will not unacceptably affect the balance in the area and, with the use of a management plan condition, student behavior could be controlled effectively.

The issue of the management plan has also raised concerns. The objector considers that the management plan will be insufficient to adequately deal with residents' behavior at the property. The Local Planning Authority is aware of the problems which can arise from students in the area, which have been highlighted through the objections received in relation to this application. The Local Planning Authority will therefore seek measures which it considers necessary to address all appropriate concerns. The objector has also highlighted that the applicant is in breach of a current S106 agreement; whilst this is noted it cannot be considered as part of this application.

The recommendation remains to Grant Conditionally.