

ADDENDUM REPORT PLANNING COMMITTEE 29 JULY 2010

Item: 6.7

Site: 3 Hillside Avenue, Plymouth

Ref: 10/00715/FUL

Applicant: Mr. Matthew Conyers

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Members are advised that five further letters of representation were received. Four of these, from/on behalf of Nos.10, 16, 27 and 31 Hillside Avenue, raise objections on the grounds that the street/area has more than its fair share of students at the expense of families and that problems of rubbish, loud noise and parking occur (more student lets means more cars). Neighbours object to the changing character of the area via student intensification. The issues of the area's character, noise and disturbance and parking are addressed in the report analysis, but that of rubbish is not. It is considered that recommended condition 6 (siting of refuse bins) is sufficient to address this issue.

One letter of support has been received, which states that students constitute a large percentage of trade for a local café; students are valuable to many businesses in Plymouth and the application will have a positive impact on the immediate area as well as local businesses. Whilst the strategic importance of the city-wide student population may be a material planning consideration, in cases such as this it is the impact on the character of the local area and residential amenity that is more pertinent to the Authority's decision.