

ADDENDUM REPORT PLANNING COMMITTEE 22nd SEPTEMBER 2011

Item: 06

Site: Hampton Cottages, Regent Street, Plymouth.

Ref: 11/01047/FUL

Applicant: ColourColt Student Living.

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Highways officer

The following additional conditions are informatives are proposed following receipt of the Highway Officers comments, stating support subject to conditions:

ACCESS (CONTRACTORS)

Before any other works are commenced, an adequate road access for contractors with a proper standard of visibility shall be formed to the satisfaction of the Local Planning Authority and connected to the adjacent highway in a position and a manner to be agreed with the Local Planning Authority.

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity.

PEDESTRIAN/CYCLE ACCESS

The building shall not be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with details to be submitted to and approved in writing by the Authority, including footway provision on Gilwell Place.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity.

REINSTATEMENT OF FOOTWAY

The development shall not be brought into use until the existing footway crossing (now redundant) has been removed and the footway reinstated.

Reason:

In the interests of public safety, convenience and amenity.

CYCLE STORAGE

The secure area for storing cycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

To ensure that there are secure storage facilities available for occupiers of or visitors to the building.

GREEN STAFF TRAVEL PLAN DETAILS

The uses hereby permitted shall be carried out in accordance with details of a Green Staff Travel Plan which shall be submitted to and approved in writing by the Local Planning Authority prior to the development opening for trade. The Green Staff Travel Plan shall include the following elements:-

- The provision of secure and convenient cycle parking facilities
- The provision of shower and changing facilities for staff
- Measures to regulate the management and use of car parking areas to be permitted
- The appointment of a suitable on-site co-ordinator to monitor and record occupiers' progress in meeting the objectives of the plan. An initial survey of staff travel patterns to/from the site shall be carried out and the results, together with proposed targets for staff cycle and public transport usage and car sharing, submitted to the Local Planning Authority within six months of the development opening for trade. A report shall be submitted to the Local Planning Authority every two years monitoring the progress of the plan and achievement of the identified targets
- Measures for enforcement of the plan, should agreed objectives and targets not be met.

Reason:

In the opinion of the Local Planning Authority, such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices.

CLOSURE OF EXISTING ACCESS - AMENDED

No development shall take place until the existing access to the adjoining property, known as Studio 11, has been permanently closed in accordance with details previously agreed in writing with the Local Planning Authority.

Reason:

In the interests of public safety, convenience and amenity.

EXTINGUISHMENT OF HIGHWAY

No development hereby permitted shall commence on site until such time that an application under the provisions of Section 247 of the Town and Country Planning Act has been submitted to the Government Office to extinguish the highway rights along the length of Highway which serves as an access from Regent Street to Hampton Cottages. Furthermore no construction will be permitted until such time that the proposed extinguishment has been completed.

Reason:

In the interests of public safety, convenience and amenity.

INFORMATIVE – RESIDENT PERMIT PARKING ZONE

The applicant is advised that the development lies within a Resident Parking Permit scheme which is currently over-subscribed. As such the development will be excluded from obtaining permits and visitor tickets for use within the scheme.

INFORMATIVE – SECTION 278 AGREEMENT

No work within the public highway should commence until engineering details of the improvements to the public highway have been approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into. The Applicant should contact Plymouth Transport and Highways for the necessary approval.

INFORMATIVE – PUBLIC HIGHWAY WORKS

This planning permission does not authorise the applicant to carry out works within the publicly maintained highway. The Applicant should contact Plymouth Transport and Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority and an appropriate Permit must be obtained before works commence.

INFORMATIVE – ACCESS RIGHTS

The applicant is advised that no part of Highway will be extinguished until such time that all existing access rights are resolved. Any necessary agreements must be provided in writing before the Highway Authority will support an application to extinguish the Highway.