

ADDENDUM REPORT

Planning Committee



Item: 6.6

Site: Kirkby Terrace

Ref: 13/00490/FUL

Applicant: University of Plymouth

Page: 131

Additional publicity

The application was originally advertised as providing 96 bedspaces. Officers noticed later, however, that the number of bedspaces had been inaccurately described in the Design and Access Statement, and that there were 96 Bedrooms and 104 bedspaces. It was therefore necessary to readvertise the application to accurately reflect the number of bedspaces that the development would provide. The publicity period for this re advertisement concludes on 28th May 2013.

The recommendation to committee today, is therefore, minded to grant, delegated to Assistant Director of Planning following the end of the statutory consultation period.

Additional consultee responses

Since the committee report was completed, additional comments have been received in respect of the sustainable energy statement. It is considered necessary to amend the sustainability condition to permit the future connection to a district heating network and not to a combined heat and power system as originally thought. Officers recommend that condition 9 is therefore changed to read as follows

SUSTAINABILITY

(9) The site is located in the city centre where there are proposals to provide a district heating network. The development of heating and hot water generation will be configured to permit the future connection to a district heating network with minimal disruption in accordance with the approved details supplied in the Overarching Sustainable Energy Statement Issue 3 March 2013. The works shall be implemented on site prior to completion of the building and thereafter so maintained and retained.

Reason:

To ensure compliance with City Centre and University Area Action Plan Proposal CC05 (Enabling Low carbon Development) of the City Centre.

Additional Representations

Since the report to planning committee was completed, three additional letters of objection have been received. These letters are all from people concerned about the impact of the development on the properties in North Road East. The objections are as follows:

- No notifications of the proposal were received by occupiers of properties in North Road East.
- The proposal would restrict light to the rear of these properties and their gardens.
- Noise during construction would have an adverse impact on residential amenity and make property difficult to let.
- The properties in North Road East would suffer a loss of security as students would be able to climb over their rear walls.
- The Skylight and Sunlight Impact assessment does take into account windows in rear extensions.
- The design of the rear of the building is out of character with development in the vicinity.

The planning application was advertised in accordance with the code of practice for the publicity of planning applications. This included the posting of site notices and advertising in the newspaper. The code of practice does not require letters to be sent to individual properties.

Skylight and Sunlight Impact Assessment indicates that the proposed building would affect the light to the properties in North Road East. It shows, however, that the loss falls within reasonable parameters. Windows to rear extensions have not been taken into account, but the relationship of these windows with existing boundary walls is poor and the new proposal is not considered to worsen the impact on these windows. The proposal is therefore considered to comply with CS34.

Noise during construction is inevitable from a building site. Taking this into account, a condition is necessary to ensure that the scheme complies with an acceptable code of construction. Subject to this condition the proposal is considered to be acceptable and comply with CS22 in this respect.

The scheme introduces small rear garden areas to the rear of the development. The plans show a 1.8m boundary between the existing and proposed properties. This is considered acceptable for a reasonable level of security and the proposal has not raised an objection from the Police Liaison officer in this respect. The proposal is considered to comply with CS32.

The design of the rear of the building is limited by the proximity to properties in North Road East. This rear elevation has fewer windows than would normally be expected, but the elevation is broken up by changes in level. The view of this elevation would be limited by the terrace of houses in North Road East. Given this relationship the proposal is considered to be visually acceptable and complies with CS02 in this respect.

Amended wording to all pre commencement conditions

The applicant has requested amendments to some conditions to allow the submission of details after the demolition of the existing building, but prior to the commencement of the new development. Kirkby Terrace is proposed to be demolished in August 2013.

Condition 3 code of practice during construction and condition 4 land quality will be required prior to demolition and are not proposed to be amended as per the officers report. Conditions 5, 6, 7, 10 and 17 are amended as follows to allow the relevant details to be submitted after demolition but before commencement of the new build:

DESIGN DETAILS

(5) Notwithstanding the details submitted, unless otherwise agreed previously with the Local Planning Authority (LPA), no work shall commence, save for the demolition of the existing buildings, until the following details have been submitted to and agreed in writing by the LPA:

- (i) Details of the design, method of construction and finish of the windows and glazing systems to be used;
- (ii) Details of the depth of reveals to all window openings.
- (iii) Details of the design, materials and finish of the proposed oriel windows;
- (iv) Details of the design of any external building lighting proposed;
- (v) Details of the proposed siting, design and external materials of any roof plant, services or lift rooms and any wall or roof vents, ducts, pipes, extracts, window cleaning apparatus or other accretions to the roof or elevations;
- (vi) Details of the design of the treatment of the junctions between different materials.

Such agreed details shall be strictly adhered to during the course of development and thereafter so maintained.

Reason:

To enable the LPA to consider the above details in the interests of the appearance and character of the development and locality, in accordance with Policy CS01, CS02, CS03, CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

EXTERNAL MATERIALS

(6) Notwithstanding the details submitted, no development shall take place, save for the demolition of the existing buildings, until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SURFACING MATERIALS

(7) Notwithstanding the details submitted, no development shall take place, save for the demolition of the existing buildings, until details/samples of all surfacing materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE DESIGN PROPOSALS

(10) No development shall take place, save for the demolition of the existing buildings, until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.).

Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; the implementation programme].

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

TRAVEL PLAN

(17)The use hereby permitted shall not commence, save for the demolition of the existing buildings, until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and arrangements for pick up and drop off of students at the beginning and end of each term; and the name, position and contact telephone number of the person responsible for its implementation. From the date of occupation the occupier shall operate the approved Travel Plan.

Reason:

The Local Planning Authority considers that 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 in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

Officers have no objection to the changes proposed to enable works to commence in August.

Bat survey

An internal and external bat survey has been carried out at the site. No physical signs of a bat presence have been found. A condition is suggested that emergence surveys are carried out prior to demolition. The applicant has agreed to this.