

ADDENDUM REPORT

Planning Committee



Item: 6.7

Site: Pitts Memorial Hall

Ref: 13/00492/FUL

Applicant: University of Plymouth

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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.

Representations

Since the report to planning committee was completed, one additional letter of objection has been received. This letter expresses concern that the proposal would result in the site at 11 Regent Street, which is owned the College of Art, being overlooked.

The main windows facing the site are set back sufficient distance or are to landings and secondary rooms. Overlooking is not therefore considered to result in unacceptable loss of amenity or to prejudice the future development of the neighbouring site.

Amendment to plans condition

Since the conditions were added to the report to planning committee, plans have been submitted which clarify the use of aluminium windows. These amended plans need to be included in the plans condition, which should now read as follows:

(2)The development hereby permitted shall be carried out in accordance with the following approved plans: : 338-PM-PL-SITE-001,338-PM-PL-SITE-002, 338-PM-PL-GA-100, 338-PM-PL-SITE-010, 338-PM-PL-GA-010, 338-PM-PL-GA-011, 338-PM-PL-GA-200, 338-PM-PL-GA-110 rev A, 338-PM-PL-GA-111 rev A, 338-PM-PL-GA-012, 338-PM-PL-GA-013, 338-PM-PL-GA-014.

Reason

To ensure that the development can be subject to a minor amendment in accordance with Section 73 of the Town & Country Planning Act 1990.

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.