

ADDENDUM REPORT

Planning Committee



Item: 6.9

Site: Endsleigh Place

Ref: I3/00491/FUL

Applicant: University of Plymouth

Page: 195

Additional publicity

The application was originally advertised as providing 28 bedspaces. Officers noticed later, however, that the number of bedspaces had been inaccurately described in the Design and Access Statement, and that there were 28 bedrooms and 42 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 5 is therefore changed to read as follows

SUSTAINABILITY

(5) 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 planning committee report was prepared, two further objections have been received in respect of this proposal. The objections are:

- that insufficient information has been submitted in respect of waste disposal and,
- that properties adjacent to the site were not invited to the exhibition held by the applicants and outlined in the Statement of Community Involvement.

Details of waste disposal have been agreed with the applicant. Refuse will be collected from individual houses by the University and taken to the store areas behind number 16 Endsleigh Place. These arrangements are considered to be sufficient to ensure that refuse does not harm neighbours amenity.

Whilst it is regrettable that near neighbours were not able to attend the exhibition held by the University, this is not sufficient reason to outweigh the recommendation before the planning committee. Publicity for the Planning Application has enabled neighbours to engage with the process and make their representations known.