

ADDENDUM REPORT

Planning Committee



Item Number: 8.2

Site: Hampton Court

Planning Application Number: 14/00591/FUL

Applicant: Black Rock Student Housing Unit Trust

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This addendum report proposes amendments to three conditions. These amendments are proposed following negotiations with the applicant to take account of residents' concerns regarding noise, disturbance and traffic.

CONDITION 12 (MANAGEMENT OF STUDENT ACCOMMODATION).

It is proposed to amend condition 12 to require the submission and approval of the management plan prior to occupation rather than within one month of occupation.

MANAGEMENT OF STUDENT ACCOMMODATION

(12) Within one month of the occupation of the accommodation hereby approved, a management plan for the operation of the accommodation, which shall include contact details (including postal address, email address and telephone number) of the person to be contacted regarding any issues arising from the use of the building or its curtilage and shall include a commitment to keep this information up to date, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall thereafter be adhered to strictly at all times.

Reason:

In the interests of neighbours' amenities and to provide a ready point of contact for any person who needs to address an issue in relation to the use of the property, in accordance with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

CONDITION 13 (TRAVEL PLAN DETAILS)

It is proposed to amend so as to include provision for pick up and drop off of students at the beginning and end of each term, and to make it applicable to residents of the flats as well as staff.

TRAVEL PLAN DETAILS

(13) The uses hereby permitted shall not commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall seek to encourage staff and residents to use modes of transport other than the private car to get to and from the premises. It shall include:

- arrangements for monitoring the use of provisions available through the operation of the Travel Plan
- arrangements for pick up and drop off of students at the beginning and end of each term
- 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:

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 in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 32 and 34 of the National Planning Policy Framework 2012. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

CONDITION 22 (NOISE)

It is proposed to amend to update it to reflect the most recent British Standard.

NOISE: GOOD ROOM CRITERIA

(22) All dwellings on the south elevation of the development hereby permitted shall be constructed in accordance with BS8233:2014 so as to provide sound insulation against externally generated noise. The good room criteria shall be applied, meaning there must be no more than 35 dB Laeq for living rooms (0700 to 2300 daytime) and 30 dB Laeq for bedrooms (2300 to 0700 night-time), with windows shut and other means of ventilation provided.

Reason:

To ensure that the proposed dwellings hereby permitted achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007 and the National Planning Policy Framework.