

ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: 9 TO 10 ERMINGTON TERRACE PLYMOUTH

Planning Application Number: 14/01685/FUL

Applicant: The Harbour Centre

Page: 51-58

Consultation response

The Police Architectural Liaison officer has no objections to the proposal

Representations

In total 23 letters of representation has been received regarding this proposal. 12 of the representations were against whilst 11 were in support of the application. The main objections were:-

- Imbalance the community
- Saturation of HMOs
- Loss of a community
- Anti- social behaviour
- Noise concerns
- Crime
- Type of clientele that the proposed use will attract

With regards to the saturation of HMOs within the area Article 4 is not considered to be relevant to this proposal since Article 4 specifically relates to the loss of a family dwelling (Class C3) whereas at present 9-10 Ermington Terrace is currently used as a clinic (D1). Furthermore, since this site is currently used as by the Harbour Centre as a clinic it is considered that it will not create any further imbalance to the existing community.

Officers consider that the applicant has tried to minimise the impact upon the residential area by including manager's accommodation at ground floor and having a management arrangement that can be enforced through a condition. It is considered that this will minimise any noise concerns and anti-social behaviour that may occur.

It is noted that the main concerns for objectors were the clientele that the proposed development would attract. A number of letters suggested that this use would be better served out of the city centre. The Harbour Centre already has an established use on these premises and it is therefore not considered that the change of use will change the clientele. The comings and goings of the proposed use will be significantly less that those associated with the current D1 clinic use.

With regards to crime this issue has not been raised as a concern by Devon and Cornwall Police and therefore it would be difficult for officers to conclude that a recommendation for refusal could be made based on anticipated incidences of crime, disorder or anti-social behaviour in the local community.

No amendments are therefore proposed to the recommendation to Planning Committee.