

ADDENDUM REPORT

Planning Committee



Item Number: 6.3

Site: 95 Durnford Street, PL1 3QW

Planning Application Number: 17/02444/FUL

Applicant: Plymouth Lighthouse Project

Pages: 59-72

Community consultation and additional comments

There have been two meetings held recently by the applicant, one with the Stonehouse Residents Association (SRA) and another with the SRA and the general public. These meetings were well attended by residents (approximately 60 attended the public meeting). There have also been visits inside the property with some residents, and the applicant is responding directly to concerns that residents raise with them.

The SRA have advised that the following concerns still remain with regards to the proposal:

- The number of occupants in the property
- The financial viability of the project
- What would happen to the house should the project finish

The occupant levels and viability have been dealt with in the original report. With regards to the use of the property should the project finish, it is not possible to condition the property to be returned to flats should the Lighthouse Project finish. It is considered that the recommended approval conditions would require some form of planning approval to be sought for any future use of the property, including the need for a management plan to be updated and the requirement for the support workers office to remain in that use at all times.

Management of the Property

Additional information has been submitted by the applicant with regards to the management of the property. The property will be staffed between 09.00 and 16.00 hours, Monday to Friday, with either a manager or support worker present at all times.

The responsibility of the manager is an assessment of the residents, ensuring procedures are being followed and 1-1 support sessions with external agencies about sign-posting and referrals.

The manager or their assistant holds a morning meeting for all residents Monday-Friday to assess the wellbeing of each resident and the community atmosphere, drawing out any issues that need attention.

A support worker has similar duties to that of the manager, with the manager holding authority and final responsibility for the property and residents.

Residents moving in will have an established period of abstinence (assessed on an individual basis) and not have any psychiatric diagnoses or psychoactive medication that could interfere with their engagement with the project. Residents accept random drug and alcohol testing as part of their occupancy. This is done on arrival and at random times throughout an occupant's stay, as well as if staff have suspicion about residents having drunk alcohol or used drugs. The house is aimed towards mutual aid for residents, and residents should feel responsible for protecting their community and advising staff if there is any use. If the test results are positive then the resident's tenancy is immediately ended and the staff will help them find accommodation with other housing providers, or place them in a bed and breakfast.

Monthly internal meetings are held between management, staff and directors to report on how the house is functioning, with a house resident also presenting to the board. The applicant expressed an interest in ensuring a representative of the Stonehouse Residents Association was present at these meetings to ensure the community is involved in the project. The applicants also expressed an interest in having permanent representation by the Lighthouse Project at the Stonehouse Residents Association meetings. The details of the community engagement and management plan are proposed to be conditioned such that the approval of their details by the Council is required prior to occupation of the property.

Page 68: Minor Change to Condition 3 (works to windows)

In the interests of clarity, replace the wording 'PRE-DAMP PROOF COURSE' to 'BEFORE ANY RELEVANT WORKS COMMENCE'

No further changes are proposed to the officer recommendation.