

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.1**

**Site: 95 Durnford Street, PL1 3QW**

**Planning Application Number: 17/02444/FUL**

**Applicant: Plymouth Lighthouse Project**

**Pages: 7-21**

## Letter from Applicant

The applicant is unable to attend the Planning Committee to speak, but has submitted a letter in place of this which has been summarised below:

- The Bideford Lighthouse Project opened its doors on 1<sup>st</sup> March 2016 and provided a 'peaceful and anonymous presence on in its quiet residential street', funded purely on housing benefit.
- Two independent professionals viewed the Bideford project and asked if the directors and funders would support the opening of a similar project in Plymouth.
- The model aims for high standards of accommodation in an area with peaceful street ambiance.
- The Bideford Lighthouse Project is running extremely well and does not require 24 hours staff to do so. The previous committee discussed an idea of 'night staff' that was based on groundless projections and it was not acknowledged or accepted that staffing levels in Bideford are completely adequate. The committee's process negatively projected using addicts as getting up to no good, or badly behaved untrustworthy people causing problems, when these ideas bare no similarity to the real world lived truth and proven track record in Bideford.
- The Lighthouse Project was designed specifically to solve the kind of negative culture the Planning Committee were right to be concerned about within Plymouth's current provision.

## Letters of Representation

A further three letters of representation have been received and are summarised below.

- Concern over level of management of the property
- High levels of HMOs in surrounding area
- Concern that applicant will not adhere to management plan and consultation with Stonehouse Residents Association
- Disproportionate level of rehabilitation facilities in the area
- Confusion over the original listing of the terrace by Historic England, which included no.95.

These matters have been addressed in the main report, with the exception of the Historic England listing of the terrace.

The latest information available on the Historic England website, alongside the Council's records and the advice of the Historic Environment Officer, show that only nos.85 to 93 Durnford Street and attached forecourt walls and railings are Grade II Listed. This listing does not include the application site of no.95.