

**DEVELOPMENT COMMITTEE 27 APRIL 2023
UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL**

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/22/02551	7-15 Blount Street	Demolition of the existing buildings on site and redevelopment to provide 106 purpose-built student accommodation (PBSA) rooms, with associated internal and external amenity space and cycle parking, alongside commercial space at the ground floor level.

1. ADDITIONAL REPRESENTATION

- 1.1 As discussed in paragraph 4.3 of the committee report, a petition in objection to the application was submitted. On the 24th April, further signatories to this petition were submitted to the council. An additional 162 signatures have been provided, bringing the total number of signatures on the petition to 291. The objections raised in this additional petition remain the same as those summarised in paragraph 4.3 of the committee report.
- 1.2 Officers have examined the contents of the additional petition and note that at least 44 of the new signatories are residents who live outside the locality of the application site, including from E1, E2 and E3 postcodes. There are potentially more than this, but some of the handwriting is not easily legible.

2. ADDITIONAL CONDITION

- 2.1 Further consideration has been given to address neighbours concerns regarding the student use. It is proposed to add an additional condition for the submission of a 'student management plan' prior to occupation of the building. The following details would be secured:
 - Site staffing
 - Reception services
 - Security
 - Maintenance
 - Management of Anti-Social behaviour
 - Working with neighbours
 - Complaints procedure
- 2.2 Recently approved larger student accommodation developments within the borough were accompanied by student management plans to address any amenity concerns and ensure that a clear strategy was in place to deal with any issues that may arise from the occupants.
- 2.3 The applicants have advised that they are happy for this recommended pre-occupation condition to be attached to the permission.

3. RECOMMENDATION

3.1 Officers recommendation is to GRANT planning permission, subject to the conditions outlined in the original report and the obligations within the S106 agreement as detailed in the original report and an additional condition:

- Submission and approval of a student accommodation management plan, prior to the first occupation of the development.