**17th Sept 2024 – HNF PLANNING UPDATE**

## For links to PCC web sites regarding Planning and Licensing please see the addendum at the end of this report.

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**PLANNING APPLICATIONS** (PREVIOUS)

**24/00943/FUL - 278-282 Citadel Road**

Change of use from 34 bedroom student HMO to large HMO (Sui Generis), demolish rear extensions and construct single storey rear extension to improve communal facilities and construction of bike store.

The proposals involve the change of use of the overall site, originally 3 terraced properties laid out over 5 floors, from student HMO to open market HMO following changes in the student accommodation market.

The plan proposes the demolition of the single storey rear tenements and a replacement extension being built to improve the standard of accommodation with improved communal space.

They also state that - The basement will be shut off from the upper floors and subject to a separate application. A cycle store will be constructed in the rear yard and provision for 2 car spaces and bin storage.

A neighbour has objected, stating that they already suffer serious issues with residents of the property and believe that the conversion will lead to an increase in these issues.

PCC have stated that a reduction in off-road parking from 3 to 2 is acceptable, as no H-Zone permits are allowed at this address, but that a reduction in the bicycle spaces is not acceptable.

**Awaiting decision**

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# ADDENDUM A

**24/00621/FU - Former Quality Hotel Site, Cliff Road, West Hoe**

**Temporary change of use for a two-year period to material storage/contractor compound for City Centre redevelopment works. It should be noted that the application was received by PCC on 14th May 2024 but only validated and made public on 16th Aug 2024.**

**HNF Letter to PCC**

It should be noted that this application has led to numerous complaints from residents to the HNF and on behalf of the HNF I would submit that that this application be deferred until a complete and though assessment of the reasons, impact and mitigation have been submitted. In its current state this application is effectively incomplete and important issues should not be covered by conditions after the granting of permission.

**Missing information Transport Plan**

The LHA statement on the PCC website requests a condition for meeting DEV29. This should be included in the application for assessment and comment by interested parties such as Hoe residents. Especially with respect to:

Para 2. Provide safe and satisfactory traffic movement and vehicular access to and within the site.

Para 6. Mitigate the environmental impacts of transport, including impacts on air quality, noise pollution, landscape character and the quality and distinctiveness of urban and rural environments.

e.g:
1. What is to be the vehicle route from Millbay to the Quality Hotel site and then onward to Armada Way. Walker Terrace seems to be an unlikely route therefore Prospect Place will be the likely access.

2. The application shows the turning circles for within the site but not the turning circles for 'The Hoe' area road access, e.g Prospect Place onto Citadel Rd and then into Athenaeum St or Lockyer St and then onto Notte St. Transposing the turning circles within the site onto these junctions shows that parking restrictions would be needed to provide the required swing.

3. How many daily vehicle movements are anticipated and how frequently will they happen?

4. The plan should identify that the other half of the Quality Hotel Site has already caused an increase in traffic movement. Noting that when the Azure repairs are completed funding has been granted for Azure West work, therefore these two sites will be operating in tandem. It is also questioned how the Azure site is being used at all, given there is no planning application on the PCC website. Therefore, there is no impact or transport plan for this site which appears to be operating without formal permission, unless you can show otherwise. It should also be noted that the site is causing undue suffering due to the floodlights constantly being triggered at night and shining into the Azure Flat windows affecting residents' sleep.

5. Consideration of the impact of noise in a residential area for such a protracted period of time, both on-site and vehicles accessing the site with early morning starts. Also, not just for the immediate vicinity but for the roads around the site?

**Construction Environmental Management Plan**

1. Why has this not been submitted with the application.

**Reasoning for use of this site**

1. Where is the assessment of all potential sites owned (e.g. Prince Rock depots) or available to rent and why is this site, which is in a Conservation area, on the tourist Sea front, past a school, in a dense urban area with serious parking issues and narrow roads, considered to be the best?

2. Why are PCC removing a valuable redevelopment asset from the market for 2+ years. The site could be a money earner for tourist parking until it is sold to a developer rather than as an inappropriate storage depot.

3. The site is within the HNF area, why was there no consultation period to discuss issues before an application.

**Period of use and Operating times**

1. The application states temporary use for 2 years however, within the application, the document, titled 'application for Planning Permission', states 'temporary change of use for 5 years'. Which is it? Noting that application is for commencement 28th Mar 2024 and Armada Way is "hoped" to be finished by Aug 2026 the site will be required for more than 2 years.

2. Normal Hours of operation are stated as 07:00 – 17:00 Sunday to Friday with some 06:00 starts and some occasional

Saturday work. Residents would not call 07:00 Sunday as normal especially for 2+ years! Why are such long hours and days required.

Armada Way will need to have some small on-site storage areas, so why can movements not be limited to M-F 08:00 – 17:00, noting that it may be necessary for longer hours/days during the first phase, Millbay to a Storage site, but this should only be required the first few days/weeks.

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