

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
3rd March 2015

Agenda item 9

Application ref. 15/00047/COU

10 Sidmouth Avenue, Newcastle under Lyme

Since the preparation of the agenda report the **Highway Authority** have advised that they have no objections to the proposal subject to conditions relating to the provision of:-

1. access, parking and turning areas in accordance with the approved plans; and
2. weatherproof parking for a minimum of 12 cycles.

In addition a further 6 letters of representation have also been received raising the following concerns:-

- noise and anti-social behaviour problems will be experienced by residents living nearby as a result of students occupying the building.
- the increase in traffic arising from the proposal will exacerbate parking problems and will be hazardous to highway safety.
- the ambience of the conservation area will be eroded and will create a less attractive place to live.
- there is no identified need for student housing in the area.
- the proposal will operate as a house in multiple occupation (HMO) which will undermine the Council's aim of achieving an appropriate balance of housing provision mix in the locality.
- there are already too many HMO's in the locality which is beyond an acceptable level.

Your officers views

The site is in a very sustainable location close to the town centre where student housing can be supported in broad policy terms. There is no policy requirement for the applicant to demonstrate or justify that the particular provision of housing sought is needed.

With respect to highway safety matters the Highway Authority have no objections. This takes into account the likely amount of vehicle movements associated with the use proposed and car parking provision within Sidmouth Avenue. It is also the case that additional cycle parking can be secured.

The other matters raised by the representations made do not significantly weigh against the proposal for refusal of the application to be supported.

The RECOMMENDATION remains as set out in the agenda report which is to PERMIT with the conditions set out in the report and with additional conditions added to secure:-

- 1. Parking, access and turning areas**
- 2. 12 cycle parking spaces**