

Late Representations

Planning Committee 15 October 2020

Item No. 6	<p>Application No. - FUL/2020/1791</p> <p>Description of Development - Change of use from purpose-built student accommodation(sui generis) to a hostel (sui generis)</p> <p>Site Address - 72A St Margaret Road</p> <p>Drawing Amendments</p> <p>Block Plan: 5198842/004 Rev1 Ground Floor Plan: SM4689/001 Rev 2 First Floor Plan: SM4689/002 Rev2 Second Floor Plan: SM4689/003 Rev2</p> <p>Recommendation As per original report</p> <p>Introduction</p> <p>Application proposal</p> <p>The proposal has been amended to incorporate a new office at ground floor level so that there are now 15 bedrooms proposed.</p> <p>Consultation</p> <p>A total of 24 individual written objections have now been received in addition a petition of 164 signatories sponsored by Cllr O' Boyle has been submitted. An email from a resident's association has also been received which makes an assessment of the planning statement submitted by Atkins and raises material considerations previously addressed in the report. One written Email of support has been submitted.</p> <p>West Midlands Fire Service have been consulted and have confirmed that they have no comments to make on the proposal.</p> <p>Additional Information</p> <p>Highways have confirmed that the report is inaccurate in that the ability to claim Council Tax is not a decisive factor in issuing car parking permits. It was used as a way to demonstrate that residents lived at the property only but was not applicable in all cases(students). A new permit scheme has recently been implemented which requests a V5 vehicle registration document together with a new form of documentation. On this basis nothing prevents future residents</p>
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applying for a permit in principle. Nevertheless, there are no highway objections to the proposal and any potential impact in highways terms is acceptable.

Bin storage has been clarified and will be in the same location as existing. The imposed condition 4 enables the housing of bins to be explored.

Clarification of the ability to control an upper limit has been sought from housing, they have responded stating that any increase above 15 would be for parent and child accommodation and the suitability would be based on room size and advice from licensing, housing enforcement and H&S advice.

The applicant has confirmed that the new office will be manned during normal working hours and that out of hours security will be available should a problem arise with 24/7 monitoring by CCTV and the ability to contact residents directly. The following has also been confirmed:

- Each resident will be assessed beforehand and allocated a support worker
- Cleaners and facilities officers will also visit several times a week
- Key fob access will be implemented with the ability to monitor movements
- Secure gated system for rear access
- No visitors permitted the property
- Out of hours contact details provided to all residents