

application. The officer report sets out the comments received from local residents on this planning application.

Officers have carefully considered all comments received on this application and have discussed the application with Hampshire Constabulary's Designing Out Crime Officer. In terms of the provision of on-site support for residents, this is discussed with the officer report at paragraphs 6.23-6.32. A condition for a management plan has been recommended – see condition 4. Following further discussion with the applicant, it is now proposed by officers to amend the wording of condition 4 to read as follows (changes highlighted in bold):

4. Prior to commencement of the use hereby permitted, a Management Plan for the property shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include the following details:
 - How future residents would be selected for residency within the property.
 - Security measures to be implemented, including CCTV and access controls.
 - How residents would be supported during their residency.
 - How any incidents of anti-social behaviour and/or noise disturbance would be **responded to**.
 - How any complaints received in respect of residents' behaviour would be **handled**.
 - Those responsible for the implementation of the Management Plan.

The agreed Management Plan shall be implemented and adhered to for the duration of the use of the property hereby permitted. Should the Management Plan not be implemented or complied with, the use of the property as an HMO shall cease.

Reason: To protect the amenities of the area, those of neighbouring residents, as well as those of future occupiers of the accommodation in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the National Planning Policy Framework.

The applicant states that staff would be present on the site between the hours of 9am to 8pm Monday to Saturday and 9am to 12noon Sunday. 24/7 round-the-clock support at the site would be available by way of an on-call manager. These measures can be set out and agreed via the suggested management plan to ensure support would be available for future occupiers at all times of the day and night.

Subject to the recommended change to condition 4 above, no other changes to the officer report/recommendation are required.

2.	21/00279/FUL	Plot A1, Island Technology Park, Whippingham Road, East Cowes
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Nature of Representation

A comment has been received from Hampshire & Isle of Wight Fire & Rescue Service (HIWFRS) raising no objections based on the following requirements being met:

- Access to the site must meet building regulations requirements.
- The office building requires further information to meet regulations, including automatic fire detection (include monitored or non-monitored) and emergency lighting.
- Further information of all firefighting equipment and facilities for the site to be provided.
- Details of emergency access to site out of hours.

The HIWFRS has confirmed that there is no need in this case for planning conditions to ensure compliance with fire safety requirements, which would be secured through compliance with other legislation and other regulatory bodies and functions of the local authority.

Officer conclusion

No change to the published officer report.

Ollie Boulter – Strategic Manager for Planning and Infrastructure Delivery
Sarah Wilkinson – Planning Team Leader
Stuart Van-Cuylenburg – Principal Planning Officer

Date: 21 June 2021