



Glasgow City Council

Executive Committee

**Report by Bailie Elizabeth Cameron, Executive Member for
Development and Regeneration**

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Item 1

3rd March 2011

**Planning Policy Guidance For Student Accommodation And Certain Other
Large Scale Quasi Residential Uses.**

Purpose of Report:

To seek Committee approval for the introduction of planning policy guidance in respect of student accommodation and certain other large scale quasi residential uses.

Recommendations:

That Committee approves the report.

Ward No(s):

Citywide:

Local member(s) advised: Yes No

Consulted: Yes No

1. BACKGROUND

- 1.1 Since the development of the policy context for City Plan 2 and with the slow-down in the mainstream residential market, the Council has experienced an increased number of proposals for large commercially operated quasi-residential (mainly sui generis) uses.
- 1.2 These proposals (new-build and conversion) often involve high density accommodation with little in the way of supporting on-site amenity/ social/ recreational infrastructure (unless forming part of a campus location already providing for such needs or part of a wider masterplanning approach which will incorporate the same).
- 1.3 To this end, therefore, proposals for the development of the following uses: student accommodation; short-stay serviced apartments; back-pack/ tourist accommodation; and Class 7 Hotel/Hostels, which fail to :-
 - meet the reasonable needs /expectations of their 'resident' populations (whether short or long stay);
 - mitigate the additional pressure that such high 'resident' population concentrations can have on local amenity/facilities.

will generally not be supported by the Council.

- 1.4 Whilst all development within the City is required to take account of City Plan 2 Policy Des.1: Development Design Principles (which specifies the criteria underpinning the creation of high quality environments and sustainable places), it is considered that, for the reasons outlined above, additional policy guidance is required in respect of the large scale commercially operated quasi residential uses, identified in paragraph 1.3.

2. PROVISION OF ON SITE FACILITIES

- 2.1 The quasi residential development listed above, whether new-build or conversion, should provide appropriate on-site facilities, in a safe and secure environment, that are appropriate to the nature, context and scale (in terms of the number of persons capable of being accommodated) of the development and the needs/ characteristics of the 'resident' population (e.g. short or long stay, all student etc).

- 2.2 Depending also on the provision of public facilities locally and of the physical capabilities of the actual site, this could include outdoor provision (e.g. amenity space/seating area, games court) and/or internal provision (e.g. communal area, games room, gymnasium etc.). It will, however, be for the developer to bring forward suitable solutions (related to the criteria outlined in the previous paragraph) in discussion with the Council.
- 2.3 Proposals which do not seek to introduce such provision will not generally be supported by the Council. However, in circumstances where specific development /design considerations make provision difficult to deliver on site, the Council, at the behest of the developer, may consider entering into a legal agreement for commuted payment along the lines outlined in City Plan 2 Policy Env 2.
- 2.4 In exceptional circumstances, eg where abnormal site costs impact on development viability, the Council may consider a reduced requirement (in such cases, this will be based on an independent appraisal of the relevant engineering/financial information).

3. COUNCIL POLICY

- 3.1 The policy guidance will be a material consideration in respect of the determination of planning applications and appeals.

4. SERVICE IMPLICATIONS

Financial: None

Legal: None

Personnel: None

Environmental: None

Service Plan: None