

Public Document Pack



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3 April 2013

PLANNING COMMITTEE ADDENDUM REPORTS

Thursday 4 April 2013
4 pm
Council House, Plymouth (Next to the Civic Centre)

Members:

Councillor Stevens, Chair
Councillor Tuohy, Vice-Chair
Councillors Mrs Bowyer, Darcy, Sam Davey, Mrs Foster, Nicholson, John Smith, Stark,
Jon Taylor, Vincent and Wheeler.

PLEASE FIND ATTACHED ADDENDUM REPORTS FOR CONSIDERATION UNDER AGENDA ITEM
NOS 6.1, 6.2, 6.3 AND 6.5.

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PLANNING COMMITTEE

6.1. FORMER BLUE MONKEY SITE, 538 CROWNHILL ROAD, PLYMOUTH. 13/00053/FUL **(Pages 1 - 2)**

Applicant: Vital Homes
Ward: Honicknowle
Recommendation: Grant Conditionally

6.2. HOOE BARN, HOOE ROAD PLYMOUTH, 13/00264/FUL **(Pages 3 - 4)**

Applicant: Mr and Mrs Truscott
Ward: Plymstock Radford
Recommendation: Grant Conditionally

6.3. HOOE BARN, HOOE ROAD PLYMOUTH, 13/00265/LBC **(Pages 5 - 6)**

Applicant: Mr and Mrs Truscott
Ward: Plymstock Radford
Recommendation: Grant Conditionally

6.5. HOE PARK, ARMADA WAY, PLYMOUTH, 13/00279/FUL **(Pages 7 - 8)**

Applicant: Wheels Entertainment Ltd
Ward: St Peter and The Waterfront
Recommendation: Grant Conditionally

ADDENDUM REPORT

Planning Committee



ITEM NUMBER: 6.1

SITE: FORMER BLUE MONKEY SITE

PLANNING APPLICATION NUMBER: 13/00053/FUL

APPLICANT: VITAL HOMES

PAGE: 9

Additional comments from the Public Protection Service regarding noise and residential amenity:

Further to the initial comments on noise, if the Local Planning Authority is minded to recommend approval, the following conditions are recommended to mitigate the impact of noise so as to create an acceptable level of residential amenity: a condition to require all glazing facing Crownhill Road to be fixed and non-opening, and a condition to require the dwellings to be constructed in accordance with BS8233:1999 so as to provide high levels of sound insulation. This should be verified by a further survey.

Officers consider that the condition requiring all windows to be fixed and non-opening facing Crownhill Road would not be reasonable given the orientation and layout of the proposed development, and would give rise to other amenity concerns. However, the proposal to require high levels of sound insulation in the construction of the dwellings and a verification report to demonstrate that this has been achieved is considered reasonable. An informative is also recommended advising that a further acoustic assessment is carried out prior to construction in order to inform the method of construction.

The following additional conditions are therefore recommended:

CONDITIONS

(9) NOISE

All dwellings shall be constructed in accordance with BS8233:1999 so as to provide sound insulation against externally generated noise. The good room criteria shall be applied, meaning there must be no more than 30 dB LAeq for living rooms (0700 to 2300 daytime) and 30 dB LAeq for bedrooms (2300 to 0700 night-time), with windows shut and other means of ventilation provided. Levels of 45 dB LAf max shall not be exceeded in bedrooms (2300 to 0700 night-time).

Reason:

To ensure that the proposed dwellings hereby permitted achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply

with policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007

(10) NOISE VERIFICATION

Prior to occupation of any permitted dwelling upon this site, a noise verification report should be submitted for approval by the Local Planning Authority. The report should evidence that the above condition has been met, namely that the noise standards set can be demonstrated. As such the report should show evidence of noise surveys carried out within the living rooms and bedrooms of each of the properties. The surveys should be conducted across the full time frame of the period (8 hour night time & 16 hour daytime) on a typical noisy day (a Friday would be appropriate).

Reason:

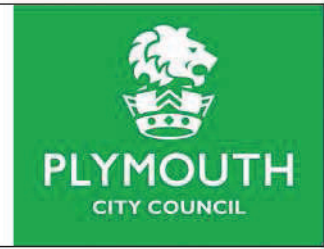
To ensure that the dwellings hereby permitted comply with appropriate noise standards to ensure that any future residents receive a suitable degree of protection from unwanted noise disturbance to comply with policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007

INFORMATIVE: DESIGN

(3) To comply with the above conditions it is highly recommend that a further acoustic assessment is carried out prior to construction. This assessment should allow for up to date noise data to be used and fed into an appropriate model to assess the noise climate at the appropriate locations on site (including at height where the noise levels will be higher than at ground level) to allow the specification of the glazing to be properly calculated. Without this information there is a risk that the glazing will not achieve the desired standards and as such any post completion pre-occupation verification survey not meeting the required standards. This would lead to the dwellings not-being able to be inhabited without potentially costly remedial mitigation work being carried out. (It is nearly always cheaper to over design the specification than remediate after completion)

ADDENDUM REPORT

Planning Committee



ITEM NUMBER: 6.2

SITE: HOOE BARN

PLANNING APPLICATION NUMBER: I3/00264/FUL

APPLICANT: MR AND MRS TRUSCOTT

PAGE: 23

Additional consultation responses:

The Environment Agency considers that further details about flood resilience and higher ground floor levels are required to ensure that this proposal maximises the opportunities presented by redevelopment to secure improvements in terms of flood risk. The flood level information does not appear to have been translated to flood risk on the site or how these risks will be appropriately managed, although it is noted that the Flood Risk Assessment does refer to some flood mitigation measures. Nonetheless, if the Planning Authority is minded to approve this application as it is currently submitted it recommends that conditions are included on subsequent permission to ensure the implementation of flood resistance and resilience measures (as proposed in the Flood Risk Assessment) as well as the appropriate investigation and management of contaminated land and unsuspected contamination. It recommends a condition requiring submission of a scheme to minimise flood damage by using flood resilient construction techniques. It also recommends further land quality investigation.

Officers consider that a condition should be attached regarding flood resilience, but notes that land quality conditions are already required.

Condition: Flood resistant and resilient construction

(18) No development approved by this permission shall be commenced until a scheme to minimise flood damage to the proposed development by utilising flood resilient construction techniques to an appropriate level has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and maintained in accordance with the approved details.

Reason: To minimise the damage to the building from flood events in accordance with policy CS22 of the Plymouth Local Development Framework Core Strategy 2007 (2006 – 2021).

The Society for the Protection of Ancient Buildings (SPAB) comments that the impact of the opening in the north elevation may be overpowering as currently designed and it may therefore be beneficial to consider reducing its scale. A reduction in the size of the opening might help to retain the agricultural character of the barn. For the same reason it could also be suggested that the impact of the car parking and the commercial treatment of the area created by the demolition of the garage might adversely affect the setting of the barn if it is not handled sensitively. SPAB recognises that there is a need for inclusive access and parking for disabled visitors, but more

could be done to soften the area around the barn so that the barn is clearly read as the main feature of interest on the site. Care will be needed to ensure that the site does not end up with an overly commercial character. The use of materials with a more rugged and agricultural feel could help in this regard. Similarly, where other slit windows exist they should be retained as such. They would suggest that as the animal stalls are an important part of the building's heritage then consideration should be given to ways of imaginatively re-using the stalls elsewhere. Overall, SPAB's main concern is that the barn should not become overtly commercial in terms of its appearance.

The agent, on behalf of the applicant, has prepared a detailed planning statement in response to issues raised in the letters of representation. In summary, it makes the following key points: the listing description for Hooe Barn does not refer to the attached garage; the proposals will introduce a more formal arrangement for parking and traffic movements on site compared to the existing situation; a single community use is unsustainable given the level of funding required to restore the barn; the size of the proposed new window on the north elevation has been reduced from the previous application and has been designed to provide an important link between the outside and inner functions.

ADDENDUM REPORT

Planning Committee



ITEM NUMBER: 3

SITE: HOOE BARN, HOOE ROAD

PLANNING APPLICATION NUMBER: I3/00265/LBC

APPLICANT: MR AND MRS TRUSCOTT

PAGE: 43

The following additional consultation response has been received:

The **Society for the Protection of Ancient Buildings** (SPAB) comments that the impact of the opening in the north elevation may be overpowering as currently designed and it may therefore be beneficial to consider reducing its scale. A reduction in the size of the opening might help to retain the agricultural character of the barn. For the same reason it could also be suggested that the impact of the car parking and the commercial treatment of the area created by the demolition of the garage might adversely affect the setting of the barn if it is not handled sensitively. SPAB recognises that there is a need for inclusive access and parking for disabled visitors, but more could be done to soften the area around the barn so that the barn is clearly read as the main feature of interest on the site. Care will be needed to ensure that the site does not end up with an overly commercial character. The use of materials with a more rugged and agricultural feel could help in this regard. Similarly, where other slit windows exist they should be retained as such. They would suggest that as the animal stalls are an important part of the building's heritage then consideration should be given to ways of imaginatively re-using the stalls elsewhere. Overall, SPAB's main concern is that the barn should not become overtly commercial in terms of its appearance.

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ADDENDUM REPORT

Planning Committee



ITEM NUMBER: 6.5

SITE: HOE PARK, ARMADA WAY, PLYMOUTH

PLANNING APPLICATION NUMBER: 13/00279/FUL

APPLICANT: WHEELS ENTERTAINMENT LTD

PAGE: 77

English Heritage (EH) does not object to the temporary siting of an observation wheel in this location. However, they advise that as well as the adjacent Scheduled Citadel, the Hoe contains many important, highly graded war memorials and EH would not wish to see their setting harmed on a permanent basis. EH would recommend that an undertaking to remove the wheel (and make good the area) at the end of the permitted period is attached to any permission. EH comment that given the recent reported financial difficulties, it may be wise to secure a bond to ensure that the removal of the wheel will be paid for should the operator experience future difficulties.

In the opinion of the case officer, the response from EH makes it clear that any further applications to retain the Wheel on site, passed February 2014, would have to be considered as applications to retain the Wheel permanently, especially given that, by that time, the Wheel would have been on site for nearly three years.

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