

# Public Document Pack



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22 May 2013

## **PLANNING COMMITTEE – ADDENDUM REPORTS**

Thursday 23 May 2013  
4pm  
Council House, Plymouth (Next to the Civic Centre)

### **Members:**

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

PLEASE FIND ATTACHED AN ADDENDUM REPORT FOR CONSIDERATION UNDER  
AGENDA ITEM NOS. 6.1, 6.3, 6.5, 6.6, 6.7, 6.8, 6.9, 6.10, 6.11, 6.12 and 6.14.

**Tracey Lee**  
Chief Executive

## PLANNING COMMITTEE

6.1. HOOE BARN, HOOE ROAD PLYMOUTH. 13/00264/FUL **(Pages 1 - 2)**

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

6.3. ERRILL RETAIL PARK, PLYMOUTH. 13/00147/FUL **(Pages 3 - 4)**

Applicant: Optimisation Developments Ltd  
Ward: Plympton Erle  
Recommendation: Grant Conditionally

6.5. ISAAC FOOT BUILDING, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS, PLYMOUTH. 13/00482/FUL **(Pages 5 - 8)**

Applicant: University of Plymouth  
Ward: Drake  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 obligation is not completed by 31 May 2013

6.6. KIRKBY TERRACE, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH. 13/00490/FUL **(Pages 9 - 12)**

Applicant: University of Plymouth  
Ward: Drake  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 obligation is not completed by 31 May 2013

6.7. PITTS, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH. 13/00492/FUL **(Pages 13 - 14)**

Applicant: University of Plymouth  
Ward: Drake  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 obligation is not completed by 31 May 2013

6.8. KIRKBY PLACE, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH. 13/00489/FUL **(Pages 15 - 16)**

Applicant: University of Plymouth  
Ward: Drake  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with

delegated authority to refuse in the event that the S106 obligation is not completed by 31 May 2013

6.9. ENDSLEIGH PLACE, UNIVERSITY OF PLYMOUTH, DRAKE (Pages 17 - 18)  
CIRCUS PLYMOUTH. 13/00491/FUL

Applicant: University of Plymouth  
Ward: Drake  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 obligation is not completed by 31 May 2013

6.10. HEPWORTH HOUSE, UNIVERSITY OF PLYMOUTH, (Pages 19 - 20)  
DRAKE CIRCUS, PLYMOUTH. 13/00483/FUL

Applicant: University of Plymouth  
Ward: Drake  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 obligation is not completed by 31 May 2013

6.11. FITZROY, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS, (Pages 21 - 22)  
PLYMOUTH. 13/00484/FUL

Applicant: University of Plymouth  
Ward: Drake  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 obligation is not completed by 31 May 2013

6.12. PORTLAND SOUTH, UNIVERSITY OF PLYMOUTH, (Pages 23 - 24)  
DRAKE CIRCUS, PLYMOUTH. 13/00485/FUL

Applicant: University of Plymouth  
Ward: Drake  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 obligation is not completed by 31 May 2013

6.14. PORTLAND NORTH, UNIVERSITY OF PLYMOUTH, (Pages 25 - 26)  
DRAKE CIRCUS, PLYMOUTH. 13/00487/FUL

Applicant: University of Plymouth  
Ward: Drake  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 obligation is not completed by 31 May 2013

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# ADDENDUM REPORT

Planning Committee



## Item Number: 6.1

### Site: Hooe Barn

### Planning Application Number: I3/00264/FUL

### Applicant: Mr and Mrs Truscott

### Page: 9

This addendum report summarises letters of representation that have been received in response to the 21-day advertisement of amendments to the plans by site notice. Site notices were posted on April 30<sup>th</sup> for a 21 day consultation period. This addendum also proposes a change to the wording of condition 19 (RESTRICTION ON MOT USE).

Letters of representation:

21 letters of representation have been received in response to the amended plans. Twelve of these express support for the proposals.

In addition to the issues raised by the previous letters, the following concerns are raised:

- There are already enough cafes in the area for residents and visitors
- The consultation event was not well enough advertised.
- The window will detract from the historic character of the building.
- English Heritage should be consulted about the window.
- The restoration of the barn should be carried out by specialists.

In addition, a specific concern is raised in one of the letters requesting that physical barriers such as bollards be installed on the 'island' between the two access points into the site to prevent 'pavement parking'. Currently, pavement parking occurs which acts as a barrier to people with mobility problems who find it difficult to pass when cars are parked.

Officers consider that a café use is a suitable use for a local centre (as outlined in the Officer's report), and while there may be other cafes nearby, this is not a reason to refuse a café use on this site.

The consultation event on May 3<sup>rd</sup> was advertised as follows: in The Herald on May 1<sup>st</sup>, posters placed around Plymstock, Hooe, Turnchapel and Mountbatten on April 23<sup>rd</sup>, Plym Valley Heritage members were notified by email, and the Ward Councillors were notified.

The amended window design is referred to in the amended Officer Report. English Heritage has not been consulted by the Local Planning Authority on this application as they are not a statutory consultee on Grade II listed buildings. However, the advice of the Society for the Protection of Ancient Buildings has been sought and has informed the scheme.

The conditions attached to this application and the accompanying application for listed building consent request further details for works to the restoration of the barn to be submitted for

approval before the restoration work is undertaken. This will ensure that the works to the barn and shippens are carried out properly in accordance with specialist advice.

The question about pedestrian safety has been considered in the Officer Report, following advice from the Highway Authority. Officers note that the vehicle crossover points are currently often blocked by parked cars because there is no off-street parking provided on the site. The new site layout should prevent cars from parking across the crossing points as there will be sufficient off-street parking. Furthermore, the extended island will mean that a car would potentially block traffic flow so this in itself would deter illegal parking. The site has double yellow lines along the frontage which are enforceable.

A 'Grampian' condition will require works to the highway to be carried out under a S278 agreement, if this scheme receives planning approval. This is to extend the traffic island and resurface the footway. In the event that parking does become a problem, under the provision of the Highways Act there will be a 12 month maintenance period from completion of the works. This would enable further highway works to be provided should the need occur. The scheme will undergo a Full Safety Audit. The Highway Authority is trying to reduce street clutter where possible and not introduce unnecessary street furniture. Any bollards reduce the available width of the footway and can cause interference to wheelchair users and pushchairs. Bollards are, therefore, not a recommended solution to accessibility concerns.

### **Restriction on MOT garage use**

Further to the amended Officer's report concerning restrictions on repair work that can take place in the MOT garage and a new proposed condition (19), the applicant is concerned that the condition is too restrictive and has requested the following amendment to the wording of the proposed condition (19) to allow repairs relating to the servicing of vehicles as well as repairs relating to MOTs. The condition as proposed could have a serious impact on the commercial viability of the garage by limiting the works that could be undertaken.

Officers acknowledge that a condition limiting vehicle repairs to those associated with MOTs only would restrict the commercial activities of the garage and that the nature of repairs associated with MOTs and servicing are of a similar scale and nature. The proposed amendment to condition 19 would refer to repairs associated with MOTs and services. Officers are satisfied that this would meet the applicant's concerns about commercial viability as well as provide an enforceable control against paint-spraying and general bodywork taking place on the premises.

### **RESTRICTION ON MOT GARAGE USE TO EXCLUDE PAINT-SPRAYING AND LIMIT VEHICLE BODYWORK REPAIRS TO MOTS AND SERVICES ONLY.**

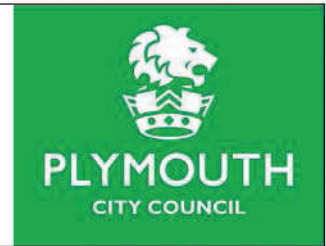
(19) No paint-spraying shall be undertaken by the MOT garage hereby permitted, and vehicle bodywork repairs must be restricted to essential work related to MOTs and services only.

Reason:

To protect the residential and general amenity of the area in accordance with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006 – 2021) 2007.

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.3**

**Site: Errill Retail Park, Plymouth Road, Plympton, Plymouth.**

**Planning Application Number: 12/00147/FUL**

**Applicant: Optimisation Developments Ltd.**

**Page: 53**

Another late letter of representation has been received from the Co-op, objecting to the application on Highways Grounds. This does not raise any new issues but provides additional detail on previous concerns. These issues raised are already dealt with in the main Officers report.

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# ADDENDUM REPORT

Planning Committee



**Item Number: 6.5**

**Site: Isaac Foot Building, University of Plymouth, Drake Circus, Plymouth**

**Planning Application Number: 13/00482/FUL**

**Applicant: University of Plymouth**

**Page: III**

## Amended Conditions

The applicant has requested amendments to some Conditions to allow the submission of details after the demolition of the existing building, but prior to the commencement of the new development. The existing Isaac Foot building is proposed to be demolished in August 2013. Condition 3 CODE OF PRACTICE DURING CONSTRUCTION and Condition 4 LAND QUALITY will be required prior to demolition and are not proposed to be amended as per the Officer's Report. Changes to Conditions 5, 6, 7, 10, 14 and 18 are requested as follows to allow the relevant details to be submitted after demolition of the existing building, but before commencement of the new build:

## DESIGN DETAILS

(5) Notwithstanding the details submitted, unless otherwise agreed previously with the Local Planning Authority (LPA), no work shall commence, save for the demolition of the existing building, until the following details have been submitted to and agreed in writing by the LPA:

- (i) Details of the design, method of construction and finish of the windows and glazing systems to be used;
- (ii) Details of the depth of reveals to all window openings.
- (iii) Details of the design, materials and finish of the proposed oriel windows;
- (iv) Details of the design of any external building lighting proposed;
- (v) Details of the proposed siting, design and external materials of any roof plant, services or lift rooms and any wall or roof vents, ducts, pipes, extracts, window cleaning apparatus or other accretions to the roof or elevations;
- (vi) Details of the design of the treatment of the junctions between different materials.

Such agreed details shall be strictly adhered to during the course of development and thereafter so maintained.

Reason:

To enable the LPA to consider the above details in the interests of the appearance and character of the development and locality, in accordance with Policy CS01, CS02, CS03, CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## EXTERNAL MATERIALS

(6) Notwithstanding the details submitted, no development shall take place, save for the demolition of the existing building, until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## SURFACING MATERIALS

(7) Notwithstanding the details submitted, no development shall take place, save for the demolition of the existing building, until details/samples of all surfacing materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## LANDSCAPE DESIGN PROPOSALS

(10) No development shall take place, save for the demolition of the existing building, until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.).

Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; the implementation programme].

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## SUSTAINABILITY

(14) Unless otherwise agreed previously in writing with the Local Planning Authority, prior to any development taking place, save for the demolition of the existing building, the applicant shall provide to the Local Planning Authority a report for approval identifying how for the period up to 2016, a minimum of 15% of the carbon emissions for which the development is responsible will be

off-set by low carbon production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise agreed in writing, the approved on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the period up to 2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

### TRAVEL PLAN

(18)The use hereby permitted shall not commence, save for the demolition of the existing building, until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and arrangements for pick up and drop off of students at the beginning and end of each term; and the name, position and contact telephone number of the person responsible for its implementation. From the date of occupation the occupier shall operate the approved Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

Officers consider that these changes are reasonable, to allow demolition of the existing building in August 2013.

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# ADDENDUM REPORT

Planning Committee

**Item: 6.6****Site: Kirkby Terrace****Ref: 13/00490/FUL****Applicant: University of Plymouth****Page: 131****Additional publicity**

The application was originally advertised as providing 96 bedspaces. Officers noticed later, however, that the number of bedspaces had been inaccurately described in the Design and Access Statement, and that there were 96 Bedrooms and 104 bedspaces. It was therefore necessary to readvertise the application to accurately reflect the number of bedspaces that the development would provide. The publicity period for this re advertisement concludes on 28<sup>th</sup> May 2013.

The recommendation to committee today, is therefore, minded to grant, delegated to Assistant Director of Planning following the end of the statutory consultation period.

**Additional consultee responses**

Since the committee report was completed, additional comments have been received in respect of the sustainable energy statement. It is considered necessary to amend the sustainability condition to permit the future connection to a district heating network and not to a combined heat and power system as originally thought. Officers recommend that condition 9 is therefore changed to read as follows

**SUSTAINABILITY**

(9) The site is located in the city centre where there are proposals to provide a district heating network. The development of heating and hot water generation will be configured to permit the future connection to a district heating network with minimal disruption in accordance with the approved details supplied in the Overarching Sustainable Energy Statement Issue 3 March 2013. The works shall be implemented on site prior to completion of the building and thereafter so maintained and retained.

**Reason:**

To ensure compliance with City Centre and University Area Action Plan Proposal CC05 (Enabling Low carbon Development) of the City Centre.

**Additional Representations**

Since the report to planning committee was completed, three additional letters of objection have been received. These letters are all from people concerned about the impact of the development on the properties in North Road East. The objections are as follows:

- No notifications of the proposal were received by occupiers of properties in North Road East.
- The proposal would restrict light to the rear of these properties and their gardens.
- Noise during construction would have an adverse impact on residential amenity and make property difficult to let.
- The properties in North Road East would suffer a loss of security as students would be able to climb over their rear walls.
- The Skylight and Sunlight Impact assessment does take into account windows in rear extensions.
- The design of the rear of the building is out of character with development in the vicinity.

The planning application was advertised in accordance with the code of practice for the publicity of planning applications. This included the posting of site notices and advertising in the newspaper. The code of practice does not require letters to be sent to individual properties.

Skylight and Sunlight Impact Assessment indicates that the proposed building would affect the light to the properties in North Road East. It shows, however, that the loss falls within reasonable parameters. Windows to rear extensions have not been taken into account, but the relationship of these windows with existing boundary walls is poor and the new proposal is not considered to worsen the impact on these windows. The proposal is therefore considered to comply with CS34.

Noise during construction is inevitable from a building site. Taking this into account, a condition is necessary to ensure that the scheme complies with an acceptable code of construction. Subject to this condition the proposal is considered to be acceptable and comply with CS22 in this respect.

The scheme introduces small rear garden areas to the rear of the development. The plans show a 1.8m boundary between the existing and proposed properties. This is considered acceptable for a reasonable level of security and the proposal has not raised an objection from the Police Liaison officer in this respect. The proposal is considered to comply with CS32.

The design of the rear of the building is limited by the proximity to properties in North Road East. This rear elevation has fewer windows than would normally be expected, but the elevation is broken up by changes in level. The view of this elevation would be limited by the terrace of houses in North Road East. Given this relationship the proposal is considered to be visually acceptable and complies with CS02 in this respect.

### **Amended wording to all pre commencement conditions**

The applicant has requested amendments to some conditions to allow the submission of details after the demolition of the existing building, but prior to the commencement of the new development. Kirkby Terrace is proposed to be demolished in August 2013.

Condition 3 code of practice during construction and condition 4 land quality will be required prior to demolition and are not proposed to be amended as per the officers report. Conditions 5, 6, 7, 10 and 17 are amended as follows to allow the relevant details to be submitted after demolition but before commencement of the new build:

## DESIGN DETAILS

(5) Notwithstanding the details submitted, unless otherwise agreed previously with the Local Planning Authority (LPA), no work shall commence, save for the demolition of the existing buildings, until the following details have been submitted to and agreed in writing by the LPA:

- (i) Details of the design, method of construction and finish of the windows and glazing systems to be used;
- (ii) Details of the depth of reveals to all window openings.
- (iii) Details of the design, materials and finish of the proposed oriel windows;
- (iv) Details of the design of any external building lighting proposed;
- (v) Details of the proposed siting, design and external materials of any roof plant, services or lift rooms and any wall or roof vents, ducts, pipes, extracts, window cleaning apparatus or other accretions to the roof or elevations;
- (vi) Details of the design of the treatment of the junctions between different materials.

Such agreed details shall be strictly adhered to during the course of development and thereafter so maintained.

Reason:

To enable the LPA to consider the above details in the interests of the appearance and character of the development and locality, in accordance with Policy CS01, CS02, CS03, CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## EXTERNAL MATERIALS

(6) Notwithstanding the details submitted, no development shall take place, save for the demolition of the existing buildings, until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## SURFACING MATERIALS

(7) Notwithstanding the details submitted, no development shall take place, save for the demolition of the existing buildings, until details/samples of all surfacing materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## LANDSCAPE DESIGN PROPOSALS

(10) No development shall take place, save for the demolition of the existing buildings, until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.).

Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; the implementation programme].

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

### TRAVEL PLAN

(17)The use hereby permitted shall not commence, save for the demolition of the existing buildings, until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and arrangements for pick up and drop off of students at the beginning and end of each term; and the name, position and contact telephone number of the person responsible for its implementation. From the date of occupation the occupier shall operate the approved Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

Officers have no objection to the changes proposed to enable works to commence in August.

### **Bat survey**

An internal and external bat survey has been carried out at the site. No physical signs of a bat presence have been found. A condition is suggested that emergence surveys are carried out prior to demolition. The applicant has agreed to this.



# ADDENDUM REPORT

Planning Committee

**Item: 6.7****Site: Pitts Memorial Hall****Ref: 13/00492/FUL****Applicant: University of Plymouth****Page: 155****Additional consultee responses**

Since the committee report was completed, additional comments have been received in respect of the sustainable energy statement. It is considered necessary to amend the sustainability condition to permit the future connection to a district heating network and not to a combined heat and power system as originally thought. Officers recommend that condition 9 is therefore changed to read as follows

**SUSTAINABILITY**

(9) The site is located in the city centre where there are proposals to provide a district heating network. The development of heating and hot water generation will be configured to permit the future connection to a district heating network with minimal disruption in accordance with the approved details supplied in the Overarching Sustainable Energy Statement Issue 3 March 2013. The works shall be implemented on site prior to completion of the building and thereafter so maintained and retained.

**Reason:**

To ensure compliance with City Centre and University Area Action Plan Proposal CC05 (Enabling Low carbon Development) of the City Centre.

**Representations**

Since the report to planning committee was completed, one additional letter of objection has been received. This letter expresses concern that the proposal would result in the site at 11 Regent Street, which is owned the College of Art, being overlooked.

The main windows facing the site are set back sufficient distance or are to landings and secondary rooms. Overlooking is not therefore considered to result in unacceptable loss of amenity or to prejudice the future development of the neighbouring site.

**Amendment to plans condition**

Since the conditions were added to the report to planning committee, plans have been submitted which clarify the use of aluminium windows. These amended plans need to be included in the plans condition, which should now read as follows:

(2)The development hereby permitted shall be carried out in accordance with the following approved plans: : 338-PM-PL-SITE-001,338-PM-PL-SITE-002, 338-PM-PL-GA-100, 338-PM-PL-SITE-010, 338-PM-PL-GA-010, 338-PM-PL-GA-011, 338-PM-PL-GA-200, 338-PM-PL-GA-110 rev A, 338-PM-PL-GA-111 rev A, 338-PM-PL-GA-012, 338-PM-PL-GA-013, 338-PM-PL-GA-014.

Reason

To ensure that the development can be subject to a minor amendment in accordance with Section 73 of the Town & Country Planning Act 1990.

### **Bat survey**

An internal and external bat survey has been carried out at the site. No physical signs of a bat presence have been found. A condition is suggested that emergence surveys are carried out prior to demolition. The applicant has agreed to this.

# ADDENDUM REPORT

Planning Committee

**Item: 6.8****Site: Kirkby Place****Ref: I3/00489/FUL****Applicant: University of Plymouth****Page: 177****Additional publicity**

The application was originally advertised as providing 92 bedspaces. Officers noticed later, however, that the number of bedspaces had been inaccurately described in the Design and Access Statement, and that there were 92 bedrooms and 115 bedspaces. It was therefore necessary to readvertise the application to accurately reflect the number of bedspaces that the development would provide. The publicity period for this re advertisement concludes on 28<sup>th</sup> May 2013.

The recommendation to committee today, is therefore, minded to grant, delegated to Assistant Director of Planning following the end of the statutory consultation period.

**Additional consultee responses**

Since the committee report was completed, additional comments have been received in respect of the sustainable energy statement. It is considered necessary to amend the sustainability condition to permit the future connection to a district heating network and not to a combined heat and power system as originally thought. Officers recommend that condition 5 is therefore changed to read as follows

**SUSTAINABILITY**

(5) The site is located in the city centre where there are proposals to provide a district heating network. The development of heating and hot water generation will be configured to permit the future connection to a district heating network with minimal disruption in accordance with the approved details supplied in the Overarching Sustainable Energy Statement Issue 3 March 2013. The works shall be implemented on site prior to completion of the building and thereafter so maintained and retained.

**Reason:**

To ensure compliance with City Centre and University Area Action Plan Proposal CC05 (Enabling Low carbon Development) of the City Centre.

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# ADDENDUM REPORT

Planning Committee

**Item: 6.9****Site: Endsleigh Place****Ref: I3/00491/FUL****Applicant: University of Plymouth****Page: 195****Additional publicity**

The application was originally advertised as providing 28 bedspaces. Officers noticed later, however, that the number of bedspaces had been inaccurately described in the Design and Access Statement, and that there were 28 bedrooms and 42 bedspaces. It was therefore necessary to readvertise the application to accurately reflect the number of bedspaces that the development would provide. The publicity period for this re advertisement concludes on 28<sup>th</sup> May 2013.

The recommendation to committee today, is therefore minded to grant, delegated to Assistant Director of Planning following the end of the statutory consultation period.

**Additional consultee responses**

Since the committee report was completed, additional comments have been received in respect of the sustainable energy statement. It is considered necessary to amend the sustainability condition to permit the future connection to a district heating network and not to a combined heat and power system as originally thought. Officers recommend that condition 5 is therefore changed to read as follows

**SUSTAINABILITY**

(5) The site is located in the city centre where there are proposals to provide a district heating network. The development of heating and hot water generation will be configured to permit the future connection to a district heating network with minimal disruption in accordance with the approved details supplied in the Overarching Sustainable Energy Statement Issue 3 March 2013. The works shall be implemented on site prior to completion of the building and thereafter so maintained and retained.

**Reason:**

To ensure compliance with City Centre and University Area Action Plan Proposal CC05 (Enabling Low carbon Development) of the City Centre.

**Additional representations**

Since the planning committee report was prepared, two further objections have been received in respect of this proposal. The objections are:

- that insufficient information has been submitted in respect of waste disposal and,
- that properties adjacent to the site were not invited to the exhibition held by the applicants and outlined in the Statement of Community Involvement.

Details of waste disposal have been agreed with the applicant. Refuse will be collected from individual houses by the University and taken to the store areas behind number 16 Endsleigh Place. These arrangements are considered to be sufficient to ensure that refuse does not harm neighbours amenity.

Whilst it is regrettable that near neighbours were not able to attend the exhibition held by the University, this is not sufficient reason to outweigh the recommendation before the planning committee. Publicity for the Planning Application has enabled neighbours to engage with the process and make their representations known.

# ADDENDUM REPORT

Planning Committee

**Item: 6.10****Site: Hepworth House****Ref: I3/00483/FUL****Applicant: University of Plymouth****Page: 215****Additional publicity**

The application was originally advertised as providing 32 bedspaces. Officers noticed later, however, that the number of bedspaces had been inaccurately described in the Design and Access Statement, and that there were 32 bedroom and 46 bedspaces. It was therefore necessary to readvertise the application to accurately reflect the number of bedspaces that the development would provide. The publicity period for this re advertisement concludes on 28<sup>th</sup> May 2013.

The recommendation to committee today, is therefore minded to grant, delegated to Assistant Director of Planning following the end of the statutory consultation period.

**Additional consultee responses**

Since the committee report was completed, additional comments have been received in respect of the sustainable energy statement. It is considered necessary to amend the sustainability condition to permit the future connection to a district heating network and not to a combined heat and power system as originally thought. Officers recommend that condition 5 is therefore changed to read as follows

**SUSTAINABILITY**

(5) The site is located in the city centre where there are proposals to provide a district heating network. The development of heating and hot water generation will be configured to permit the future connection to a district heating network with minimal disruption in accordance with the approved details supplied in the Overarching Sustainable Energy Statement Issue 3 March 2013. The works shall be implemented on site prior to completion of the building and thereafter so maintained and retained.

**Reason:**

To ensure compliance with City Centre and University Area Action Plan Proposal CC05 (Enabling Low carbon Development) of the City Centre.

Since the committee report was completed, discussions have taken place with the applicants and Public Protection Unit about the wording of condition 13. For clarification purposes it is recommended that the condition wording is changed so that it is not necessary for the windows to remain closed at all times. Officers recommend that condition 13 is therefore changed to read as follows

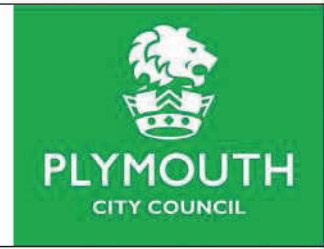
(13) Prior to occupation of the development hereby approved the developer must ensure that all windows within the residential units at the front façade of Hepworth House can remain closed at all times, by providing suitable mechanical ventilation so that the units can comply with the requirements of Condition 7 Internal Noise Standards.

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.



# ADDENDUM REPORT

Planning Committee



**Item Number: 6.11**

**Site: Fitzroy, University of Plymouth**

**Planning Application Number: 13/00484/FUL**

**Applicant: University of Plymouth**

**Page: 235**

Since the committee report was completed, additional comments have been received in respect of the sustainable energy statement. It is considered necessary to amend the sustainability condition to permit the future connection to a district heating network and not to a combined heat and power system as originally thought. Officers recommend that condition 5 is therefore changed to read as follows

## SUSTAINABILITY

(5)The site is located in the city centre where there are proposals to provide a district heating network. The development should be designed to be compatible with and to be capable of future connection to the University of Plymouth's district energy network, but will be linked to the Issac Foot and/ or Mary Newman building from completion, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any development taking place. The works shall be implemented on site prior to any occupation of the building and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure compliance with City Centre and University Area Action Plan Proposal CC05 (Enabling Low carbon Development) of the City Centre.

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# ADDENDUM REPORT

Planning Committee



**Item Number: 6.12**

**Site: Portland Villas South, University of Plymouth**

**Planning Application Number: I3/00485/FUL**

**Applicant: University of Plymouth**

**Page: 253**

Since the committee report was completed, additional comments have been received in respect of the sustainable energy statement. It is considered necessary to amend the sustainability condition to permit the future connection to a district heating network and not to a combined heat and power system as originally thought. Officers recommend that condition 5 is therefore changed to read as follows

## SUSTAINABILITY

(5)The site is located in the City Centre where there are proposals to provide a district heating network. The development heating and hot water generation will be configured to permit the future connection to a district heating network with minimal disruption in accordance with the approved details supplied in the Overarching Sustainable Energy Statement Issue 3 March 2013. The works shall be implemented on site prior to completion of the building and thereafter so maintained and retained.

Reason:

To ensure compliance with City Centre and University Area Action Plan Proposal CC05 (Enabling Low carbon Development) of the City Centre.

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# ADDENDUM REPORT

Planning Committee



**Item Number: 6.14**

**Site: Portland Villas North, University of Plymouth**

**Planning Application Number: I3/00487/FUL**

**Applicant: University of Plymouth**

**Page: 283**

Since the committee report was completed, additional comments have been received in respect of the sustainable energy statement. It is considered necessary to amend the sustainability condition to permit the future connection to a district heating network and not to a combined heat and power system as originally thought. Officers recommend that condition 5 is therefore changed to read as follows

## SUSTAINABILITY

(5)The site is located in the City Centre where there are proposals to provide a district heating network. The development heating and hot water generation will be configured to permit the future connection to a district heating network with minimal disruption in accordance with the approved details supplied in the Overarching Sustainable Energy Statement Issue 3 March 2013. The works shall be implemented on site prior to completion of the building and thereafter so maintained and retained.

Reason:

To ensure compliance with City Centre and University Area Action Plan Proposal CC05 (Enabling Low carbon Development) of the City Centre.

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