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12 September 2013

PLANNING COMMITTEE ADDENDUM REPORTS

Thursday 12 September 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 NO.S 6.2, 6.4 AND 6.5.

Tracey Lee
Chief Executive

PLANNING COMMITTEE

6.2. 28A MOORLAND ROAD, PLYMOUTH I3/01481/FUL

(Pages 1 - 2)

Applicant: Mr Martin Cox
Ward: Plympton St Mary
Recommendation: Grant Conditionally

6.4. 273 TAVISTOCK ROAD, PLYMOUTH I3/01025/FUL

(Pages 3 - 4)

Applicant: Eliot Design & Build Limited
Ward: Budshead
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 26/09/2013.

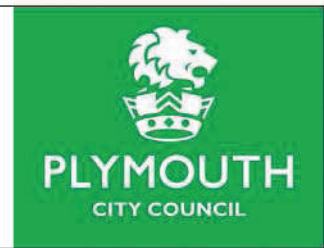
6.5. FORMER TOSHIBA FACTORY SITE, ERNESETTLE LANE,
PLYMOUTH I3/00900/FUL

(Pages 5 - 6)

Applicant: Fulcrum Power Generation Limited
Ward: Honicknowle
Recommendation: Grant Conditionally

ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: 28A Moorland Road

Planning Application Number: I3/01481/FUL

Applicant: Mr & Mrs Auguste

Page: 2

At the time the report was written consultations were open. Consultations have now finished and no representations were received.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: 273 Tavistock Road Plymouth

Application Number: 13/01025/FUL

Applicant: Eliot Design & Build Limited

Page: 21

Relevant Planning History

At the bottom of page 22, 13/01860 should be 10/01860.

Analysis

Paragraph 12 on page 26 makes reference to the terrace of two bedroom houses (plots 13 – 16). The applicant has changed the façade by introducing gables and half gables to the ground floor front projections to add interest to this terrace's appearance and improve the original design.

Paragraph 43 on page 31 states that officers will update members on the latest position on the section 106 negotiations. The position is that officers have reviewed the information provided by Westcountry Housing Association (who would take on the site) and their agents. Officers confirm that Westcountry has provided sufficient evidence to establish on viability grounds that the scheme is unable to sustain any more than £5000 to be used for open space purposes for improved access to the proposed Derriford Community Park to help to mitigate the impacts of the development on local green infrastructure. Therefore officers now recommend this as the contribution required by the developer.

Recommendation

The recommendation is the same as the report with the additional informatives:

INFORMATIVE: CONDITIONAL APPROVAL (WITH NEGOTIATION)

(8) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(9) The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once any pre-commencement conditions are satisfied.

ADDENDUM REPORT

Planning Committee



Item Number: 6.5

Site: Former Toshiba Factory Site, Ernesettle Lane, Plymouth, PL5 2TS

Application Number: I3/00900/FUL

Applicant: Fulcrum Power Generation Limited

An amended site plan has been submitted which shows more clearly the position of the proposed acoustic barrier which officers consider is acceptable. It is recommended that an additional condition is added to secure further details of the acoustic barrier and an informative is added to advise that development shown on the plans outside the redline boundary do not form part of this application.

Recommendation

The recommendation is the same as the report with an amendment to condition 2 to include the amended plan and the addition of a condition and an informative.

Condition 2 will now read:

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 4611/01, 4611-03, 4611-04, 4611-05 I203sk069/D

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

The additional Condition will read:

ACCOUSTIC BARRIER

(6) No development shall commence until details of the acoustic barrier have been submitted to and approved in writing by the Local Planning Authority. No operations shall commence until the barrier has been erected in accordance with the approved details.

Reason:

To ensure that the nearby dwellings and units to the hereby permitted installation do not experience unacceptable levels of noise disturbance to comply with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy 2007

The additional informative will read:

INFORMATIVE: RED LINE

(3) This permission does not give or imply any consent for the development shown on the approved plans outside the redline boundary. The applicants should obtain any necessary consent separately.