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9 October 2013

PLANNING COMMITTEE ADDENDUM REPORTS

Thursday 10 October 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. 3, 6.2 AND 6.5.

Tracey Lee
Chief Executive

PLANNING COMMITTEE

3. MINUTES (Pages 1 - 2)

The Committee will be asked to confirm the minutes of the meeting held on 12 September 2013.

6.2. LEGACY PLYMOUTH INTERNATIONAL HOTEL, 270 PLYMOUTH ROAD, PLYMOUTH, 12/02320/FUL (Pages 3 - 4)

Applicant: Development Securities (Marsh Mills) Ltd
Ward: Moor View
Recommendation: Grant Conditionally subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 16 December 2013.

6.5. MARINE ACADEMY PLYMOUTH, TREVITHICK ROAD, PLYMOUTH 13/01593/FUL (Pages 5 - 6)

Applicant: Marine Academy Plymouth
Ward: St Budeaux
Recommendation: Grant Conditionally

PLANNING COMMITTEE – 12 September 2013

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
39.1 – 106 Woodford Avenue, Plymouth, 13/01399/PRDE (Officers recommendation)	Councillors Stevens, Tuohy, Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Jon Taylor, and Wheeler				
39.2 – 28A Moorland Road, Plymouth 13/01481/FUL (Officers recommendation)	Councillors Stevens, Tuohy, Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Jon Taylor, and Wheeler				
39.3 – 25 Coltness Road, Plymouth, 13/01401/FUL (Officers recommendation)	Councillors Stevens, Tuohy, Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Jon Taylor, and Wheeler				
39.4 – 273 Tavistock Road, Plymouth 13/01025/FUL (Officer's recommendation)	Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith, Jon Taylor, and Wheeler	Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster and Nicholson.			
39.5 - Former Toshiba Factory Site, Ernesettle Lane, Plymouth, 13/00900/FUL Additional Conditions (noise and air pollution)	Councillors Stevens, Tuohy, Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Jon				

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
	Taylor, and Wheeler				
39.5 - Former Toshiba Factory Site, Ernesettle Lane, Plymouth, 13/00900/FUL (officers recommendation subject to inclusion of 2 additional conditions)	Councillors Stevens, Tuohy, Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Jon Taylor, and Wheeler				
39.6 – 317 Hemerdon Heights, Plymouth, 13/01177/FUL (Deferred)	Councillors Stevens, Tuohy, Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Jon Taylor, and Wheeler			Councillor Nicholson.	

ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: Legacy Plymouth International Hotel

Planning Application Number: I2/02320/FUL

Applicant: Development Securities (Marsh Mills) Ltd

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S106 Obligation update

Since the committee report was completed, an agreement has been reached to the Heads of Terms for the S106 Obligation. The revised Heads of Terms are as follows:

- (i) £10,000 towards parking restrictions in the vicinity of the site and if required, the provision of a residents parking zone within Marsh Close.
- (ii) £20,000 contribution towards the provision of the strategic cycle network including improvements to National Cycle Network 27 and connections to it in the Marsh Mills/Coypool area.
- (iii) Biodiversity – no change to amount still a £35,000 S106 contribution to enable Biodiversity Improvements to be delivered in accordance with the Efford Marsh Local Nature Reserve Management Plan.
- (iv) £6,500 Planning Obligations Management Fee relating to the administration, monitoring and management of the Planning Obligation.

All above payable upon commencement of development.

Condition update

Following the receipt of additional evidence with respect to the implication of the development upon the highway network, it is considered necessary to amend the 'Minimum car parking provision' condition (11).

The minimum limit for car parking space provision has been revised from 290 to 268 Spaces following discussions with the Highway Authority who are satisfied that recent data received demonstrates that 268 spaces will be sufficient to accommodate the development.

Officers recommend that condition 11 is therefore changed to read as follows

Condition 11 (MINIMUM CAR PARKING PROVISION)

(11) Unless otherwise agreed previously in writing with the Local Planning Authority, notwithstanding the level of car parking shown on the submitted plans, the building shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of 268 cars to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the policies and provisions of the NPPF.

Condition 2 (APPROVED PLANS)

Officers recommend that the plan numbers within condition 2 are also revised to reflect the changes to the layout identified within the officer's report (to enable the retention of landscaping on the northern boundary)

- (i) Proposed Site Plan: Drawing I0163 L01.01 Revision N replaces Revision L
- (ii) Hardworks Plan: Drawing I0163 L93.01 Revision B replaces Revision A
- (iii) Softworks and Planting Plan: Drawing I0163 L94.01 Revision C replaces Revision B
- (iv) Boundary Planting Detail 1: Drawing I0163 94.02 Revision B replaces A
- (v) Boundary Planting Detail 2: Drawing I0163 94.03 Revision A replaces I0163 94.03
- (vi) Boundary Planting Detail 3: Drawing I0163 94.04 is a new drawing

ADDENDUM REPORT

Planning Committee



Item Number: 6.5

Site: Marine Academy Plymouth, Trevithick Road Plymouth

Application Number: 13/01593/FUL

Applicant: Marine Academy Plymouth

Page: 83-98

Representations

There are two additional identical letters of representation objecting on points 3, 5, 10 and 11 in the main report on page 86. There are two more letters from existing objectors emphasising the fact that affected residents are strongly concerned by the noise disturbance and stating that the application breaches the Human Right Act 1998.

There are 23 more letters of support from across the city with five from Cornwall. There are three from people living locally but none from neighbours who are directly affected. They raise the same points as stated in the main report on pages 86-87 and in paragraph 5 on page 87. They believe additional benefits with the proposal are: it would improve the relationship between the Academy and community; the code of conduct should ensure that the users adopt acceptable standards of behaviour; and it should eradicate the problem of dog waste left on the field.

Analysis

The Transport and parking section below should have been included in the main report between paragraphs 17 and 18.

Transport and parking

17a The traffic generation from the proposal outside school hours would be minimal as compared with the traffic generation associated with the day to day school use and is acceptable.

17b Residents have raised concerns that clubs using the facility in the evenings and at weekends would use the car parks off Kings Tamerton Road, as currently occurs on weekend match days. The Local Highway Authority (LHA) does not object to the proposal. The facilities will be ancillary to the Academy. Outside of school hours the existing Academy car park of 68 spaces and proposed new primary school car park for 50 spaces (permitted under planning permission 13/00335/FUL) would be available for use. If permission were to be granted a term could be included in the management agreement instructing users of the facility outside school hours to use the Academy and primary school car parks.

17c For these reasons the transport and parking matters are acceptable and comply with Core Strategy policies CS28 and CS34.

Recommendation

The recommendation is the same as in the report.