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Democratic Support

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PLANNING COMMITTEE

ADDENDUM REPORTS

Thursday 7 November 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 ADDENDUM REPORTS FOR CONSIDERATION IN RESPECT OF AGENDA ITEM NOS. 6.2, 6.3, 6.6, 6.7 and 6.8.

Tracey Lee

Chief Executive

PLANNING COMMITTEE

6.2. KING GEORGE V MEMORIAL PLAYING FIELDS, HAYE ROAD, PLYMOUTH 13/01545/FUL **(Pages 1 - 2)**

Applicant: Old Plymothians and Mannameadians (OPMS)
Rugby Football Club
Ward: Plymstock Dunstone
Recommendation: Grant Conditionally

6.3. 91 LANGLEY CRESCENT, PLYMOUTH 13/01796/FUL **(Pages 3 - 4)**

Applicant: Mr & Mrs John Mellor
Ward: Southway
Recommendation: Grant Conditionally

6.6. LONGFIELD HOUSE, GREENBANK ROAD, PLYMOUTH 13/01103/FUL **(Pages 5 - 8)**

Applicant: ALDI Stores Limited
Ward: Efford & Lipson
Recommendation: Grant Conditionally

6.7. LONGFIELD HOUSE, GREENBANK ROAD, PLYMOUTH 13/01104/LBC **(Pages 9 - 10)**

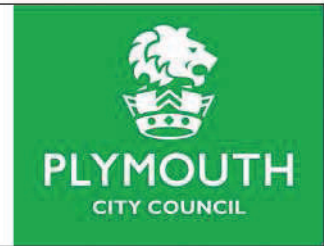
Applicant: ALDI Stores Limited
Ward: Efford & Lipson
Recommendation: Grant Conditionally

6.8. 5 HILL LANE, PLYMOUTH 13/01363/FUL **(Pages 11 - 12)**

Applicant: Leander Developments Ltd.
Ward: Compton
Recommendation: Grant Conditionally

ADDENDUM REPORT

Planning Committee

**Item Number: 6.2****Site: King George V Playing Fields, Haye Road, Plymouth PL9 8AR****Application Number: I3/01545/FUL****Applicant: Old Plymothians and Mannameadians (OPMS) Rugby Club****Page numbers; 19-24**

At the time of report publication officers were awaiting consultation responses from Public Protection and the Council's Lighting Engineer. The advertisement period has also subsequently expired since publication. The following update is therefore provided:

Public Protection – No objections.**Lighting Engineer** – No response received. The engineer will be consulted on the details of the floodlights required by Condition 6.**Letters of Representation** - No letters of representation have been received.**Recommendation**

The recommendation is the same as the report with a correction to the title of Condition 5 to read: 'FLOODLIGHTS – POSITIONS'. The condition itself remains the same as in the report.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.3

Site: 91 Langley Crescent, Plymouth, PL6 6ER

Planning Application Number: 13/01796/FUL

Applicant: Mr & Mrs J Mellor

Page: 25-32

An amended plan has been submitted which excludes windows on the side facing no. 89.

This amendment will mitigate one of the concerns raised in the letter of representation from the neighbour about privacy.

The previously submitted elevation and section drawings have been marked as 'superseded' on the planning online webpage. It is not essential to change the wording of condition 2: Approved Plans as the submitted plans do not carry a drawing or revision number; however, for clarity the words '**showing no windows in the southeast elevation**' can be inserted into the condition.

The amended condition 2 wording recommended is:

Condition 2: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, site layout plan, existing ground floor layout and elevations, proposed ground floor layout, proposed cross-section and elevations (**showing no windows in the southeast elevation**) and existing photographs.

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.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.6

Site: Longfield House

Planning Application Number: 13/01103/FUL

Applicant: ALDI Stores Limited

Page: 117-142

This addendum report proposes the following changes to the wording of conditions:

1. Amendment to condition 1 (APPROVED PLANS). This amendment corrects the plan names and numbers so that all of the approved plans are correctly referenced:

APPROVED PLANS

1) The development hereby permitted shall be carried out in accordance with the following approved plans: P(1)10 Site location plan; P(1)26 Proposed north contextual elevations N & NW; P(1)23 A Proposed building elevations (Aldi) S & SE; P(1)22 A Proposed building elevations (Aldi) N & NW; P(1)20 A Proposed/ existing site sections/ elevations SE; P(1)19 A Existing and proposed site sections/ elevations S; 100295 P(1)11 Existing site plan; P(1)18 A Proposed site plan; 2354-02-07 D Elevations (SE and NW); 2354-02-11 A Alterations and remedial ground and basement; 2354-02-12 Alterations and remedial first floor and roof; 100295 P(1)12 Existing basement plan; 100295 P(1) 13 Existing Ground Floor Plan; 100295 P(1)14 Existing First Floor Plan; 100295 P(1)15 Existing roof plan; P(1)16 Existing elevations (SW and NE); P(1)17 Existing NW and SE elevations and sections; 2354-02-09 Annexe Existing; 2354-02-16 B Proposed Cellar/ Basement floor plan; 2354-02-13 B Proposed Ground floor plan; 2354-02-02 Proposed First floor plan; 2354-02-03 Proposed Second floor plan; 2354-02-10 A Annexe proposed; P(1) 24 Aldi store proposed floor plan; P(1) 25 A Aldi store proposed roof plan; P(1)21 A Proposed site sections/ elevations NE & NW; 2354-02-06 D Elevations SW & NE; Heritage Statement; Transport Assessment; DAS.

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.

2. Amendment to condition 7 (LIGHTING DETAILS). This amendment enables the applicant to provide lighting details after commencement of development in response to request by applicant:

LIGHTING DETAILS

(7) No works shall commence to the construction or surfacing of the car park development until details of any external lighting scheme have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be fully implemented before any building is first occupied and henceforth permanently maintained for the occupiers of the site.

Reason:

To ensure that adequate external lighting is provided for future occupiers of the site, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

3. Amendment to condition 9 (LANDSCAPE DESIGN PROPOSALS). This amendment enables the applicant to provide landscape design details after commencement of development in response to request from applicant:

LANDSCAPE DESIGN PROPOSALS

(9) No hard or soft landscape works shall take place development shall take place 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: hard surfacing materials and planting plans, including the location of all proposed plants their species, numbers, and densities.

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.

4. Amendment to condition 10 (MAINTENANCE SCHEDULE). This amendment enables the applicant to provide landscape maintenance details after commencement of development in response to request from applicant:

MAINTENANCE SCHEDULE

(10) No hard or soft landscape works shall take place until a schedule of landscape maintenance for a minimum of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason:

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

5. Amendment to condition 28 (STUDENT ACCOMMODATION). This amendment seeks to clarify the purpose of the condition more clearly.

STUDENT ACCOMMODATION

(28) The occupation of the residential accommodation hereby approved shall be limited to students in full-time education only.

Reason:

The accommodation is considered to be suitable for students in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, but its occupation by any other persons would need to be the subject of a further planning application for consideration on its merits.

6. Inclusion of a new condition (31) ON-SITE RENEWABLE ENERGY. This is to ensure that the solar panels shown on the approved plans are installed and maintained for the lifetime of the retail development.

ON-SITE RENEWABLE ENERGY

(31) 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 retail 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 development in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within the NPPF.

7. Letters of representation:

Two further late letters of representation have been received. These raise concerns over traffic and parking, and query whether another food store and more student accommodation are required in the area. These points have been covered in other letters of representation and are therefore already addressed in the Officer's report (13/01103/FUL).

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ADDENDUM REPORT

Planning Committee



Item Number: 6.7

Site: Longfield House

Planning Application Number: 13/01104/LBC

Applicant: ALDI Stores Limited

Page: 143-158

This addendum report proposes the following changes to the wording of conditions:

1. Amendment to condition 1 (APPROVED PLANS). This amendment corrects the plan names and numbers so that all of the approved plans are correctly referenced:

APPROVED PLANS

1) The development hereby permitted shall be carried out in accordance with the following approved plans: P(1)10 Site location plan; P(1)26 Proposed north contextual elevations N & NW; P(1)23 A Proposed building elevations (Aldi) S & SE; P(1)22 A Proposed building elevations (Aldi) N & NW; P(1)20 A Proposed/ existing site sections/ elevations SE; P(1)19 A Existing and proposed site sections/ elevations S; 100295 P(1)11 Existing site plan; P(1)18 A Proposed site plan; 2354-02-07 D Elevations (SE and NW); 2354-02-11 A Alterations and remedial ground and basement; 2354-02-12 Alterations and remedial first floor and roof; 100295 P(1)12 Existing basement plan; 100295 P(1)13 Existing Ground Floor Plan; 100295 P(1)14 Existing First Floor Plan; 100295 P(1)15 Existing roof plan; P(1)16 Existing elevations (SW and NE); P(1)17 Existing NW and SE elevations and sections; 2354-02-09 Annexe Existing; 2354-02-16 B Proposed Cellar/ Basement floor plan; 2354-02-13 B Proposed Ground floor plan; 2354-02-02 Proposed First floor plan; 2354-02-03 Proposed Second floor plan; 2354-02-10 A Annexe proposed; P(1)24 Aldi store proposed floor plan; P(1)25 A Aldi store proposed roof plan; P(1)21 A Proposed site sections/ elevations NE & NW; 2354-02-06 D Elevations SW & NE; Heritage Statement; Transport Assessment; DAS.

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.

2. Amendment to condition 9 (LANDSCAPE DESIGN PROPOSALS). This amendment enables the applicant to provide landscape design details after commencement of development in response to a request by the applicant:

LANDSCAPE DESIGN PROPOSALS

(9) No hard or soft landscape works shall take place 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: hard surfacing materials and planting plans, including the location of all proposed plants their species, numbers, and densities.

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.

3. An additional condition (20) is proposed to ensure that all of the works to the listed building are addressed. This to ensure that wall openings that are proposed within the basement are carried out in a manner appropriate to the listed building.

DETAILS OF WORKS TO THE BASEMENT: WALL OPENINGS

(20) No works to the listed building shall take place until a specification of works to create wall openings within the basement and cellar within the communal lounge and room 58 have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006 – 2021) 2007.

4. An additional informative is proposed. This is to raise the applicant's attention to the fact that any additional works that are not approved under this consent may require a new listed building consent.

INFORMATIVE: ADDITIONAL WORKS TO THE LISTED BUILDING

(2) The applicant's attention is drawn to the fact that any departure from the approved plans relating to works to the fabric of the listed building or listed boundary wall may require listed building consent.

5. Letters of representation:

Two further late letters of representation have been received. These raise concerns over traffic and parking, and query whether another food store and more student accommodation are required in the area. These points have been covered in other letters of representation and are therefore already addressed in the Officer's report (13/01103/FUL).

ADDENDUM REPORT

Planning Committee



Item Number: 6.8

Site: 5 Hill Lane

Planning Application Number: I3/01363/FUL

Applicant: Leander Developments Ltd

Page: 159-178

1. This addendum report proposes changes to the wording of condition 22 (BIODIVERSITY). This amendment is to insert the date of the Ecological Survey report into the condition for clarity.

BIODIVERSITY

(22) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Survey Report (Appendix 3) dated 28.09.12 (Grounds) and 8.08.13 (Building) for the site.

Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and Government advice contained in the NPPF.

2. The following amendment to condition 19 (DETAILS OF TREE PLANTING) is also proposed. This is to specifically require a replacement tree to be planted within the garden of Plot 3 to provide additional boundary screening to the neighbouring residential property in the interests of protecting residential amenity and the green character of the site.

DETAILS OF TREE PLANTING

(19) The plans and particulars of the landscaping works submitted in accordance with condition 17 above shall include details of the size, species and positions or density of all trees to be planted, and the proposed time of planting. These details shall include a replacement tree for No. 562, as identified in the Arboricultural Report, within the rear garden of Plot 3.

Reason:

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

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