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Democratic Support

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PLANNING COMMITTEE

ADDENDUM REPORTS

Thursday 5 December 2013

4.00 pm

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 NUMBERS 3, 6.3, 6.4 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 7 November 2013.

6. PLANNING APPLICATIONS FOR CONSIDERATION

The Assistant Director of Development (Planning Services) will submit a schedule asking Members to consider Applications, Development proposals by Local Authorities and statutory consultations under the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990. Members of the Committee are requested to refer to the attached planning application guidance.

6.3. PUBLIC REALM OUTSIDE BREWHOUSE AND MILLS BAKERY BUILDINGS ROYAL WILLIAM YARD PLYMOUTH 13/01663/FUL (Pages 3 - 4)

Applicant: Urban Splash
Ward: St Peter & the Waterfront
Recommendation: Grant Conditionally

6.4. 23-51 VICTORIA PLACE PLYMOUTH 13/01688/FUL (Pages 5 - 6)

Applicant: Mr Tim Burke
Ward: Devonport
Recommendation: Grant Conditionally

6.5. 18 BROOKINGFIELD CLOSE PLYMOUTH 13/02019/FUL (Pages 7 - 8)

Applicant: Mr Laurie Clear
Ward: Plympton Erle
Recommendation: Grant Conditionally

PLANNING COMMITTEE – 7 November 2013

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
61.1 7 LOOSELEIGH PARK, PLYMOUTH 13/01819/FUL Officer's Recommendation	Councillors Stevens, Tuohy, Mrs Bowyer, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Jon Taylor and Wheeler				Councillor Stark
61.2 KING GEORGE V MEMORIAL PLAYING FIELDS, HAYE ROAD, PLYMOUTH 13/01545/FUL New Condition (7) Amendment to Condition (4) Officer's Recommendation	Councillors Stevens, Tuohy, Mrs Bowyer, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Jon Taylor and Wheeler Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith, Jon Taylor and Wheeler Councillors Stevens, Tuohy, Mrs Bowyer, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Jon Taylor and Wheeler	Councillor K Foster	Councillor Stark Councillors Mrs Bowyer, Mrs Foster, Nicholson and Stark Councillor Stark		
61.3 91 LANGLEY CRESCENT, PLYMOUTH 13/01796/FUL Officer's Recommendation	Unanimous				

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
61.4 5 COLLEGE PARK PLACE, PLYMOUTH 13/01755/FUL Deferral	Unanimous				
61.5 LAND AT SEATON NEIGHBOURHOOD, PLYMOUTH 12/02027/OUT Officer's Recommendation	Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith, Stark, Jon Taylor and Wheeler		Councillors Mrs Foster, K Foster and Nicholson	Councillor Mrs Bowyer	
61.6 LONGFIELD HOUSE, GREENBANK ROAD, PLYMOUTH 13/01103/FUL Amendment to Condition (14) Additional Informative (8) Officer's Recommendation	Unanimous Unanimous Unanimous				
61.7 LONGFIELD HOUSE, GREENBANK ROAD, PLYMOUTH 13/01104/LBC Officer's Recommendation	Unanimous				
61.8 5 HILL LANE, PLYMOUTH 13/01363/FUL Proposal to Refuse Officer's Recommendation	Councillors Mrs Bowyer, Mrs Foster, K Foster, Nicholson and Stark Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith, Jon Taylor and Wheeler	Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith, Jon Taylor and Wheeler Councillors Mrs Bowyer, Mrs Foster, K Foster, Nicholson and Stark			

ADDENDUM REPORT

Planning Committee



Item Number: 6.3

Site: Public Realm outside Brewhouse and Mills Bakery Buildings Royal William Yard, Plymouth, PL1 3QQ

Planning Application Number: 13/01663/FUL

Applicant: Urban Splash

Page: 25, 30 & 33

English Heritage updated response following re-consultation (14/11/2013):

“The intention to rationalise the type of seating/tables is welcomed, as is the intention to remove elements of the proposed areas which impinge on the public benches. The reduction of seating areas is also noted. However, we remain concerned regarding the quantum of the seating as well as its location.

As outlined in our previous responses the spaces between the buildings are integral to the significance and uniformity of the Yard. We are especially concerned with the seating up against the flood barriers, directly adjacent to the River Tamar (32 and 48 seats respectively). Also, having some of the seating areas, around the central basin, directly abutting the buildings and some against the Basin will be harmful to the symmetry of the space.

A clear and agreed strategy to the number and disposition of any outdoor seating is required.”

Additional information provided by the applicant

The applicant has now provided an external seating guide for the proposed outdoor seating (details of this guide will be included in the officer presentation)

Proposed changes to the officer report

Following further information provided by the applicant and to take account of the additional English Heritage comments above it is proposed that the following amendments are made to the officer report.

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5.4 (Amended paragraph)

Following discussions with the applicant an external seating guide has been provided which will be applicable in all outdoor seating areas as applied for in this application. The type of seating proposed in the guide is considered to be acceptable and now provides a consistent approach. Officers recommend a condition which ensures the implementation of the external seating guide within 4 months.

5.5 (Additional paragraph following English Heritage's updated consultation response)

Further to the updated response from English Heritage following the revisions to the application it is officers' opinion that on balance the proposed positioning of the outdoor seating areas is acceptable and would not warrant reason for refusal. The position of the seating has been informed by a number of factors. It is important to strike a balance between the appeal of the seating areas in regards to the orientation of the sun which is part of the overall attraction during spring and summer months and the ability for public waterfront access in as many areas as possible. The external seating guide is now considered to provide a consistent approach across the areas of outdoor seating which is considered to be acceptable.

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Condition 9 (Amended following further information)

The outdoor seating areas hereby approved shall use furniture consistent with the external seating guide only unless otherwise agreed in writing by the Local Planning Authority. The outdoor seating areas shall not use umbrellas or any other such paraphernalia associated with the use of the outdoor seating areas unless otherwise agreed in writing by the Local Planning Authority. The seating shall be provided within 4 months of the date of this consent.

Reason: To protect the setting of the listed buildings, Conservation Area and overall character and appearance of the area and avoid conflict with Policies CS02 and CS03 of the Local Development Framework Core Strategy (2006-2021) and the National Planning Policy Framework paragraph 131

ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: Victoria Place

Planning Application Number: 13/01688/FUL

Applicant: Mr Tim Burke

Page: 35

Following discussion with the applicant on the conditions officers agreed to recommend the following minor amendment to Condition 3.

AMENDMENT TO CONDITION 3 – to insert 'new' before dwelling so that the condition applies to the new flats only.

CYCLE PROVISION (AMENDED)

(3) No new dwelling shall 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 14 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

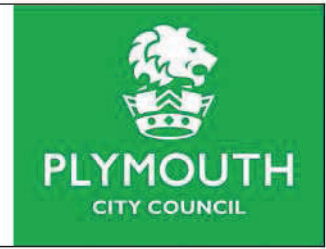
Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.5

Site: 18 Brookingfield Close

Planning Application Number: 13/02019/FUL

Applicant: Mr Laurie Clear

Page: 51

This addendum report summarises the consultation response from Economic Development. Economic Development has no objection in principle to the proposal. The site is a small, underused employment site and the loss of this office will not be detrimental to employment provision in this area as there are alternative employment sites nearby.

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