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Democratic Support

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PLANNING COMMITTEE

ADDENDUM REPORT

Thursday 19 June 2014

4.00 pm

Council House, Plymouth (Next to the Civic Centre)

Members:

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Jarvis, Morris, Nicholson, Stark, Jon Taylor, Kate Taylor and Wheeler.

PLEASE FIND ATTACHED ADDENDUM REPORTS FOR CONSIDERATION UNDER AGENDA ITEMS 8.2 AND 8.3.

Tracey Lee

Chief Executive

PLANNING COMMITTEE

8.2. HAMPTON COTTAGES, REGENT STREET, PLYMOUTH (Pages 1 - 2)
14/00591/FUL

Applicant: Black Rock Student Housing Unit Trust
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 19 September 2014

8.3. SOUTHVIEW, WOODSIDE, PLYMOUTH 14/00537/OUT (Pages 3 - 4)

Applicant: Mr R Boco
Ward: Drake
Recommendation: Grant Conditionally

ADDENDUM REPORT

Planning Committee



Item Number: 8.2

Site: Hampton Court

Planning Application Number: I4/00591/FUL

Applicant: Black Rock Student Housing Unit Trust

Page: 19-40

This addendum report proposes amendments to three conditions. These amendments are proposed following negotiations with the applicant to take account of residents' concerns regarding noise, disturbance and traffic.

CONDITION 12 (MANAGEMENT OF STUDENT ACCOMMODATION).

It is proposed to amend condition 12 to require the submission and approval of the management plan prior to occupation rather than within one month of occupation.

MANAGEMENT OF STUDENT ACCOMMODATION

(12) Within one month of the occupation of the accommodation hereby approved, a management plan for the operation of the accommodation, which shall include contact details (including postal address, email address and telephone number) of the person to be contacted regarding any issues arising from the use of the building or its curtilage and shall include a commitment to keep this information up to date, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall thereafter be adhered to strictly at all times.

Reason:

In the interests of neighbours' amenities and to provide a ready point of contact for any person who needs to address an issue in relation to the use of the property, in accordance with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

CONDITION 13 (TRAVEL PLAN DETAILS)

It is proposed to amend so as to include provision for pick up and drop off of students at the beginning and end of each term, and to make it applicable to residents of the flats as well as staff.

TRAVEL PLAN DETAILS

(13) The uses hereby permitted shall not commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall seek to encourage staff and residents to use modes of transport other than the private car to get to and from the premises. It shall include:

- arrangements for monitoring the use of provisions available through the operation of the Travel Plan
- arrangements for pick up and drop off of students at the beginning and end of each term
- 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:

In the opinion of the Local Planning Authority, 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, and paragraphs 32 and 34 of the National Planning Policy Framework 2012. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

CONDITION 22 (NOISE)

It is proposed to amend to update it to reflect the most recent British Standard.

NOISE: GOOD ROOM CRITERIA

(22) All dwellings on the south elevation of the development hereby permitted shall be constructed in accordance with BS8233:2014 so as to provide sound insulation against externally generated noise. The good room criteria shall be applied, meaning there must be no more than 35 dB Laeq for living rooms (0700 to 2300 daytime) and 30 dB Laeq for bedrooms (2300 to 0700 night-time), with windows shut and other means of ventilation provided.

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 and the National Planning Policy Framework.

ADDENDUM REPORT

Planning Committee



Item Number: 8.3

Site: Southview

Planning Application Number: I4/00537/OUT

Applicant: Mr R Boco

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Additional condition and informative:

An additional condition is proposed (the Plans condition) to approve the submitted plans in relation to scale and access. An informative is also proposed to explain that appearance, layout and landscaping are to be approved at reserved matters stage.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, EX01A Existing site plan, EX02A Existing ground floor plan, SK06F Proposed indicative site plan, SK05F Proposed indicative elevations, SK01D Proposed indicative ground floor plan, SK02D Proposed indicative first floor plan, SK03E Proposed indicative second floor plan, SK04F Proposed indicative roof plan,.

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, and paragraphs 61-66 of the National Planning Policy Framework 2012.

INFORMATIVE: INDICATIVE PLANS

(9) The applicant is advised that the plans listed in condition (2) are approved in relation to scale and access only, and not in relation to the reserved matters of appearance, landscaping and layout.

Late letter of representation

A late letter has been received that explains about the history of Woodside. It states that Woodside was developed on the pasture land between the City Wall and the outer defences beyond Freedom Fields. The application site was originally intended as a fruit garden for the property to the east of Woodside. The letter also refers to

the covenant on the land and a decision of the Land Tribunal in 1966 to restrict the height of a bungalow on land at Woodside. The letter objects to the extra traffic that the proposal will generate, and also objects that the proposal will constitute overdevelopment of the site.

It is proposed that no further amendments are necessary to the officer report because the issue of the covenant is not a Planning consideration and the comments regarding traffic and overdevelopment are already covered in the officer report.