

# Public Document Pack



## **Democratic Support**

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#plymplanning

## **PLANNING COMMITTEE**

### **ADDENDUM REPORTS**

Thursday 23 April 2015

4 pm

Council House, Plymouth (Next to the Civic Centre)

#### **Members:**

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, McDonald, Nicholson, Stark, Jon Taylor and Kate Taylor.

*PLEASE FIND ATTACHED ADDENDUM REPORTS IN RESPECT OF AGENDA ITEM NOS. 6.1 AND 6.3*

**Tracey Lee**

Chief Executive

## PLANNING COMMITTEE

**6.1 BRETONSIDE BUS STATION, BRETONSIDE, PLYMOUTH (Pages 1 - 2)**  
15/00159/FUL

Applicant: Drake Circus Leisure Ltd  
Ward: St Peter & The Waterfront  
Recommendation: Grant conditionally subject to S106 Obligation, with delegated authority to the Assistant Director of Strategic Planning and Infrastructure to refuse if S106 not signed by the target date (14 May 2015) or through an agreed extension of time.

**6.3 SOUTHVIEW, WOODSIDE, PLYMOUTH 15/00431/FUL (Pages 3 - 4)**

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

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.1**

**Site: Bretonside Bus Station, Bretonside Plymouth.**

**Planning Application Number: 15/00159/FUL.**

**Applicant: Drake Circus Leisure Ltd.**

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## English Heritage

Following the exchange of further information, English Heritage have updated their comments following their consultation response dated the 2<sup>nd</sup> March 2015. Their additional comments are as follows:

*It is disappointing that the applicant has chosen not to amend their design further, as we believe that modest alterations would have a significant positive impact. Nevertheless, the harm that we have identified to the historic environment is relatively minor, and it is for you, the local planning authority, to balance that harm against the wider public benefits offered by the proposals, which we agree are extensive.*

*Could you put a condition on the detailed design of the proposed piazza canopy, which would allow further consideration of impacts upon the silhouette of the RBS building and views through to the Barbican Conservation Area? This would address our concerns.*

## Conditions

It is proposed to add the following condition:

### FURTHER DETAILS

No development shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz:

Details of the proposed piazza canopy.

The works shall conform to the approved details.

Reason: To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

It is proposed to change the title of condition 6 so that it reads as follows:

PRE-COMMENCEMENT: STREET DETAILS – BRETONSIDE, EXETER STREET AND VAUXHALL STREET.

The reason for this is to clarify that the street details should include the proposed highway works to the Vauxhall Street/Bretonside junction, as shown on the submitted plans.

It is also proposed to remove the reference to public realm under section 11 Planning Obligations so that it reads as follows:

- £100, 000 for improvements to the highway network in the immediate vicinity of the site.

This is because public realm works within the City Centre are on the Councils Regulation 123 list as one of the identified infrastructure projects to be funded by the Community Infrastructure Levy (CIL). It is not permitted to collect S106 monies for items listed on the Regulation 123 list.

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.3**

**Site: SOUTHVIEW, WOODSIDE**

**Planning Application Number: 15/00431/FUL**

**Applicant: Mr Romauld Boco**

**Page: 59-76**

## **Representations:**

One additional letter of representation has been received objecting to the proposal; meaning a total of 3 objections have been received. The letter is summarised below:-

- Negatively impact Woodside community
- Loss of privacy
- Loss of woodland border
- Out of character

Non-planning issues:-

- Student accommodation

Paragraph 44 of the officer's report is no longer accurate; however the issues raised have been covered in the officer's report.

The letter was received within the 21 day consultation period, but was not available to officers to review prior to the completion of the committee report.

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