



#plymplanning

**Democratic Support**

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## PLANNING COMMITTEE

### ADDENDUM REPORTS PACK

Thursday 22 October 2015  
4.00 pm  
Council House, Plymouth (Next to the Civic Centre)

**Members:**

Councillor Nicholson, Joint Chair

Councillor Stevens, Joint Chair

Councillors Mrs Bowyer, Mrs Bridgeman, Darcy, Sam Davey, K Foster, Jarvis, Kelly, Ricketts, Jon Taylor, Kate Taylor and Tuohy.

Please find enclosed additional information for your consideration under agenda item numbers 6.2, 6.3, 6.4 and 8.

**Tracey Lee**  
Chief Executive

# PLANNING COMMITTEE

## AGENDA

### PART I – PUBLIC MEETING

- 6.2. FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE, PLYMOUTH - 15/01168/FUL **(Pages 1 - 2)**

Applicant: Linden Homes South West  
Ward: Peverell  
Recommendation: Grant Conditionally

- 6.3. FORMER TAMERTON VALE SCHOOL, PLYMOUTH - 15/01332/FUL **(Pages 3 - 4)**

Applicant: Galliford Try Partnership Ltd & DCH  
Ward: Southway  
Recommendation: Grant conditionally subject to the completion of a S106 agreement delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if not signed by target date (28th October 2015) or other date agreed through an extension of time

- 6.4. LAND FORMERLY ASSOCIATED WITH THE RNEC, ABERDEEN AVENUE, PLYMOUTH - 15/01380/FUL **(Pages 5 - 6)**

Applicant: Beavertail Ltd  
Ward: Egguckland  
Recommendation: Grant conditionally subject to the completion of a S106 agreement delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if not signed by target date (23rd October 2015) or other date agreed through an extension of time

8. **APPEAL DECISIONS** **(Pages 7 - 8)**

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that these Delegated Planning Applications are available to view online at:

<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

# ADDENDUM REPORT

Planning Committee



**Item Number: 02**

**Site: FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE**

**Planning Application Number: 15/01168/FUL**

**Applicant: Linden Homes South West**

**Page: 13**

Members are advised that condition (2) in the committee report does not specify the plan numbers that are recommended for approval, and these are as follows:-

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Site Plan; Site Plan as Proposed P01 Rev J; Floor Plans and Elevations as Proposed P02 Rev B; Site Cross Section 'AA' as Proposed P03 Rev A; Site Cross Section 'AA' as Proposed (Ridge Heights) P03 Rev B; Site Location Plan P04; Site Cross Section Thro Plot 12A and North Boundary as Proposed P04 Rev B; Site Cross Section Thro Plot 12A and North Boundary as Proposed P05; Site Plan as Proposed P06; Plot 12 Boundary Sections 14.110/106 Rev P; Proposed Drainage Layout 13.316/350 Rev H; Environmental Mitigation and Enhancement Strategy contained within the Ecological Impact Assessment dated Jan 2014; Archaeological Desk-Based Assessment Aug 2013; Phase 1 and 2 - Part 1 of 2; Phase 1 and 2 - Part 2 of 2

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.

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# ADDENDUM REPORT

Planning Committee



**Item Number: 03**

**Site: Former Tamerton Vale School**

**Planning Application Number: 15/01332/FUL**

**Applicant: Galliford Try Partnership Ltd & DCH**

**Page: 3 |**

Members are advised that one further letter of representation has been received however this does not raise any additional issues.

Furthermore officers have stated within the report that 3 x 3-bedroom Shared Ownership properties will be secured. This is an error and it will in fact be 6 x 3-bedroom Shared Ownership properties.

Officers can also advise that following discussions between the Legal department and the applicant's solicitor Condition 7, as detailed within the report, is now no longer required. Officers are satisfied that the S106 will be valid without the need for this condition.

Members should also be aware that further correspondence has been received from Sport England. They have advised officers that they have concerns surrounding the delivery of the replacement sports pitches at Bond Street.

As part of the Section 77 application to dispose of education land, Plymouth City Council made a commitment to the Secretary of State for Education to deliver the Southway Community Football Hub (Bond Street Playing Pitches). The Council has agreed to ring-fence the value of the playing pitch land (valued at £775,000) to the provision of sporting facilities. Since the Section 77 agreement was approved in 2014 the Council has committed the Southway Community Football Hub to the Capital Programme. This has secured the funding and officer time required to develop the project and committed the project to the Council's 5 year Capital Programme.

As part of the S77 application the Secretary of State for Education recognised the complexities in delivering the Southway Community Football Hub given it was linked to the sale and redevelopment of three sites, Tamerton Vale School, Southway Campus and Southway Primary and did not impose a timeframe for the provision of the Football Hub. Officers understand that in order to meet Sport England's Policy Exception E4 the replacement playing fields should normally be provided prior to the commencement of development however this is just not possible in this case. Sport England would therefore like this application to provide a further commitment to the delivery of the Football Hub through the use of an obligation or condition. However, as the Football Hub is being delivered by the Council and not the applicant this is not possible.

Therefore whilst officers understand Sport England's concerns it is considered that the Council has demonstrated that the delivery of the Southway Community Football Hub is a priority and will be delivered at the earliest possible opportunity, and certainly within 3 years of commencement of works at Tamerton Vale.

Officers remain in dialogue with Sport England and a verbal update will be provided at Planning Committee to confirm whether Sport England are officially objecting to the application and what impact this has on the processing of this application.

# ADDENDUM REPORT

Planning Committee



**Item Number: 04**

**Site: Land formerly associated with the RNEC, Aberdeen Avenue**

**Planning Application Number: 15/01380/FUL**

**Applicant: Beavertail Ltd**

**Page: 59**

Members are advised that a further 31 letters of objection have been received. Many of the letters confirm that their earlier objections still stand. Officers consider that the following new points have been raised:

- Reductions in air quality will compromise existing health conditions.
- This site should have been developed at the same time as the rest of Manadon Park
- The submitted addendum to the Design and Access Statement suggests that access has been previously approved from Aberdeen Avenue which is not the case

The site is not located within an Air Quality Management Area and therefore officers consider that the resultant increase in traffic movements in the vicinity will not have a harmful polluting affect.

Officers are unable to comment on why this area of land was left undeveloped when the rest of the Manadon Park Estate was constructed. This application must simply be judged on its own merits having regard to all relevant planning legislation.

The issue raised regarding the content of the Design and Access Statement has been addressed and an updated document has been supplied to correct this error.

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# ADDENDUM REPORT

Planning Committee



**Item Number: 8 – Appeal Decisions**  
**Site 19 Hill Park Crescent**  
**Planning Application/Appeal Number:**  
**15/00012/FUL/APP/N1160/W/15/3018533**  
**Applicant: Mr Hawker**  
**Page: 109**  
**Appeal Synopsis –**

In allowing this appeal, the Planning Inspector commented that there is no clear guidance available within the Council's Development Guidelines Supplementary Planning Document relating to the outdoor amenity space that can be applied directly to a House in Multiple Occupation, as in this case. He therefore considered the proposed development on its own merits. He concluded that while the space wouldn't be expansive it would fulfil a worthwhile purpose for the type of accommodation proposed.

The inspector also addressed concerns raised regarding the amount of HMOs in this area. He felt that given the existing lawful use of the premises as a HMO there would have been no loss of a viable family home; and so would not result in a detrimental impact on the balance of the community. He also related any detrimental impact on general tidiness and parking within the area could not be attributed to the intensification of 19 Hill Park Crescent. The inspector also felt that as the property was already a HMO there would be no justification for a management plan to be submitted to the Council.

The applicant's claim against the Local Authority for his appeal costs was successfully defended.

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