



#plymplanning

Democratic Support

Plymouth City Council
Ballard House
West Hoe Road
Plymouth
PL1 3BJ

Please ask for Helen Rickman/Lynn Young

T 01752 398444/304163

E

helen.rickman@plymouth.gov.uk/lynn.young@plymouth.gov.uk

www.plymouth.gov.uk/democracy

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PLANNING COMMITTEE ADDENDUM REPORTS PACK

Thursday 17 December 2015

4.00 pm

Council House, Plymouth (Next to the Civic Centre)

Members:

Councillor Nicholson, Joint Chair in the 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, 6.4, 6.5, 6.6, 6.8 and 6.9

Tracey Lee

Chief Executive

PLANNING COMMITTEE

AGENDA

PART I – PUBLIC MEETING

- 6.2 282 OUTLAND ROAD, PLYMOUTH - 15/02132/FUL **(Pages 1 - 2)**
- Applicant: WM Morrison Supermarkets PLC
Ward: Peverell
Recommendation: Grant Conditionally
- 6.4 FORMER TENNIS COURTS, HOE ROAD-PIER STREET, PLYMOUTH - 15/01798/FUL **(Pages 3 - 4)**
- Applicant: Rivage Estates Ltd
Ward: St Peter & The Waterfront
Recommendation: Grant Conditionally
- 6.5 KINTERBURY POINT, HMAID BULLPOINT, HMNB DEVONPORT, PLYMOUTH - 15/01271/FUL **(Pages 5 - 6)**
- Applicant: Defence Infrastructure Organisation
Ward: St Budeaux
Recommendation: Grant Conditionally
- 6.6 UNIT 1 SEYMOUR STORES, 1 SEYMOUR ROAD, PLYMPTON, PLYMOUTH - 15/01896/FUL **(Pages 7 - 8)**
- Applicant: Marazion Developments LTD
Ward: Plympton St Mary
Recommendation: Refuse
- 6.8 LAND OFF MILLER WAY, PLYMOUTH - 15/01626/FUL **(Pages 9 - 10)**
- Applicant: Taylor Wimpey Homes
Ward: Moor View
Recommendation: Minded to Grant subject to S106 obligation delegated to Assistant Director of Strategic Planning and Infrastructure in consultation with joint chairs. If Sport England's objection is not removed the decision is subject to referral to the National Planning Casework Unit.

6.9 MODIFICATION ORDER APPLICATION TO RECORD THREE (Pages 11 - 12)
LENGTHS OF PUBLIC RIGHTS OF WAY IN ST BUDEAUX

The Committee will consider an application for an Order under section 53 of the Wildlife and Countryside Act 1981 to modify the definitive map and statement of public rights of way by the addition of three lengths of public footpath in St Budeaux.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: 282 OUTLAND ROAD

Planning Application Number: 15/02132/FUL

Applicant: WM Morrison Supermarkets Plc

Page: 17-26

1. Five additional letters of representation have been received, objecting to the proposed development. The letters raise the following issues that have not been addressed in Section 6 of the Officers Report:
 - Will cause an increase in noise and disturbance to residents, through more traffic and deliveries
 - Planning statement puts Morrisons commercial interests ahead of residents
 - The store is currently operating outside of its approved hours
 - Not comparable to other stores, purpose built away from residential
 - Customers will still shop during the normal time
 - Staff are encouraged to park off site so this will cause congestion in the local roads
 - Staff having to work extra hours
 - Notices were confusing due to the other application for delivery hours also with the planning authority

2. Due to the temporary nature of the proposal, and in consultation with the Public Protection Service, the impact on residential dwellings through increased noise and traffic is not considered demonstrably harmful, and could reduce congestion and loss of amenity at peak times. As mentioned in paragraph 14 of the officer report, officers are of the view that this will be helpful in monitoring the impact if any permanent change is proposed in the future.

3. The Local Planning Authority is not aware of any breach of condition, specifically with regards to opening hours, and members are advised that this is not being considered as part of this application. The LPA will however investigate this claim and pursue enforcement by the Council if considered expedient.

4. Officers can confirm that site notices were erected in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's own publicity code which included the erection of site notices, notification in the local press and notification through the weekly list. Officers recognise that there were other applications previously advertised; however these notices were removed as their respective consultation periods had expired. For consistency, 8 new site notices for this application were posted in the same, or near the same locations.

5. The other issues raised are not material planning considerations.

ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: Former Tennis Courts, Hoe Road/Pier Street

Planning Application Number: 15/01798/FUL

Applicant: Rivage Estates Ltd

Page: 33-52

Letters of representation

Since the application was first submitted the plans have been amended to remove the solar panels and to reinstate the railings and the Plymouth limestone cladding. These changes were readvertised and four additional letters of representation have been received since the report to planning committee was completed. These letters all request that their original objections stand as submitted and there have been no additional issues raised.

Amended plans condition

The plans condition has been amended to reflect changes to the plan numbers following a number of corrections that have been requested by the planning officer.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.5

Site: KINTERBURY POINT, HMAD BULLPOINT, HMNB DEVONPORT

Planning Application Number: 15/01271/FUL

Applicant: Defence Infrastructure Organisation

Page: 53-80

- I. One additional letter of representation has been received, objecting to the proposed development. This letter does not raise any new issues, although does offer additional comments in relation to alternative sites, such as Bickleigh which have been evaluated in the report; and the cost of the development to the taxpayer which is not a material planning consideration.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.6

Site: Seymour Stores, Seymour Road

Planning Application: 15/01896/FUL

Applicant: Marazion Developments LTD

Page: 81-88

A late letter of representation has been received. The letter raises concerns about the creation of a new hot food takeaway opposite the entrance of Hele's School.

The letter states that adding a second takeaway to the already existing Chinese Takeaway would increase the number of takeaway uses in the immediate area to an unacceptable level on health grounds. The objector states that allowing another takeaway use at this location would undermine the Council's goal to provide choice in retail areas, especially those where children spend time.

The letter also makes reference to Plymouth Plan Policy 8.4c stating that the Council should carefully consider the health implications of applications for development or changes to food premises around schools. The Objector considers that the application does not fit with the ambitions of the city.

Opening Hours

The applicant has requested that Officers clarify for Members of the Committee what hours of opening would be likely to be considered acceptable in the event that there were no Healthy City Objection to the proposal. In those circumstances, Officers would recommend opening hours of 17:00 to 00:00 would be acceptable. However, given Strategic Objective 4 Policy 8 of the Plymouth Plan which relates to supporting healthy lifestyles Officers feel that even if these opening hours were to be applied it would still undermine the Council's ambitions to deliver a healthy city, and in particular trying to protect the food environment around the providers of secondary education. It is therefore recommended that the suggested opening hours would only be appropriate in the event that members consider that the application should be approved.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.8

Site: LAND OFF MILLER WAY

Application Number: 15/01626/FUL

Applicant: Taylor Wimpey Homes

Page: 103-126

There is a small omission in the wording of condition 14.

RECOMMENDATION

The recommendation remains as in the report with the following amendment to condition 14 :

(14) No dwellings shall be occupied **until** the associated car parking provision has been laid out within the site in accordance with the approved plans for an overall maximum of 135 cars to be parked.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.9

Site: MODIFICATION ORDER APPLICATION TO RECORD THREE LENGTHS OF PUBLIC RIGHTS OF WAY IN ST BUDEAUX

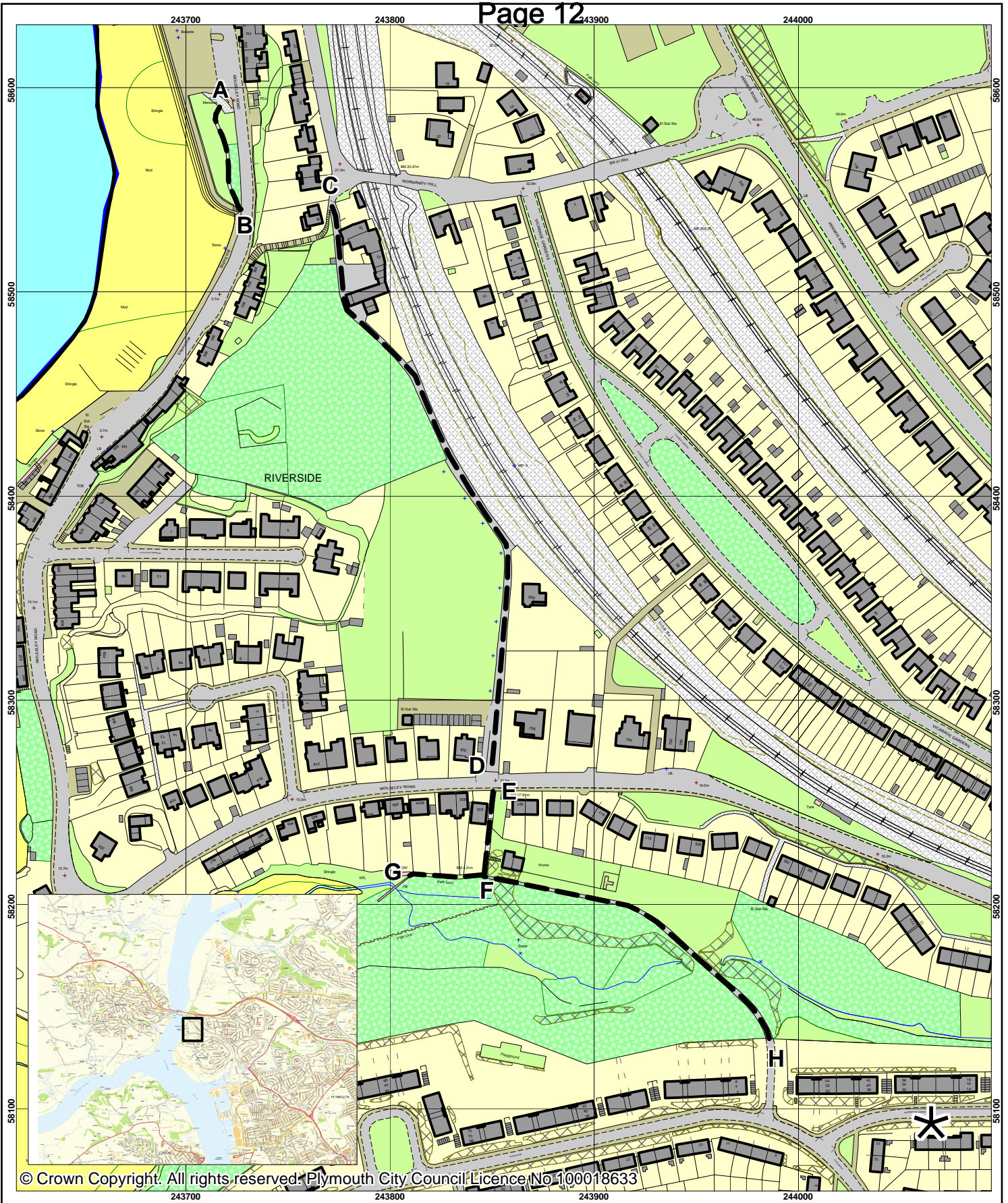
Definite Map Modification Order reference: WCA.009

Applicant: Mr Hammond

Pages: 127-138

The applicant for this application was Mr Hammond who is a local resident in the area of the application.

The order plan was omitted in error from the agenda pack and is attached below.



WILDLIFE AND COUNTRYSIDE ACT 1981
 ADDITION OF A PUBLIC FOOTPATH FROM NORMANDY HILL TO KINTERBURY CREEK



Scale 1:2500

Centre: SX43855834

Key

Claimed Route - - - - -
 Unaffected Right of Way + + + + +

Grid References

A: SX43715859 D: SX43855826 G: SX43805821
 B: SX43725854 E: SX43855825 H: SX43985813
 C: SX43775854 F: SX43845821

Public Rights of Way
 Plymouth City Council
 Civic Centre
 Plymouth
 Devon
 PL1 2AA
 Tel: 01752 304233
 Email: pro@plymouth.gov.uk