



#plymplanning

Democratic Support

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Planning Committee

Thursday 9 June 2016
4.00 pm
Council House, Plymouth

Members:

Councillor Wogens, Chair
Councillor Mrs Bridgeman, Vice Chair
Councillors Cook, Sam Davey, Fletcher, Kelly, Martin Leaves, Mrs Pengelly, Sparling, Stevens,
Jon Taylor, Kate Taylor and Tuohy.

Please find additional information in respect of agenda items 7.4, 7.5, 7.6, 7.7, 7.9 and 7.10

Tracey Lee
Chief Executive

Planning Committee

7.4. Riverford, Estover Close, Plymouth - 15/02379/FUL **(Pages 1 - 2)**

Applicant: Mr David Daley
Ward: Moor View
Recommendation: Minded to Grant/Defer/Del auth

7.5. Ridgeway School, Moorland Road, Plymouth - 16/00039/FUL **(Pages 3 - 4)**

Applicant: Ridgeway School
Ward: Plympton St Mary
Recommendation: Grant Conditionally

7.6. Former Downham Special School, Horn Lane, Plymouth - 15/01520/FUL **(Pages 5 - 6)**

Applicant: Rebecca Millman
Ward: Plymstock Radford
Recommendation: Grant Conditionally Subject to a S106 Obligation

7.7. Land adjacent Plumer Road, Plymouth - 16/00163/FUL **(Pages 7 - 8)**

Applicant: Mr Anthony Gal
Ward: Budshead
Recommendation: Grant Conditionally Subject to a S106 Obligation

7.9. City Museum & Art Gallery, Drake Circus, Plymouth - 16/00393/FUL **(Pages 9 - 12)**

Applicant: Plymouth City Council
Ward: Drake
Recommendation: Minded to Grant subject to Referral to National Casework Unit

7.10. City Museum & Art Gallery, Drake Circus, Plymouth - 16/00394/LBC **(Pages 13 - 16)**

Applicant: Plymouth City Council
Ward: Drake
Recommendation: Minded to Grant subject to Referral to National Casework Unit

ADDENDUM REPORT

Planning Committee



Item Number: 7.4

Site: Riverford, Estover Close, Plymouth

Planning Application Number: I5/02379/FUL

Applicant: Mr David Daley

Page: 27- 38

Trees

Following the production of the planning committee report a plan showing the accurate root protection area for the protected trees has been submitted and shows the proposed dwelling is situated outside of the root protection areas. It is therefore considered by the Tree Officer that the proposal would not have a detrimental impact on the protected trees and a condition will be added requiring the submission of an Arboricultural Method Statement prior to development to ensure that any change on ground levels would be kept out of the root protection area. This has therefore led to a change in the recommendation.

Recommendation

In respect of the application dated **05/01/2016** and the submitted drawings 26236-OSS-001-P0, Report Ref: SBC/015/14, 26236-XXX-S-E-001, 26236-XXX-002, 26236-900-G-001-P0, 26236-900- G-002-P0, 26236-900-G-00- P1, 26236-000-GA-001, 26236-000-E-002-P0, 26236-000-E-001, 26236- 000-E-003-P1, 1998-201, 1998-200-P2, 1998-200-P1, Tree Survey Schedule dated 03.05.14, S14-130 Estover Close Desktop Study R3, Preliminary Ecological Appraisal March 2014, Design, Access & Eco Statement revision P0 dated 18.12.015.,it is recommended to: **Grant conditionally.**

Additional Proposed Condition:

ARBORICULTURAL METHOD STATEMENT

() No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall detail how trees are to be protected during construction. It shall include measures for protection in the form of barriers to provide a 'construction exclusion zone' and ground protection in accordance with Section 6.1 of BS: 5837:2012 Trees in relation to Design, Demolition and Construction - Recommendations. The measures contained in the approved statement shall be fully implemented and shall remain in place until construction work has ceased.

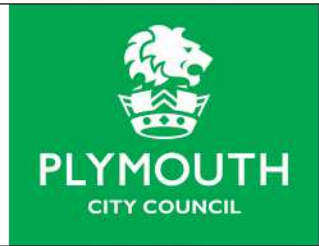
Reason:

To ensure that the trees on site are protected during construction work in accordance with Policy CS18 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

(NB This pre-commencement condition is considered necessary to ensure that trees are protected during the construction phase).

ADDENDUM REPORT

Planning Committee



Item Number: 7.5

Site: RIDGEWAY SCHOOL, MOORLAND ROAD

Planning Application Number: I6/00039/FUL

Applicant: Ridgeway School

Page: 39-54

Proposed additional condition

In response to comments that have been received regarding conflict with peak school time traffic during the construction phase, it has been agreed with the applicant that the below condition and associated informative will be added to the recommendation. This will ensure that the construction can be managed to ensure minimum disturbance and the safety of those accessing the school and will enable control of, or prevention of, related construction lorry movements during school opening and closing times for example.

PRE-COMMENCEMENT CONDITION: CODE OF PRACTICE DURING CONSTRUCTION

Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 -123 of the National Planning Policy Framework 2012.

Pre-commencement justification: To ensure that the construction phase of the development does not demonstrably harm the safe movement of vehicles and pedestrians, and to protect the amenity of local residents during the construction phase.

INFORMATIVE: CODE OF PRACTICE (to replace informative 3 on committee report)

The management plan shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web pages, and shall include sections on the following:

- a. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information;
- b. Proposed hours of operation of construction activities and of deliveries, expected numbers per day and types of all construction vehicles and deliveries, routes of construction traffic to and from the site (including local access arrangements, timing of lorry movements, and weight limitations on routes), initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, location of wheel wash facilities, access points, location of car parking for contractors, construction traffic parking, details of turning facilities within the site for site traffic and HGVs, and a scheme to encourage public transport use by contractors; and
- c. Hours of site operation, dust suppression measures and noise limitation measures.

ADDENDUM REPORT

Planning Committee



Item Number: 7.6

Site: FORMER DOWNHAM SPECIAL SCHOOL, HORN LANE, PLYMOUTH

Planning Application Number: 15/01520/FUL

Applicant: Rebecca Millman

Page: 55-72

Additional information from application

Although not forming part of the submitted formal drawings for the proposed development, an information leaflet has been circulated by the applicant to Planning Committee Members summarising changes they have made to the scheme and containing some illustrations of the amended development.

Additional letters of representation

Since the completion of the officer's report a further three letters of representation have been received. The main reasons for objection are:-

- Development is still too large
- Want other options other than housing to be proposed

All of these concerns have been addressed within the officer's report.

Recommendation

The recommendation in the officer's report is incomplete and should read as follows;

Grant conditionally subject to S106 agreement delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if S106 is not signed by target date (1st July 2016) or other date agreed through an extension of time.

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ADDENDUM REPORT

Planning Committee



Item Number: 7.7

Site: Land adjacent Plumer Road

Planning Application Number: I6/00163/FUL

Applicant: Mr Anthony Gal

Page: 73-98

Additional Letter of Representation

One further letter of representation has been received objecting to the application. The letter largely reiterates previous concerns that have been addressed within the main report concerning the design of the new buildings and parking and highway issues. The letter does raise new concerns regarding the shadow study that has been submitted as part of the accompanying Design and Access Statement.

The proposed southern block is now positioned further away from existing properties although officers accept that there will be some limited loss of light to numbers 1-9 The Limes. A loss of light was not a reason for refusal on the last application and officers do not consider that this could justify refusal of this proposal.

Furthermore specific concerns have also been raised regarding the landscaping plan and the new trees proposed to the rear of 1-9 The Limes and the potential loss of light these could cause. The landscaping plan has chosen narrower forms of tree in order to ensure as the trees mature they do not have an unreasonable impact on existing properties.

Recommendation

The recommendation contained in the officer report is incomplete and should read:

Grant conditionally subject to S106 agreement delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if S106 is not signed by target date (17th June 2016) or other date agreed through an extension of time.

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ADDENDUM REPORT

Planning Committee



Item Number: 7.9

Site: City Museum and Art Gallery

Planning Application Number: 16/00393/FUL

Applicant: Plymouth City Council

Page: 111-138

Amendment to the proposals

The submitted plans for the archive box (the proposed new structure rear of the Library & Museum) have been amended in response to concerns raised by the Victorian Society about the visual impact of the extension, especially on the West elevation and principal façade of the Museum and Library. There are two amendments: 1) the height of the archive box has been reduced by about 750mm by the removal of one row of tiles and 2) the colour scheme of the cladding on the west elevation of the box has been amended to remove the black tiles and replace them with a grey tile. The plans have been updated accordingly.

Consultation responses

Following amendments to the proposal to reduce the height of the archive box and amend the colour scheme of the cladding on the west elevation, the Victorian Society has withdrawn its objection to the scheme although still has concerns about the design of the archive box. This means that the application is no longer subject to referral to the National Planning Casework Unit for determination but can be determined by the Local Planning Authority.

Historic England has also commented on the amendments and is pleased with them. The reduction in height, albeit modest, is welcomed as is the refinement to the cladding. The need for a materials sample planning condition with regards to cladding is repeated.

Amendment to recommendation

As a result of the removal of the objection from the Victorian Society, the recommendation has changed from 'minded to grant subject to referral to the National Planning Casework Unit' to 'Grant conditionally'.

Amendment to condition 2 (APPROVED PLANS).

This amendment updates the plan numbers following amendments to the proposal so that all of the approved plans are correctly referenced:

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

St Luke's

B2 AL 00 01 St Luke's GF Presentation Plan P3; B2 AL 00 02 St Luke's FF Presentation Plan P3; B2 AL 00 03 St Luke's Conservation Work - GF & FF; B2 AL 00 04 St Luke's Conservation Work – Roof; B2 AL 00 05 St Luke's Existing Elevations; B2 AL 00 06 St Luke's Proposed Elevations P3; B2 AL 08 01 St Luke's Existing GF Plan; B2 AL 08 02 St Luke's Existing FF Plan; B2 AL 08 03 St Luke's Existing Roof Plan; B2 AL 10 01 St Luke's GF Demolitions; B2 AL 10 02 St Luke's FF Demolitions; B2 AL 10 03 St Luke's 3D Views GF & FF P3; B2 AL 27 01 St Luke's GA Roof Plan P4; B2 AL 35 01 St Luke's Reflected Ceiling Plans P2; B2 AL 40 01 St Luke's Floor Finishes Plans P2; B2 AL 41 01 St Luke's Wall Finishes Plans P2; B2 AM 22 01 St Luke's Detailed Section; B2 AM 24 01 Staircase Detail P2; B2-00-S-L-90 43 P3 St Luke's Ground Floor Slab Foundation Plan; B2-00-S-L-90 45 P3 St Luke's First Floor Platform P3; St Luke's internal vertical circulation option appraisal for option C Rev A;

Museum and Library

B1 AL 00 11 Conservation Works – Basement P2; B1 AL 00 12 Conservation Works - Ground Floor - 1 of 2 P2; B1 AL 00 13 Conservation Works - Ground Floor - 2 of 2 P2; B1 AL 00 14 Conservation Works - First Floor 1 of 2 P2; B1 AL 00 15 Conservation Works - First Floor - 2 of 2 P2; B1 AL 00 16 Conservation Works - Roof Level - 1 of 2 P2; B1 AL 00 17 Conservation Works - Roof Level - 2 of 2 P2; B1-AL 10 03 3D Views Roof and South East Working View P4; B1 AL 06 10 Historical Significance - Basement Level P2; B1 AL 06 11 Historical Significance - Ground Level P2; B1 AL 06 12 Historical Significance - First Level P2; B1 AL 06 13 Historical Significance - Roof Level P2; B1 AL 08 01 Existing Basement P2; B1 AL 08 02 Existing Ground Floor P2; B1 AL 08 03 Existing First Floor P2; B1 AL 08 04 Existing Second Floor P2; B1 AL 08 05 Existing Roof P2; B1 AL 10 21 Demolition Plan - Basement Level P3; B1 AL 10 22 Demolition Plan - Ground Level P3; B1 AL 10 23 Demolition Plan - First Level P3; B1 AL 10 24 Demolition Plan - Second Level P3; B1 AL 10 25 Demolition Plan - Roof Level P3; B1 AL 20 31 Proposed Basement Level P3; B1 AL 20 32 Proposed Ground Floor Plan P4; B1 AL 20 33 Proposed First Floor Plan P4; B1 AL 20 34 Proposed Second Floor Plan P3; B1 AL 20 35 Proposed Roof Level Plan P3; B1 AL 41 06 proposed Wall Finishes Plan Sheet 2 of 2 P3; B1 AL 20 50 Proposed Basement Floor Plan 1 of 2; B1 AL 20 51 Proposed Basement Floor Plan 2 of 2; B1 AL 20 52 Proposed Ground Floor Plan 1 of 2; B1 AL 20 53 Proposed Ground Floor Plan 2 of 2; B1 AL 20 54 Proposed First Floor Plan 1 of 2; B1 AL 20 55 Proposed First Floor Plan 2 of 2; B1 AL 20 56 Proposed Second Floor Plan 1 of 2; B1 AL 20 57 Proposed Second Floor Plan 2 of 2; B1 AL 20 58 Proposed Third Floor Plan; B1 AL 21 01 Existing and Proposed East Elevation P4; B1 AL 21 02 Existing and Proposed North Elevation P4; B1 AL 21 03 Existing and Proposed West Elevation P5; B1 AL 21 04 Existing and Proposed South Elevation P4; B1 AL 22 01 Proposed Sections AA BB & CC P4; B1 AL 22 02 Proposed Sections DD EE FF & GG P4; B1 AL 22 03 Proposed Sections HH & II P4; B1 AL 27 02 Roof Plan 1 of 2 P2; B1 AL 27 01 Roof Plan 2 of 2 P2; B1 L 20 01 Roof Junction Details P1; B1 AL 20 02 Roof Junction Details; B1 AL 20 03 Roof Junction Details P1; B1 AL 20 04 Roof Junction Details P1; B1 AL 20 05 Roof Junction Details P1; B1 AL 35 01 Basement Reflected Ceiling Plan – North P2; B1 AL 35 02 Basement Reflected Ceiling Plan – South P2; B1 AL 35 03 Ground Floor Reflected Ceiling Plan – South P2; B1 AL 35 04 Ground Floor Reflected Ceiling Plan – North P2; B1 AL 35 05 First Floor

Reflected Ceiling Plan – South P2; BI AL 35 06 First Floor Reflected Ceiling Plan – North P2; BI AL 35 07 Second Floor Reflected Ceiling Plan – South P2; BI AL 35 08 Second Floor Reflected Ceiling Plan – North P1; BI AL 35 09 Third Floor Reflected Ceiling Plan P2; BI AL 40 01 Floor Finishes Plan - Basement Level - 1 of 2 P2; BI AL 40 02 Floor Finishes Plan - Basement Level - 2 of 2 P2; BI AL 40 03 Floor Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 40 04 Floor Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 40 05 Floor Finishes Plan - First Floor - 1 of 2 P2; BI AL 40 06 Floor Finishes Plan - First Floor - 2 of 2 P2; BI AL 40 07 Floor Finishes Plan - Second Floor - 1 of 2 P2; BI AL 40 08 Floor Finishes Plan - Second Floor - 2 of 2 P1; BI AL 40 09 Floor Finishes Plan - Third Floor P2; BI AL 41 01 Wall Finishes Plan - Basement Level - 1 of 2 P2; BI AL 41 02 Wall Finishes Plan - Basement Level - 2 of 2 P2; BI AL 41 03 Wall Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 41 04 Wall Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 41 05 Wall Finishes Plan - First Floor - 1 of 2 P2; BI AL 41 06 Wall Finishes Plan - First Floor - 2 of 2 P3; BI AL 41 07 Wall Finishes Plan - Second Floor - 1 of 2 P2; BI AL 41 08 Wall Finishes Plan - Second Floor - 2 of 2 P1; BI AL 41 09 Wall Finishes Plan - Third Floor P2.

Public realm drawings

5136912 LL (98) 01 Public Realm Site Plan (Colour) 1.5; 5136912 LL (98) 02 Public Realm Development Zones & Areas 1.4; 5136912 LL (98) 03 Public Realm Proposed General Arrangement 1.5; 5136912 LL (98) 04 Public Realm Piazza & Forum Detailed Area Plan 1.3; 5136912 LL (98) 05 Public Realm Hard Landscaping 1.4; 5136912 LL (98) 06 Public Realm Soft Landscaping 1.4; 5136912 LL (98) 07 Public Realm Furniture and Features 1.5; 5136912 LL (98) 08 Public Realm Indicative Sections 1 of 2 1.2; 5136912 LL (98) 09 Public Realm Indicative Sections 2 of 2 1.2; 5136912 LL (98) 10 Public Realm Site Clearance & Reclamation 1.2; 5136912 LL (98) 11 Site Plan 1.1; 5136912 LL (98) 12 Location Plan 1.3; 5136912 LL (98) 13 Public Realm Animated Site Plan 1.1; 5136912 LS (98) D01 Public Realm Zones & Area Schedule NTS 1.0; 5136912 LS (98) D02 Landscape Design Specification (NBS Format) NTS; 5136912 LS (98) D03 Landscape Proposed Suppliers List NTS 1.0; 5136912 ATK-ZI-GF-DR-C-0006 P6 surface water drainage.

Supporting documents

Ecological Mitigation and Enhancement Strategy June 2016 Rev E; Design and Access Statement Rev 6; Museum, Art Gallery and Library Heritage Statement, April 2016; St Luke's Church Heritage Statement, April 2016; Desk-based assessment and historic building appraisal, February 2016; Arboricultural Survey, March 2016; Transport Assessment, March 2016.

Drainage: addition of surface water drainage condition

An amendment has been made to the proposals for surface water drainage following further investigation into the condition and location of surface water drains. The site is in a critical drainage area and the City Council as Lead Local Flood Authority has a strategic requirement to limit off site discharges to equivalent green field rates. A surface water condition is proposed to require details to be submitted and agreed of surface water attenuation measures to work as closely towards greenfield rate as practicable. Attenuation measures that should be considered include an assessment of pipe gradients, pipe and manhole size and the use of planted areas.

CONDITION: PRE-COMMENCEMENT OF WORKS TO THE PUBLIC HIGHWAY: DETAILS OF SURFACE WATER DISPOSAL

() Prior to the commencement of works to the public highway, details for disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority. These details shall include details of surface water discharge rates, attenuation measures, and a programme for implementation. The agreed surface water drainage measures shall be implemented before the building hereby permitted is first occupied.

Reason:

To enable consideration to be given to any effects of changes in the drainage regime on landscape features in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.

ADDENDUM REPORT

Planning Committee



Item Number: 7.10

Site: City Museum and Art Gallery

Planning Application Number: I6/00394/LBC

Applicant: Plymouth City Council

Page: I39-I62

Amendment to the proposals

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