



Democratic Support

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PLANNING COMMITTEE ADDENDUM REPORTS

Thursday 7 July 2016
2.00 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 attached addendum reports in respect of agenda items 6.2, 6.3, 6.4, 6.5, 6.6 and 6.7.

Tracey Lee
Chief Executive

PLANNING COMMITTEE

AGENDA

PART I – PUBLIC MEETING

6.2. Land at Redwood Drive and Poplar Close, Plymouth - (Pages 1 - 6) 16/00150/FUL

Applicant: Barratt David Wilson Homes (Exeter) Ltd
Ward: Plympton Chaddlewood
Recommendation: Grant Conditionally Subject to a S106
Obligation, delegated to Assistant Director
for Strategic Planning and Infrastructure to
refuse if S106 is not signed by the target date
or other date agreed through an extension of
time

6.3. Land to the north of Clittaford Road, Southway, (Pages 7 - 8) Plymouth - 16/00644/FUL

Applicant: Westward Housing Group Limited
Ward: Southway
Recommendation: Grant Conditionally Subject to a S106
Obligation, delegated to Assistant Director
for Strategic Planning and Infrastructure to
refuse if S106 is not signed by target date or
other date agreed through an extension of
time

6.4. 76 West Hill Road, Plymouth - 16/00568/FUL (Pages 9 - 10)

Applicant: Blue Sea Partnership LLP
Ward: Efford & Lipson
Recommendation: Grant Conditionally

6.5. 36 Burleigh Park Road, Plymouth - 16/01019/FUL (Pages 11 - 12)

Applicant: Ms Suzanne Dilorenzo
Ward: Peverell
Recommendation: Grant Conditionally

6.6. Belgrave Snooker Club, 2 Belgrave Road, Plymouth - (Pages 13 - 14) 15/02137/FUL

Applicant: JMP Integrations Ltd
Ward: Compton
Recommendation: Grant Conditionally Subject to a S106

Obligation, delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if S106 is not signed by target date or other date agreed through an extension of time

**6.7. The Former China Clay Dryer Works, Coypool Road, (Pages 15 - 16)
Plymouth - I6/00664/FUL**

Applicant: Marshmills Limited
Ward: Plympton St Mary
Recommendation: Refuse

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ADDENDUM REPORT

Planning Committee



Item Number: 02

Site: LAND AT REDWOOD DRIVE AND POPLAR CLOSE

Application Number: 16/00150/FUL

Applicant: Barratt David Wilson Homes (Exeter) Ltd

Pages: 15-54

PARKING

The report states that a total of 420 parking are proposed. This is an error and the actual proposed figure is 417 spaces. This still equates to 2.2 spaces per dwelling which is considered acceptable.

AMENDED TREE LANDSCAPE PLANS

At the request of the tree officer an additional 3 existing trees in the South West corner are being retained.

RECOMMENDATION

The recommendation remains as within the report with the following changes to condition 2 and condition 16 to amend the plan numbers:

CONDITION: APPROVED PLANS

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

Planning Layout 1706:100:T

Planning Layout (uncoloured) 1706:100:T

Storey Heights Plan 1706:101:E

Materials Plan 1706:102:D

Parking Plan 1706:103:D

Affordable Housing Plan 1706:104:E

Enclosures Plan 1706:105:D

Land Ownership Plan 1706:106:D

Rear Amenity Plan 1706:107:F

Landscape Strategy 1706:108:D

External Works Plan I 706:109:E
Waste Collection Plan I 706:110:D
Location Plan I 706:1002
200_House Type A I 706:200:C
201_House Type A I 706:201:B
202_House Type A I 706:202:B
203_House Type A I 706:203:B
204_House Type A I 706:204:B
205_House Type A I 706:205:B
206_House Type B I 706:206:B
207_House Type B I 706:207:B
208_House Type B I 706:208:A
209_House Type B I 706:209:A
210_House Type B I 706:210:B
211_House Type B I 706:211:B
212_House Type C I 706:212:B
213_House Type C I 706:213:A
214_House Type C I 706:214:A
215_House Type C I 706:215:A
216_House Type D I 706:216:B
217_House Type D I 706:217:A
218_House Type D I 706:218:C
219_House Type E I 706:219:C
220_House Type E I 706:220:B
221_House Type F I 706:221:B
222_House Type F I 706:222:C
223_House Type G I 706:223:B
224_House Type G I 706:224:A
225_House Type G I 706:225:B
226_House Type H I 706:226:A
227_House Type H I 706:227:B
228_House Type J I 706:228:A
229_House Type J I 706:229:B
230_House Type K I 706:230:A
231_House Type K I 706:231:A
232_House Type L I 706:232:B
233_House Type L I 706:233:C

234_House Type L I 706:234:A
235_House Type L I 706:235:C
236_House Type L I 706:236:B
237_House Type M I 706:237:A
238_House Type M I 706:238:A
239_House Type M I 706:239:A
240_House Type N I 706:240:A
241_House Type N I 706:241:B
242_House Type P I 706:242:A
243_House Type J I 706:243:
244_House Type J I 706:244:A
250_Redwood Drive_Single Garage Brick I 706:250:A
251_Redwood Drive_Twin Garage Brick I 706:251:
252_Redwood Drive_Twin Garage Brick I 706:252:A
253_Redwood Drive_Single Garage Brick I 706:253
260_Redwod Drive_Substation I 706_260
300_1.8m Brick Screen Wall I 706:300
301_1.8m Boundary Hedge I 706:301
302_1.2m Horizontal Railing I 706:302
303_Trip Rail I 706:303
304_1.8m Larch Lap Panel Fence with Gate I 706:304
400:Sections and Streetscenes I 706:400:A
401:Boundary Sections I 706:401:B
Highway & Private Parking Layout I 5004:010:B
Highway Long Sections Sheet 1 of 3 I 5004:020
Highway Long Sections Sheet 2 of 3 I 5004:021
Private Parking & Emergency Access LS Sheet 3 of 3 I 5004:022
Vehicle Tracking Overall Plan I 5004:050:C
Vehicle Tracking Junction Plans Sheet 1 of 2 I 5004:051:C
Vehicle Tracking Junction Plans Sheet 2 of 2 I 5004:052:C
Proposed S104 Drainage Layout I 5004:100:B
Proposed S104 Foul LS Sheet 1 of 2 I 5004:110:A
Proposed S104 Foul LS Sheet 2 of 2 I 5004:111:A
Proposed S104 SW Long Sections Sheet 1 of 3 I 5004:120
Proposed S104 SW Long Sections Sheet 2 of 3 I 5004:121
Proposed S104 SW Long Sections Sheet 3 of 3 I 5004:122
Proposed FFL & External Levels Sheet 1 of 5 I 5004:200:B

Proposed FFL & External Levels Sheet 2 of 5 I5004:201:B
Proposed FFL & External Levels Sheet 3 of 5 I5004:202:B
Proposed FFL & External Levels Sheet 4 of 5 I5004:203:B
Proposed FFL & External Levels Sheet 5 of 5 I5004:204:B
Proposed Service Strips I5004:000:D
Composite Landscape Masterplan Tas I48 MPI:O
Strategic Landscape Management Plan Tas I48 LMI:G
Internal Planting Plan (North) Tas I48 PP3:K
Internal Planting Plan (South) Tas I48 PP2:O
Strategic Open Space Planting Plan Tas I48 Strat POS PPI:j
Tree Pit Details Tas I48 CDI:A
Topography Survey I5277 cv-02
Tree Protection Plan (1 of 2) D2 64 P4 Rev C 1 of 2
Tree Protection Plan (2 of 2) D2 64 P4 Rev C 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.

CONDITION: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

(16) In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the commencement of development.

A: No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

B: If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

C: The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with the approved plans and particulars plans **Tree Protection Plan D2 64 P4 Rev C 1 of 2** and **Tree Protection Plan D2 64 P4 Rev C 2 of 2** before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

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ADDENDUM REPORT

Planning Committee



Item Number: 03

Site: Land to the north of Clittaford Road

Planning Application Number: 16/00644/FUL

Applicant: Westward Housing Group Limited

Pages: 55 - 74

S106 Contributions

Officers are now in a position to advise Members that the negotiations between the LPA and the applicant have been concluded. Officers have been advised by the Councils Viability Officer that the development should be considered as 'Viability Neutral', thus there is no surplus available for the applicant in the viability appraisal. Therefore, any requirement by the Council for a S.106 contribution from the applicant will assess the development to be un-viable.

Officers have taken into account the advice from the Viability Officer, and considered the impact of the development against the clear need for Affordable Housing in the City. Therefore, on balance, officers conclude that the recommendation of conditional approval should remain subject to the signing of a S106 agreement to capture the Affordable Housing.

Drainage

Officers can advise members that a revised flood routing plan has been submitted to the LPA, and has been accepted by the Lead Local Flood Authority. For reference, I can advise members that waters will be contained at the low point of the site and would ultimately discharge into the ditch adjacent to the north east corner of the site in events greater than the 100yr +30%. The onsite systems are to be designed for all events up to this event and there is not any requirement for above ground storage of storm water. Officers therefore recommend the following alterations to conditions:-

Condition 2 shall now read:

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan P1314-002-A; Site Layout as proposed P1314-001-revH; Tree Constraints and Protection Plan 16.13.1.TCP; Street Scene Elevations and Site Cross-Section P1314-003(1); Typical Floor Plans and Elevations for Housetype FT-01 P1314-FT-01; Typical Floor Plans and Elevations for Housetype 13 P1314-HT-13; Typical Floorplans and Elevations for Housetype 14 P1314-HT-14; Typical Floor Plans and Elevations for Housetype 01 P1314-HT-01; External Work Details P1314-015; External Work Details P1314-016-A; External Work Details P1314-017; External Work Details P1314-018; Proximity Plan P1314 SK-77; Ecological Appraisal 0299-EA-AS; Arboricultural Appraisal; P1314 - GROUND INVESTIGATION-CONTAMINATION Part 1; P1314 - GROUND INVESTIGATION-CONTAMINATION Part 2; Energy Statement; T7071.Flood Risk Assessment part1; T7071.Flood Risk Assessment part2; T7071.Flood Risk

Assessment part3; T7071.Addendum to FRA and Drainage Strategy; T7071_FRA03_PI Flood Routing Plan; T7071.HIGHWAY DESIGN PHILOSOPHY; Design and Access Statement; Garden Area Schedule; Geo-Environmental and Geotechnical Assessment; Transport Statement; Surface Water Management and Maintenance Plan; Technical Response: CASE Consultants Letter dated June 20th 2016;

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.

Condition 6 shall now read:

PRE-DPC: Construction Environment Management Plan (CEMP)

(6) The development hereby approved shall not proceed past the DPC level until a Construction Environment Management Plan (CEMP) incorporating method statements has been submitted to and approved in writing by the Local Planning Authority. The CEMP will demonstrate how the new drainage system is protected during both the demolition and construction phases.

Reason:

To enable consideration to be given to any effects of changes in the drainage regime on landscape features in accordance with Policy CS21 and 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.

New Condition:

PRE-OCCUPATION CONDITION: DRAINAGE AND SURFACE WATER DISPOSAL

() The development hereby approved shall be carried out in strict accordance with approved drainage strategy unless otherwise agreed in writing by the Local Planning Authority. The approved details shall be implemented before the dwellings hereby permitted are first occupied.

Reason:

To ensure effective drainage and surface water disposal in accordance with Policy CS21 and 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: 04

Site: 76 West Hill Road

Planning Application Number: 16/00568/FUL

Applicant: Blue Sea Partnership LLP

Pages: 75 - 84

A Management Schedule and copy of the tenancy agreement has been submitted during the course of the application to provide further clarity on the commitments of the Management company. The agent has also confirmed that an enclosed and covered bin storage area and cycle area in a purpose built 6x10 shed will be constructed in the rear yard area.

Officer's recommend a minor amendment to the recommended condition 4 to refer to this additional information:

CONDITION: MANAGEMENT PLAN

(4)The Management Schedule submitted 5 July 2016 and Management Plan submitted as part of the HMO Licence shall be adhered to strictly at all times for the operation of the accommodation, including the 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 a commitment to keep this information up to date, unless otherwise agreed in writing by the Local Planning Authority.

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 CS15, CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, paragraph 121 -123 of the National Planning Policy Framework 2012 and Plymouth's adopted Development Guidelines Supplementary Planning Document First Review 2013.

No changes are proposed to condition 5 and 6 relating to Refuse Storage and Cycling Provision, as Officers consider that further details by way of scaled drawings are required to show the proposed layout.

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ADDENDUM REPORT

Planning Committee



Item Number: 05

Site: 36 Burleigh Park Road, Plymouth

Planning Application Number: 16/01019/FUL

Applicant: Ms Suzanne Dilorenzo

Pages: 85-92

A further 12 letters of representation have been received, bringing the total to 26. They raise similar concerns to the previous representations relating to:

- Impact due to increased noise and rubbish levels
- Increase demand for car parking spaces
- Loss of family housing and change in character of the street
- Potential to increase in number of occupants

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ADDENDUM REPORT

Planning Committee



Item Number: 06

Site: Belgrave Snooker Club, 2 Belgrave Road

Planning Application Number: 15/02137/FUL

Applicant: JMP Integrations Ltd

Pages: 93 - 116

Consultation Response – Historic Environment Officer

Officers can advise members that formal comments have now been received from the Historic Environment Officer.

In summary, although the Belgrave Snooker Club building is considered a 'non-designated heritage asset' the demolition of the building is accepted in order to facilitate the proposal subject to the addition of the following condition to the decision notice should planning permission be granted:

PRE-COMMENCEMENT: RECORDING OF FEATURES

() No works shall take place until the applicant, or their agent or successor in title, has secured the implementation of a programme of recording of features that will be destroyed or damaged in the course of the works to which this consent relates, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that a record of such features is made and kept available for inspection, in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012

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ADDENDUM REPORT

Planning Committee 7th July 2016



Item Number: 07

Site: The Former China Clay Dryer Works, Coypool Road.

Application Number: 16/00664/FUL

Applicant: Marshmills Limited

Pages: 117 - 132

Notice is given in the Committee report that further information may be received from the applicants as clarification of several matters had been sought. The applicants have done so and the details are provided in full as supplementary information on the planning website. The salient points are considered to be the following:

- 1) The applicants were asked to clarify how long “limited additional traffic movements are anticipated” for “general surveying and assessment works” and what such works would entail. In response they have stated:

“For clarity, the application is not seeking a temporary or time limited access, but for restricted access to the site for the purposes listed in the suggested planning condition. (i.e. not for the purpose of the China clay processing operations and access to the adjoining industrial land.) However, once an alternative access is secured via an application for the wider development of the site, the need to access the site from Woodford Avenue between numbers 73 and 91 is likely to be removed.”

Comment : It is considered that the applicants intention would be to continue using this access as specified by the applicants and described in the report, but without further clarification and for such a period until an approval is given to a planning application not yet submitted or considered.

- 2) A pedestrian only condition would not be acceptable to the applicants and they consider that the suggestion by Imerys for alternative access via Woodford Road for such access would not address the security issues. They state that the bungalow is not part of the site that is subject to the condition that they are seeking to be varied and as such they state that this is not material to the present application. They also state that the recent break in to site resulting in criminal damage to the bungalow would suggest that current safety regime is inadequate.

Comment: The current safety inspection regime detailed in the report was imposed by the applicants for security purposes. This may or may not have been effective but the salient point seems to be that this involved breaching a condition and an alternative condition restricting access to pedestrian access for security purposes would not be acceptable to the applicants. Such a condition therefore would not meet the tests set out in the National Planning Policy Framework (para 206)

- 3) The applicants consider that the arrangements made by Imerys for emergency services access via Coypool Road would not address their need for emergency access and it is still a requirement. They refer to their dispute with Imerys and state that they need to control access to their part of the complex.

Comment: It is noted that the applicant's views about emergency service access may vary from others (including those expressed by representatives of the Devon and Cornwall Police)

- 4) The applicants state that use of the access via Woodford Avenue had been enjoyed by their client's predecessors and they believe that there is a right of way over that land to access the China Clay Dryer site and a private land rights issue is not material to this application.

Noted.

RECOMMENDATION

The recommendation remains as within the report

LATE ST SUGGESTED CONDITION

Since drafting this addendum sheet further information has now been circulated to members by the applicants and the following suggested revised condition now requires consideration:

“Unless otherwise agreed with the Local Authority, access and egress to and from the site via the gated entrance between 73 and 91 Woodford Avenue shall exclude any activities related to clay drying operations or other operations ancillary to that use, and shall be restricted to pedestrian only access, save under the following circumstances;

Access for emergency purposes; and

Access for plant for the purposes of site investigations only, restricted to 12 movements in total into and out of the site over any 3-month period.

24 hours' notification shall be given to the Local Authority prior to any non-pedestrian access to the site (other than emergency vehicle access).”

Comment: The suggested requirements of such a condition are not precise and would be difficult to enforce and therefore would not meet the tests set out in the National Planning Policy Framework (para 206).

However, although access is still being undertaken without permission, the additional information relating to limiting the access is positive and I may be able to prepare an acceptable condition following discussion with colleagues and the applicant's agent prior to your meeting and will present this at the Committee meeting should members wish. At this stage the recommendation remains as in the report.