



#plymplanning

Democratic and Member Support

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Published 08 February 2017

PLANNING COMMITTEE ADDENDUM REPORTS

Thursday 9 February 2017
2.00 pm
Council House, Plymouth

Members:

Councillor Wigen, Chair

Councillor Mrs Bridgeman, Vice Chair

Councillors Ball, Cook, Sam Davey, Fletcher, Kelly, McDonald, Morris, Mrs Pengelly, Sparling, Stevens and Tuohy.

Please find attached addendum reports in respect of agenda items 6.3, 6.4, 6.6, 6.7, 6.8, 6.9 and 6.10.

Tracey Lee

Chief Executive

Planning Committee

AGENDA

PART I – PUBLIC MEETING

- 6.3. Melville Building, Royal William Yard, Plymouth, PL1 3RP - **(Pages 1 - 2)**
16/01376/FUL

Applicant: Mr Adam Willetts
Ward: St Peter and the Waterfront
Recommendation: Grant Conditionally Subject to a S106
Obligation in accordance with agreed
timescales. Delegated authority to the
Assistant Director of Strategic Planning &
Infrastructure to refuse if not met

- 6.4. Melville Building, Royal William Yard, Plymouth, PL1 3RP - **(Pages 3 - 4)**
16/01377/LBC

Applicant: Mr Adam Willetts
Ward: St Peter and the Waterfront
Recommendation: Grant Conditionally

- 6.6. Land at Ridge Road, Plymouth, PL7 1UE - 16/01818/FUL **(Pages 5 - 6)**

Applicant: Mr Steven Hawken
Ward: Plympton Erle
Recommendation: Grant Conditionally

- 6.7. Theatre Royal, Royal Parade, Plymouth, PL1 2TR - **(Pages 7 - 8)**
16/02248/FUL

Applicant: Theatre Royal Plymouth
Ward: St Peter and the Waterfront
Recommendation: Grant Conditionally

- 6.8. Stoke Damerel Community College, Somerset Place,
Plymouth, PL3 4BD - 16/02229/FUL **(Pages 9 - 10)**

Applicant: Inspiring Schools Partnership
Ward: Stoke
Recommendation: Grant Conditionally

6.9. Former Plympton Hospital, Market Road, Plympton, Plymouth, **(Pages 11 - 14)**
PL7 IQR - 16/02233/FUL

Applicant: DCH Group
Ward: Plympton Erle
Recommendation: Grant Conditionally Subject to a S106
Obligation in accordance with agreed
timescales. Delegated authority to the
Assistant Director of Strategic Planning &
Infrastructure to refuse if not met

6.10. Former Plymouth College Site, Hartley Road, Plymouth, PL3 **(Pages 15 - 16)**
5LW - 16/02413/S73

Applicant: Mr Kevin Briscoe
Ward: Peverell
Recommendation: Grant Conditionally

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ADDENDUM REPORT

Planning Committee



Item Number: 6.3

Site: Melville Building

Planning Application Number: 16/01376/FUL

Applicant: Mr Adam Willetts Urban Splash

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Anti-Social Behaviour at Reservoir

The applicant has agreed to install bollards at the access to the reservoir in order to address the police liaison officer comments. These will be installed from the start but only used if there are any issues of anti-social behaviour. A plan has been submitted showing the bollards.

On this basis condition 2 (approved plans will need to be amended to 1103 GA 0210 Rev J (and supersede 1103 GA 210 Rev H).

A condition will be added on this basis to secure the implementation of the bollards.

Prior to the first use of the reservoir car park, in accordance with details to be agreed by the local planning authority, fold down bollards will be installed at the reservoir entrance and retained in situ (to be used if occurrences of anti-social behaviour).

Reason: In order to prevent disorder and fear of crime in accordance with sections 58 and 69 of the National Planning Policy Framework March 2012 and Core Strategy Policy CS32 designing out crime.

Additional letters of representation

Additional 16 letters of representation from 10 residents on the following grounds:

- Comparison with parking on the Hoe and in the Citadel
- Area has been left unkempt deliberately, allowed to deteriorate
- Transport comments contradictory by encouraging sustainable transport solutions but also not objecting to more parking
- Parking in reservoir not justified for parking just a few hours a week
- Looking at hotel occupancy levels and applying it to Melville, it is considered that the parking requirement is lower than the transport statement confirms
- Bollard was a welcome addition, now removed, the reservoir will not be an overflow
- Inner gates would not allow for access to Admiralty Cottages
- Could screening of the car park be put in place for residents accessing Admiralty Cottages
- Replacement signage needed for Admiralty Cottages
- Request tree doesn't overgrow and block views
- Management needed to deal with dangerous driving and anti-social behaviour in Devil's Point south
- Object to loss of bollards and possibility of crime and anti-social behaviour

- Opposed to de-designation of CWS and findings of the biodiversity and enhancement report that state reservoir has no ecological value
- How are lights to be activated?
- What about drainage of the reservoir?
- Alternative: multi storey car park under nursery car park and use excavated material as sea defences, use parking set aside for artists quarter, Devil's Point car park could be enlarged and not charged, parking spaces could be reserved within the RWY for hotel use, parking surveys in the RWY show capacity most of the time
- Allocated parking could be suspended on Sundays
- Agree new transport strategy submitted (condition) and drainage details needed for reservoir (condition)

One letter of support on the ground that bollards are reinstated to restrict the use of the reservoir for cars for use in peak times only. This would allow the reservoir to be used for community uses when not in use as a car park.

Comment on additional letters of representations

Conditions are proposed to deal with drainage (condition 9) and lighting (condition 5).

Officers have reviewed the biodiversity and enhancement report and have no objection to the report. For clarity only the reservoir would need to be de-allocated.

Letters of representation have suggested various alternatives to the parking proposals. For clarity, officers can only assess the application as submitted.

The need for parking has been addressed within the Transport comments. Notwithstanding the need for parking, officers still need to consider sustainable transport measures and this is addressed through the travel plan requirements (condition 20).

There is no right to a view; however a landscape management plan (condition 14) will detail how the landscape (including trees) will be managed.

Devil's Point south would be managed by PCC. For clarity PCC currently manage Western Kings and it is not considered there is any deliberate neglect.

The details for the gates for Admiralty Cottages can be dealt with through the landscape condition (condition 5).

As each site is considered on its own merits, it is not a material planning consideration to compare the current application with different sites with different constraints and characteristics as suggested e.g. the Citadel/Hoe.

Plan reference amendment

Condition 2 should be amended to include the following plan reference numbers:

1103 GA 030 PL2 Proposed north elevation (and supersede PL1)

ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: Melville Building

Planning Application Number: 16/01377/LBC

Applicant: Mr Adam Willetts Urban Splash

Page:

Additional letters of representation

Additional 16 letters of representation from 10 residents, not raising any new issues applicable to the listed building application.

Plan reference amendment

Condition 2 should be amended to include the following plan reference numbers:

1103 GA 030 PL2 Proposed north elevation (and supersede PL1)

1103 GA 0210 Rev J Proposed Parking Plan (supersede Rev H)

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ADDENDUM REPORT

Planning Committee



Item Number: 6.6

Site: Land at Ridge Road, Plymouth, PL7 1UE

Planning Application Number: 16//01818/FUL

Applicant: Mr Steven Hawken

Pages: 101-110.

It has come to the Council's attention that additional spoil has been added to the application site in the last few days, and therefore this will be investigated by Planning Officers, and the relevant follow-up action will be taken as is appropriate.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.7

Site: Theatre Royal, Royal Parade

Planning Application Number: 16/02248/FUL

Applicant: Theatre Royal Plymouth

Pages: 111-122.

Since the Case Officer's report was written 5 additional Letters of Representation have been received bringing the total to 25. All the letters were received after the consultation date ended. The letters raise the following concerns which have already been addressed in the Officer's Report.

- Funds could be better used
- No relevance to the city
- Too big
- Object to the loss of the tree.

The Theatre Royal has also submitted a Supporting Statement. The statement refers to the important role public art can play in urban regeneration and quotes case studies in Gateshead and Ilfracombe. The statement contains biographical notes on the sculptor along with details of his other commissions and awards and the thinking behind the sculpture. It also details a programme of tree-planting scheme carried out by the Theatre as part of its 2013 Regeneration Scheme. The document also carries statements of support from local figures in the arts, media and politics.

A 3 month trigger date has been added to Condition 6 which now reads;

Within 3 months of the removal of the street tree, to mitigate for its loss, another tree of size and species to be specified in writing by the Local Planning Authority shall be planted at a location and time to be agreed with Local Planning Authority.

Reason:

To ensure that street trees are replaced and retained 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.

In paragraph 6 Representations, line 2, the word eight should be replaced with nineteen.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.8

Site: Stoke Damerel Community College Somerset Place Stoke PL3 4BD

Planning Application Number: 16/02229/FUL

Applicant: Inspiring Schools Partnership

Pages: 123-152.

Since completion of the officer's report an additional consultation response has been received.

Consultation Responses

Local Lead Flood Authority

Provides advice on the information required to comply with the drainage condition 5.

The main requirement is for evidence to be provided of SWW's approval to accept a discharge into the combined sewer above 1 in 10 year green field rates.

Representations

There are two additional objections raising similar points to those in the report especially 1, 2, 8, 9, 13, 14 and 15. One states that the tests to be met are:

1. Can access be created without overloading surrounding streets;
2. Is the site large enough for now and the future;
3. Can users arrive safely by all means of travel; and
4. Could the new Scott College accommodate expansion on the proposed site.

Analysis

Character and appearance

The applicant has reaffirmed the materials for the building. These are:

Ground floor walls – Render system on render carrier board. Render system will be a multi-layer system capable of receiving redecoration for maintenance purposes. Colour – White.

Recessed Entrance area - Render system on render carrier board. Render system will be a multi-layer system capable of receiving redecoration for maintenance purposes. Colour Yellow

Windows – All to be polyester powder coated aluminium – Colour Anthracite Grey.

First floor elevations to South and West Facades - Vertical Opus Metal Plank (Euroclad) = Anthracite Grey

Second floor elevations to South and West Facades – Horizontal Opus Metal Plank (Euroclad) = Goosewing Grey

Courtyard Elevations – First and Second Floor

Rear Courtyard Elevation to Atrium Rockspan Panel 1200mm laid horizontally = Anthracite

Courtyard projecting wings Rockspan Panel 1200mm laid horizontally = Goosewing Grey.

The applicant has asked if condition 8 could be omitted.

Officers are satisfied that the proposed materials are acceptable and agree that it can be removed.

Recommendation

The recommendation is the same as the report except for the deletion of condition 8 – External materials.

ADDENDUM REPORT

Planning Committee



Item Number: 6.9

Site: Former Plympton Hospital, Market Road

Application Number: 16/02233/FUL

Applicant: DCH Group

ADDITIONAL LETTERS OF REPRESENTATION

A further letter of objection has been received following the publication of the officer's report. The issues raised are:

- Timing of Planning Committee and chance to comment following amended plans
- Loss of trees and the associated impacts of increased flooding, impact on air pollution, balance of greenery, and impact on wildlife.

The amended plans related to the retention of additional trees on the northern boundary only and in this regard are considered to improve the original proposal. The rest of the proposal remained unchanged. The need to re-advertise amendments is at the discretion of the Local Planning Authority and in this case officers considered that the amendments to the proposal as a whole were not so significant as to warrant re-advertisement of the application.

The officer's report has covered most points; any outstanding queries raised have been addressed below.

Clarification on tree retention

As discussed in the report following a meeting and correspondence with the Council's Tree Officer 12 of the 20 evergreen trees are to be retained in appropriate groupings with new planting in the form of 13 individual trees, a native woodland planting mix on the south side of the existing wall, and a Riparian planting mix (interface between river and land) to the north side of the wall.

The 8 out of 20 trees to be felled have been selected for the following reasons:

- Only the odd species/ weaker trees between same species groups have selected for felling.
- The proposal gives 4 retained groups with good shape/form.
- The most important trees and groups at the west and east ends which screen the proposed development from the wider landscape views (from the playing field and over to the Church) have been retained.
- The felling of the tall trees will provide a considerable improvement of daylight/sunlight conditions to existing gardens to the north while the smaller retained trees north of the

wall will still screen the wall. The additional 13 trees planted to the south of the boundary will also help screen the wider development.

Concern regarding the remaining boundary wall encouraging a cut through and meeting place for youths

The application has been assessed by the police liaison officer who has no concerns. The existing wall ranges from approximately 1.6 metres to well over 2 metres in height and as described above will be largely surrounded by existing and proposed vegetation. The proposed layout and boundary treatment is not considered to give rise to or encourage the use of the area by youths.

CORRECTION

An error was made when inputting some plan numbers into the plans list and condition 2. All originally submitted plans (that had not been revised) were labelled as revision 'P'. This was unfortunately omitted when the plan numbers were inserted. The plans themselves have not changed.

The site section plan listed as *1005 - 315 Site Sections A-A & B-B* should read *1005 - 315 Site Sections A-A & B-B Rev P1*

RECOMMENDATION

The recommendation remains as within the report with the following changes:

- *Amendment to list of plans and condition 2*

Condition 2 now reads (Changes in bold):

CONDITION: APPROVED PLANS

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

*1005 – 300**IP** Site Location Plan*

*1005 – 301**IP** Existing Site Layout*

*1005 – 302**IP** Existing Site Sections*

1005 - 310 Proposed Site Plan Rev P1

1005 - 311 Proposed Boundary Wall Plan Rev P1

1005 - 312 Bin Storage Location Plan Rev P1

1005 - 313 Parking Plan Rev P1

*1005 - 315 Site Sections A-A & B-B **Rev P1***

1005 - 316 Site Sections C-C & D-D Rev P1

*1005 – 320**IP** House Type A -Plans and Elevations*

*1005 – 321**IP** House Type B.sd -Plans & Elevations*

*1005 – 322**IP** House Type B.su -Plans & Elevations*

*1005 – 323**IP** House Type C -Plans & Elevations*

1005 – 324IP House Type D -Plans & Elevations
1005 – 325IP House Type E.su -Plans & Elevations
1005 – 326IP House Type E.sd -Plans & Elevations
1005 – 328IP House Type G -Plans & Elevations
1005 – 329IP House Type H (Plots 7-10) -Plans & Elevations
1005 - 330 House Type H (plots 51-54) -Plans & Elevations Rev P1
1005 – 331IP House Type J -Plans & Elevations
1005 – 332IP House Type K -Plans & Elevations
C161615/C1100 Rev E Levels and Drainage Plan
C161615/C1102 Rev B Off-site Highways Works
0758 0001 Topographical Survey
04358 TCP_2016 RevA Tree Constraints Plan
04358 TPP_2016 RevA Tree Protection Plan
04358 TRP_2016 RevA Tree Removal Plan
LL-301-LM-001 Rev B Landscape Masterplan

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: 6.10

Site: Former Plymouth College Site, Hartley Road Plymouth PL3 5LW

Application Number: 16/02413/S73

Applicant: Mr Kevin Briscoe

Members are advised that this application has been withdrawn by the applicant and therefore will not be presented or considered at this meeting.

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