



#plymplanning

Democratic and Member Support

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PLANNING COMMITTEE ADDENDUM REPORTS

Thursday 9 March 2017
2.00 pm
Council House, Plymouth

Members:

Councillor Wogens, Chair
Councillor Mrs Bridgeman, Vice Chair
Councillors Ball, Cook, Sam Davey, Fletcher, Kelly, McDonald, Morris, Mrs Pengelly, Sparling,
Stevens and Tuohy.

Please find attached additional information relating to agenda items 6.2, 6.3, 6.4, 6.5 and 6.7.

Tracey Lee
Chief Executive

Planning Committee

AGENDA

PART I – PUBLIC MEETING

- 6.2. Former Plymouth College Site, Hartley Road, Plymouth, PL3 5LW - 17/00426/S73 (Pages 1 - 2)**

Applicant: Mr Kevin Briscoe
Ward: Peverell
Recommendation: Grant Conditionally
Case Officer: Mr Jon Fox

- 6.3. Blake Lodge, Seymour Road, Mannamead, Plymouth, PL3 5AS - 16/02073/FUL (Pages 3 - 4)**

Applicant: Plymouth Deaf Association
Ward: Compton
Recommendation: Grant Conditionally
Case Officer: Mr Jon Fox

- 6.4. 1 Armada Street, Plymouth, PL4 8LS - 16/02274/FUL (Pages 5 - 6)**

Applicant: Mr Tim Barrow
Ward: Drake
Recommendation: Conditional approval subject to S106
Obligation. Delegated to Assistant Director
of Strategic Planning and Infrastructure to
refuse if not signed in accordance with
agreed timescales
Case Officer: Mr Chris King

- 6.5. 14-16 Victoria Road, Plymouth, PL5 1RG - 16/01994/FUL (Pages 7 - 8)**

Applicant: Mr David Bartlett
Ward: St Budeaux
Recommendation: Grant Conditionally
Case Officer: Mr Chris King

- 6.7. Former Tothill Sidings, Desborough Road, Plymouth, PL4 9PN - 16/01422/REM (Pages 9 - 10)**

Applicant: Mr Hisham Shibl
Ward: Sutton and Mount Gould
Recommendation: Grant Conditionally
Case Officer: Mr Simon Osborne

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ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: Former Plymouth College Site, Hartley Road

Application Number: I7/00426/S73

Applicant: Mr Kevin Briscoe

Pages: 13-26

Public Comments

The public consultation period expired on 6th March. Five public comments were received. These raise objections to the proposals on the following grounds:

1. Loss of privacy in neighbours' gardens and rooms facing the development.
2. The roof terraces are not sufficiently set back to prevent overlooking directly down into gardens and houses of neighbouring properties.
3. Loss of outlook.
4. The development amounts to a 5th storey and constitutes overdevelopment, the scale and density of which is unreasonable. The total building height will exceed 14.5 metres once the balustrades and stairwell have been taken into account. A 5 storey flat development was originally viewed by officers as 'overdevelopment of the site harmful to the appearance and character of the area.'
5. The development is out of character with the surrounding area.
6. Only one building in a kilometre range exceeds three storeys in height, i.e. the EDF building near the A38; together with the terraces, which are more in keeping with the Hoe, the development is out of character in this residential area.
7. The glass balustrades to the south, east and west will reflect sunlight and create an adverse visual impact across wide area of Plymouth. If 1.75 metre high balustrades are visually impenetrable they must constitute an additional storey.
8. The roof garden is a social area where people from both top flats will gather, which will allow much more scope for invading privacy.
9. Due to its elevated position there is likely to be noise disturbance affecting a wide area.
10. The developments here and on the adjacent site do not set a precedent for further development.
11. The proposed terraces will have no benefit to housing provision and cannot be justified on these grounds.
12. The top two flats already have outside amenity space in the form of balconies and communal space, which questions the need for the proposed terraces.
13. Contrary to the officer's report on the previously withdrawn application the setting back of the glass balustrades and stairwell will be ineffective when viewed from Kingsland Garden Close, which is at a higher level.
14. The proposals fail to conform to Policy CS34 in the Local Development Framework that requires a development to be 'compatible with its surroundings in terms of style, siting,

layout, orientation, visual impact, local context and views, scale, massing, height, density, materials and detailing.

15. Reflection and glare from the glazing will make this development more conspicuous. The quality of light nearby will also be reduced.
16. There is concern regarding the height of the building in relation to the adjacent school and the potential for noise pollution.
17. Concerns that there may be glare on the school playground, in the garden and in the classrooms. Will this be a problem?

The majority of these issues are referred to in public comments received in respect of the previous application (ref 16/02413). One of the recent comments argues that the setting back of the terraces does not actually prevent overlooking of the houses in Pine Gardens. However, in officers' view the setting back is considered to be a mitigating factor, rather than a measure that prevents any overlooking.

The issue of glare and reflection from the proposed glazed balconies has also been raised. While it is hard to say whether the proposed glazing will produce glare and reflections greater than the glazing in the flats, it is noted that the proposed glazing is set back from the edges of the building, which should reduce the potential for reflection and glare.

The need for the extra space has also been queried. While the terraced area may not be necessary to provide required amenity space, this in itself would not warrant refusal. Persons may wish to enhance their properties without 'need' as such.

With regard to outlook, the proposed extensions to the building are considered by officers to be far enough away from neighbours to avoid any unreasonable loss of outlook.

No changes are therefore proposed to the officer recommendation.

ADDENDUM REPORT

Planning Committee



Item Number: 6.3

Site: Blake Lodge, Seymour Road, Mannamead

Application Number: I6/02073/FUL

Applicant: Plymouth Deaf Association

Pages: 27-50

The purpose of this addendum report is to recommend to members that the application be deferred, and to update members on the issue of 5 year housing supply.

It is recommended that the application be deferred because:

1. As a result of neighbour objections the applicant has suggested that the parking arrangements be amended to provide an improved turning area for vehicles and also to provide an additional 2 visitor parking spaces. The applicants consider this will reduce concerns over congestion in Mannamead Avenue and they are now drawing up the detailed plans.
2. The Local Lead Flood Authority has raised a concern over drainage and has asked the applicant to provide further drainage details. The applicant has agreed to do this.

Housing Supply

When determining applications for residential development it is important to give consideration to housing supply.

Paragraph 47 of the NPPF stipulates that “to boost significantly the supply of housing, local planning authorities should...identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”

Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

For the reasons set out in the Authority's Annual Monitoring Report, when measured against the housing requirement in the adopted development plan (the Core Strategy), Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2017-22.

It should be noted, however, that the Local Planning Authority is at a relatively advanced stage in the preparation of the Plymouth and South West Devon Joint Local Plan. The pre-submission version of the JLP has been formally approved by Plymouth City Council, West Devon Borough Council and South Hams District Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. The pre submission draft JLP sets out that a five year supply of deliverable housing sites can be demonstrated for the whole plan area, for the Plymouth Policy Area and for the Thriving Towns and Villages Policy Area, when measured against the new housing requirements set out in the JLP. Guidance on the amount of weight to be applied to the JLP is contained elsewhere in this report. It should, however, be considered that since the five year land supply elements of the JLP are likely to attract significant representations which will be considered at the Examination into the JLP, only limited weight should be given to the emerging five year land supply position.

The NPPF (footnote 11) also specifies that to be considered deliverable, a site must be:

- Available to develop now
- Suitable for residential development in terms of its location and sustainability; and
- Achievable, with a reasonable prospect that homes will be delivered on the site within five years and in particular that the development of the site is viable.

Paragraph 14 of the NPPF states "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking..."

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted"

As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as set out in the adopted Core Strategy, the city's housing supply policy should not be considered up-to-date. Paragraph 14 of the NPPF is therefore engaged and substantial weight must be accorded to the need for housing in the planning balance when determining housing applications.

ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: 1 Armada Street

Planning Application Number: 16/02274/FUL

Applicant: Mr Tim Barrow, Armada Street Flats Ltd

Pages: 51-74

5 Year Housing Land Supply

When determining applications for residential development it is important to give consideration to housing supply.

Paragraph 47 of the NPPF stipulates that “to boost significantly the supply of housing, local planning authorities should...identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”

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For the reasons set out in the Authority’s Annual Monitoring Report, when measured against the housing requirement in the adopted development plan (the Core Strategy), Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2017-22 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 4,163 dwellings which equates to a supply of 2.17 years when set against the housing requirement as determined by the requirements of the NPPF or 1.8 years supply when a 20% buffer is also applied.

It should be noted, however, that the Local Planning Authority is at a relatively advanced stage in the preparation of the Plymouth and South West Devon Joint Local Plan. The pre-submission version of the JLP has been formally approved by Plymouth City Council, West Devon Borough Council and South Hams District Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. The pre submission draft JLP sets out that a five year supply of deliverable housing sites can be demonstrated for the whole plan area, for the Plymouth Policy Area and for the Thriving Towns and Villages Policy Area, when measured against the new housing requirements set out in the JLP.

Guidance on the amount of weight to be applied to the JLP is contained elsewhere in this report. It should, however, be considered that since the five year land supply elements of the JLP are likely to attract significant representations which will be considered at the Examination into the JLP, only limited weight should be given to the emerging five year land supply position.

The NPPF (footnote 11) also specifies that to be considered deliverable, a site must be:

- Available to develop now
- Suitable for residential development in terms of its location and sustainability; and
- Achievable, with a reasonable prospect that homes will be delivered on the site within five years and in particular that the development of the site is viable.

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 - specific policies in this Framework indicate development should be restricted”

As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as set out in the adopted Core Strategy, the city’s housing supply policy should not be considered up-to-date. Paragraph 14 of the NPPF is therefore engaged and substantial weight must be accorded to the need for housing in the planning balance when determining housing applications.

ADDENDUM REPORT

Planning Committee



Item Number: 6.5

Site: 14-16 Victoria Road

Planning Application Number: 16/01994/FUL

Applicant: Mr David Bartlett, Bartlett Refrigeration

Page: 75-90

5 Year Housing Land Supply

When determining applications for residential development it is important to give consideration to housing supply.

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Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

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Letters of Representation

Two additional letters of representation have been submitted to the Local Planning Authority meaning that during the extended 14 day consultation period a total of 4 further letters of representation have been received. Officers have reviewed these and can advise members that no new issues have been raised.

Local Highways Authority

The Local Highways Authority have reviewed the amended plans and have advised officers that they do not object to proposed development of four 2 bedroom flats with four allocated off street parking spaces.

ADDENDUM REPORT

Planning Committee



Item Number: 6.7

Site: Former Tothill Sidings, Desborough Road

Application Number: I6/01422/REM

Applicant: Mr Hisham Shibl

Pages: 99-112

UPDATE ON HOUSING SUPPLY

When determining applications for residential development it is important to give consideration to housing supply.

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LETTER OF REPRESENTATION

An additional letter of objection has been received from a resident who has previously made representations. The issues raised are:

- The Council should consider purchasing the land and using it for allotments, garages and perhaps small business units for benefit of the local community.
- The height and volume houses should be limited
- The design should be improved

Issues of height, design and density have already been addressed in the officers report, as has the issue of suggested alternative uses.

RECOMMENDATION

The recommendation remains as within the report.