



#plymplanning



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PLANNING COMMITTEE

ADDENDUM REPORTS

Thursday 14 December 2017

2.00 pm

Council House, Plymouth

Members:

Councillor Wogens, Chair

Councillor Mrs Bridgeman, Vice Chair

Councillors Ball, Sam Davey, Fletcher, Kelly, Morris, Mrs Pengelly, Riley, Sparling, Stevens, Tuohy and Winter.

Please find enclosed addendum reports in relation to agenda item numbers 6.1 and 6.2.

Tracey Lee

Chief Executive

Planning Committee

1.1. 30 Canhay Close Plymouth PL7 1PG - 17/01937/FUL (Pages 1 - 2)

Applicant: Councillor David James
Ward: Plympton Erle
Recommendation: Grant Conditionally

6.2 Home Park Football Ground Outland Road Plymouth (Pages 3 - 4) PL2 3DQ - 17/01684/OUT

Applicant: Mr Tony Hopwood
Ward: Peverell
Recommendation: Grant Subject to S106 Obligation with delegated authority to Assistant Director for Strategic Planning & Infrastructure to refuse if timescales are not met

ADDENDUM REPORT

Planning Committee



Item Number: 6.1

Site: 30 Canhay Close, Plymouth, PL7 1PG

Planning Application Number: 17/01937/FUL

Applicant: Councillor David James

Pages: 7-14

The main report relies on standing advice rather than formal comments from the Local Highways Authority (LHA) however, following review of the scheme to include hardstanding, further consultations were undertaken and the LHA raised some concerns about vehicle parking capacity following removal of the existing garage.

The agent produced further information to more accurately describe the proposed parking area and the LHA have confirmed that these are acceptable subject to conditions.

Condition 1 should now read:

1. CONDITION – APPROVED PLANS

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

Site Location Plan 3306-OS	received 29/09/17
Existing Plans 3306-01 Rev A	received 07/12/17
Existing Elevations 3306-02	received 06/11/17
Proposed Plans 3306-03 Rev B	received 07/12/17
Proposed Elevations 3306-04 Rev A	received 06/11/17

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: 6.2

Site: Home Park Football Ground

Planning Application Number: 17/01684/OUT

Applicant: Mr Tony Hopwood

Pages: 15-70

1. Amendment to Condition 2 – Commence Within 3 Years

Condition 2, outlining the commencement time frame for Phase 1 and Phase 4 has been slightly amended to clarify the position of Phase 4. The condition originally stated:

2. CONDITION: COMMENCE WITHIN 3 YEARS

Phase 1 and Phase 4 of the development as shown on the approved Phasing Plan, DWG 17442 APP01 hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

The condition will now read:-

2. CONDITION: COMMENCE WITHIN 3 YEARS

Phase 1 and Phase 4 of the development as shown on the approved Phasing Plan, DWG 17442 APP01 hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

For the avoidance of doubt, upon commencement of Phase 1 of the development hereby approved, the proposed Phase 4 works will be considered extant until such time as they are completed as approved.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

2. Amendment to Condition 49 - Restriction on Permitted Changes of Use

Condition 49, removing the permitted change of use of A3 and A4 uses to A1 and A2 uses has been slightly amended so as to give the council greater control in the future over potentially inappropriate development. The condition originally stated:

49. CONDITION: RESTRICTION ON PERMITTED CHANGES OF USE

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that order with or without modification), no change of use of the proposed A4 unit within Phase 1 of the development, or the A3 units within Phase 2 and Phase 3 of the development to a use falling within Classes A1 or A2 of Part 3 of Schedule 2 to that order shall be carried out without the consent in writing of the Local Planning Authority.

Reason:

The Local Planning Authority considers that, in the particular circumstances of the case, the use of the premises for the purpose specified is appropriate, but that a proposal to use the premises for any other purpose would need to be made the subject of a separate application to be considered on its merits in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006- 2021) 2007, Policies DEV16, DEV17 and DEV20 of the Plymouth and South West Devon Joint Local Plan and guidance contained with the NPPF

The condition will now read:-

49. CONDITION: RESTRICTION ON PERMITTED CHANGES OF USE

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order revoking and re-enacting that order with or without modification), no change of use of the proposed A3 or A4 units hereby approved in Phases 1, 2 or 3 to a use falling within Classes A1 or A2 of Part 3 of Schedule 2 to that order shall be carried out without the consent in writing of the Local Planning Authority.

Reason:

The Local Planning Authority considers that, in the particular circumstances of the case, the use of the premises for the purpose specified is appropriate, but that a proposal to use the premises for any other purpose would need to be made the subject of a separate application to be considered on its merits in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006- 2021) 2007, Policies DEV16, DEV17 and DEV20 of the Plymouth and South West Devon Joint Local Plan and guidance contained with the NPPF