



#plymplanning

Democratic and Member Support

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PLANNING COMMITTEE

ADDENDUM REPORTS

Thursday 11 January 2018
2.00 pm
Council House, Plymouth

Members:

Councillor Wiggins, Chair

Councillor Mrs Bridgeman, Vice Chair

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

Please find addendum reports under 6.1 and 6.2.

Tracey Lee

Chief Executive

Planning Committee

6.1. 90-92 Plymstock Road, Plymouth, PL9 7PJ - 17/01976/FUL **(Pages 1 - 2)**

Applicant: Mr & Mrs Steve Shirley
Ward: Plymstock Radford
Case Officer: Mrs Alumecci Tuima
Recommendation: Refuse

6.2. Bretonside Bus Station, Bretonside, Plymouth, PL4 0BG - **(Pages 3 - 4)**
17/01591/S257

Applicant: Alan Swan
Ward: St Peter & The Waterfront
Case Officer: Mr John Douglass
Recommendation: Grant Conditionally

ADDENDUM REPORT

Planning Committee



Item Number: 6.1

Site: 90 - 92 Plymstock Road, Plymouth, PL9 7PJ

Planning Application Number: 17/01976/FUL

Applicant: Mr & Mrs Steve Shirley

Pages: 9, 10 and 16

It is proposed that a minor correction and two additions are made to the officer report to ensure all issues are properly clarified. These changes do not change the officer recommendation or conclusions made in the report.

Page 9

Section 4 of the report whereby the text set out in points i-iv in the 'Relevant Planning History' to most recent refusal 17/01236/FUL explains the thinking behind the reasons for refusal. For clarification purposes the wording of the two refusal reasons are as follows:

1 DETRIMENTAL IMPACT ON NEIGHBOURING RESIDENTIAL AMENITIES

The Local Planning Authority considers that the proposed extension, by virtue of its height, size, proximity to the boundary and windows, will result in an unreasonable and detrimental impact on the residential amenity enjoyed by the adjoining property, 88 Plymstock Road, including loss of outlook, noise disturbance, loss of privacy, light and enjoyment of outdoor amenity area. The proposal is therefore contrary to policies CS02, CS22 and CS34 of Plymouth's Local Development Framework Core Strategy (2006-2021) 2007 and advice in the Development Guidelines Supplementary Planning Document (First Review) and paragraphs 56 to 66 of the National Planning Policy Framework and policies DEV1 and DEV20 of the Joint Plymouth and South West Devon Local Plan.

2 INCREASE IN INTENSITY HARMFUL TO RESIDENTIAL CHARACTER

The Local Planning Authority considers that the proposed extension, by virtue of its scale and cumulative impact with planning consent 09/01646/FUL, will significantly increase the intensity of the use of the property as a Residential Care Home, and by virtue of the increase in activities, visitors and staff associated with this enlargement, will create a development that is incompatible with the surrounding residential area and is likely to be harmful to the residential character and result in an unreasonable disturbance of neighbouring properties. The proposal is therefore contrary to policies CS01 and CS34 of Plymouth's Local Development Framework Core Strategy (2006-2021) 2007 and advice in the Development Guidelines Supplementary Planning Document (First Review) and paragraphs 56 to 66 of the National Planning Policy Framework and policies DEV1 and DEV20 of the Joint Plymouth and South West Devon Local Plan.

Page 10

Minor drafting error '0903332/FUL' should read '09/00332/FUL'

Page 16

Paragraph 19 – To be replaced with 'Use of rear car parking area was not permitted by 17/01236/FUL, it was permitted by 09/00332/FUL but limited by condition to 3 vehicles at a time between 08.00 and 18.00 only. 09/01646/FUL later allowed for the parking of 6 vehicles in this area during the daytime.'

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ADDENDUM REPORT

Planning Committee



Item Number: 02

Site: Bretonside Bus Station, Bretonside, Plymouth, PL4 0BG

Planning

Application

Number: 17/01591/S257

**Applicant: Peter Brett Associates (Mr Alan Swan) on behalf of
Drake Circus Leisure Ltd**

Pages 21, 27.

The recommendation for this report is 'Confirm Public Path Stopping Up Order' rather than 'Grant Conditionally'

Page: 23

In order to reflect a change in circumstances which has come about since the order was drafted with the commencement of construction works at the site, replace the following sentence:

'Although it can now be lawfully stopped up, the footpath down the western side of the site (area 3 on the existing order), and the stairs up to the southern footway of Exeter St remain open at present.'

With:

A site visit on 22 December 2017 confirms that the footpath down the western side of the site (area 3 on the existing order) has now been closed, with the hoarding line amended to take it into the site on which construction works have commenced.

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i/ Include the date on which the stopping up order was made, as underlined below:

APPENDIX 1: PUBLIC PATH STOPPING UP ORDER (MADE 26 OCTOBER 2017)

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