



#plymplanning

### **Oversight and Governance**

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### **Planning Committee Addendum Reports**

Friday 18 January 2019  
2.00 pm  
Council House, Plymouth

#### **Members:**

Councillor Stevens, Chair  
Councillor Tuohy, Vice Chair  
Councillors Corvid, Derrick, Mrs Johnson, Kelly, Loveridge, Morris, Nicholson, Mrs Pengelly,  
R Smith, Tuffin and Winter.

**Please find enclosed additional information for your consideration under agenda item number 6.2, 6.3 and 6.4**

**Tracey Lee**  
Chief Executive

## Planning Committee

6.2 Land At St Annes Road Plymouth PL6 7LW - 18/01935/FUL **(Pages 1 - 2)**

Applicant: Mr S Larson  
Ward: Moorview  
Recommendation: Grant Conditionally

6.3 Argosy House I Longbridge Road Plymouth PL6 8LS - 18/01210/FUL **(Pages 3 - 4)**

Applicant: Mr Duncan Attwood  
Ward: Moorview  
Recommendation: Grant Conditionally

6.4 43 North Hill Plymouth PL4 8EZ - 18/01598/FUL **(Pages 5 - 6)**

Applicant: Mr & Mrs Hassan Laura & Mousa  
Ward: Drake  
Recommendation: Grant Conditionally

# ADDENDUM REPORT

Planning Committee



**Item Number: 02**

**Site: Land At St Annes Road**

**Planning Application Number: - 18/01935/FUL**

**Applicant: Mr S Larson**

**Page: 15 - 32**

The Natural Infrastructure Team has submitted its formal comments on the application and has not raised any objections to the proposal subject to two recommended conditions. One condition relates to achieving biodiversity gain through the installation of a bat tube and bird and bee bricks into the fabric of the building. The other condition seeks details of the tree planting on site to be submitted prior to the first occupation of the dwelling.

NEW CONDITION:

BIODIVERSITY

PRE-INSTALLATION

The dwelling hereby permitted shall incorporate of one bat tube, one bird brick, and one bee brick within the fabric of the building in accordance with details to be submitted to and approved in writing by the Local Planning Authority. These details shall be submitted and agreed prior to the installation of the bat tube, bird and bee bricks and shall thereafter be retained.

Reason: In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34, Joint Local Plan Policies SPT11 & DEV28 and Government advice contained in the NPPF paragraphs 170, 175 and 176

AMENDED CONDITION:

**3 CONDITION: TREE PLANTING/MITIGATION**

**PRE-COMMENCEMENT**

No works or development shall take place until full details of all proposed tree, and native shrubs and hedge planting are submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV30 of the Plymouth and South West Devon Joint Local Plan and paragraphs 127, 170 and 175 of the National Planning Policy Framework 2018.

The agent has asked that condition 2 be amended to allow for the development to begin within three years from the date of the permission to allow for the Unilateral Undertaking and pre-commencement condition to be agreed. Officers do not think this is justification for amending the condition as the two year commencement condition is consistent with our own policies in accelerating housing delivery through the Plan for Homes initiative and paragraph 76 of the National Planning Policy Framework 2018.

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.3**

**Site: Argosy House (1 Longbridge Road)**

**Planning Application Number: 18/01210/FUL**

**Applicant: Mr Duncan Attwood**

**Page: 33-40**

## Correction

Please be advised that the decision category was wrongly identified in the officer report and the category should read “Councillor Referral”.

## Amendment to paragraph 4

In order to elaborate the wording in the Officer’s report with specific reference to existing paragraph 4, this section has been produced to provide further clarity in relation to the conclusions on the retail sequential test and the final recommendation of the application.

A sequential test is required by Paragraph 86 of the NPPF, Policy DEV16 of the Joint Local Plan and Policy CS08 of the Core Strategy. As set out in the Officer’s report the applicant has provided a sequential test which has been discussed and updated following negotiations with Officers. While Officers have concerns with elements of the information provided within the sequential test, it has been considered that on balance with the material considerations relevant to this proposal is considered to be acceptable regardless of the concerns over the sequential test in this instance. For clarity the material considerations in this case include: the proposed conditions; the specific use which is proposed to be replaced; the limited impact on the surrounding area’s amenity; and the more limited role this element of a D2 use has on the health of existing centres.

This further additional point of clarification does not alter the recommendations and as such the application recommendation remains as set out in the Officer Report and subject to the conditions set out.

## Condition: Removal of Permitted Development Rights

In order to further safeguard future amenity for nearby residents an additional condition is recommended to any grant of consent on this application. This additional condition would be put in place to prevent other potentially more impactful uses occurring on the site which can be done without planning permission. As the parking arrangement is restricted to 5 spaces other uses which fall within

permitted development guidelines might not be appropriate. The condition reads as follows:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no change of use falling within A1, A2, A3 or B1 of Class D; of Part 4 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, and paragraphs 80, 82, 85, 86, 89 and 102 of the National Planning Policy Framework 2018.

For reference the specific uses as above are detailed as follows:

A1 – shops

A2 – financial and professional services

A3 – restaurants and cafes

B1 – business

### Updated plans

Updated floor plans were requested to provide further clarity on the precise changes to the floor layout within the left hand suite of Argosy House. There is an existing and a proposed floor plan.

### Additional parking details

The car park surrounding Argosy House accommodates 30 parking spaces (including 3 disabled spaces). As per the main report there are 5 allocated spaces for the left hand suite on the second floor, the other spaces around Argosy House are allocated to other businesses within office hours but will be available outside of office hours should there be an increase in clients and employees. To reaffirm the Highway Authority are satisfied with the parking arrangement in this case.

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.4**

**Site: 43 North Hill, PL4 8EZ**

**Planning Application Number: 18/01598/FUL**

**Applicant: Mr & Mrs Mousa and Laura Hassan**

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**Decision Category: Councillor Referral**

This addendum has been produced as a petition supporting the change of use has been received containing 65 signatures.

No additional material planning considerations have been raised by this petition, with all considerations from other representations included in the Officer Report.

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