

# Public Document Pack



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## **PLANNING COMMITTEE ADDENDUM REPORTS**

**DATE: THURSDAY 10 DECEMBER, 2009**  
**TIME: 2.30 P.M.**  
**PLACE: COUNCIL HOUSE, ARMADA WAY, PLYMOUTH**

### **Members –**

Councillor Lock, Chair.  
Councillor Mrs. Stephens, Vice-Chair.  
Councillors Mrs. Bowyer, Delbridge, Fox, Nicholson, Roberts, Stevens,  
Thompson, Tuohy, Vincent and Wheeler.

PLEASE FIND ATTACHED ADDENDUM REPORTS FOR CONSIDERATION  
UNDER AGENDA ITEM NOS. 6.1, 6.2, 6.3, 6.4 AND 6.5.

BARRY KEEL  
CHIEF EXECUTIVE

## PLANNING COMMITTEE

- 6.1** FORMER CARDINAL SERVICE STATION, WOLSELEY ROAD, SEGRAVE ROAD, PLYMOUTH 09/01375/FUL **(Pages 1 - 2)**

Applicant: Brook Street Properties Ltd.  
Ward: Ham  
Recommendation: Grant conditionally subject to S106 Obligation, Delegated authority to refuse in event of S106 not signed by 23 December, 2009

- 6.2** CAR PARK, WOODSIDE, PLYMOUTH 09/01443/FUL **(Pages 3 - 4)**

Applicant: Mr. Essy Kamie  
Ward: Drake  
Recommendation: Grant conditionally subject to S106 Obligation, Delegated authority to refuse in event of S106 not signed by 23 December, 2009

- 6.3** FORMER TOTHILL SIDINGS, LAND SOUTH OF KNIGHTON ROAD, PLYMOUTH 09/01409/OUT **(Pages 5 - 6)**

Applicant: Reliant Building Contractors Ltd.  
Ward: Sutton and Mount Gould  
Recommendation: Refuse

- 6.4** 29-30 REGENT STREET, GREENBANK, PLYMOUTH 09/01070/FUL **(Pages 7 - 8)**

Applicant: Mr. and Mrs. Ian Crabb  
Ward: Drake  
Recommendation: Grant Conditionally

- 6.5** 1 ST. LAWRENCE ROAD AND 14 HOUNDISCOMBE ROAD, PLYMOUTH 09/01302/FUL **(Pages 9 - 10)**

Applicant: Mr. Dave Hendy  
Ward: Drake  
Recommendation: Grant conditionally subject to S106 Obligation, Delegated authority to refuse if not completed by 1 February, 2010

**ADDENDUM REPORT PLANNING COMMITTEE 10<sup>th</sup>**  
**DECEMBER 2009**

**Item:** 6.1  
**Site:** Former Cardinal Service Station Wolseley Road Segrave Road Plymouth  
**Ref:** 09/01375  
**Applicant:** Brook Street Properties Ltd  
**Page:** 13

**Representations**

The Council received two emails from previous correspondents. The first states that:

1. The tallest part of the building is opposite his house;
2. The building will not be set back;
3. It will be at the same level or higher than 6-12 North Prospect Road;
4. The comparison with Francine's is not apposite as it is at a higher level;
5. 6-12 North Prospect Road will be most affected by overshadowing; and
6. It may infringe on his rights to light but is aware that this is a civil matter.

The second from the Plymouth Tree Partnership suggests that three trees could be planted in front of the southern elevation, one on Wolseley Road and two on North Prospect Road. Appropriate species should be selected with adequate root space and correct growing conditions. This would make suitable provision for amenity.

**Recommendation**

The recommendation is the same as the report.

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**ADDENDUM REPORT PLANNING COMMITTEE 10<sup>th</sup> DECEMBER 2009**

**Item: 6.2**

**Site: Car Park, Woodside, Plymouth.**

**Ref: 09/01443/FUL**

**Applicant: Mr Essy Kamie**

**Page: 35-46**

**A late letter of representation has been received from Councillor Rickets, stating the following:**

**"20 Flats and 14 Car Parking Spaces is not a viable option for the people that will move in or currently live on the street. This street is one of the most beautiful in the ward and this will mess up the living conditions for many. Lets just say that as a minimum 40 people move into the properties - You do the Maths! 40 People and 14 parking spaces is simply mad! We must stop these crazy proposals before we regret it"**

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**ADDENDUM REPORT PLANNING COMMITTEE 10<sup>th</sup> DECEMBER 2009****Item: 6.3****Site: Tothill Sidings, St Judes, Plymouth.****Ref: 09/01409/OUT****Applicant: Reliant Building Contractors Ltd.****Page: 47-58**

A consultation response from the Councils Highways Officer has now been received stating an objection to the proposed development and recommending refusal for the following reasons:

**Additional Traffic Movements and on-street car parking Giving Rise to Highway Safety Concerns**

The development hereby proposed is likely to result in an increase in the number of vehicular movements and on-street car parking taking place at and in the vicinity of the application site, namely in Desborough Road. The Local Planning Authority considers that the increase in vehicular movements and potential for on-street car parking arising from development would give rise to conditions likely to cause:-

- (a) Prejudice to public safety and convenience;
- (b) Interference with the free flow of traffic on the highway;
- (c) Unwarranted hazard to vehicular traffic;

which is contrary to Policy CS28 and CS34 of the adopted City of Plymouth Local Development Framework Core Strategy April (2007).

**No provision of cycle route**

The application contains insufficient details of how a cycle route through the development is to be provided at the site. This is required to help towards the delivery of a strategic cycle route in the area and connectivity with surrounding areas, as required within the Adopted Sutton Harbour Area Action Plan (2008). Development in the proposed form is likely to prejudice future infrastructure plans and City Council aspirations for a dedicated cycle route in the vicinity and through the site and the application is thus contrary to Policy SH05 of the Sutton Harbour Area Action Plan (2008).

It is proposed to add the above reasons for refusal as refusal reason numbers 11 and 12 to the report.

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**ADDENDUM REPORT PLANNING COMMITTEE 10 December 2009****Item: 6.4****Site: 29-30 Regent Street, Greenbank****Ref: 09/01070/FUL****Applicant: Mr and Mrs Ian Crabb****Page: 59**

There is an error on the front page of the report. The decision category should not be "Major Application" and instead should be "Ward Member Referral".

There is also a mistake in the section "The principle of the proposed development", where reference has been made to the University of Plymouth Accommodation Strategy which was produced in 2007 and is now out of date. The present situation is that the University states that it faces an acute accommodation problem for its students and is short by around 2000 beds.

Since advertising the most recent set of amended plans, one additional letter of representation has been received from a resident of 11 Beaumont Avenue. The letter objects on the following grounds:

1. The area has lost its character because of overpopulation of students
2. The property would be overcrowded
3. It should be kept as offices on the ground floor with rented family affordable housing above
4. When the students leave the area it becomes a place for drug users and alcoholics
5. The development will reduce property values
6. Yellow lines and bollards should be provided for the length of the property and around the corner to the rear parking area in Beaumont Avenue

Points 1 and 2 are addressed in the main report (under the headings "The principle of the proposed development" and "Standard of accommodation" respectively). With regard to point 3, whilst affordable housing would be welcomed, it is necessary to deal with the proposal that has been presented. Point 4 is more of a police matter than a planning consideration. Point 5 is not a valid planning consideration. With regard to point 6, it is likely that a traffic order would be needed to implement this, and such a request has not been recommended by Transport Services in their consultation response.

An additional condition is recommended, as follows:

**WINDOW OPENING**

The windows on the ground floor of the property shall not open outwards over the highway, and shall be of a type that opens inwards.

Reason:

To ensure public safety, in accordance with policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

**ADDENDUM REPORT PLANNING COMMITTEE 10 December 2009****Item: 6.5****Site: 1 St Lawrence Road and 14 Houndiscombe Road****Ref: 09/01302/FUL****Applicant: Mr Dave Hendy****Page: 67**

There is a mistake in the section "The principle of the proposed development", where reference has been made to the University of Plymouth Accommodation Strategy which was produced in 2007 and is now out of date. The present situation is that the University states that it faces an acute accommodation problem for its students and is short by around 2000 beds.

Since the report was produced, a further letter of representation has been received. This is from the occupiers of 22 St Lawrence Road and states objection to the proposal on the grounds of problems with noise and disturbance from student behaviour, problems with waste disposal, and parking problems. These matters are all addressed in the main report.

A further comment has also been received from the local Ward Councillor, Councillor Ricketts, as follows:

20+ student flats in a block completely inappropriate for this type of use is completely wrong. The area simply cannot cope in a sustainable way with applications of such madness being submitted. Other repercussions on the area will be parking where the streets are already heavily over-subscribed. The balance of fixed term residents and students is completely out of control. Please refuse this application for the people of Plymouth's sake.

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