



#plymplanning

Oversight and Governance

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PLANNING COMMITTEE ADDENDUM

Thursday 10 December 2020
4.00 pm
Virtual Committee

Members:

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Allen, Mrs Bridgeman, Corvid, Sam Davey, Michael Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.

Please refer to agenda items 6.2 and 6.5 attached.

Tracey Lee

Chief Executive

Planning Committee

- 6.1. 68 Compton Avenue, Plymouth PL3 5DB - 20/01181/FUL **(Pages 1 - 2)**

Applicant: Mr Tony Carson
Ward: Compton
Recommendation: Grant Conditionally

- 6.2. Site Of Former E Block, The Quadrangle, Craigie Drive, The Millfields, Plymouth - 20/00253/FUL **(Pages 3 - 4)**

Applicant: Platinum Developments South West Ltd
Ward: St Peter and the Waterfront
Recommendations: Grant conditionally subject to S106 agreement with delegated authority to the Service Director for Strategic Planning and Infrastructure to refuse if not signed within agreed timescales

ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: 68 Compton Avenue, Plymouth, PL3 5DB

Planning Application Number: 20/01181/FUL

Applicant: Mr Tony Carson.

Pages: 11 - 19

The public consultation on the amended plans closed on 8th December 2020. Since the Case Officer's report was written an additional letter of representation has been received. The letter objects to the application on the grounds that the west side extension would severely impact the light reaching the rear of the no. 38 Culme Road meaning that a room would have almost no natural light, making the property very dark. It would also appear highly intrusive from the rear garden. The letter also says that the plans do not appear to have given consideration to the large tree in the rear garden of no. 38 Culme Road.

The extension mentioned in the letter has been removed from the current application following negotiation. The Officer recommendation is unchanged and remains Conditional Approval.

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ADDENDUM REPORT

Planning Committee

**Item Number: 6.5**

Site: Site of Former E Block, The Quadrangle, Craigie Drive, The Millfields, Stonehouse, Plymouth

Planning Application Number: 20/00253/FUL

Applicant: Platinum Developments South West Ltd

Pages: 39 - 60

A Listed Building Consent is also being considered for the same site. As part of the Listed Building Consent the Georgian Group was consulted and has objected to the scheme. The Georgian Group has stated that while it does not object to the construction of a replacement building in principle it considers the proposed scheme to not be acceptable as it would be inappropriate in the context of the site, and it will harm the setting of the listed buildings. It has objected to the proposed window design which does not match the surrounding properties, the use of mid-grey linear bricks and suggests the use of Plymouth Limestone on the external elevations and the inclusion of balconies.

Amendments were sought and the applicant has agreed to the use of Plymouth Limestone instead of the mid-grey linear bricks on the front western elevation. It is considered the use of the Plymouth Limestone would preserve the special architectural and historic interest of the Grade II* listed complex of buildings. The comments from the Georgian Group have been carefully considered, however officers consider the amended proposal would not cause significant harm to the setting of the listed buildings and would on balance provide a positive addition. The officers recommendation therefore remains as outlined in the officer report.

Two additional public comments have been received that raised the following concerns:

- The window arrangement is not appropriate
- If approved, the building when constructed would not look as approved and highlighted other development in the Millfields where this has happened.
- Appearance and impact on historic environment
- Residential use of roof space and roof terrace
- Loss of light

No further amendments are considered necessary to the officer report following these additional comments

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