



#plymplanning

Oversight and Governance

Chief Executive's Department
Plymouth City Council
Ballard House
Plymouth PL1 3BJ

Please ask for Democratic Support
T 01752 668000
E democraticsupport@plymouth.gov.uk
www.plymouth.gov.uk/democracy
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PLANNING COMMITTEE - ADDENDUM

Thursday 8 April 2021
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, 6.4 and 6.7 attached.

Tracey Lee

Chief Executive

Planning Committee

6.2. 34 Powisland Road, Plymouth, PL6 6AB- 21/00264/FUL **(Pages 1 - 2)**

Applicant: Mr and Mrs Constantinou
Ward: Budshead
Recommendation: Grant conditionally

6.4. 14 Cameron Way, Plymouth, PL6 5WB - 20/00492/FUL **(Pages 3 - 4)**

Applicant: John Purchase
Ward: Eggbuckland
Recommendation: Grant conditionally subject to S106 planning obligation with delegated authority to Service Director for Strategic Planning and Infrastructure to refuse if not signed within agreed timeframes.

6.7. Crosshill, Plymouth, PL2 1RT 21/00339/16 **(Pages 5 - 6)**

Applicant: Mr Will Osbourne
Ward: Devonport
Recommendation: Prior approval required and given

ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: 34 Powisland Drive

Planning Application Number: 21/00264/FUL

Applicant: Mr & Mrs Constantinou

Pages: 13 - 20

Officers have added the following condition to the recommendation:

CONDITION: CAR PARKING PROVISION

PRE-OCCUPATION

The hardstand shall not be brought into use until the car parking area shown on the approved plans has been drained and surfaced with a self-percolating/draining surface as confirmed in email correspondence, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

Added due to it being missed off during the sign off stage before committee.

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ADDENDUM REPORT

Planning Committee



Item Number: 4

Page numbers: 29-40

Site: 14 Cameron Way, Plymouth, PL6 5WB

Planning Application Number: 20/00492/FUL

Applicant: Mr Purchase

Officers would like to refer Members to the following updates in the officer report. The Officer recommendation remains unchanged.

Paragraph 8.19:

Regarding the location of proposed soakaways to manage surface water from the proposed development, Officers received a plan indicating two potential soakaway locations. Planning Officers have liaised with the Lead Local Flood Authority (LLFA) who have stated the proposed locations may prejudice properties outside the curtilage of 14 Cameron Way. Officers have therefore not approved the plan as do not wish to promote the siting of soakaways in either of the two proposed locations.

Planning Officers and LLFA Officers discussed further whether the side extension, or the change of use, was the predominant surface water concern of the LLFA. The removal of permitted development rights across the site leaves the predominant concern to be the side extension. For the reasons stated in paragraphs 8.20 and 8.21, Planning Officers have reached a balanced judgement as to whether it is reasonable to require further details pertaining to surface water discharge from a side extension which would otherwise be permitted development and, further, would place a greater burden of evidence on the applicant than a Householder application for any given side or rear, single or two storey, extension.

In conclusion, Planning Officers have not approved any drawings detailing the location of the soakaways and, rather, consider it appropriate that the applicant be afforded the same liberty given to any householder application, to manage surface water as deemed fit, providing all surface water is managed on-site, most likely adopting the surface water management of the main dwelling, as is customary for householder development.

Section 10 / Section 106 agreement status update:

Officers are continuing to negotiate with the Applicant regarding the proposed section 106 contribution, but can confirm the amounts being requested of the Applicant by the Council are as follows:

- £2,025.74 for maintenance of the planting for 20 years, including replacement plant stock and planting of any replacement stock, and less the cost of maintaining the grass proposed to undergo change of use and planting.
- £568.40 for the delivery of the planting, including initial planting and to cultivate and plant shrubs and bedding plants.
- £667 Planning Obligations management fee.

For the avoidance of doubt, the Officer recommendation to approve is subject to agreement to the S106 planning obligation, with delegated authority to Service Director for Strategic Planning and Infrastructure to refuse if not signed within agreed timeframes.

Condition 01: Approved Plans

Substitute *Site Location and Layout Plans 091_001 Rev 2* received 29/01/21 in the Officers recommendation with *Site Location and Layout Plans 091_001 Rev 3* received 06/04/21 for the reason of improved clarity of the red line boundary in the 1:1250 Site location plan to the top left of the drawing.

Substitute *Proposed Plans 091_004 Rev 2* received 29/01/21 in the Officers recommendation with *General Arrangement Plans (Proposed) 091_004 Rev 4* received 06/04/21 for the reason of corrected annotations.

Condition 03: Construction Environment Management Plan

At time of writing, Officers are awaiting written acceptance, or a substantive response, to the pre-commencement condition requiring the submission of a Construction Environment Management Plan prior to commencement of the development.

ADDENDUM REPORT

Planning Committee



Item Number: 6.7

Site: Crosshill, Plymouth, PL2 1RT

Planning Application Number: 21/00339/16

Applicant: Mr Will Osbourne.

Since the Case Officer's report was written an additional letter of representation has been received. The letter objects to the application on the following grounds;

- Close proximity to houses
- Noise from equipment
- Will be a magnet for fly tipping
- Children will climb on the cabinets and be injured on the railings
- Negative effect on house prices
- Visual impact
- Disruption to traffic
- Loss of parking spaces.

No new issues have been raised and the Case Officer's recommendation is unchanged and remains Conditional Approval.

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