



#plymplanning

**Oversight and Governance**

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## PLANNING COMMITTEE ADDENDUMS

Thursday 9 December 2021  
4.00 pm  
Council House, Plymouth

**Members:**

Councillor R Smith, Chair

Councillor Wakeham, Vice Chair

Councillors Corvid, Cresswell, Derrick, Dr Mahony, Morris, Nicholson, Partridge, Shayer, Stevens, Stoneman and Tuffin.

Please refer to 6.2, 6.3 and 6.4 attached.

**Tracey Lee**

Chief Executive

## Planning Committee

6.2. 17 Thorn Park Plymouth PL3 4TG - 21/01616/FUL **(Pages 1 - 2)**

Applicant: Mr A Sanders  
Ward: Compton  
Recommendation: Grant Conditionally

6.3. Land Off Coombe Way Kings Tamerton Plymouth - 21/01038/OUT **(Pages 3 - 4)**

Applicant: PEC Homes  
Ward: St Budeaux  
Recommendation: PS106 Grant subject to S106 Outline

6.4. Former Western National Bus Depot, Embankment Road Plymouth PL4 9LQ - 21/00218/FUL **(Pages 5 - 8)**

Applicant: Goldmix Ltd  
Ward: Sutton and Mount Gould  
Recommendation: Grant Subject to S106 Obligation

# ADDENDUM REPORT

Planning Committee



**Item: 02**

**Site: 17 Thorn Park**

**Planning Application Number: 21/01616/FUL**

**Applicant: Mr A Sanders**

**Page: 15-26**

## Representations

Two further letters of representation have been received, since the case officer's report was written, raising the following materials planning considerations that had not previously been noted in section 6 of the officer report:

- Impact of the proposed works on the climate
- Concerns of the internal layout
- Suitability of style of rooflights and slate, in relation to the conservation area
- Discounting of opinions and objections to allow approval to go ahead

Officers are aware that the climate emergency is a pressing issue, and efforts should be made by all individuals to address the impacts of climate change. However, the local planning authority cannot prevent homeowners from developing their properties on this basis. It is noted that garden rooms of a larger footprint can be constructed without planning permission, under permitted development. For this reason, officers don't consider this objection could warrant refusal of the application.

Regarding concerns of the internal layout, there is no requirement for officers to assess the internal layout of the studio, or include any further conditions to restrict any internal development. Within the scope of the planning application, it is considered that the inclusion of the use restriction condition is sufficient in ensuring the appropriate use of the garden studio.

Regarding concerns related to the rooflights and slate, the design and visual impact of the proposal have been covered in the report, it is considered that the proposed roof lights and slate are appropriate, this has been confirmed by the Historic Environment Officer.

All objections have been noted and taken into consideration of the application.

A councillor query has also been received in relation to the application regarding the input from the Historic Environment Officer. Officers can confirm that the Historic Environment Officer has

engaged both verbally and in writing regarding the application and has provided comments on the submitted plans and supplementary details included within the application

#### Drainage

Drainage details have been received, the Lead Local Flood Authority have not raised an in principle objection to the proposal.

#### Report Correction

At Section 2 of the report, the proposal description reads "*It will have a pitched roof, with an eaves height of 4m and a ridge height of 5.6m*" but should read "*It will have a pitched roof, with an eaves height of 4m and a ridge height of 6m*"

The case officer's recommendation is unchanged and remains conditional approval.

# ADDENDUM REPORT

Planning Committee



**Item Number: 03**

**Site: Land off Coombe Way, Kings Tamerton**

**Planning Application Number: 21/01038/OUT**

**Applicant: PEC Homes**

**Page:**

1. Members are advised that a formal Phasing Plan has now been received. As such, Condition I (Approved Plans) is now amended to include this plan, and should read as follows:

**I      CONDITION: APPROVED PLANS**

Impermeable Area and Drainage Designation Plan 1719 0120 Rev P2 received 04/06/21

Drainage Layout Sheet 1 1719 0500 Rev P2 received 04/06/21

Drainage Layout Sheet 2 1719 0501 Rev P2 received 04/06/21

Drainage Layout Sheet 3 1719 0502 Rev P2 received 04/06/21

Site Location Plan 200106 L 01 01 - received 04/06/21

Phasing plan L 02 06 - received 06/12/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2. This plan is also referenced in the S106 agreement for the purposes of identifying the Phases.

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# ADDENDUM REPORT

Planning Committee



**Item Number: 4**

**Site: Former Western National Bus Depot, Embankment Road**

**Plymouth PL4 9LQ**

**Planning Application Number: 21/00218/FUL**

**Applicant: Goldmix Ltd**

**Page: (Pages 61 - 104)**

Following the publication of the Planning Committee Agenda, an email was submitted by the applicant's agent on 02 December 2021 (enclosed in Appendix A). This email states that the applicant wishes the above item to be withdrawn from the Planning Committee Agenda in order for them '*to present a viability report to be considered by the local planning authority prior to agreeing to a s106 agreement*'.

In reporting this item for Committee, Officers had already negotiated at length with the applicant to agree a provisional s.106 package as is standard practice. Officer's recommendation in the main report is therefore based on that previously agreed package of mitigation.

The email from the applicant's agent means that Officers are no longer in a position to recommend that the application is approved subject to s.106, because the content of that s.106 is no longer agreed by the applicant. On this basis, Officers recommend that the consideration of the application is deferred to enable the viability process to be completed. Having completed the viability process Officers will be in a position to provide an updated report setting out the changes, Officers considerations of the scheme and an updated recommendation.

**Updated Officer Recommendation:**

Defer the application to enable the Viability process in relation to Section 106 requests to be undertaken and completed.

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**Kelly, Amy**

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**Subject:** FW: Weston National 21/00218/FUL

**From:** Steve Demuth  
**Sent:** 03 December 2021 14:26  
**To:** Wagstaff, Alistair  
**Cc:** Louis Dulling <  
**Subject:** RE: Weston National 21/00218/FUL

Dear Ali,

As discussed, I write to confirm that the applicant wishes to present a viability report to be considered by the local planning authority prior to agreeing to a s106 agreement. As a result we respectfully request that the application is taken off the Planning Committee agenda until such time as the viability report has been reviewed and an agreement reached.

I apologise for the late notice in relation to this decision.

Kind regards,

Steve

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