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BARRY KEEL
Chief Executive
Floor 1 - Civic Centre
Plymouth
PL1 2AA

www.plymouth.gov.uk/democracy

Date: 22/09/10 Telephone Enquiries 01752 307990 / 01752 307815 Fax 01752 304819
Please ask for Ross Jago / Katey Johns e-mail ross.jago@plymouth.gov.uk / katey.johns@plymouth.gov.uk

PLANNING COMMITTEE

ADDENDUM REPORT SUPPLEMENT

DATE: THURSDAY 23 SEPTEMBER 2010
TIME: 1.00 PM
PLACE: COUNCIL HOUSE, ARMADA WAY, PLYMOUTH

Members –

Councillor Lock, Chair
Councillor Roberts, Vice Chair
Councillors Mrs Bowyer, Browne, Delbridge, Mrs Foster, Mrs Stephens, Stevens, Thompson, Tuohy, Vincent and Wheeler

Members are invited to attend the above meeting to consider the items of business overleaf

Members and Officers are requested to sign the attendance list at the meeting.

PLEASE FIND ATTACHED ADDENDUM REPORTS FOR CONSIDERATION UNDER AGENDA ITEM NOS. 6.4, 6.7 AND 6.8

BARRY KEEL
CHIEF EXECUTIVE

PLANNING COMMITTEE

6.4. THE GOLDMINE, 50 BUTT PARK ROAD, (Pages 1 - 2)
PLYMOUTH. 10/01337/FUL

Applicant: Mr Ian Hosking
Ward: Honicknowle
Recommendation: Grant Conditionally

6.7. AREA 1B, CLITTAFORD ROAD, SOUTHWAY, (Pages 3 - 4)
PLYMOUTH. 10/00844/FUL

Applicant: Taylor Wimpey (UK) Ltd
Ward: Southway
Recommendation: Grant Conditionally subject to the completion of a section 106 with delegated authority to refuse if not complete by the 18/10/2010.

6.8. NORTH WEST QUADRANT, DERRIFORD ROAD, (Pages 5 - 6)
PLYMOUTH. 10/01047/FUL

Applicant: Wharfside Regeneration (Devon) Ltd Plymouth
Ward: Moor View
Recommendation: Grant Conditionally

ADDENDUM REPORT PLANNING COMMITTEE 23rd September 2010

Item: 4
Site: The Goldmine, 50 Butt Park Road, Plymouth
Ref: 10/01337/FUL
Applicant: Mr Ian Hosking
Page: 33

Representations

Since completion of the officer's report two additional letters of representation have been received. These letters raise queries relating to the proposed use of the property and the consultation that took place. The proposed use is detailed in the officer's report and the application was advertised following the standard procedures detailed in Plymouth City Council's Publicity Code.

These letters also raise concerns relating to the traffic impact, inadequate parking provision and anti-social behaviour. These issues are covered in the officer's report and as there are no new material planning considerations the officer's recommendation is unchanged.

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ADDENDUM REPORT PLANNING COMMITTEE 23rd
SEPTEMBER 2010

Item: 7
Site: Area 1B Clifford Road Southway Plymouth
Ref: 10/00844/FUL
Applicant: Taylor Wimpey (UK) Ltd
Page: 75

Amendments

Since the report was prepared the applicant has submitted amended plans. The main changes are:

- three plots – 26, 43 and 157 have reverted to three storeys as approved under previous approvals 08/00474 and 09/00245;
- plots 19 – 25 and 44 – 50 have pitched roofs with the ridge parallel to the street rather than gables fronting the street;
- the design of plot 158 has changed from a half-hipped roof to full hip ends and a larger oriel window has been added.

These improve the appearance of the development and do not harm residential amenity. They will have to be re-advertised.

Recommendation

There is a slight change to the recommendation to account for the re-advertisement and a small variation to condition 7. The recommendation is now:

Grant conditionally subject to the completion of a Section 106 and re-advertisement period with delegated authority to refuse if not completed by 18/10/2010.

Condition 7 is now:

RESTRICTIONS ON PERMITTED DEVELOPMENT

(7)Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no windows or openings shall be created in the eastern flank wall or southern wall and roof of plot 158 unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to protect the privacy of the adjoining property in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

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ADDENDUM REPORT PLANNING COMMITTEE 23rd
SEPTEMBER 2010

Item: 8
Site: North West Quadrant Derriford Road Plymouth
Ref: 10/01047/FUL
Applicant: Wharfside Regeneration (Devon) Ltd and Plymouth Hospitals NHS Trust
Page: 83

Update

Page 89 paragraph 4 of the report states that officers will update members on design matters. The treatment of the plant room with timber cladding has been agreed. There is still scope possibly to improve northern vehicular entrance and the elevational treatment at the north east corner and this is covered by condition 36.

During the consideration of the application the applicants' highway engineering consultants have submitted details to discharge part of condition 14 of the existing permission 08/01418. This deals with the southern entrance and changes to Morlaix Drive. The local highway authority agrees to these in transport terms. These changes have not been shown on the architectural drawings and will affect the proposed landscaping on this part of the site. The difference must be resolved so the architectural and engineering drawings are consistent. This will be covered by additional condition 38.

Recommendation

The recommendation is the same as the report with the added condition 38:

DETAILS OF CHANGES TO MORLAIX DRIVE

(38)Details of the proposed changes to Morlaix Drive shall be provided on revised drawings including 1200-11-002E, 1200-11-010D and 1200-11-011D to be consistent with the engineering drawings submitted by Peter Brett Associates to discharge condition 14 of planning permission 08/01418. These amendments shall include the revisions to the landscape treatment of the verges between the multi storey car park and highway.

Reason:

In the interests of accuracy, consistency and visual amenity to comply with policies CS02, CS18 and CS34 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007.

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