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PLANNING COMMITTEE ADDENDUM

Date: Thursday 30 June 2011

Time: 1 pm

Venue: Council House, Armada Way, Plymouth

Members:

Councillor Lock, Chair

Councillor Mrs Bowyer, Vice Chair

Councillors Browne, Churchill, Delbridge, Mrs Foster, Mrs Nicholson, Stevens, Tuohy, Vincent, Wheeler and Williams.

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 note that unless the chair of the meeting agrees, mobile phones should be switched off and speech, video and photographic equipment should not be used in meetings.

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Chief Executive

PLANNING COMMITTEE

- 6.1. 5 WARDLOW CLOSE, PLYMOUTH. 11/00707/FUL **(Pages 1 - 2)**
- Applicant: Mr G Jones
Ward: Eggbuckland
Recommendation: Grant conditionally
- 6.3. DEVONPORT DOCKYARD, SALTASH ROAD, KEYHAM, PLYMOUTH. 11/00589/FUL **(Pages 3 - 4)**
- Applicant: HMS Drake
Ward: Devonport
Recommendation: Grant conditionally
- 6.7. UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS, PLYMOUTH. 11/00631/FUL **(Pages 5 - 6)**
- Applicant: University of Plymouth
Ward: Drake
Recommendation: Grant conditionally
- 6.8. LAND AT ERNESETTLE LANE, ST BUDEAUX, PLYMOUTH. 11/00588/REM **(Pages 7 - 8)**
- Applicant: Archstone Lifestyle Properties
Ward: Honicknowle
Recommendation: Grant conditionally
- 6.9. ELLIOT HIRE, EATON BUSINESS PARK, 182 PLYMBRIDGE ROAD. PLYMOUTH. 11/00516/FUL **(Pages 9 - 10)**
- Applicant: The Una Group
Ward: Moor View
Recommendation: Refuse
- 6.10. PLYMOUTH **(Pages 11 - 12)**
AIRPORT, PLYMBRIDGE LANE, PLYMOUTH.
11/00655/REM
- Applicant: Cavanna Homes (Cornwall) Ltd
Ward: Moor View
Recommendation: Grant conditionally

ADDENDUM REPORT - PLANNING COMMITTEE 30 June 2011**Item:** 6.1**Site:** 5 Wardlow Close, Plymouth**Ref:** 11/00707/FUL**Applicant:** Mr G Jones**Pages:** 9 - 12

This addendum report addresses a letter of representation from a resident of Wardlow Close received after completion of the officer report. The representation does not offer support nor object to the proposal, referring only to the need for privacy, and that retaining the height of the fencing achieves this. This matter has been considered and is addressed through retention of two fence panels greater than 2m in height, as stated in the officer report.

The issue raised does not result in a change to the recommendation to grant permission. However, an additional condition is recommended, requiring all fencing to remain at its existing height at all times.

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ADDENDUM REPORT - PLANNING COMMITTEE 30th JUNE 2011**Item:** 6.3**Site:** Devonport Dockyard, Saltash Road, Keyham, Plymouth.**Ref:** 11/00589/FUL**Applicant:** HMS Drake**Page:** 17 - 28

Sport England Proposed Public Opening – Your officer's have liaised with the applicant to investigate whether Sport England's request to open up the proposed facilities to the wider community is achievable taking into account the security issues associated with the specific location of the development within a secure, operational military base.

It has been established that the facility can only be used by MOD personnel for rehabilitation under the terms of the funding agreement between the applicant and the "Help for Hero's" charity. Use of the facilities by the general public would result in the applicant incurring financial penalties.

This fact together with the complex security issues which would prevent open public access to the facilities has resulted in the conclusion being taken that public access to the development is not achievable.

Conclusion

It is therefore recommended that the application be conditionally approved in accordance with the conditions originally recommended within the Officer's report and that it is not appropriate or reasonably practical to require the applicant to open the facility to the general public.

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ADDENDUM REPORT - PLANNING COMMITTEE 30 June 2011**Item:** 6.7**Site:** University of Plymouth, Drake Circus, Plymouth**Ref:** 11/00631/FUL**Applicant:** University of Plymouth**Pages:** 77 - 89

This addendum report draws attention to a letter which was recently submitted by the applicants, the University of Plymouth, supporting their application and explaining the rationale behind it. A précis of the letter is given below.

The main part of this state of the art research facility is the large wave tank. In developing this, it became apparent that in order to manage moisture levels above the tank it would be necessary to have an Air Handling Unit (AHU) larger than originally envisaged. The increased size would have made it difficult to accommodate the AHU internally and would have resulted in a significant loss of valuable space above the tank. Therefore, it is for this reason that the University now seek to locate a larger AHU externally.

The University consider that a solution has now been reached which is satisfactory to colleagues in Urban Design and the Public Protection Service. The purpose of the letter is to emphasise that whilst the requirement for the larger size AHU only became apparent in the detailed development of the design, both its size and its proposed location are critically important to the main objective of this project, namely to provide a world class research facility in Plymouth, stimulating economic activity and generating jobs.

The recommendation on the application remains as in the main report.

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ADDENDUM REPORT - PLANNING COMMITTEE 30 JUNE 2011**Item:** 6.8**Site:** Land at Ernesettle Lane, St Budeaux, Plymouth**Ref:** 11/00588/REM**Applicant:** Archstone Lifestyle Properties**Page:** 91 - 98

Since completion of the officer's report, English Heritage have removed their objections and now support the application. The applicant has worked closely with English Heritage to overcome their concerns and have submitted a heritage strategy detailing works that will be undertaken to enhance the scheduled monument adjacent to the site. These works include removal of undergrowth, providing public access to the nursing home site so that the monuments can be viewed from there on heritage open days, and better interpretation of the monument through the erection of an information board/signs. English Heritage are satisfied that the proposed works would suitably mitigate the impact on the setting of the scheduled monument and are happy that these measures be secured with the following condition:

SCHEDULED MONUMENT PROGRAMME OF WORKS

(6) No part of the development allowed by this permission shall be commenced until a scheduled monument programme of works is submitted to and agreed in writing by the Local Planning Authority. The programme shall set out the detailed works proposed to enhance the scheduled monument. The applicant must ensure that the programme of works is implemented as agreed.

Reason:

To alleviate concerns about the impact to the Scheduled Monument and to accord with Policy CS03 of the City of Plymouth Local Development Framework Core Strategy adopted April 2007.

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ADDENDUM REPORT - PLANNING COMMITTEE 30 JUNE 2011**Item:** 6.9**Site:** Eaton Business Park, 182 Plymbridge Road, Plymouth**Ref:** 11/00516/FUL**Applicant:** The Una Group**Pages:** 99 - 105

The applicant has chosen to formally withdraw the planning application and for this reason there is no longer a requirement for it to be determined.

The applicant's decision to withdraw the application was based on the officer's recommendation to refuse. The applicant is now working on a revised proposal that will form the subject of a fresh planning application; the new application will be presented to a forthcoming meeting of the Planning Committee.

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ADDENDUM REPORT - PLANNING COMMITTEE 30 June 2011

Item: 6.10

Site: Plymouth City Airport, Plymbridge Lane

Ref: 11/00655/REM

Applicant: Cavanna Homes (Cornwall) Ltd

Pages: 107 - 115

Agenda page 107

The recommendation should be “Minded to Grant/Defer/Delegated authority” to be consistent with the recommendation in the report on page 114.

The plan with the agenda shows the entire outline application site. This application for the approval of Reserved Matters is for the south west part of the site only. The drawings to be displayed and presented will clarify this.

Consultation Responses**Local Highway Authority**

Most of the highway issues with the layout have been addressed. The remaining ones can be dealt with during the Highways Act 1980 Section 38 process. The one way street will require a Traffic Regulation Order.

There is an increase in parking from the agreed 1.1 spaces to 1.6 spaces per dwelling. The Framework Residential Travel Plan must account for this. This is submitted under the Section 106 agreement and the applicant has agreed to provide travel passes for six months for each property for the city and the surrounding areas. Transport officers suggest an additional informative relating to the Framework Residential Travel Plan.

Representations

The Council received one more letter raising point 3 on page 109 and a new point:

6. Who will be responsible for the “linear park” as they do not want it to become a dumping ground or a dog fouling area?

Analysis**Design and visual amenity**

The applicant has submitted revised drawings that address several of the officers' points including providing more ground floor active frontage to Plymbridge Lane. There are still some outstanding matters of a detailed nature that the applicant will be able to resolve with further amendments.

Residential amenity

The applicant has omitted plot 101 to remove the overlooking problems.

Transport and highways

The applicant is preparing the Residential Travel Plan and has agreed to provide a six month travel pass for each home for the city and the surrounding area. This is a significant positive measure to encourage sustainable means of travel.

Recommendation

The recommendation is the same with the addition of two informatives:

INFORMATIVE: TRAFFIC REGULATION ORDER

(2) The applicant/developer is advised that the section of street that is proposed to be one way will require a Traffic Regulation Order to be implemented by the applicant/developer.

INFORMATIVE: FRAMEWORK RESIDENTIAL TRAVEL PLAN

(3) The applicant/developer is advised that the Framework Residential Travel Plan required by the Section 106 Agreement will require a free six month travel pass for each property on the application site.