

Public Document Pack

BEST ACHIEVING
COUNCIL OF THE YEAR



Barry Keel
Chief Executive

Plymouth City Council
Civic Centre
Plymouth PL1 2AA

www.plymouth.gov.uk/democracy

Date: 16 November 2011

Please ask for: Ross Jago / Katey Johns
T: 01752 304469 / 7815 E: ross.jago@plymouth.gov.uk / katey.johns@plymouth.gov.uk

PLANNING COMMITTEE

ADDENDUM REPORTS

Date: Thursday 17 November 2011
Time: 1pm
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.

PLEASE FIND ATTACHED ADDENDUM REPORTS FOR CONSIDERATION UNDER AGENDA ITEM NOS. 6.1, 6.3, 6.4 AND 6.5

Barry Keel
Chief Executive

PLANNING COMMITTEE

6.1 NORTH PROSPECT ROAD, PLYMOUTH 11/01384/REM (Pages 1 - 2)

Applicant: Barratt Homes Exeter
Ward: Ham
Recommendation: Grant Conditionally

6.3 SOUTHWAY COMMUNITY COLLEGE, ROCKFIELD AVENUE, PLYMOUTH 11/01586/FUL (Pages 3 - 4)

Applicant: Everything Everywhere Ltd
Ward: Southway
Recommendation: Grant Conditionally

6.4 28 RIDGE ROAD, PLYMOUTH 11/01260/FUL (Pages 5 - 6)

Applicant: Mr A Reilly
Ward: Plympton Erle
Recommendation: Grant Conditionally

6.5 THE TOWN HOUSE, 32 HARWELL STREET, PLYMOUTH. 11/01410/FUL (Pages 7 - 8)

Applicant: Town House (Plymouth) Ltd
Ward: St Peter & The Waterfront
Recommendation: Grant Conditionally subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 21 November 2011

ADDENDUM REPORT PLANNING COMMITTEE 17th NOVEMBER 2011**Item: 6.1****Site: North Prospect Road, Plymouth****Ref: 11/01384/REM****Applicant: Barratt Homes Exeter****Page: 11**

Since completion of the officer's report discussions have taken place with the Council's Public Protection Service and it has been agreed that the noise and land contamination issues can be satisfactorily dealt with by attaching the conditions/ informative below :-

SOUND INSULATION

(7) All living rooms and bedrooms in the dwellings hereby permitted shall be constructed to meet the "Good Room" criteria, as set out in BS8233:1997, meaning that Living rooms will achieve 30 dB, LAeq,t (0700 to 2300 daytime), and bedrooms will achieve 30 dBLAeq, (2300 to 0700 night-time), with windows shut and other methods of ventilation provided.

Reason:

So the dwellings achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with policies CS22 and CS34 of the adopted core strategy.

NOISE VERIFICATION

(8) Details of the sound insulation verification methodology including the identification of the appropriate test properties and subsequent insulation verification results for Phase 1B of the development shall be submitted to and approved in writing by the Local Planning Authority before any dwelling or building is occupied.

Reason:

To ensure that the proposed dwellings hereby permitted achieve the standards of noise attenuation set out in condition 7, so the properties achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with the policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

The only outstanding concern from our Public Protection Service relates to discharge of those land contamination conditions attached at outline stage, given that works commenced on Phase 1A without first discharging the pre-commencement conditions. It is therefore suggested that the following informative be attached to this consent to highlight the requirement to discharge the appropriate land contamination conditions before commencing work.

Pre-commencement Conditions

(1) The applicant's attention is drawn to the need to discharge all pre-commencement conditions before starting any work on site; this includes those relating to land contamination. Any work commencing prior to doing this could result in the Council taking enforcement action.

This page is intentionally left blank

ADDENDUM REPORT PLANNING COMMITTEE 17 NOVEMBER 2011**Item: 6.3****Site: Southway Community College, Rockfield Avenue, Plymouth****Ref: 11/01586/FUL****Applicant: Everything Everywhere Ltd****Page: 33**

After the case officer report had been drafted for this Committee, revised plans were received showing a minor revision to the site boundary (red line). The revised site plan, block plan and site layout plan are included in the presentation to committee and are on display.

This page is intentionally left blank

ADDENDUM REPORT PLANNING COMMITTEE 17
NOVEMBER 2011

Item: 6.4

Site: 28 Ridge Road, Plymouth

Site ref: 11/01260

Applicant: Mr A Reilly

Page: 41

The purpose of this addendum report is to notify members that since the publication of the committee report, a complaint has been received that the applicant's lorry has been parked in Ridge Road, contrary to the appeal condition and breach of condition notice, and this matter is currently being investigated by our Planning Compliance Team.

An additional letter from Hardwick refers to the procedural concerns at the last Planning Committee, which saw the application deferred to today's meeting (a decision to defer the application was taken at the last minute because it appeared that the required legal notice had not been served on another land owner). This letter also reiterates concerns regarding the erosion of the rights and surroundings of residents and of residents' amenities.

This page is intentionally left blank

ADDENDUM REPORT PLANNING COMMITTEE 17th NOVEMBER 2011**Items: 6.5****Site: The Town House, 32 Harwell Street, Plymouth****Ref: 11/01410/FUL****Applicant: Town House (Plymouth) Ltd****Page: 51****Representations Update:**

Since writing the officer's report, 1 additional letter of representation has been received. Whilst not in opposition to the development, the letter raises concern regarding possible demolition of trees on the opposite side of Harwell Street and the entrance to Prynne Close, and requests that these be retained.

In response, it should be noted that the trees are outside the planning application site area and the proposed development will not affect any of the trees referred to. The applicant confirms there is no proposal to remove any of these trees as part of this planning application.

S106 Update:

In order to mitigate the impact of the development upon Wells Gardens, the applicant has agreed to upgrade the roadside landscaping on Wells Gardens to the rear of the site, through which vehicular access to the site is proposed. Accordingly, a clause is recommended within the S106 as follows:

1. "Payment of £2000 towards the provision and upgrade of roadside planting and landscaping on Well Gardens, payable upon commencement of development."

Conclusion:

It is recommended that in accordance with the details outlined in the officer report, conditional approval is granted subject to the satisfactory completion of the Section 106 Obligation with the addition of the above clause. Delegated Authority is sought to refuse the application if the S106 Obligation is not signed by the 21st November 2011.

This page is intentionally left blank