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COUNCIL OF THE YEAR



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Chief Executive

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Date: 14-12-2011

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## **PLANNING COMMITTEE**

### **ADDENDUM REPORTS**

**Date:** Thursday 15 December 2011

**Time:** 1.00 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.

**Barry Keel**

Chief Executive

# PLANNING COMMITTEE ADDENDUM REPORTS

6.2. LAND TO REAR OF 7-11, UNDERWOOD ROAD, **(Pages 1 - 2)**  
PLYMOUTH. 11/01651/OUT

Applicant: South-West Property Developments LTD  
Ward: Plympton Erle  
Recommendation: Minded to Grant/Defer for Advert Period/Delegated Authority.

6.3. LAND AT TAVISTOCK ROAD, PLYMOUTH. **(Pages 3 - 4)**  
11/01559/FUL

Applicant: Taylor Wimpey (Exeter) UK Ltd  
Ward: Drake  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 20<sup>th</sup> December 2011.

6.4. INNER BASIN, MILLBAY DOCKS, MILLBAY ROAD, **(Pages 5 - 6)**  
PLYMOUTH 11/01570/FUL

Applicant: Sutton Harbour Services 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 27<sup>th</sup> January 2011.

**ADDENDUM REPORT PLANNING COMMITTEE  
15 DECEMBER 2011**

**Item:** 6.2  
**Site:** Land to rear of 7-11 Underwood Road, Plymouth  
**Ref:** 11/01651/OUT  
**Applicant:** South-West Property Developments Ltd  
**Pages:** 19-32

Members are advised that, with regard to the late neighbour notification letter sent to Plympton Hospital, the Hospital have confirmed that they wish to make no representations or comments on the application. In these circumstances, the publicity period has effectively ended and therefore the **recommendation** on the application is changed to: **Grant conditionally**.

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## **ADDENDUM REPORT PLANNING COMMITTEE 15 DECEMBER 2011**

**Item: 6.3**  
**Site: Land at Tavistock Road Plymouth**  
**Ref: 11/01559/FUL**  
**Applicant: Taylor Wimpey (Exeter) UK Ltd**  
**Pages: 33-58**

### **Consultation Responses**

#### **Local Highway Authority**

The Local Highway Authority has considered the revised site plan. There are still some issues on the width of part of the highway and service margins, but these can be covered in the Highways Act Section 38 Agreement. The parking issues have been resolved subject to the additional condition (new condition 19) below.

Secure cycle storage is required for the flats and houses. This is covered in the amended condition 20 (which will now become condition 21).

### **Analysis**

#### **Design issues**

It is essential that the applicant finishes the development in materials appropriate to this prominent site. Officers repeatedly have been requesting this but the materials drawing does not reflect this. Consequently conditions 23 and 24 (newly numbered 24 and 25) need to be strengthened to ensure that good quality materials are used in particular on the Tavistock Road frontage to enhance the quality of the development. New condition 33 is added to ensure that the window reveals in the blocks of apartments have sufficient depth to prevent flat and bland facades.

#### **Recommendation**

The recommendation is the same as in the report subject to the additional conditions (new 19, and 33) and varied conditions 20 (now 21), 23 and 24 (now 24 and 25), with all other conditions from 19 onwards now being renumbered accordingly.

#### **CAR PARKING**

(New 19) The development shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a maximum of 73 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

#### **Reason:**

In the opinion of the Local Planning Authority, although some provision needs to be made, the level of car parking provision should be limited in order to assist the promotion of sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

WINDOW REVEALS

(33) The window reveals in the two blocks of flats containing units 7 – 12 and 19 – 26 shall be a minimum of 150 millimetres.

Reason:

In order to provide sufficient variety and articulation to the facades in the interests of visual amenity to comply with policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

AMENDED 20 (now 21) CYCLE PROVISION

(21) No flat shall be occupied in block 7 - 12 or block 19 - 26 until space has been laid out within the site for that block in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of three bicycles to be parked for block 7 - 12 and a minimum of four bicycles to be parked for block 19 - 26. No dwellinghouse shall be occupied until storage provision for at least one bicycle has been provided for that dwellinghouse.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

AMENDED 23 (now 24) EXTERNAL MATERIALS

(24) The external materials stated on the application form and shown on drawing number 1025.103F are not approved. No development shall take place until the details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

AMENDED 24 (now 25) SURFACING MATERIALS

(25) The surfacing materials stated on the application form and shown on drawing numbers 1025.103F and 1025.104E are not approved. No development shall take place until details and samples of all surfacing materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

**ADDENDUM REPORT PLANNING COMMITTEE****15 DECEMBER 2011**

**Item:** 6.4  
**Site:** INNER BASIN, MILLBAY DOCKS, MILLBAY ROAD PLYMOUTH  
**Ref:** 11/01570/FUL  
**Applicant:** Sutton Harbour Services Ltd  
**Pages:** 59-76

**Drawing update:**

Revised drawings have been received which address minor points previously raised by the Highway Authority and as detailed within the Officer's report to Committee. Minor design changes include improvements to the car park access and pedestrian access, improvements to the length of the drop off point/layby, improvements to the proposed access to the bin stores and improvements to the access to the site by pedestrians and those on bicycles.

The relevant drawing numbers within Condition 2 are therefore amended to:

2920-010-Rev C; 2920-011-Rev C; 2920-210-Rev C; 2920-211-Rev A.

**Environment Agency Response:**

The consultation response of the Environment Agency has been received. Whilst not raising "in principle" objections to the proposed development, the Environment Agency does advise that potential flood risk issues caused by wave action with respect to the main marina building will require mitigation as referred to in the submitted Flood Risk Assessment.

On this basis, the Environment Agency recommends that the application be subject to the imposition of an additional Grampian condition which requires a wave protection structure/gate to be installed in accordance with details to be submitted and approved in writing with the Local Planning Authority, prior to any use of the development commencing, in order to mitigate flood risk caused by wave action. In addition a flood risk informative regarding pollution prevention is recommended.

It is recommended that the condition will state as follows:

**"GRAMPIAN WAVE PROTECTION MEASURES**

*(25) No development approved by this permission shall be brought into operation until the details of the siting, construction, operation and management of the wave protection structure, as referred to in the Flood Risk Assessment (Ref. 0001-UA003614-UP53R-03-FRA, Dated 04 August 2011), have been submitted to and agreed in writing by the Local Planning Authority. The wave protection structure shall be completed in accordance with the agreed details prior to the operation of the permitted development, and shall thereafter be so retained and maintained unless the prior agreement of the Local Planning Authority is given in writing to an alternative wave protection measure.*

**Reason:**

*To ensure adequate protection to the marina and related facilities during times of coastal flooding in accordance with the provisions of policies CS01, CS02, CS21 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007."*

It is recommended that the informative will state as follows:

**“INFORMATIVE – POLLUTION PREVENTION**

(7) The developer should adhere to the following Environment Agency Pollution Prevention Guidelines (PPGs) which are available on the Environment Agency’s website [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk):

- PPG 5 – Works and Maintenance in or near water
- PPG 6 – Working at Construction and Demolition sites
- PPG 14 – Marinas and Crafts

*In particular the developer is recommended to refer to PPG 5 with regard to the installation of any new slipways, jetties and concrete areas near the waters edge. Concrete can be highly polluting to the aquatic environment.*

*With regards to any possible refuelling facilities on pontoons, the developer is recommended to refer to PPG 14 - Marinas and Crafts.*

*Any contaminated land encountered throughout the development should be removed from site.”*

**Conclusion:**

It is recommended that in accordance with the details outlined in the officer report, the imposition of an additional Environment Agency condition and informative, and with the amended drawing numbers as detailed above, conditional approval is granted subject to the satisfactory completion of the Section 106 Obligation. Delegated Authority is sought to refuse the application if the S106 Obligation is not completed by 27 January 2012.