

# Public Document Pack



**Bob Coomber**  
Interim Chief Executive

Plymouth City Council  
Civic Centre  
Plymouth PL1 2AA

[www.plymouth.gov.uk/democracy](http://www.plymouth.gov.uk/democracy)

Date: 30-5-2012

Please ask for: Ross Jago / Ross Johnston

T: 01752 304469 / 7815 E: [ross.jago@plymouth.gov.uk](mailto:ross.jago@plymouth.gov.uk) / [ross.johnston@plymouth.gov.uk](mailto:ross.johnston@plymouth.gov.uk)

## **PLANNING COMMITTEE ADDENDUM**

**Date:** Thursday 31 May 2012

**Time:** 5.00 pm

**Venue:** Council House, Armada Way, Plymouth

**Members:**

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Mrs Bowyer, Darcy, Sam Davey, Mrs Foster, Nicholson, John Smith, Stark, Jon Taylor, 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 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.

**Bob Coomber**  
Interim Chief Executive

## PLANNING COMMITTEE

- 6.2. LAMBS PARK CARE HOME, 38 MERA FIELD ROAD, PLYMOUTH. 12/00511/FUL **(Pages 1 - 2)**

Applicant: Mr D Wraighte  
Ward: Plympton Erle  
Recommendation: Grant Conditionally

- 6.3. PARKVIEW HOUSE, TRELAWNEY LANE, PLYMOUTH. 12/00568/FUL **(Pages 3 - 4)**

Applicant: T & O Developments  
Ward: Peverell  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 31 May 2012.

- 6.4. POTTERY QUAY, POTTERY ROAD, PLYMOUTH. 12/00116/FUL **(Pages 5 - 6)**

Applicant: Hadley Property Group  
Ward: Devonport  
Recommendation: Grant Conditionally Subject to a S106 obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 18 June 2012.

**ADDENDUM REPORT PLANNING COMMITTEE 31<sup>st</sup> May 2012****Item: 6.2****Site: Lambspark Care Home, 38 Merafield Road, Plymouth****Site ref: I2/00511/FUL****Applicant: Mr D Wraighte****Page: 13**

Members are advised of the following matters:

1. Further plans were submitted that show the amount of existing and proposed amenity space at the site. The applicant has confirmed that decking would be erected in space on the side of the proposed building for amenity purposes. In these circumstances and because the amount of amenity space is a material consideration in this case, it is recommended that a condition be added as follows:

Plans showing the layout and arrangement of amenity space on the site shall be submitted to and approved in writing by the Local Planning Authority and that space shall at all times be retained for the approved amenity uses.

**Reason:**

To provide adequate outside amenity space for residents of Lambspark Care Home in accordance with policies CS31 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

2. In the interests of Nature Conservation it is recommended that any grant of planning permission include an informative note advising the owners to consider replacing the pond and installing several swift bricks at eaves level in the northern elevation. An informative is recommended as follows:

In the interests of nature conservation it is suggested that the applicant consider replacing the pond and installing several swift bricks at eaves level in the northern elevation of the building. Further advice on installing swift bricks can be obtained from the Council's Nature Conservation Officer on 01752 304229

3. The applicant's agent has submitted the following assessment of traffic generation at the site as a result of the proposed development:

Based on the existing occupancy of the Care Home Lambspark attracts on average for 30 Residents:--

DOCTOR            2 visits per week            for 30 Residents            therefore a further 8  
Residents =  $8/30 \times 2 = 0.53$  visits per week i.e. one additional visit per fortnight

AMBULANCE    1 visit per week            for 30 Residents            therefore a further 8  
Residents =  $8/30 \times 1 = 0.25$  visits per week i.e. one additional visit per month

VISITORS            2 visits per day            for 30 Residents            therefore a further 8  
Residents =  $8/30 \times 2 = 0.53$  visits per day i.e. 4 additional visits per week.

This page is intentionally left blank

**ADDENDUM REPORT PLANNING COMMITTEE 31<sup>st</sup> May 2012****Item: 6.3****Site: Parkview House, Trelawney Lane****Ref: I2/00568/FUL****Applicant: Mr B Jackson****Page: 21**

Since completion of the Officer's report, one further letter of representation has been received from the Ford Park Cemetery. They advise that they do not want to hinder the development. They are concerned that the interests of the Cemetery are protected. Such concerns relate to the vegetation on or near the boundary between the Cemetery and the developer's property, and to any work carried out on the boundary wall itself. They have been dealing, and will continue to deal, direct with the developer on those issues.

In addition 2 further conditions have been added. These are:

**Street Details**

Development shall not begin until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

**Reason:**

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

**Obscure glazing**

The windows in the north east elevation of Parkview House at first floor level shall at all times be obscure glazed and non-openable to a height of 1.7m above internal floor level.

**Reason:**

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

This page is intentionally left blank

## **ADDENDUM REPORT PLANNING COMMITTEE 31<sup>st</sup> May 2012**

**Item: 6.4**

**Site: Pottery Quay Road, Plymouth**

**Ref: 12/00116/FUL**

**Applicant: Hadley Property Group**

**Page: 37**

The recommended condition 13 is amended

### Consultation Response added

**Defence Infrastructure Organisation (DIO)** this application relates to a site outside of Ministry of Defence (MoD) statutory safeguarding areas. We can therefore confirm that the MoD has no safeguarding objections to the proposal.

### **Section 106 legal agreement**

The original outline planning permission for the whole Pottery Quay development, the social housing, as well as the private sector (ref 02/01345/FUL) has a section 106 legal agreement attached envisaging various contributions totalling £189,000, with payment falling due upon commencement of the 100 private sector dwellings and 890sqm employment space development on the western end. The contributions were decided are ten years ago. They do not reflect the measures necessary to offset the impact of the current development. However, because part of the outline permission has been implemented years ago (the social housing) they remain as basic 'fall back' position for the applicants, and a factor in the assessment of contributions associated with the current application.

The current proposal is for a lesser amount of development. It is proposed that the sum of £173,000 is sought reflecting current priorities in the area: for employment, transport (pedestrian safety) and education.

- That PCC will be formally advised of commencement of development
- That upon commencement of development to pay £79,000.00 contribution towards the provision of employment space in the wider Devonport area (Devonport or adjoining wards) payable on commencement.
- Transport contribution to design and construct a pedestrian crossing on Ferry Road £50,000 payable on commencement
- Contribution towards local schools £44,000 payable on commencement.

These contributions comply with Regulation 122 (CIL regulations)

Agreement to be concluded by 31<sup>st</sup> July 2012.

**Conditions** – The wording of condition 13, 'code of practice during construction ' is incorrect (it has re-produced the working for condition 11). It should state:-

*13. Before any development is commenced, a Code of Practice shall be submitted to and approved by the Local Planning Authority which shall indicate measures to mitigate against adverse effects of noise, dust and traffic generation during the construction of the proposed development. The*

*Code of Practice shall indicate: -*

- a. the proposed hours of operation of construction activities;*
- b. the frequency, duration and means of operation involving demolitions, excavations, drilling, piling, concrete production and dredging operations;*
- c. sound attenuation measures to be incorporated to reduce noise at source;*
- d. details of measures to be taken to reduce the generation of dust;*
- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.*

*The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.*

*Reason:*

*To protect the amenity of the surrounding area.*