

Public Document Pack



Tracey Lee
Chief Executive

Plymouth City Council
Civic Centre
Plymouth PL1 2AA

Please ask for Ross Jago / Ross Johnston
T 01752 304469 or 307990
E ross.jago@plymouth.gov.uk /
ross.johnston@plymouth.gov.uk
www.plymouth.gov.uk/democracy
5 December 2012

PLANNING COMMITTEE

ADDENDUM

Thursday 6 December 2012
4 pm
Council House, Plymouth (Next to the Civic Centre)

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.

This meeting will be broadcast live to the internet and will be capable of subsequent repeated viewing. By entering the Council Chamber and during the course of the meeting, Councillors are consenting to being filmed and to the use of those recordings for webcasting.

Although the public seating areas are not filmed, by entering the meeting room and using the public seating area, the public are consenting to being filmed and to the use of those recordings for webcasting.

The Council is a data controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with authority's published policy.

Tracey Lee
Chief Executive

PLANNING COMMITTEE

6.1. PLYM VALLEY, PLYMOUTH. 12/01712/FUL **(Pages 1 - 2)**

Applicant: National Trust
Ward: Moorview
Recommendation: Grant Conditionally

6.3. 95 TO 99 RIDGEWAY, PLYMOUTH. 12/01780/FUL **(Pages 3 - 4)**

Applicant: JD Wetherspoon PLC
Ward: Plympton St Mary
Recommendation: Grant Conditionally

6.5. DURSTON HOUSE, LONGLANDS ROAD, PLYMOUTH. **(Pages 5 - 6)**
12/01894/FUL

Applicant: Mr Paul Harte
Ward: Plymstock Radford
Recommendation: Grant Conditionally

6.6. WOODVILLE ROAD, PLYMOUTH. 12/01304/FUL **(Pages 7 - 8)**

Applicant: BDW Trading Limited
Ward: Ham
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 January 2013

6.7. DRAKE'S ISLAND, PLYMOUTH. 12/00095/FUL **(Pages 9 - 10)**

Applicant: Rotolock (Holdings) Ltd
Ward: St Peter & The Waterfront
Recommendation: Refuse

ADDENDUM REPORT PLANNING COMMITTEE 06/12/2012**Item:** 6.1**Site:** Plym Valley**Ref:** 12/01712/FUL**Applicant:** National Trust**Pages:** 13-26

Since the time of writing the report further letters of representation have been submitted and also two online petitions have been started and are on going. As of writing this Addendum report (05/12/12 8:00am) a petition in support of the proposals has 575 signatures and a petition in objection has 85 signatures. In addition 33 letters of support and 11 letters of objection have been submitted.

Two new issues have been raised:

1. Compliance with the Planning Policy Statement 9 on Biodiversity and Geological Conservation and in particular development in Ancient Woodland.
2. The need for site management for litter and policing

Planning Policy Statement 9 was revoked in March 2012 upon the introduction of the National Planning Policy Framework. A similar statement can be found within this document which reads;

'planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;'

In the case of the proposals in Plym Valley, officers consider that the integrity of the ancient woodland habitat would not be affected by the proposals and there would therefore not be a loss or deterioration of this habitat. In addition the proposals would result in an overall net gain in biodiversity by delivering woodland specific biodiversity enhancements that would provide improvements to the ancient woodland habitat. Below is a Natural England definition for ancient woodland.

'Ancient woodland in England is defined as an area that has been wooded continuously since at least 1600 AD. 'Continuously wooded' in the above definition does not require there to have been a continuous physical cover of trees and shrubs across the entirety of a site. Open space, both temporary and permanent, is an important component of woodlands. Habitats such as glades, deer lawns, rides, ponds and streams, as well as gaps created by natural disturbance, may all occur within woodland and add to its diversity.'

In most, if not all ancient woods, the trees and shrubs have been cut down periodically. The time between the felling occurring and the tree canopy being re-established will vary depending on the management regime, and regrowth may be delayed by deer grazing or other factors. Provided that the area has remained as woodland, the stand is still considered ancient. Since it may have been cut over many times in the past, ancient woodland does not necessarily contain old trees.'

In terms of site management a condition is suggested for the National Trust to submit a site management plan before the tracks are brought into use, this will cover issues such as litter and maintenance. In addition to the site management condition, a further condition is also considered in order to ensure the protection of trees during the construction period.

SITE MANAGEMENT PLAN

Prior to the commencement of the development hereby approved, a detailed site management plan for operation of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ARBORICULTURAL METHOD STATEMENT

No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall detail how the trees which are not marked for removal are to be protected during construction. It shall include measures for protection in the form of barriers to provide a 'construction exclusion zone' and ground protection in accordance with Section 6.1 of BS: 5837:2012 Trees in relation to Design, Demolition and Construction - Recommendations. The measures contained in the approved statement shall be fully implemented and shall remain in place until construction work has ceased.

Reason:

To ensure that the trees on site are protected during construction work in accordance with Policy CS18 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ADDENDUM REPORT PLANNING COMMITTEE 6TH DECEMBER 2012

Item: 6.3

Site: 95-99 Ridgeway, Plymouth, PL7 2AA

Ref: 12/01780/FUL

Applicant: JD Wetherspoon PLC

Pages: 33 - 44

A further letter of representation has been received opposing the proposal; however the letter raises no new issues.

The recommendation therefore remains to Grant Conditionally.

This page is intentionally left blank

ADDENDUM REPORT PLANNING COMMITTEE 6TH DECEMBER 2012**Item:** 6.5**Site:** Durston House, Longlands Road, Plymouth PL9 7RW**Ref:** 12/01894/FUL**Applicant:** Mr Paul Hart**Pages:** 53 - 66

Two further letters of objection has been received from nearby residents. The letters raise the issue of sewage and maintenance of the septic tank. South West Water have raised no concerns regarding the proposal and drainage will be checked via building regulations. Maintenance itself is a private issue. Officers are therefore satisfied that in this respect the proposal is acceptable. All the other issues raised in the letters have already been addressed in the report.

Recommendation

The recommendation remains as in the report.

This page is intentionally left blank

ADDENDUM REPORT PLANNING COMMITTEE 6TH DECEMBER 2012**Item:** 6.6**Site:** Woodville Road, Plymouth**Ref:** 12/01304/FUL**Applicant:** BDW Trading Limited**Pages:** 67 - 96

Since completion of the officer's report further discussions have taken place with the applicant regarding the tree planting proposed. In order to ensure enough soil volume for the new trees to establish and thrive it has been agreed that a Silva cell type system be installed beneath the parking areas, where possible, to provide the most effective planting. It has therefore been agreed with the applicant that these details be secured through the below condition.

DETAILS OF TREE PLANTING

() Further to the plans and particulars of the landscaping works submitted in the Arboricultural Method Statement and Design and Access Statement, details of the size, species and positions or density of all trees to be planted, and the proposed time of planting must be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The plans should also detail how the trees to replace the original street Lime trees will be planted. They should be installed using a crate system such as 'Silva Cell' to provide the necessary soil volume beneath parking/paving areas for successful establishment.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

This page is intentionally left blank

ADDENDUM REPORT PLANNING COMMITTEE 6TH DECEMBER 2012**Item:** 6.7**Site:** Drake's Island, Plymouth**Ref:** 12/00095/FUL**Applicant:** Rotolock (Holdings) Ltd**Pages:** 97 - 110

A CD has just been received from the applicant's agent containing the following information:

Planning Application Drawings

10057 L09.20, 10057 L09.21, 10057 L09.23, 10057 L09.24, 10057 L09.25, 10057 L09.26, 10057 L09.27, 10057 L09.28, 10057 L09.29, 10057 L09.30, 10057 L09.31, 10057 L09.32, 10057 L09.33, 10057 L09.34, 10057 L09.35, 10057 L09.36, 10057 L09.37, 10057 C09 16 PI, C010057 C09.10, 10057 C0911 PI, 10057 C0912 PI, 10057 C0913 PI, 10057 C0914 PI, 10057 C0915 PI, 10057 L09.01 PI, 10057 L09.02 PI, 10057 L09.03 PI, 10057 L09.05 PI, 10057 L09.06 PI, 10057 L09.07 PI, 10057 L09.08 PI, 10057 L09.09 PI, 10057 L09.10 PI, 10057 L09.11 PI, 10057 L09.12 PI, 10057 L09.13 PI, 10057 L09.14 PI, 10057 L09.15 PI, 10057 L09.16 PI, 10057 L09.17 PI, 10057 L0001 PI, 10057 L0101 PI, 10057 L0201 PI, 10057 L0202 PI, 10057 L0203 PI, 10057 L0204 PI, 10057 L0205 PI, 10057 L0206 PI, 10057 L0207 PI, 10057 L0208 PI, 10057 L0209 PI, 10057 L0301 PI, 10057 L0302 PI, 10057 L0303 PI, 10057 L0304 PI, 10057 L0401 PI, 10057 L0403 PI, 10057 L0404 PI, 10057 L0405 PI, 10057 L9301 PI, 10057 L9302 PI, 10057 L9303 PI

Supporting Documents

Tree Report, Phase I Seagrass Report v1, ERI I-156 Drake's Island Inter-tidal habitat assessment, Inter-tidal CEMP v2 (DRAFT), Marine and Inter-tidal Ecology - ES Chapter VI, Bat Report DRAFT 2 I (2), Drake's Island Botanical Report DRAFT with Appendices, Heritage Impact Assessment 16DEC2011, Heritage Assessment Final 19/12/11 78970.01, Heritage Assessment Gazeteer, Energy Statement (Issue 2a), External Lighting Report (Issue 2), CS20 Statement (Issue 2), Drake's Hotel Travel Plan B, Transport Statement P9595/T/B, Phase I Environmental Assessment P9595/G200/B, Flood Risk Assessment P9595/G201/C, Foul Drainage Strategy P9595/H001/B, Construction Environment Management Plan P9595/G203/A, Bird Survey Final Report B2, Bird Survey Report PIB, EclA & Extended Phase I Habitat Survey

Unfortunately, due to the very late submission of this information, officers have not had sufficient time to analyse its contents, or to contact and discuss it with the various statutory consultees. Officers have begun analysing the new information as a priority at the time of writing and will provide a verbal update on this at the Planning Committee meeting tomorrow.

This page is intentionally left blank