

# Public Document Pack



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2 January 2013

## **PLANNING COMMITTEE ADDENDUM**

Thursday 3 January 2013  
4.00 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.

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**Tracey Lee**  
Chief Executive

# PLANNING COMMITTEE

6.1. 39 WALNUT DRIVE, PLYMOUTH 12/02129/FUL

**(Pages 1 - 2)**

Applicant: Mr Richard Wood  
Ward: Plympton Chaddlewood  
Recommendation: Grant Conditionally

6.4. LAND EAST AND WEST OF PENNYCROSS CLOSE,  
PLYMOUTH 12/01700/FUL

**(Pages 3 - 4)**

Applicant: Taylor Wimpey (Exeter) UK Ltd  
Ward: Ham  
Recommendation: Refuse

**ADDENDUM REPORT PLANNING COMMITTEE - 03 January 2013****Item: 6.1****Site: 39 WALNUT DRIVE, PLYMOUTH, PL7 2ZD****Ref: 12/02129/FUL****Applicant: Mr Richard Wood****Pages: 9-14**Transport consultation response

The case officer's recommendation was approval subject to a satisfactory response from Transport. The consultation response from Transport has now been received. Their view is that the proposed garage would not be accessible to vehicles due to having less than 6 metres to manoeuvre for access and egress which would make it impractical and unusable, resulting in the loss of a parking space. Following an evening site visit it was found that all the allocated parking spaces were in use and that there were 5 cars parked in the street. Their recommendation is that the application be refused on the grounds of the loss of this parking space which they feel is likely to result in;

1. Damage to amenity,
2. Prejudice to public safety and convenience,
3. Interference with the free flow of traffic on the highway which is contrary to Policy CS28 of the adopted City of Plymouth Local Development Framework Core Strategy adopted April 2007.

The applicants have subsequently submitted an amended scheme that removes the garage element altogether but this would still result in the loss of the parking space. Based on the consultation response the recommendation, therefore, is to refuse the application on highway grounds.

**LOSS OF PARKING SPACE**

(1) The Local Planning Authority (LPA) considers that the proposed development would result in the loss of a valuable parking space and that this is likely to lead to an increase in on-street parking giving rise to conditions likely to;

- (a) prejudice public safety and convenience;
- (b) interfere with the free flow of traffic on the highway; and
- (c) be an unwarranted hazard to vehicular traffic;

all of which is contrary to policies CS28 and CS34 of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and to Plymouth's adopted Development Guidelines Supplementary Planning Document 2010.

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**ADDENDUM REPORT PLANNING COMMITTEE - 03 January 2013****Item: 6.4****Site: Land East and West of Pennycross Close, Plymouth****Ref: 12/01700/FUL****Applicant: Taylor Wimpey (Exeter) UK Ltd.****Pages: 47-64**

1. The Local Finance Considerations part of the case officer report was omitted in error.
2. The Committee's attention is drawn to the following:-

**Local finance considerations**

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. This development would generate a total of approximately £1,533,810 in New Homes Bonus contributions for the authority if approved. However, it is considered that the development plan and other material considerations, as set out in the report, continue to be the matters that carry greatest weight in the determination of this application.

3. The planning application continues to be recommended to be refused, for the reasons given in the main case officer report, included in the agenda reports pack.

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