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31 October 2012

PLANNING COMMITTEE

Thursday 8 November 2012
5.00 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.

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.

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Tracey Lee
Chief Executive

PLANNING COMMITTEE

AGENDA

PART I – PUBLIC MEETING

1. APOLOGIES

To receive apologies for non-attendance submitted by Committee Members.

2. DECLARATIONS OF INTEREST

Members will be asked to make any declarations of interest in respect of items on this agenda.

3. MINUTES

(Pages 1 - 8)

The Committee will be asked to confirm the minutes of the meeting held on 18 October 2012.

4. CHAIR'S URGENT BUSINESS

To receive reports on business which, in the opinion of the Chair, should be brought forward for urgent consideration.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

The Chair will receive and respond to questions from members of the public submitted in accordance with the Council's procedures. Questions shall not normally exceed 50 words in length and the total length of time allowed for public questions shall not exceed 10 minutes. Any question not answered within the total time allowed shall be the subject of a written response.

6. PLANNING APPLICATIONS FOR CONSIDERATION

(Pages 9 - 10)

The Assistant Director of Development (Planning Services) will submit a schedule asking Members to consider Applications, Development proposals by Local Authorities and statutory consultations under the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990. Members of the Committee are requested to refer to the attached planning application guidance.

6.1. 89 FLEETWOOD GARDENS, PLYMOUTH

(Pages 11 - 14)

Applicant:	Mrs G Buckley
Ward:	Southway
Recommendation:	Issue certificate subject to consultation response from Legal

6.2. 21 DEAN ROAD, PLYMOUTH (Pages 15 - 30)

Applicant: James Dean and Kerry Everson
Ward: Plympton St Mary
Recommendation: Grant Conditionally

6.3. LAND OFF TOWERFIELD DRIVE, PLYMOUTH (Pages 31 - 56)

Applicant: ConsertoneZed Plymouth Ltd
Ward: Moor View
Recommendation: Minded to Grant Conditional Permission, subject to S106
Obligation, with delegated authority to Assistant Director

6.4. 10 THIRD AVENUE, BILLACOMBE, PLYMOUTH (Pages 57 - 62)

Applicant: Mr P McMullin
Ward: Plymstock Dunstone
Recommendation: Grant Conditionally

7. **OBJECTION TO TREE PRESERVATION ORDER NO. 490 - 46 TORRIDGE ROAD, PLYMPTON, PLYMOUTH** (Pages 63 - 68)

The Director for Place will present a report outlining the circumstances surrounding an objection to the making of Tree Preservation Order No. 490.

8. **COMPLIANCE WITH PLANNING CONDITIONS AND S106 CLAUSES IMPOSED UPON PLAN REF 11/00750 FOR THE CONSTRUCTION OF ENERGY FROM WASTE PLANT IN HER MAJESTY'S NAVAL BASE, NORTH YARD, DEVONPORT - TRANSPORTATION AND DRAINAGE MATTERS** (Pages 69 - 78)

The Director for Place will submit a written report on the 'Compliance with Planning Conditions and S106 Imposed Upon Planning Ref 11/00750 (For the Construction of Energy From Waste Plant in Her Majesty's Naval Base, Devonport).

9. **PLANNING APPLICATION DECISIONS ISSUED** (Pages 79 - 98)

The Assistant Director of Development (Planning Services) acting under powers delegated to him by the Council will submit a schedule outlining all decisions issued from 9 October 2012 to 26 October 2012, including –

- 1) Committee decisions;
- 2) Delegated decisions, subject to conditions where so indicated;
- 3) Applications withdrawn;
- 4) Applications returned as invalid.

Please note that these Delegated Planning Applications are available for inspection at First Stop Reception, Civic Centre.

10. APPEAL DECISIONS

**(Pages 99 -
100)**

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that this schedule is available for inspection at First Stop Reception, Civic Centre.

11. EXEMPT BUSINESS

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the following item(s) of business on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in paragraph(s) ... of Part I of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

(Members of the public to note that, if agreed, you will be asked to leave the meeting).

PART II (PRIVATE MEETING)

Nil.

Planning Committee

Thursday 18 October 2012

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

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

Also in attendance: Peter Ford – Lead Planning Officer, Julie Rundle – Lawyer and Ross Jago – Democratic Support Officer

The meeting started at 5.00 pm and finished at 9.30 pm.

Note: At a future meeting, the committee will consider the accuracy of these draft minutes, so they may be subject to change. Please check the minutes of that meeting to confirm whether these minutes have been amended.

42. DECLARATIONS OF INTEREST

The following declarations of interest were made in accordance with the code of conduct –

Name	Minute No. and Subject	Reason	Interest
Councillor Nicholson	47. Compliance of Planning Conditions Imposed upon Planning Ref 11/00750 (for the construction of Energy from Waste Plant in Her Majesty's Naval Base, Devonport)	Employed by Babcock International Group	Personal
Councillor Wheeler	46.2 Bostons Boat Yard, Baylys Road, Plymouth. 12/01180/FUL	Cattewater Harbour Commission Member.	Personal
Councillor Tuohy	46.2 Bostons Boat Yard, Baylys Road, Plymouth. 12/01180/FUL	Known to Captain Boston.	Personal
Councillor Vincent	47. Compliance of Planning Conditions Imposed upon Planning Ref 11/00750 (for the construction of Energy from Waste Plant in Her Majesty's Naval Base, Devonport)	Member of South West Devon Waste Partnership.	Personal

43. MINUTES

Agreed the minutes of the meeting held on 20 September 2012 subject to the addition that Councillor Nicholson did not vote on minute number 38.

44. **CHAIR'S URGENT BUSINESS**

To facilitate good management of the meeting, the chair requested that item 6 be considered after item 7 and that item 7.4 be considered before item 7.1.

45. **QUESTIONS FROM MEMBERS OF THE PUBLIC**

There were no questions from members of the public.

46. **PLANNING APPLICATIONS FOR CONSIDERATION**

The Committee considered the following applications, development proposals by local authorities, and statutory consultations submitted under the Town and Country Planning Act, 1990, and the Planning (Listed Buildings and Conservation Areas) Act, 1990. Addendum reports were submitted in respect of minute numbers 46.1, 46.2, 46.3 and 46.4.

46.1 10 THIRD AVENUE, BILLACOMBE, PLYMOUTH. 12/01425/FUL

(Mr P McMullin)

Decision:

Application **DEFERRED** due to a possible discrepancy within submitted plans.

(Councillor Stevens's proposal to defer the application, having been seconded by Councillor Mrs Bowyer, was put to the vote and declared carried).

(This agenda item was moved to enable efficient management of the meeting)

**46.2 BOSTONS BOAT YARD, BAYLYS ROAD, PLYMOUTH.
12/01180/FUL**

(Mr I Pugsley)

Decision:

Application **GRANTED** Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 obligation is not completed by 24 October 2012. Condition 25 is amended to include provision for a footpath link through the southern boundary of the site to provide continuous public access along the waterfront at the western end of the site from the existing footpath on the Old Wharf.

(The Committee heard representations against the application from Councillor Mike Leaves and Councillor Ken Foster, ward members).

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

(Councillor Wheeler and Councillor Tuohy declared a personal interest the above item)

(This agenda item was moved to enable efficient management of the meeting)

**46.3 SEAWINGS, 101 LAWRENCE ROAD, PLYMOUTH.
12/01339/FUL**

(Mr Andrew Preston)

Decision:

Application **GRANTED** Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 18 January 2013.

(The Committee heard representations against the application from Councillor Mike Leaves and Councillor Ken Foster, ward members).

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

(This agenda item was moved to enable efficient management of the meeting)

46.4 21 DEAN ROAD, PLYMOUTH. 12/01520/FUL

(Mr P McMullin)

Decision:

Application **DEFERRED** for further consideration of appropriate landscaping, changing of roof to mitigate the overlooking of 17 and 19 School Close, the use of velux windows, lowering the garage roof and suitable screening from 19 Dean Road.

(The Committee heard representations against the application from Councillor Nicholson, ward member).

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

(Councillor Darcy's motion to defer the application, having been seconded by Councillor Jon Taylor, was put to the vote and declared carried)

(Councillor Nicholson declared a personal interest in this item and did not take part in the debate)

(This agenda item was moved to enable efficient management of the meeting)

47. COMPLIANCE OF PLANNING CONDITIONS IMPOSED UPON PLANNING REF 11/00750 (FOR THE CONSTRUCTION OF ENERGY FROM WASTE PLANT IN HER MAJESTY'S NAVAL BASE, DEVONPORT)

The Assistant Director for Planning Services submitted a report on the compliance of planning conditions imposed upon planning permission ref 11/00750 (for the construction of Energy from Waste Plant in Her Majesty's Naval Base, Devonport). Alan Hartridge, Planning Officer, was in attendance to present the report and informed members that –

- (a) there had been four breaches over 38 days of monitoring. Weekly checks had taken place from the 13 August 2012 and six complaints were under investigation;
- (b) the operation of equipment had been moved from the site boundary after noise breaches with portable acoustic barriers installed to mitigate against further breaches. Further checks would be undertaken after the installation

of barriers;

- (c) breaches relating to work taking place outside of scheduled hours (as per the construction code of conduct) had taken place. Two breaches occurred in September due to equipment failure. The breaches did not exceed 15-20 minutes. The Community Liaison Manager would be informed of future breaches and there would be a publication of the breaches on the MVV website;
- (d) technical details of how noise was monitored and managed was embedded in schedule 5 of the Section 106 agreement in the noise management plan;
- (e) monitoring from consultants suggests that mitigating measures had ensured that the noise levels could be kept within permitted levels;
- (f) noise level limits were the most stringent seen on a site in the city. More acoustic barriers were on order, the maximum height of which were 3.5 meters so they remained portable and were able to be deployed quickly to reduce noise levels;
- (g) it would be unreasonable to prosecute automatically for breaches without further investigation into the reasons;
- (h) complaints which related to noise and dust were not confirmed by independent monitoring;
- (i) a complaint regarding early morning noise before construction hours had been denied by MVV. There was no evidence to confirm the report and further complaints had not been received;
- (j) the noise monitoring steering group was made up of technical officers as defined by the clause in the section 106 agreement.

Agreed –

- (1) to note the position regarding compliance with conditions and obligations to date and agree to the suggested report programme (appendix 2) of the report;
- (2) to authorise an investigation into alleged breaches and any possible enforcement action with a report on the outcome to be brought back to committee;
- (3) that the Assistant Director of Planning investigates the noise levels with a view to lowering them, possibly by a variation of the section 106 agreement, with a report on the outcome to be brought back to committee.

(Councillor Nicholson declared a personal interest in the above item and abstained from the vote)

(This agenda item was moved to enable efficient management of the meeting)

48. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee received a report from the Assistant Director, Planning Services, on decisions issued for the period 10 September 2012 to 8 October 2012, including –

- Committee decisions
- Delegated decisions, subject to conditions where so indicated
- Applications withdrawn
- Applications returned as invalid

49. **APPEAL DECISIONS**

The Committee received a schedule of decisions made by the Planning Inspectorate on appeals arising from the decisions of the City Council.

50. **EXEMPT BUSINESS**

SCHEDULE OF VOTING (Pages 1 - 2)

PLEASE NOTE

A SCHEDULE OF VOTING RELATING TO THE MEETING IS ATTACHED AS A SUPPLEMENT TO THESE MINUTES.

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PLANNING COMMITTEE – 18 October 2012

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
10 THIRD AVENUE, BILLACOMBE, PLYMOUTH. 12/01425/FUL	Councillors Darcy, Nicholson, Stark, Mrs Foster, Mrs Bowyer, Wheeler, S.Davey, Vincent, J. Smith, J Taylor, Tuohy, Stevens.				
BOSTONS BOAT YARD, BAYLYS ROAD, PLYMOUTH. 12/01180/FUL (Officers Recommendation)	Councillors Wheeler, S.Davey, Vincent, J. Smith, J Taylor, Tuohy, Stevens.	Councillors Darcy, Nicholson, Stark, Mrs Foster, Mrs Bowyer.			
<ul style="list-style-type: none"> Motion to defer (lost) 	Councillors Darcy, Nicholson, Stark, Mrs Foster, Mrs Bowyer.	Councillors Wheeler, S.Davey, Vincent, J. Smith, J Taylor, Tuohy, Stevens.			
<ul style="list-style-type: none"> Amendment of condition 25 	Councillors Darcy, Nicholson, Stark, Mrs Foster, Mrs Bowyer, Wheeler, S.Davey, Vincent, J. Smith, J Taylor, Tuohy, Stevens.	Councillor Mrs Foster.			
SEAWINGS, 101 LAWRENCE ROAD, PLYMOUTH. 12/01339/FUL (Officers Recommendation)	Councillors Wheeler, S.Davey, Vincent, J. Smith, J Taylor, Tuohy, Stevens.	Councillors Darcy, Nicholson, Mrs Foster, Mrs Bowyer.			Councillor Stark.
21 DEAN ROAD, PLYMOUTH. 12/01520/FUL (Amended recommendation)	Councillors Darcy, Stark, Mrs Foster, Mrs Bowyer, Wheeler, S.Davey, Vincent, J. Smith, J Taylor, Tuohy, Stevens.			Councillor Nicholson.	Councillor Stark.

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
COMPLIANCE OF PLANNING CONDITIONS IMPOSED UPON PLANNING REF 11/00750 (FOR THE CONSTRUCTION OF ENERGY FROM WASTE PLANT IN HER MAJESTY'S NAVAL BASE, DEVONPORT)	Councillors Wheeler, S.Davey, Vincent, J. Smith, J Taylor, Tuohy, Stevens.	Councillors Darcy, Mrs Foster, Mrs Bowyer.	Councillor Nicholson.	Councillor Vincent.	Councillor Stark.

PLANNING APPLICATIONS FOR CONSIDERATION

All of the applications included on this agenda have been considered subject to the provisions of the Human Rights Act 1998. This Act gives further effect to the rights included in the European Convention on Human Rights.

Addendums

Any supplementary/additional information or amendments to a planning report will be circulated at the beginning of the Planning Committee meeting as an addendum.

Public speaking at Committee

The Chair will inform the Committee of those Ward Members and/or members of the public who have registered to speak in accordance with the procedure set out in the Council's website.

Participants will be invited to speak at the appropriate time by the Chair of Planning Committee after the introduction of the case by the Planning Officer and in the following order:

- Ward Member
- Objector
- Supporter

After the completion of the public speaking, the Planning Committee will make their deliberations and make a decision on the application.

Committee Request for a Site Visit

If a Member of Planning Committee wishes to move that an agenda item be deferred for a site visit the Member has to refer to one of the following criteria to justify the request:

1. Development where the impact of a proposed development is difficult to visualise from the plans and any supporting material.

The Planning Committee will treat each request for a site visit on its merits.

2. Development in accordance with the development plan that is recommended for approval.

The Planning Committee will exercise a presumption against site visits in this category unless in moving a request for a site visit the member clearly identifies what material planning consideration(s) have not already been taken into account **and** why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

3. Development not in accordance with the development plan that is recommended for refusal.

The Planning Committee will exercise a presumption against site visits in this category unless in moving a request for a site visit the Member clearly identifies what material planning consideration(s) have not already been taken into account **and** why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

4. Development where compliance with the development plan is a matter of judgment.

The Planning Committee will treat each case on its merits, but any member moving a request for a site visit must clearly identify why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

5. Development within Strategic Opportunity Areas or development on Strategic Opportunity Sites as identified in the Local Plan/Local Development Framework.

The Chair of Planning Committee alone will exercise his/her discretion in moving a site visit where, in his/her opinion, it would benefit the Planning Committee to visit a site of strategic importance before a decision is made.

Decisions contrary to Officer recommendation

1. If a decision is to be made contrary to the Head of Planning and Regeneration recommendation, then the Committee will give full reasons for the decision, which will be minuted.
2. In the event that the Committee are minded to grant an application contrary to Officers recommendation then they must provide:
 - (i) full conditions and relevant informatives;
 - (ii) full statement of reasons for approval (as defined in Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2003);
3. In the event that the Committee are minded to refuse an application contrary to Officers recommendation then they must provide:
 - (i) full reasons for refusal which must include a statement as to demonstrable harm caused and a list of the relevant plan and policies which the application is in conflict with;
 - (ii) statement of other policies relevant to the decision.

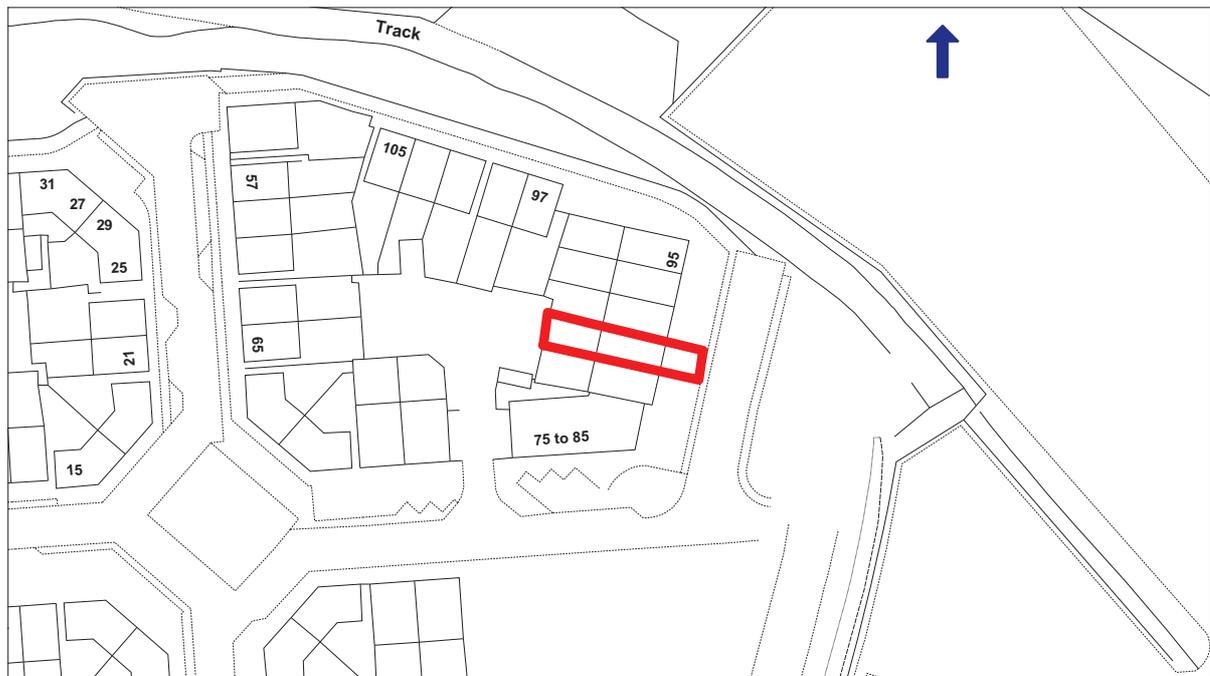
Where necessary Officers will advise Members of any other relevant planning issues to assist them with their decision.

PLANNING APPLICATION REPORT



ITEM: 01

Application Number:	12/01599/PRDE
Applicant:	Mrs G Buckley
Description of Application:	Garage conversion
Type of Application:	LDC Proposed Develop
Site Address:	89 FLEETWOOD GARDENS PLYMOUTH
Ward:	Southway
Valid Date of Application:	10/09/2012
8/13 Week Date:	05/11/2012
Decision Category:	Member/PCC Employee
Case Officer :	Adam Williams
Recommendation:	Issue certificate subject to consultation response from Legal
Click for Application Documents:	www.plymouth.gov.uk



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Site Description

89 Fleetwood Gardens is a mid terraced house within the Southway area of Plymouth.

Proposal Description

Conversion of garage to form habitable accommodation. The applicant states that the area is intended to be used to create a food preparation area for the preparation of sandwiches and small buffets for special occasions, described as a hobby.

Pre-Application Enquiry

No enquiry using Development Enquiry Service

Relevant Planning History

None, other than the permissions relating to the erection of the house

Consultation Responses

Legal Services – awaiting response

Representations

None

Analysis

In terms of the proposed physical alterations, the proposal is assessed for its compliance with Class A of Part I of the Schedule to the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. The alterations are permitted development (i.e. a planning application is not required), subject to a standard condition:

“The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.”

The question of whether there would be a material change of use of the property is the subject of consultation with Legal Services and this aspect will be addressed in an addendum report.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Section 106 Obligations

None

Conclusions

The decision on this application depends on whether a material change of use is involved. An addendum report will advise.

Recommendation

In respect of the application dated **10/09/2012** and the submitted drawings ,it is recommended to: Issue certificate subject to consultation response from Legal

Conditions

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PLANNING APPLICATION REPORT



ITEM: 02

Application Number:	12/01520/FUL
Applicant:	James Dean and Kerry Everson
Description of Application:	Retrospective application for replacement dwelling with attached double garage
Type of Application:	Full Application
Site Address:	21 DEAN ROAD PLYMOUTH
Ward:	Plympton St Mary
Valid Date of Application:	24/08/2012
8/13 Week Date:	19/10/2012
Decision Category:	Member Referral
Case Officer :	Liz Wells
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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Update Report following Negotiations

At Planning Committee on 18 October 2012, Councillors decided to defer this application for negotiation on 5 grounds:

1. further consideration of appropriate landscaping
2. changing the roof design to mitigate overlooking of 17 and 19 School Close
3. investigation into the use of rooflights in place of dormer windows to help mitigate compliance with 21 metres distance for privacy
4. lowering of garage roof
5. suitable screening for 19 Dean Road

A meeting to discuss these items took place on site on 23 October and amended plans were received on 26 October to reflect the changes agreed and landscaping offered by the applicant. Neighbours have been notified of these amended and landscaping plans. Any further letters of representation received will be covered in an addendum report for the 8 November committee meeting.

In response to the 5 reasons for deferral, the following changes have been proposed:

1. landscaping plan showing 4 trees to be planted close to the northern boundary of the site (apple tree, red maple, whitebeam and silver birch). It is proposed to remove the existing shed but leave its rear wall, which currently forms the boundary with 17 School Close, and to plant the silver birch within the shed's footprint. Landscaping plan also shows, on southern boundary, 2 columnar Lawson's cypress trees within the driveway.
2. the first floor window in the gable on the northern elevation end serving a bedroom has been removed and replaced by two rooflights in the west-facing roof slope of that gable.
3. no changes have been agreed to the dormer windows (but use of rooflights detailed in point 2).
4. no changes have been agreed to the height of the garage roof, although several options were discussed.
5. in addition to the 2 columnar Lawson's cypress trees within the driveway, a new 1.8 metres high close boarded timber fence is proposed on the boundary with 19 Dean Road with border shrubs within the site.

Another point of note in the amended plans is:

- the previously proposed (and recommended condition for) privacy screen above the shed has been withdrawn.

Further Representations

Since 18 October, 3 further letters of representation have been received from people adding to their previous comments, and a document outlining residents' objections. These raise issue with:

- loss of light to 20 Dean Road in the evenings and loss of enjoyment of setting sun

Response: such loss of light is not considered significant enough to warrant refusal of permission.

- requesting photographs be taken from the dormer windows of 21 Dean Road to assess the outlook/overlooking/privacy

Response: a judgement has been made by officers on the basis of plans.

- under what criteria was an exception made to development guidance paragraph 2.2.58 relating to front facing dormer windows

Response: due to the tucked-away location of the property, there is no objection to front dormer design; the internal arrangement and use of the obscure glazing is significant in assessing potential overlooking. Paragraph 2.2.58 is read in the context of paragraphs 2.2.40-41 and 2.2.52 of the Development Guidelines SPD.

Analysis and Conclusions in respect of Amendments following Negotiations

The amendments represent an improvement to the scheme:

1. The proposed tree planting is likely to take some time to grow but will act to break up and soften the impact when viewed from the rear of 17 – 21 (odd) School Close.
2. The removal of the gable window means that all the new first floor window to neighbouring window distances are in excess of 21 metres in accordance with the guidance within the Development Guidelines SPD. The rooflights proposed in the western side, due to their perpendicular orientation to 17 - 21 (odd) School Close and separation distance from properties to the west, are not considered to result in an unreasonable loss of privacy to those properties or gardens.
3. The agent has set out reasons for not agreeing to changes in the roof design in his letter accompanying the amended plans. Officers consider that use of rooflights in place of dormers would be detrimental to the design, by virtue of the nearly uninterrupted roof slope, and would result in little change to the degree of overlooking.
4. With regards to the garage roof, to lower the roof by lowering its eaves level is understood to result in an awkward fascia and valley detail between the garage and main roof.
5. The proposed fence on the boundary of 19 Dean Road would be within general permitted development rights and would help screen the ground floor windows. The two trees have been placed in line with the two dormers from no. 19's sunroom.

The proposal continues to be recommended for approval. Recommended conditions should be amended to reflect the amended and additional drawing numbers and remove the condition relating to the privacy screen (on top of the shed to be removed).

The following is the Officer Report as it appeared on the agenda for the meeting on 18 October 2012, and should be read in conjunction with the addendum report to that meeting which also follows (at the end)

Committee Referral

This application has been referred to Planning Committee by Ward Member Cllr Nicholson for the following reasons: inappropriate to delegate given the site history and inappropriate form and design of this development.

Site Description

The site is an established residential plot which until recently has been occupied by a bungalow known as 21 Dean Road, with an attached flat roof single private motor garage and garden with various outbuildings. The site rises up gently to the west.

The site is bounded all sides by the gardens of the following residential properties:

- to the east by 23 Dean Road – at slightly lower ground level
- to the south by 19 Dean Road– at slightly lower ground level
- to the north 17-25 (odd) School Close – at lower ground level
- to the west 29 and 31 School Close - at higher ground level

The properties in the vicinity are a mixture of two storey properties and bungalows (predominantly in Dean Road).

The site is located at the end of Dean Road, accessed from the hammerhead at the end of the cul-de-sac. Dean Road is a private road accessed from Lucas Lane in Plympton, an established residential area.

Proposal Description

Retrospective application for replacement dwelling with attached double garage

Pre-Application Enquiry

None but applicant queried if revised permission was required following removal of wall.

Relevant Planning History

12/00728/FUL - Extension and alterations including raise in roof height with dormer windows, two storey side extension (existing garage to be removed), and single storey front extension to form double-width private motor garage – GRANTED CONDITIONALLY

12/01170/CDM - Condition 3 – CONDITION DETAILS DISCHARGED

Consultation Responses

Public Protection Service - Objection: Public Protection Service recommends refusal to the proposed development because there is insufficient information to demonstrate that the risk of contaminated land or that the risk of pollution to controlled waters is acceptable. Having consulted the online details for the above application PPS notes that an appropriate contamination assessment has not been

submitted with the application. The applicant has not acknowledged in section 14 of the form that the proposed development is sensitive and a use that would be particularly vulnerable to contamination and so it does not appear that the appropriate documentation has been submitted with the application. Given the retrospective nature of the application, this is particularly significant.

Representations

8 letters of representation have been received in response to this application, of which 7 object to and raise queries with the application, and one states that two occupants of Dean Close have no objection. There is some duplication in the letters of objection – one objector written in twice, and another property has letters from the occupants and representatives on their behalf. In summary, the letters represent the concerns of occupants of 33, 31, 17 and 28 School Close and the Plympton & District Civic Society. In response to the letters, the planning agent has submitted a letter responding to many of these points.

Letters object to the application on the following grounds:

- impact on 29, 31 and 33 School Close – loss of privacy, loss of aspect, loss of visual amenity / outlook and enjoyment of garden, overbearing, and loss of view of Newnham Valley and Hemerdon Ball and reduction in value of these properties
- loss of privacy to 17 School Close not going to be solved by fencing
- size and height / massing out of keeping with surrounding houses and area (includes some analysis of footprint and volume increase)
- approach of builders to development previously permitted
- misleading information and descriptions
- garage roof potential for conversion to room – lesser pitched roof requested
- discrepancy in site plan – building closer to boundaries than indicated

All letters can be viewed in full on the webpage relating to this application.

The previous application attracted just 2 letters of representation from 15 and 17 School Close, raising concerns about loss of privacy, loss of value and precedent for dormer windows.

Analysis

Background:

In June 2012, a householder application for extension and alterations including raise in roof height to the property was approved. Works to implement the permission are understood to have commenced shortly afterwards. During works, the applicant rang to advise that after removing the roof of the original bungalow, it was found that the original walls were unstable, and after discussion with the Building Control Officer were removed. The result is that the development will be a replacement dwelling, rather than an extension, and therefore the applicant was advised to submit a new planning application to reflect this change.

Differences from previous permission:

The plans submitted for this application are the same as the previous approved application, with the exception of one ground floor window at the rear, which has

been repositioned and enlarged. As works have already started on site, this application is described as 'retrospective'.

Planning Compliance Investigation:

The applicant has been advised that works carried out without the appropriate planning permission are done so at his own risk. The Council is aware that development has continued, although the letter from the agent, dated 4 October 2012 states that works have now ceased.

Complaints have been received about the height/size of the development. An inspection was undertaken on 18 and 28 September 2012. From the on site observations and measurements, the height of the building appears to accord with the plans.

Main planning considerations:

The main considerations and relevant policies of the Core Strategy in assessing this application are:

- principle of replacement dwelling / overall housing provision - policy CS15
- impact on character of area and neighbouring residential amenities – policy CS34 and Development Guidelines SPD

Principle of replacement dwelling:

There is no objection in principle to the replacement dwelling within this established residential area in Plympton. Policy CS15 states all new dwellings must be of sufficient size to provide satisfactory levels of amenity and respect the privacy and amenity of existing occupiers.

Impact:

The form of development was considered in detail under the previous application (12/00728/FUL) and the impact of the development is considered to be acceptable, being in line with the guidelines set out in the Development Guidelines SPD. The larger and repositioned window in the ground floor rear elevation is not considered to result in any loss of amenity to neighbouring properties.

The previous application was subject to a condition for privacy screening, the details of which are shown on the plans submitted. A condition relating to this screen to be retained after construction is recommended.

Issues raised in letters of representation:

Addressing the issues in turn:

- impact on 29, 31 and 33 School Close – loss of privacy, loss of aspect, loss of visual amenity / outlook and enjoyment of garden, overbearing, and loss of view of Newnham Valley and Hemerdon Ball and reduction in value of these properties

Response: the impact on these properties is considered acceptable (as with the previous application) due to the separation distance and in line with the Development Guidelines SPD. Loss of a view from a private property and loss of property values are not a material planning consideration. The more distant view of the hill is retained above the roof under construction when viewed from the road of School Close.

- loss of privacy to 17 School Close not going to be solved by fencing

Response: issues considered under previous application. Condition requiring privacy screening to be retained after development complete recommended.

- size and height / massing out of keeping with surrounding houses and area (includes some analysis of footprint and volume increase)

Response: As the site is located at the end of a cul-de-sac and in an area of mixed property designs, including bungalows and two storey properties, the size and height is not considered to result in any demonstrable harm to the surrounding area. The planning application considerations are not prescriptive to size or volume increase, so whilst the proposal represents a larger single dwelling than previously occupied the site, the scale of the development sits comfortably within the available curtilage and area. The letter from the planning agent also comments in detail on this issue which is displayed on the website for interested parties to read.

- approach of builders to development previously permitted

Response: Having discussed this matter with the Building Control Officer, he has advised that there is nothing about the way work was carried out to implement the previous approval that could be challenged. As such, objections on this ground appear unfounded and this does not effect the main 'material planning' consideration for assessing this application. The letter from the planning agent responds to this matter in detail, including photographs, to support the intention to retain part of the outside wall of the former bungalow.

- misleading information and descriptions

Response: it is appreciated that residents may feel misled, but the submitted plans are clear and have been fully considered. The letter from the planning agent responds to this matter in detail and is displayed on the website for interested parties to read.

- garage roof potential for conversion to room – lesser pitched roof requested

Response: given the form of the development have previously been approved, no amendments to this application have been sought during the course of this application.

- discrepancy in site plan – building closer to boundaries than indicated

Response: this will be given further consideration through the current planning compliance investigation (described above). The Committee will be given a further evaluation of this aspect in an Addendum Report

Other issues:

The Public Protection Service (PPS) have objected to this application on the basis of lack of information submitted. Whilst the concerns they have raised are noted, as this development is for residential development on a previously residential site and the works are not significantly different to those permitted by the previous approval to extend the former bungalow, the lack of information in this instance is not considered to warrant the application being recommended to be refused. In addition, the comments in the letter from the planning agent are noted.

The proposed dwelling has adequate off-street parking.

The comments in the letter from the planning agent emphatically deny allegations that the developer intended to replace the bungalow from the start. The letter does not raise any additional planning considerations to those addressed above.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Section 106 Obligations

No S106 recommended for this application.

Equalities & Diversities issues

None

Conclusions

The application is recommended for approval, subject to a condition to ensure the privacy screen, details of which have been submitted, is retained after the development is complete.

Addendum Report to Planning Committee 18 October 2012

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 will generate a total of approximately £1,919 in New Homes Bonus contributions for the authority over 6 years. However, it is considered that the development plan and other material considerations, as set out elsewhere in the report, continue to be the matters that carry greatest weight in the determination of this application.

This paragraph should have been included in the report.

Representations

6 additional letters of representation have been received, of which 5 objects and 1 supports the application. Two letters of representation have been rescinded, including the one including figures of footprint and volume increase. Letters objecting repeat many points already raised but additional comments relate to:

- loss of privacy to 19 Dean Road
- gable windows overlook properties nearby

- higher than led to expect
- applicants with know-how in planning system getting away with development larger than normally allowed
- lack of courtesy of applicant to neighbours
- road surface (which is a private road) deteriorating / cracking due to lorries
- builder's vans blocking access to 19 Dean Road
- noise from groundwork machines and concrete crushers up to 1.30pm on Sat and deliveries at 6.30-6.45am and brickies working on a Sunday from 8.40am ish and work on site up to 7-8pm

In response to these issues:

- The impact of the proposal in terms of privacy, overlooking and height has already been addressed in the officer report.
- The height of the proposal is the same as the previous application.
- The conduct of the applicant and the status of the applicant / agent are not material planning considerations.
- The deterioration of the private road and blocking of private access by parked vehicles in this road is a private matter and not a material planning consideration.
- The concerns raised on the working hours during construction has been brought to the applicant's attention and passed to the Public Protection Unit. The agent has confirmed that works on site have currently ceased. Given the residential area, a condition requiring further development work to be carried out in accordance with the Public Protection Service Code of Practice for Construction and Demolition sites is recommended. This includes hours of working and delivery being restricted to 0800 – 1800 hours Monday to Friday, and 0830 to 1300 hours Saturday. No Sunday or Bank Holiday working.

Should members wish to view letters of representation in full, they are displayed on the website as via the following link: <http://www.plymouth.gov.uk/planningdoc-2?appno%3D12-01520-FUL>

Residents meeting

Cllr Patrick Nicholson, the Case Officer, Liz Wells and the Planning Agent, Roger Dean met with residents on Thursday 11 October to allow residents to get a better understanding of the proposals. The following additional issues were raised.

Privacy Screen / Landscaping:

Concern has been raised about the recommended condition for a 1.2 metre high privacy screen to be placed on top of the existing outbuilding on the boundary with 17 School Close. A planting scheme was suggested as an alternative.

As the outbuilding on this part of the boundary is proposed to be retained, and the height of the screen required to screen part of no. 17's garden closest to the house from the proposed first floor window is around 3.5 metres in total height, officers feel that a planting scheme is not considered to be appropriate as it is likely to take several years to establish a planting screen that would adequately mitigate for this loss of privacy. Conversely, the privacy screen proposed is not considered by

officers to result in any unacceptable impact on no. 17's garden given the separation of the end boundary from the rear of the house and the orientation to the south.

Furthermore the neighbour would need to agree to planting being placed in their ground, and that a planting scheme will mitigate for the unreasonable loss of privacy. At the time of the site visit, there was a small patio/decked area land to the rear of the outbuilding which would preclude planting at this time.

Whilst the land to the north of this outbuilding currently forms part of the garden of 17 School Close, it is noted that the legal ownership boundary which may differ but this is a civil matter.

Agent status:

Concern has been raised about the Planning Agent's former employment with the Council and alleging influence over the decision making process. No evidence was provided to support this allegation.

Building Process:

Concern has been raised about the building process and specifically the circumstances that led to the wall of the former bungalow to be retained being subsequently demolished, which has resulted in this planning application for the replacement dwelling. As outlined in the report, the principle of a replacement dwelling is considered by officers to be acceptable and the considerations of the impact of the proposal are not altered by the proposal being a replacement dwelling, rather than an extension.

See also response to Public Protection consultation response.

Height of garage:

Questions have been raised about the height of the garage – why it needs to be so high and the potential for future use of the roof space and insertion of rooflights.

The garage is high for a garage. Its design continues the eaves height of the main dwelling but a lower ridge height of 5.5 metres. The size of the garage has been taken into consideration and whilst large, its design is considered by officers to be acceptable. It is not proposed to remove permitted development rights as the potential to convert this roof space is not considered to result in any unacceptable impact on neighbouring properties.

Planning Compliance Investigation

Site inspections have been carried out following complainants about the height and size of the dwelling. On site observations of the remaining subwalls of the former bungalow and surrounding ground levels, and measurements taken have established:

- the finished ground floor height of the dwelling replicates the floor level of the previous bungalow;
- the height of the walls accords with the submitted plans
- the distance of the house from the site boundaries accords with the submitted plans within a reasonable degree of accuracy

The current application has been submitted to regularise the development resulting from the removal of all the original walls.

Consultation response – Public Protection Unit

Further consultation with Public Protection Unit has highlighted that, in accordance with the Council’s guidance “Contaminated Land in the Planning Process” a Phase I Risk Assessment should be carried out. It is acknowledged that the site use was previously residential, but the Public Protection Unit consider that the risks to future occupiers cannot be properly assessed without a Phase I Risk Assessment that considers full land use history for the site and adjacent land, having been carried out. This is not normally a requirement for applications for extensions to a property because these application types are automatically viewed as less sensitive development in line with nationally accepted policy.

An additional condition is recommended to address this concern, requiring a Phase I risk assessment for the site to be submitted for approval by the Local Planning Authority prior to further work being carried out on the development.

Recommended additional conditions

Condition – Code of Practice

3. CODE OF PRACTICE

During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working, crushing and piling operations, control of mud on roads and the control of dust.

Reason: The proposed site is in immediate vicinity to existing residential properties, whose occupants will likely be disturbed by noise and/or dust during demolition or construction work and to avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Informative – Code of Practice

A copy of the Public Protection Service, Code of Practice for Construction and Demolition Sites can be adopted either in part or as a whole to satisfy the above condition. It can be downloaded for submission via:

<http://www.plymouth.gov.uk/homepage/environmentandplanning/pollution/noise/construction.htm>

It is also available on request from the Environmental Protection and Monitoring Team: 01752 304147.

Conditions – Land Quality

4. CONTAMINATED LAND

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not take place until sections 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 of this condition has been complied with in relation to that contamination.

Section 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Section 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Section 3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in the replaced PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Section 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Informative – Land Quality

It is recommended that appropriate assessments and site investigations are carried out in order to identify the appropriate protection measures for the proposed development.

Recommendation

In respect of the application dated **24/08/2012** and the submitted drawings 62501/01c, 62501/02b, 62501/03b, 62501/06d, 62501/07c, 62501/08d, 62501/09c, 62501/10b and 62501/11, it is recommended to: **Grant Conditionally**

Conditions

APPROVED PLANS

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 62501/01c, 62501/02b, 62501/03b, 62501/06d, 62501/07c, 62501/08d, 62501/09c, 62501/10b and 62501/11.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE WORKS IMPLEMENTATION

(2) All hard and soft landscape works shall be carried out in accordance with the approved landscaping plan. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

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.

TREE REPLACEMENT

(3) If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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 and are subsequently properly maintained, if necessary by replacement.

CONTAMINATED LAND

(4) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not take place until sections 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 of this condition has been complied with in relation to that contamination.

Section 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - adjoining land
 - groundwaters and surface waters

- ecological systems
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Section 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Section 3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in the replaced PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Section 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE: Land Quality

(1) It is recommended that appropriate assessments and site investigations are carried out in order to identify the appropriate protection measures for the proposed development.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the impact on the character and appearance of the area and the impact on the neighbouring residential amenities, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS28 - Local Transport Consideration

CS34 - Planning Application Consideration

CS22 - Pollution

CS02 - Design

CS15 - Housing Provision

SPD1 - Development Guidelines

NPPF - National Planning Policy Framework March 2012

PLANNING APPLICATION REPORT



ITEM: 03

Application Number: 12/01504/FUL

Applicant: ConsertoneZed Plymouth Ltd

Description of Application: Full planning permission for a maximum 91 residential Code 6 dwellings with an overall gross internal floor area of 12,520 m² (Class C3); a 672 m² assembly area with covered arcade (Class B1) to be used for flexible Class A3/A4/B1/D1 use on completion of development ((Blocks A & B); 117 m² of flexible Class A3/A4/B1/D1 use (Block C); 368 m² of Class B1/live-work accommodation fronting Tavistock Road together with associated carparking, community green open space and landscaping, village square and new vehicular access off Woolwell Crescent and Towerfield Drive

Type of Application: Full Application

Site Address: LAND OFF TOWERFIELD DRIVE PLYMOUTH

Ward: Moor View

Valid Date of Application: 12/09/2012

8/13 Week Date: **12/12/2012**

Decision Category: This application is reported to committee as a referral by the Assistant Director because the matter is an unusual response to a particular set of issues that warrants debate by the committee

Case Officer : Robert McMillan

Recommendation: Minded to Grant Conditional Permission, subject to S106 Obligation, with delegated authority to Assistant Director

Click for Application Documents: www.plymouth.gov.uk

Documents:



This application is reported to committee as a referral by the Assistant Director because the matter is an unusual response to a particular set of issues that warrants debate by the committee

Site Description

The site is on the northern edge of Plymouth with the boundary with South Hams crossing the eastern part of the site. It is a large area of open land criss-crossed with informal paths used for informal recreation and dog walkers: the northern part is deciduous woodland. Its area is about 3.69 hectares with the woodland comprising 0.63 ha leaving a developable area of 3.06 ha. It is bounded by Tavistock Road, Woolwell Crescent, Towerfield Drive and Bickleigh Down Road. The road frontages are 232m, 65m 175m and 227m respectively. A Tesco superstore with access yard and Petrol filling station lies to the south; Lidl's, the CSA in Clearbrook House and The Cottage to the east; housing, Roborough Methodist Church and Roborough village in South Hams to the north; and housing to the west.

The site is quite elevated with good views across to the Cornish Hills and Bodmin Moor to the west. The land falls from east to west.

The boundary between Plymouth and South Hams District Council crosses the eastern part of the site with a small triangle of land in the South Hams.

There is a good hedgebank with mature vegetation on the eastern boundary. The northern part of the site comprises mature woodland covered by TPO 168 with a hedgebank on its eastern boundary with the road. It is in reasonable condition with only limited fly-tipping but requires proper management.

There is a high footbridge across Tavistock Road and a bus stop on the northern part of the western boundary. There is vegetation on part of the central reservation and good screening on the western side of Tavistock Road and, further south, high hedges screening the houses.

On the southern boundary there is a mature hedgebank. Tesco lorries were parked on Woolwell Crescent when the officer visited the site

Lidl's is slightly raised with a retaining wall on its western edge.

Proposal Description

The proposal is for a residential led mixed use highly sustainable development. The application comprises:

91 dwellings consisting of 6 two bedroom houses 30 three bedroom houses, 29 four bedroom houses, 20 five bedroom houses, 6 one bedroom flats. Six houses and the two of the flats are affordable homes;

672 sq m of Class B1 assembly area with covered arcade to be used to assemble the house kits prior to being placed on the plots. The applicant wishes the use to extend to Class A3/A4 restaurants, cafes and drinking establishments, and Class D1 non-residential institutions for future use once the site is built out and if the assembly use for off-site kit houses is not required;

A noise bund on the western part of the site fronting Tavistock Road for BI employment accommodation of 368 sq m. The applicant has applied for these to be live-work units;

A community café/restaurant/pub (Class A3/Class A4) but again the applicant requires flexibility to be used for BI business or D1 Non-residential institutional use;

A community green open space for informal open space with a small play area and 5 aside kick about area; and

Retention of the protected woodland to be managed.

The accesses are from Towerfield Drive and Woolwell Crescent. It is a largely rectilinear form of development with the open space in the central northern part of the site with the housing to the east, south and west of this space. The assembly unit is in the south western part of the site opposite the Tesco Store service yard and the employment units within the noise bund on the western edge of the site. The junction of Tavistock Road with Woolwell Crescent would be improved to allow bus access.

The applicant is proposing a highly sustainable development. The dwellings would be built to Code for Sustainable Homes Code 6 energy standard. The commercial buildings will achieve the Building Research establishment Environmental Assessment Method (BREEAM) Excellent standard.

Most of the houses are three storeys with asymmetrical roofs to accommodate the photo voltaic roof design. The other materials are render, concrete tiles with small timber panels.

The assembly unit has traditional industrial appearance with a triple ridged roof with photovoltaics on the south facing slopes finished in timber with steel mesh loading bay gates. The employment units forming the noise bund would be constructed in a tube like form from corrugated steel culverts analogous to the “railway arches” form of development.

Pre-Application Enquiry

There was a Development Enquiry Service pre-application enquiry (MA/517/PRE) with detailed meetings held in May and July and subsequent meetings on viability.

Relevant Planning History

Application site

99/01668 – OUTLINE – Call Centre, new access, parking and landscaping – GRANTED, but not implemented

89/00726/C188 – OUTLINE - Employment development - GRANTED

88/02535 – OUTLINE – Business park and housing – REFUSED

79/03017 – OUTLINE – Housing development – GRANTED, but not implemented

78/02948 – FULL - Laying out of part of land for playing fields and changing accommodation – GRANTED

Adjoining Lidl's Store

08/01487 – FULL - Retail foodstore with associated car-parking and loading areas, (revised Scheme) - GRANTED

07/01264 – FULL – Neighbourhood retail food store with associated car parking and loading areas – REFUSED

Consultation Responses

Environment Agency

The Environment Agency objects because the applicant has not submitted enough evidence to demonstrate that the surface water drainage option is feasible. The applicant could overcome the objection by submitting further information.

Highways Agency

No objection but would expect a S106 contribution for strategic transport and a condition to secure a robust travel plan.

Natural England

Any comments to be reported in an addendum report or orally.

Local Highway Authority – interim comments

Still negotiating with the applicant but has a number of concerns relating to: the parking provision; size of footways; how the assembly unit and delivery vehicles would function safely; the need for more information on the access to Woolwell Crescent on visibility; how goods vehicles could use the road between the assembly building and affordable houses safely; and the need for safe pedestrian access to Woolwell Crescent. The LHA would also require a set back at the Woolwell Crescent/Tavistock Road junction to allow for future improvements to make it a signalised junction with Woolwell Crescent changing to a two way road as set out in the supporting Transport Assessment.

Public Protection Services

No objections subject to conditions relating to code of practice, land quality, noise, ventilation extract systems, opening hours and delivery times. Depending on the air quality there could be a recommendation for a S106 contribution for air quality measures.

Economic Development

No objections. Requires more information on the division of the live/work space in those units.

Police Architectural Liaison Officer

No objections subject to lockable gates provided to some of the pathways.

South West Water

No objections subject to technical requirements. There are site the constraints with public sewers and water mains in the vicinity that must be taken into account in the development.

Representations

There are four letters of representation, including one from the Cyclist Touring Club, raising the following points:

1. Increased traffic congestion;
2. Loss of informal open space;
3. 5-a-side pitch is unlikely to be used for long;
4. Inadequate open space;
5. Loss of young trees;
6. Too much concrete could lead to flooding;
7. Will add to pressures on over-stretched local services including schools;
8. Disruption on the local roads during the construction period;
9. Changes are needed at the junction of Tavistock Road/Woolwell Crescent to improve cyclist safety; and
10. The cycle lane should continue up Woolwell Crescent.

Analysis

The main issues with its application are: the principle of the development; sustainability; layout design and appearance; transport and highways; nature conservation; residential amenity; viability and mitigation of the impacts of the development.

The relevant strategic objectives and policies are: Core Strategy policies and strategic objectives SO2 Delivering the City Vision, CS01 Development of Sustainable Linked Communities, SO4 Delivering the Quality City, CS02 Design, SO6 Delivering the Economic Strategy, CS04 Future Employment Provision, SO10 Delivering Adequate Housing Supply, CS15 Overall Housing Provision, CS16 Spatial Distribution of Housing Sites, SO11 Delivering a Sustainable Environment, CS18 Plymouth's Green Space, CS19 Wildlife, CS20 Sustainable Resource Use, CS21 Food Risk CS22 Pollution, SO14 Delivering Sustainable Transport, CS28 Local Transport Considerations, SO15 Delivering Community Well-being CS30 Sport Recreation and Children's Play Facilities, CS32 Designing Out Crime, CS33 Community Benefits/Planning Obligations, CS34 Planning Application Considerations; National Planning Policy Framework (NPPF); Design SPD; Development Guidelines SPD; and Planning Obligations and Affordable Housing SPD Second Review.

Introduction

This is an innovative scheme where the applicant is proposing highly sustainable dwellings to achieve Code 6 Energy and Carbon Dioxide Emissions of the Code for Sustainable Homes to achieve zero-energy homes. There is also an employment aspect as the homes would be built in a pre-fabricated format, assembled on site and transferred for erection to the individual plots. It would be a pioneer for this type of development that could be rolled out to other parts of the South West. The intention is for the employment space to form a local hub for the "green economy" and as the site developed over time it would become a demonstration and education centre showing how a sustainable way of living different from the standard form of residential lead development can be delivered and work. This is based on the evidence of the applicant's other developments most notably at BedZED in Sutton Surrey and closer to home at Jubilee Quay at Penryn.

The applicant has been considering establishing a presence in Plymouth for some time and has been engaged in negotiations with various services making the formal pre-application in May of this year.

It is expected that some of the homes would be self-build and the applicant requests considerable flexibility of final design to cater for the needs of the market depending on the buyers' preferences and the future uses of the employment and commercial/community building. This is acceptable for the interior design of the homes but as this is an application for full detailed planning permission that local planning authority (LPA) requires certainty on the form, design, appearance and uses of the development. Additionally the applicant first submitted two layouts for consideration but now understands that the LPA can only determine one layout.

The application straddles the boundary with South Hams District Council and parts of three of the houses in the north east part of the site fall within the South Hams as well as the access from Towerfield Drive. As such the applicant has made identical applications to both LPAs.

The principle of the development is supported. However, it has been reported early to committee to meet the applicant's funding requirements and there are points of detail that need to be resolved. Officers are still negotiating with the applicant on design, transport and section 106 matters and will update members in an addendum report and at the committee meeting.

Principle of development

The site is open land but is not formally adopted public open space and under previous local plans was allocated for employment development resulting in previous permissions that were not implemented. The main part does not form part of the City's Greenscape. The exception is the woodland area which will not be developed as it is a Greenscape area. The Core Strategy does not allocate land for specific uses and there is not area action plan or other development plan document proposing what the land should be used for. Paragraph 22 of the National Planning Policy Framework (NPPF) states that planning policies should avoid protection of sites for employment use where there is no reasonable prospect of the site being used for such purposes. The Strategic Housing Land Availability Assessment (SHLAA) identifies the site as suitable for housing.

The applicant is proposing a highly sustainable form of development and is different from traditional housing developments as there will be a degree of employment use and assembly of the housing components on the site together with the intention to provide café/bar/pub/community uses in parts of the development. The aspiration is to create a genuine sustainable community albeit on a small area to comply with Core Strategy policy CS01. The main use will be housing that fully accords with the city's growth agenda in Strategic Objective SO1.4 and Core Strategy Policy CS15 of providing at least 10,000 new dwellings by 2016 and 17,250 by 2021. The policy requires a minimum of 30% affordable homes subject to viability assessment. This issue is dealt with further in the report and owing to viability concerns the applicant is proposing 8 - 12 affordable homes which is 9% - 13%. This is not unusual with recent applications given the difficult economic conditions in the development industry with other schemes having similar proportions of affordable homes.

An advantage of the application is that all 85 houses would be to Lifetime Homes standard, representing 93% of the total residential units as compared with the policy standard of 20%.

The application complies with Core Strategy policy CS16 as the site is in the Derriford/northern corridor area priority location for about 3,500 new dwellings by 2021.

The employment uses are supported by Core Strategy policy CS01 in helping to create a sustainable linked neighbourhood by creating workspace on site and accords with the principles of Core Strategy policy CS05 and paragraphs 7 and 18 – 21 of the NPPF. The houses would be built with the pre-fabricated wall panels assembled on site within the assembly building and then transferred to the building plots. The applicant wishes to establish a base in the South West and if other sustainable developments happen in the region the assembly building could remain in this use. Or if there was not adequate demand it could be used for small and medium size enterprises. It would become an exemplar of sustainable development with a show house and possible visitor centre. This is based on the applicant's experience at their pioneering BedZED site in Sutton Surrey that attracts large numbers of visitors. Additionally the applicant's aspiration is for the employment space to develop into a small cluster of businesses involved in the manufacture and provision of sustainable products to develop the 'green economy' dependent upon market demand.

Sustainability

A key aspect of this proposal distinguishing it from the other housing led developments in the city is the high degree of sustainability. The applicant's Planning Statement states:

“All of the homes will be constructed and commissioned to achieve Code 6 Certification of the Code for Sustainable Homes (CSH). Code 6 is equivalent to a 'zero carbon home' and is the highest level obtainable.

The principal elements of the overall environmental design specification are as follows:

- Super insulation
- Airtight construction
- Significant thermal mass
- Low embodied energy materials
- Solar orientation and passive solar gains
- Low energy electrical appliances and lighting
- Electricity generation through an interlocking weatherproof roofing system consisting of photovoltaics laminated behind translucent glass
- Combined heat pump and heat recovery ventilation

Most of the homes will have the capability of being upgraded to zero bills specification. This involves using monocrystalline photovoltaic panels, which would have the effect of doubling the electric generation and producing

enough income from the new feed in tariff (FITS) to pay for all of the domestic energy bills over the course of a typical year.”

This affects the design with the houses having asymmetrical roofs with larger south facing slopes to maximise the provision of photovoltaic panels.

The employment and commercial buildings would achieve the high “Excellent” BREEAM standard.

Layout, design and appearance

The principle is acceptable. The layout is bespoke and not the standard type associated with house builders, as it adopts blocks with perimeter roads three of which have only single fronted development. The main residential access is from Towerfield Drive with another access from Woolwell Crescent serving the assembly and employment units in the western part of the site. The central northern part comprises the open space of 0.22 ha. The junction of four roads and a pedestrian link from the west being form a square between the open space and landmark four storey community and flats as the central focus of the development. The open space is configured so that it leads into the protected woodland that will be properly managed safeguarding its ecological interest.

There are two blocks of detached houses contained within perimeter roads either side of the open space. The southern part wrapping around the Lidl's store comprise terraced houses and the community and flats building. The western part fronting Tavistock Road is a noise bund containing the tubular employment units with a landscaped roof accessible to pedestrians.

It is a formal layout with a combination of regular and staggered building lines providing active frontages to the streets and providing good surveillance to the open space.

Officers are negotiating with the applicant to improve the layout by simplifying the square framing it with mature trees and providing trees either side of the open space as a visual and structured link to the woodland and to break up the visitor parking spaces.

The form of the houses follows the function of their high sustainability. They are large and mainly three-storey in height with asymmetrical roofs having shallow pitched long southern slopes to maximise the area for the photovoltaic panels.

There are areas where improvements to the details are needed. Some of the houses have a ‘wrap over’ effect with the north facing walls finished in grey concrete tiles. These have a ‘heavy’ austere appearance and officers are working with the appellant to seek a more appropriate material.

The houses on the southern side of the main access have dominant roofs with a steep pitch at odds with the opposite side of the street. Making the roof pitch less steep and retaining the render/ timber appearance up to 3 storeys will create greater unity and soften the design. Several of the plots have elevations facing roads and footways that require fenestration to improve surveillance. Officers are negotiating

with the applicant to improve the design and appearance of the scheme and will update members at the committee meeting. The innovative design principles and high levels of sustainability are supported in compliance with Core Strategy policies CS01, CS02, CS20 and CS34 and with the NPPF.

Residential amenity

The development has little direct effect on existing dwellings. Those on the west side of Tavistock Road are separated by this busy wide four-lane highway and effective screening. Those in South Hams on the north side of Bickleigh Down Road are separated from the development area by the mature protected woodland. The property on the south side of Bickleigh Down Road known as The Cottage similarly is well screened by the woodland.

The residential amenity issues are between the proposed dwellings and buildings within the site. The affordable homes at plots 80 – 85 are close to the assembly building and mews street serving the employment/live work units. Given the closeness of the assembly building it is essential that it is adequately sound proofed to prevent noise nuisance to the dwellings. Likewise hours of use and delivery and despatch times will be controlled to ensure reasonable living conditions.

The “tube” employment units are located in the noise bund next to a busy road. The DAS states that they will have modest levels of insulation. Again these need to have adequate sound proofing to protect the amenities of the houses opposite. Also the applicant wishes these to have the flexibility to be used as live/work units. Officers queried the suitability of such a use at the outset given their location, basic structure, limited privacy and lack of amenity space. But this is a unique form of development so it could be considered as a special case subject to the proviso that not more than 50% of the floorspace of each unit shall be used for living purposes, should anyone choose to use them as live/work space.

Several of the properties in the southern part of the site have gardens that do not fully meet the guidelines in the Development Guidelines SPD but this is compensated by the provision of the community open space and access to the woodland. Officers have concerns about plots 71 and 72 having roof gardens and the scope for overlooking and the poor relationship of plot 71 with plot 34 in terms of overlooking. Also plots 80 and 81 face a high gable end of plot 24 which could have an over-dominant effect. Officers are continuing negotiations to improve the standards of residential amenity within the site to ensure it complies with policies CS01, CS15 CS22 and CS34.

Transport and parking issues

The local highway authority (LHA) has been unable to give a formal response as negotiations are still taking place and formal comments will be reported to committee. In the interim, the LHA has given its informal comments. As this is not a traditional layout, collaboration is required to achieve an acceptable and safe form of highway layout with adequate parking arrangements.

The northern corridor is subject to congestion queuing back from The George junction and Woolwell roundabout. The development will add traffic onto the local highway network. To date the LHA has not raised objections on highway and

junction capacity grounds. The characteristics of the development are material. The applicant is prepared to gift land in the south west corner of the site at the junction of Tavistock Road with Woolwell Crescent to enable a bus lane to be constructed so that buses can by-pass the queues back from Woolwell roundabout especially during the morning peak hour that should improve bus journey times on this route. This is another positive part of the application that is welcomed.

The applicant's aspiration is that the site will not generate the normal level of car journeys by providing a "local green transport offer" and one assumes given the possible lifestyles of many of the people attracted to living in a highly sustainable community. It would hope to create a green car club that could expand to include the Children's Support Agency. The Design and Access Statement states that this would be provided by a Community Interest Company set up by the applicant. The applicant does include details in the draft heads of terms for the section 106 agreement of how this could be guaranteed. Officers query whether or not there would be sufficient demand for it to be viable. The only car club in north Plymouth is at the recent student housing scheme at Plymbridge Lane/Derriford Road that required a substantial financial contribution. There is scope for the applicant to collaborate with the operator of that scheme.

The scheme proposes electric bicycles powered by the solar installations. It is likely that some residents would use these as an alternative to the car.

There will also be an employment and residential travel plan to encourage other means of travel than the car. With other schemes, officers have sought the provision of travel passes to prompt residents and staff to use buses as soon as that occupy/work at the site to establish travel behaviour at the outset. As there is a financial implication this should be provided in the section 106 agreement.

An important point that requires clarification is the junction of Woolwell Crescent with Tavistock Road. The Local Transport Plan 3 2011 – 2026 Transport Implementation Plan has provisionally programmed improvements to the junction as part of the Northern Corridor Whole Route Implementation Plan for 2012 – 2016. These would make it a two-way signalised junction. In the original submission the assembly building was sited further away from Woolwell Crescent and both the Transport Assessment and Planning Statement stated that the scheme had been "future proofed" to allow for this junction improvement. Now the building has been moved closer to the junction the LHA and LPA need evidence that this development will not prejudice the junction improvements.

More information and clarity is required to demonstrate that the highway arrangements and sight lines at the Woolwell Crescent access and manoeuvrability for delivery vehicles in this part of site are safe and feasible.

On parking matters, officers appreciate that the ethos of the scheme is to reduce the carbon dioxide emissions and reliance on the car which is supported, but there is no guarantee that all of the occupiers will fully subscribe to this philosophy at an edge-of-city location. One cannot predict what the levels of car ownership will be. The proposal is for mainly large four- and five-bedroom houses that require two spaces. The original DAS states that the detached houses have two spaces but the terraced

houses that have four or five bedrooms will have one space. The recent addendum to the DAS states that the parking capacity has increased from 179 to 250 spaces with the large detached houses having three spaces, the terraced houses having on average 1.57 and the one-bed flats provided with one space. This was received while this report was being written and Transport officers had too little time to comment. However several spaces have been provided some distances from the homes they serve and those close to Towerfield Drive could be used by CSA employees given the heavy on-street parking on both sides of Towerfield Drive. Measures to prevent staff at the CSA from parking within the development would be required.

The Transport officer will provide additional comment on the recent revisions and members will be updated on the transport and parking matters in an addendum report or at the committee meeting.

Ecology, nature conservation and trees

The site has ecological value especially in the woodland and hedgebank on the eastern boundary. The applicant has carried out detailed ecological and tree surveys and reports. There is evidence that dormice, badgers and bats use the site. All are protected species and adequate mitigation measures are required. The margins of the grassland and edges of the eastern hedgebank provide a suitable habitat for reptiles, and the woodland and hedgebank provide suitable sites for nesting birds. The applicant has provided a Biodiversity and Mitigation and Enhancement Plan and a Woodland Management Plan to ensure that the protected species are safeguarded and the woodland is properly managed to enhance its amenity, ecological and landscape value. The mitigation and enhancement measures include areas of perimeter planting and additional planting within the woodland with appropriate species. The applicant will provide a number of bat, bird, dormouse and insect boxes in the woodland and five house sparrow terraces will be added to the outside of the new buildings.

The northern part of the eastern hedgebank will be translocated to run alongside Towerfield Drive and the details and phasing of this will be conditioned to ensure that it is done with minimal harm to the structure, soil and vegetation to retain the integrity of the hedgebank.

Planning permission for a proposed development site, where dormice are present, should only be granted if the LPA is satisfied that the development meets three tests in the Habitats Directive. The tests are:

- i) preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- ii) there is no satisfactory alternative; and
- iii) the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

In this case, the survey evidence indicated that there was one dormouse nest on the eastern edge of the woodland. This area will not be developed. Although the eastern hedgebank is a suitable habitat for dormice the Dormouse Survey found no evidence of dormice in the hedgebank.

The LPA's response to the tests is that the proposal will be a highly sustainable form of development meeting code 6 for energy and carbon dioxide reduction of the Code for Sustainable Homes that could become a hub for the "green economy" that has beneficial consequences of primary importance for the environment; and the site is required to meet Plymouth's Growth Strategy and meet the 5 year housing supply in the Derriford/northern corridor priority location for new dwellings to comply with Core Strategy SO1 and policies CS15 and CS16 and paragraphs 45-51 of the NPPF.

The woodland will be retained and, together with the eastern hedgebank, will be maintained and enhanced in accordance with the mitigation and enhancement measures outlined in the Woodland Management Plan (DWC Report No. 12/1698c), Mitigation and Enhancement Plan (DWC Report 12/1936) and Dormouse Survey (DWC Report No 12/1698b). These measures will seek to maintain the population of the dormice within the woodland and the development of the open land should not be harmful to the population of dormice at the site at a favourable conservation status in their natural range.

If members are minded to grant permission, the applicant will require a European Protected Species Licence (EPSL) from Natural England before development begins on the site.

Conditions will be attached and/or section 106 agreement obligations provided to ensure that the Woodland Management Plan and Mitigation and Enhancement Plan are implemented in accordance with an agreed phasing, timing and monitoring programme. Subject to these measures the application will safeguard the protected woodland, hedgebank and species to comply with Core Strategy policies CS18 and CS19 and paragraphs 109, 113-114 and 117-119 of the NPPF.

Flood risk

The applicant has not provided sufficient information on surface water drainage for the Environment Agency (EA) to confirm that there would not be flood risks arising from the development. The EA states that if the applicant provides the information to overcome its concerns it could remove its objection. The applicant is aware of these concerns and officers understand that the applicant is liaising with the EA to ensure that the application complies with Core Strategy policy CS21. Officers will update members on this matter in an addendum report or at the committee meeting.

Residents' concerns

The development will add traffic to the highway network but the site has always been earmarked for development and the application provides the benefit of dedicating land for a bus lane that will improve bus journey times. The residual cumulative impacts of the development are not considered to be severe to justify a refusal. The land is not formal open space and has a planning history of being

developed. The open space is of a sufficient size and whether the space would be used or not is speculation but officers believe that it will. The trees worthy of retention will be retained and new tree planting will be provided. The applicant must provide an adequate surface water drainage system to ensure that there would not be an increased risk of flooding. The development will affect local services including schools. Normally a contribution for education would be sought but the applicant has advanced a robust case that there is insufficient viability to allow for measures to mitigate the impact on local schools. There will be some disruption during construction but this will be mitigated by the code of practice condition and the method of construction with the pre-fabricated wall panels assembled on site and transferred to the building plots. Further street details will ensure that cyclists' safety is not prejudiced. Cyclists travelling south will be able to enter the northern part of the site so that a new cycle lane on Woolwell Crescent is not essential.

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 will generate a total of approximately £938,400 in New Homes Bonus contributions for the authority. However, it is considered that the development plan and other material considerations, as set out elsewhere in the report, continue to be the matters that carry greatest weight in the determination of this application.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Section 106 Obligations

In normal circumstances for a conventional housing development, officers would be seeking measures and contributions to mitigate the infrastructure impacts of the development. There are viability concerns so it would be eligible to be considered under the Market Recovery Scheme. In order to comply with Core Strategy policy CS33 and the Planning Obligations and Affordable Housing SPD Second Review, officers would have sought 13-14 affordable homes, contributions for local schools, playing pitches, strategic transport strategic green space and the European Marine Site. The applicant has worked closely with officers on agreeing the viability appraisal. The appraisal is satisfactory for evidencing viability. It is a project with high risk with a viability gap in the appraisal of £1.8 million on a developer profit of 20% on cost. If the LPA sought substantial planning obligations it would render the project undeliverable. The reasons why this is so are because of the high build costs associated with the sustainable homes, the employment space providing little value, and the amount of open space and land required for the junction improvements.

The application provided several benefits not least the high degree of sustainability, energy efficiency and carbon dioxide reduction. The applicant will provide eight affordable homes and further negotiations with Housing Strategy officers and the Registered Provider (the housing association) may result in an increase to 12.

Negotiations are continuing on the draft heads of terms submitted by the applicant. These include matters relating to: the dwellings achieving a Code for Sustainable Homes level 6 EN rating; provision of a learning resource centre of up to 55 sq m; dedicating land in the south west corner of the site of about 500 sq m for highway junction improvements; “reasonable endeavours” to facilitate delivery of a green car sharing scheme and electric bicycles; retention and management of the woodland; creation of the open space and installation of the play equipment; and construction of the first phase of the employment facility. In addition to these, officers are seeking additional terms subject to viability. These are: the management agreement extended to the open space and eastern hedgebank; maintenance of the open space and play area by the developer/management company or a commuted payment; provision of travel passes for the travel plans; a contribution for a car club which could be an extension of the car club in operation at the student housing at Plymbridge Lane.

Officers will update members on the progress of the negotiations in an addendum report or at the meeting.

Equalities & Diversities issues

The homes will be available for all groups of society in particular for those with larger families and wishing to live in a highly sustainable community. There is some provision of affordable homes for people on lower incomes and young families. All the houses will be built to Lifetime Homes standard suitable for people with disabilities and the elderly. Small employment premises will be provided suitable for small enterprises wishing to locate from their current premises.

Conclusions

The principle of the development is supported as it has the potential to be an exemplar form of highly sustainable development in the region that, once established, could extend to other sites within the South West. If successful it could become a hub for the “green economy” for the manufacture and provision of sustainable products and services attracting visitors to find out more about and be educated in sustainable development. It would become an educational resource for all levels from primary to university. There is scope for alternative forms of housing including self-build. It will contribute to the growth strategy and 5 year land supply and provide employment opportunities in a priority location for new dwellings.

The applicant has requested that the application is reported to this committee for funding reasons which has given little time to address all the issues raised. Negotiations are still taking place to improve the quality of the scheme on a number of matters. These relate to the layout design and appearance of the development; effects on residential amenity; transport, highways and parking are broadly acceptable but there are detailed points raised in the report that need to be resolved. Officers are confident that these matters are capable of being resolved. There is a current technical objection from the Environment Agency that the applicant should be able to resolve. The scheme is one of high risk with a substantial viability gap. The

applicant will provide such measures that the scheme can sustain to mitigate the infrastructure impacts of the development. Officers will update members in an addendum report or at the committee meeting on the outcome of the negotiations. Subject to the detailed points being resolved, the application is acceptable and has the potential to be a real asset for the city and sub-region in terms of delivering a highly sustainable, exciting form of development.

Recommendation

In respect of the application dated **12/09/2012** and the submitted drawings ,it is recommended to: **Minded to Grant Conditional Permission, subject to S106 Obligation, with delegated authority to Assistant Director**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1)The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:(insert plan numbers)

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SURFACE WATER DRAINAGE

(3) No development approved by this permission shall be commenced until details of a scheme for the provision of surface water management has been submitted to and approved in writing by the Local Planning Authority. The details shall include:
details of the drainage during the construction phase;
details of the final drainage scheme;
provision for exceedance pathways and overland flow routes;
a timetable of construction;
a construction quality control procedure;
a plan for the future maintenance and management of the system and overland flow routes.

Prior to occupation of the site it shall be demonstrated to the satisfaction of the Local Planning Authority that relevant parts of the scheme have been completed in accordance with the details and timetable agreed. The scheme shall thereafter be managed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason:

To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development, in accordance with policies CS21, CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

GROUND CONTAMINATION

(4) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until sections 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

human health,

property (existing or proposed) including buildings, crops, livestock, pets,

woodland and service lines and pipes,

adjoining land,

groundwaters and surface waters,

ecological systems,

archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR II'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as 2009 contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to comply with policies CS34 and CS22 of the Adopted Plymouth Core Strategy Development Plan Document 2007.

CODE OF PRACTICE

(5) Prior to the commencement of the development hereby approved, a detailed management plan for the demolition/construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

NOISE

(6) All dwellings shall be constructed in accordance with BS8233:1999 so as to provide sound insulation against externally generated noise. The good room criteria shall be applied, meaning there must be no more than 30 dB LAeq for living rooms (0700 to 2300 daytime) and 30 dB LAeq for bedrooms (2300 to 0700 night-time), with windows shut and other means of ventilation provided. Levels of 45 dB LAf.max shall not be exceeded in bedrooms (2300 to 0700 night-time).

Reason

To ensure that the proposed dwellings hereby permitted achieve a

satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

SOUND INSULATION VERIFICATION

(7) Details of the sound insulation verification methodology including the identification of the appropriate test properties and subsequent sound insulation verification results for each phase or part of a phase of residential development shall be submitted to and approved in writing by the local planning authority before any dwelling or building is occupied in that phase or part of that phase of development.

Reason:

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

LANDSCAPE DESIGN PROPOSALS

(8) No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. sub-stations, cabinets, drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant].

Reason:

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

SOFT LANDSCAPE WORKS

(9) Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; the implementation programme.

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.

LANDSCAPE MANAGEMENT PLAN

(10) A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small,

privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

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.

MAINTENANCE SCHEDULE

(11) No part of the development shall be occupied until a schedule of landscape maintenance for a minimum of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason:

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

STOCKPILING/PROT. OF EXISTING TOPSOIL

(12) Existing topsoil stripped for re-use must be correctly store in stockpiles that do not exceed 2 metres in height and protected by chestnut palings at least 1.2 metres high to BS 1722 Part 4 securely mounted on 1.2 metre minimum height timber posts driven firmly into the ground.

Reason:

To ensure that the structure of the topsoil is not destroyed through compaction; that it does not become contaminated; and is therefore fit for re-use as a successful growing medium for plants in the interest of amenity e in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

EXISTING TREE/HEDGEROWS TO BE RETAINED

(13) In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from

(a) No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

(b) If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and

shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree or hedgerow shall be undertaken in accordance with the approved plans and particulars in the Arboricultural survey and report before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground areas within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 are protected during construction work and thereafter are properly maintained, if necessary by replacement.

DETAILS OF FLOODLIGHTING AND STREET LIGHTING

(14) Details of any floodlighting and street lighting shall be submitted to and approved in writing by the Local Planning Authority before any one of the dwellings or commercial buildings hereby permitted is occupied. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the details of the development are acceptable to the Local Planning Authority, that they are in keeping with the standards of the vicinity and to protect protected species in accordance with Policies CS19, CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

DETAILS OF BOUNDARY TREATMENT

(15) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. Special attention shall be paid to how the development integrates with boundary around the adjoining Lidl's store site boundary. The boundary treatment shall be completed before any one of the dwellings or commercial buildings hereby permitted is occupied. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the details of the development are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

PROVISION OF COMMUNITY OPEN SPACE AND CHILDREN'S PLAY AREA

(16) Before the occupation of the fortieth dwelling forming part of the development hereby permitted, the developer shall provide the specification for the community open space and play area for approval in writing by the local planning authority and lay out the community open space and provide and equip the play area in accordance with the approved specification the extent and details of which shall be in accordance

with the plans and particulars relating to the landscaping of the site required by condition 8.

Reason:

To ensure the proper provision of the open space and children's play facilities in accordance with Policy CS30 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

RETENTION OF THE OPEN SPACE

(17) The community open space and play area hereby permitted shall be retained permanently.

Reason:

To ensure that the development has adequate open space and play area for the occupiers of the development to comply with policy CS30 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

STREET DETAILS

(18) 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 or employment unit 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.

COMPLETION OF ROADS AND FOOTWAYS

(19) All roads and footways forming part of the development hereby permitted shall be completed in accordance with the details approved under condition 18 above before the first occupation of the penultimate dwelling.

Reason:

To ensure that an appropriate and safe access is provided in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ACCESS (CONTRACTORS)

(20) Before any other works are commenced, an adequate road access for contractors with a proper standard of visibility shall be formed to the satisfaction of the Local Planning Authority and connected to the adjacent highway in a position and a manner to be agreed with the Local Planning Authority.

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity in accordance with Policies CS28

and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

DETAILS OF NEW JUNCTION

(21) Development shall not begin until details of the junctions between the proposed service road and the highway have been approved in writing by the Local Planning Authority; and the building shall not be occupied until that junction has been constructed in accordance with the approved details.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

PROVISION OF SIGHT LINES

(22) No work shall commence on site until details of the sight lines to be provided at the junction between the means of access and the highway have been submitted to and approved in writing by the Local Planning Authority. The approved sight lines shall be provided before the access is first brought into use.

Reason:

To provide adequate visibility for drivers of vehicles at the road junction in the interests of public safety in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CAR PARKING PROVISION - deletions

(23) 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 X cars to be parked and for the loading and unloading of vehicles 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.

PROVISION OF PARKING AREA

(24) Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CYCLE PROVISION RESIDENTIAL

(25) No dwelling shall 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 91 bicycles to be parked or stored.

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.

CYCLE PROVISION - insert number

(26) The employment and commercial buildings 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 X bicycles to be parked for users of the employment and commercial buildings.

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.

CYCLE STORAGE

(27) The secure area for storing cycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

To ensure that there are secure storage facilities available for occupiers of or visitors to the building. in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LOADING AND UNLOADING PROVISION

(28) Before the development hereby permitted is first brought into use, adequate provision shall be made to enable goods vehicles to be loaded and unloaded within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To enable such vehicles to be loaded and unloaded off the public highway so as to avoid:- (i) damage to amenity; (ii) prejudice to public safety and convenience; and (iii) interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

USE OF LOADING AREAS

(29) The land indicated on the approved plans for the loading and unloading of vehicles shall not be used for any other purposes unless an alternative and equivalent area of land within the curtilage of the site is provided for loading and unloading with the prior consent in writing of the Local Planning Authority.

Reason:

To ensure that space is available at all times to enable such vehicles to be loaded and unloaded off the public highway so as to avoid:- a. damage to amenity; b. prejudice to public safety and convenience, and c. interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

STAFF TRAVEL PLAN DETAILS

(30)The uses hereby permitted shall be carried out in accordance with details of a Staff Travel Plan which shall be submitted to and approved in writing by the Local Planning Authority prior to the development opening for trade. The Staff Travel Plan shall include the following elements:-

- The provision of secure and convenient cycle parking facilities
- The provision of shower and changing facilities for staff
- Measures to regulate the management and use of car parking areas to be permitted
- The appointment of a suitable on-site co-ordinator to monitor and record occupiers' progress in meeting the objectives of the plan. An initial survey of staff travel patterns to/from the site shall be carried out and the results, together with proposed targets for staff cycle and public transport usage and car sharing, submitted to the Local Planning Authority within six months of the development opening for trade. A report shall be submitted to the Local Planning Authority every two years monitoring the progress of the plan and achievement of the identified targets
- Measures for enforcement of the plan, should agreed objectives and targets not be met.

Reason:

In the opinion of the Local Planning Authority, such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CS28 - Local Transport Consideration

CS32 - Designing out Crime

CS33 - Community Benefits/Planning Obligation

CS34 - Planning Application Consideration

CS18 - Plymouth's Green Space

CS19 - Wildlife

CS20 - Resource Use

CS21 - Flood Risk

CS22 - Pollution

CS01 - Sustainable Linked Communities

CS02 - Design

CS04 - Future Employment Provision

CS15 - Housing Provision

CS16 - Housing Sites

SO11 - Delivering a sustainable environment

CS30 - Sport, Recreation and Children's Play Facilities

SO2 - Delivering the City Vision

SO4 - Delivering the Quality City Targets
SO6 - Delivering the Economic Strategy Targets
SO10 - Delivering Adequate Housing Supply Targets
SO14 - Delivering Sustainable Transport Targets
SO15 - Delivering Community Well-being Targets
SPD2 - Planning Obligations and Affordable Housing
SPD1 - Development Guidelines
SPD3 - Design Supplementary Planning Document
NPPF - National Planning Policy Framework March 2012

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PLANNING APPLICATION REPORT



ITEM: 04

Application Number: 12/01425/FUL

Applicant: Mr P McMullin

Description of Application: Extension to bungalow to provide a first-floor, forming a two-storey dwellinghouse, including front first floor balconies and rear first floor Juliet balconies.

Type of Application: Full Application

Site Address: 10 THIRD AVENUE BILLACOMBE PLYMOUTH

Ward: Plymstock Dunstone

Valid Date of Application: 17/08/2012

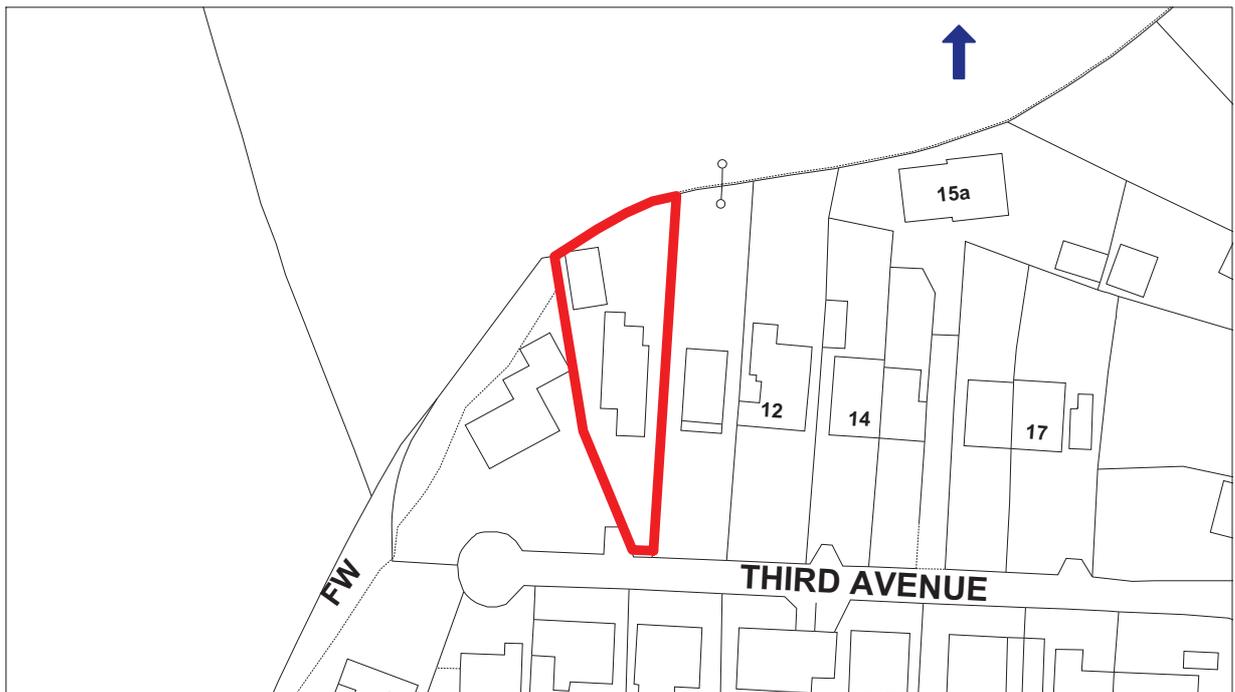
8/13 Week Date: **12/10/2012**

Decision Category: Member Referral

Case Officer : Mike Stone

Recommendation: Grant Conditionally

Click for Application Documents: www.plymouth.gov.uk



This householder application has been referred to committee by Councillor Nigel Churchill following concerns from local residents about loss of light and overdevelopment of the site.

The application was brought to the committee's meeting on 18 October 2012 when determination was deferred due to discrepancies in the plans.

Site Description

10, Third Avenue is a detached bungalow located on a wedge shaped plot in the Elburton and Dunstone neighbourhood. The bungalow is located in a small cul-de-sac and has a long front hardstanding and large rear garden containing a detached garage. The neighbouring property to the west is a large two storey detached house with side extensions while the one to the east is a detached bungalow.

Proposal Description

Extension to bungalow to provide a first-floor, forming a two-storey dwellinghouse, including front first floor balconies and rear first floor Juliet balconies.

Pre-Application Enquiry

None

Relevant Planning History

9, Third Avenue

89//02650/FUL - first floor extension to form two storey dwelling and erection of replacement private motor garage – Grant Conditionally.

02/00355/FUL - Single-storey front extension including provision of windows in the sides of the existing house – Grant Conditionally.

06/00609/FUL - Single-storey rear extension – Grant Conditionally.

Consultation Responses

Transport – no objection to permission being granted

Representations

Three letters of objection have been received raising the following concerns;

Overdevelopment of the site

- The property could eventually become a three storey house
- Lack of greenspace
- Loss of light to neighbouring properties
- Plans not accurate
- Too close to the boundary
- Out of character
- Loss of privacy
- Property is sub divided into self contained units
- Burden on road network.

Analysis

The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document (2010), and the National Planning Policy Framework. The primary planning considerations in this case are the impact on neighbour amenity and the impact on the character and appearance of the area.

The application seeks consent to convert the bungalow into a two-storey dwellinghouse by adding a second storey. At the front of the house a recessed balcony and a Juliet balcony is proposed and at the rear two Juliet balconies.

Impact on the character and appearance of the area

The property is located towards the end of a cul-de-sac and visible from the road. The neighbouring property to the west is a former bungalow that received consent to be converted to a two storey dwelling house in 1989. The property to the east is a detached bungalow. The current application at no. 10 would increase the ridge height of the property from 5.1 to 7 metres and the eaves height from 2.6 to 5 metres. The application adds a Juliet balcony and a recessed balcony to the front of the house and, while these are not features of the neighbouring properties, there is no uniform architectural style in the immediate area. The ridge roof level would be below that of the neighbouring house and above that of the bungalow and in appearance the new two storey house would not, in the officer's opinion, appear out of keeping in with the street scene. The front of the bungalow would be approximately 15 metres away from the road. For these reasons it is considered that the development would not have a detrimental impact on the character and appearance of the area. Letters of representation have raised the issue of possible over-development of the site; however the new dwelling house would easily meet the recommended minimum standards for outdoor amenity provision and internal space set out in the Development Guidelines SPD.

Impact on neighbour amenity

The two storey house to the west is set at 45 degrees to the subject property and it is not felt by officers that there would be a significant impact. The main impact on neighbour amenity would be at no. 11, the detached bungalow to the east. A letter of objection has been received from the owner of no. 11. The properties are approximately 5 metres apart. Concern has been expressed in letters of objection that the property could eventually become a three storey house. It was felt by officers that the original design would have appeared overbearing when viewed from the rear garden of no. 11 and the applicant has agreed to reduce the roof height by 1 metre and to remove the proposed rooflights. On the first floor east elevation there would be two new windows, one to illuminate the stairwell and an obscure glazed window for an en-suite bathroom. It is not felt by officers that this would result in any significant increase in overlooking. In his letter of objection the owner of no. 11 has expressed concern about possible loss of privacy resulting from the new Juliet balconies at the rear of the house but it is not considered that the impact here would be any worse than from a large rear window. The subject property is to the west of no. 11 and therefore overall loss of light would be minimal. It is accepted that the new house would result in the loss of light to a side window of the dining area of no 11.

This forms part of a larger open plan layout with the main lounge. This area is dual aspect with windows at the front of the property. A dining room is not classified as a habitable room in the SPD and this combined with the dual aspect of the larger space means that the loss of light to the side window is not considered sufficient to warrant refusal.

Other concerns raised in letters of objection were the possible self containment of the property and the impact on the road network. In March this year a Planning Compliance Officer visited the property following a complaint about possible subdivision. He concluded that the property was occupied as a single dwelling house and that no further action should be taken. With regard to the road network transport colleagues have not raised any objections to the application.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Section 106 Obligations

Not applicable

Equalities & Diversities issues

None

Conclusions

It is not considered that the proposal would not have an adverse impact on the character and appearance of the area or neighbour amenity and is recommended for approval, subject to the removal of permitted development rights.

Discrepancies in the plans have been brought to the attention of the applicant's agent. However, at the time of preparing this report, the agent had not accepted that corrections are necessary. This aspect will be covered in an addendum report.

Recommendation

In respect of the application dated **17/08/2012** and the submitted drawings I207_PL01, I207_PL02, I207_PL03, I207_PL04, I207_PL05, I207_FC04A, I207_FC05A

Reduction in proposed roof height, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: I207_PL01, I207_PL02, I207_PL03, I207_PL04, I207_PL05, I207_FC04A, I207_FC05A.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

RESTRICTIONS ON PERMITTED DEVELOPMENT

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no development falling within Class A of Part I of the Schedule to that Order shall be carried out unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to protect neighbour amenity, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the impact on neighbour amenity and the impact on the character and appearance of the area. the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

CS02 - Design

SPDI - Development Guidelines

NPPF - National Planning Policy Framework March 2012

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PLYMOUTH CITY COUNCIL

Subject: Objection to Tree Preservation Order No.490: 46,
Torridge Road, Plympton, Plymouth

Committee: Planning Committee

Date: 8 November 2012

Cabinet Member: Councillor Vincent

CMT Member: Anthony Payne - Director for Development

Author: Chris Knapman, Tree Officer

Contact: Tel: 01752 304362
e-mail: chris.knapman@plymouth.gov.uk

Ref: DC/T1/2/1

Key Decision: No

Part: I

Purpose of the Report:

A request was received from the daughter of the owner of 46 Torridge Road to consider making a Tree Preservation Order on an Oak tree located on the rear boundary of the property and adjacent to a roadside verge with the tree believed to be partly owned by the City Council as Highway Authority. The request is based on a concern that previous indiscriminate pruning by neighbours will continue to the detriment of the tree, which is a highly prominent visual amenity feature of the neighbourhood. It was therefore considered expedient in the interest of public amenity to protect the tree and to control future work on the tree in accordance with the relevant British Standard (BS 3998 2010: Treework – Recommendations). The tree is approximately 200 years old and visible to all who live in the Westfield area of Plympton. Two letters of representation were received, but only one has been confirmed as an objection to the Order. The objection received, states that there is no commitment to survey the tree or to undertake or order any pruning of the tree. The concerns of the objector were notified to both the owners of the tree, namely the Highway Authority and the owner of 46, Torridge Road. It was explained that the Council's Planning Department would assess any application for treework on its merits, but responsibility for the tree remained with its owners. It is considered that the objection, from an adjoining property in Torridge Road, does not outweigh the reasons for making the Order and it is recommended that the Order is confirmed without modification.

Corporate Plan 2012-2015:

Protecting trees enhances the quality of the City's environment by ensuring long-term tree cover. Trees help to reduce pollution and traffic noise providing cleaner air to breathe thereby helping to achieve the Council's corporate goal to create a healthy place to live and work and accords with its objective to improve health and wellbeing, as well as creating a more attractive environment.
<http://www.plymouth.gov.uk/corporateplan.htm>

**Implications for Medium Term Financial Plan and Resource Implications:
Including finance, human, IT and land**

The protection of trees by a Tree Preservation Order is part of the existing responsibilities of the

Planning Department. There are no additional financial costs arising from the imposition and administration of the Order that are not included in existing budgets.

Other Implications: e.g. Child Poverty, Community Safety, Health and Safety, Risk Management and Equality, Diversity and Community Cohesion:

None

Recommendations & Reasons for recommended action:

To confirm the Tree Preservation Order without modification.
Reason: in order to protect landscape trees of high public amenity value.

Alternative options considered and reasons for recommended action:

To revoke the Order: without a Tree Preservation Order the tree may have inappropriate works carried out on it or if the ownership changes in the future be, removed without any consent being required from the Local Planning Authority. This would result in the loss of amenity to the local area.

Background papers:

Tree Preservation Order No. 490.
Letters of representation dated 14 June 2012 from Mr. F. White, 44, Torridge Road and dated 19 June 2012 from Mr. and Mrs. Kelman, 48, Torridge Road. Letter to both parties dated 28 June 2012 from C. Knapman (Tree Officer) to confirm whether representations are objections. Letter dated 30 June 2012 from Mr. F. White confirming his objection.

Sign off:

Fin	PC. Plac eFP D12 130 06.1 9.10 .12	Leg	JAR /159 16	HR		Corp Prop		IT		Strat Proc	
Originating SMT Member											

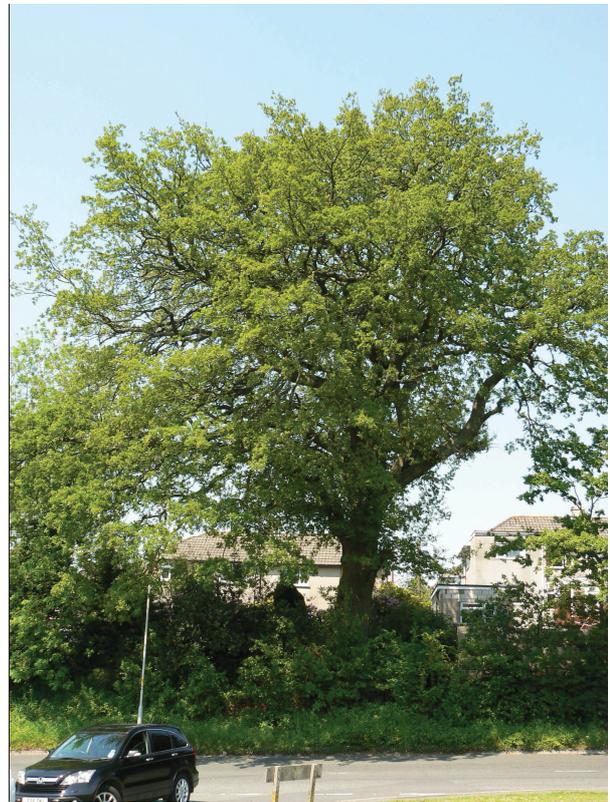
Background Report

I. Introduction

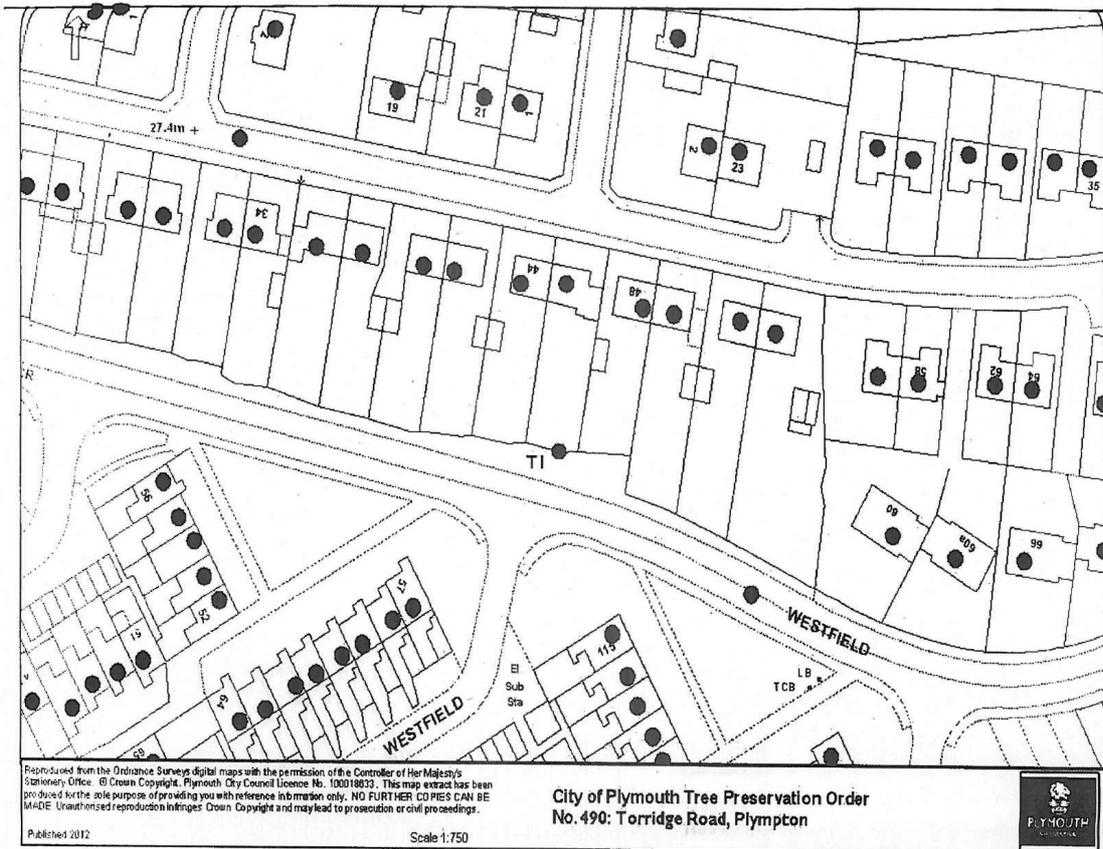
- I.1 Under delegated authority, on 7 June 2012, Tree Preservation Order No.490 was made to protect a 200 year old Oak tree on the rear boundary of 46, Torridge Way, Plympton, Plymouth. The owner of the tree had concerns that indiscriminate pruning by neighbours would continue and impact on the health of the tree and the wildlife it contains
- I.2 The tree is a prominent, mature, maiden, Oak tree situated on a relic field boundary with a consequent high amenity value, wildlife benefits and landscape history interest.
- I.3 It was therefore considered appropriate in the interest of public amenity to protect the tree and give the Local Planning Authority control over what works could be carried out in the future. Two letters of representation were received, of which one was confirmed as a letter of objection to the making of the Order.



TI Viewed from 46, Torridge Road



TI Viewed from Westfield



Map showing location of trees.

2. Objection

2.1 Two letters of representation were received from adjacent neighbours. One of which was subsequently confirmed by Officers as an objection to the making of the Order. The details are outlined below.

i) Mr. F. White 44, Torridge Road, 14 June 2012 confirmed as an objection by letter of 30 June 2012.

ii) Mr. and Mrs. Kelman 48, Torridge Road, 19 June 2012.

2.2 The reasons for Mr. White's objections are summarised as follows:

- Tree height
- Loss of sunlight
- Leaf fall
- Rot revealed in pruned branches of 6 inches diameter
- The Council should prune the tree and monitor height and spread thereafter
- Without pruning, property damage could result

2.2 The representations of Mr. and Mrs. Kelman, not recorded as an objection, are summarised as follows:

- A programme of controlled maintenance should be implemented
- Tree size

- Branch shedding
- Leaf debris
- Overhangs the highway to the rear of the property and could cause harm

3. Analysis of Issues

- 3.1 *Tree height.* Tree height in itself is not generally a problem providing the tree is in reasonable space and is structurally sound. In this case the tree is at the end of reasonably sized gardens and has sufficient space for its height and spread. No evidence has been provided that the height of the tree could contribute to structural failure such as a major defect in the trunk.
- 3.2 *Loss of sunlight.* Recent pruning of lower crown branches has not significantly improved sunlight to 44 Torridge Road and the owner of this property has not reduced the young hedgerow Ash trees at the end of his garden that would improve overall light levels.
- 3.3 *Leaf fall.* This is a natural event to be expected. Pruning the tree will normally stimulate growth and increase leaf cover.
- 3.4 *Rot revealed by pruning.* No information has been provided as to whether this is significant or has been addressed by the pruning carried out. It should be noted that pruning wounds stimulate rot potential, but rot is also a habitat for wildlife and may or may not be significant for safety. Further assessment may be necessary to establish condition and significance of such defects.
- 3.5 *The Council should prune the tree and monitor height and spread thereafter.* It is acknowledged that the tree should be assessed periodically and that any subsequent pruning recommendations should be considered on their merits. Pruning should not be carried out based on tree height alone. In a letter dated 28 June 2012 (C. Knapman) this concern was addressed and the importance of tree inspection/assessment, owner's responsibilities and treework applications were communicated to the tree's owners, namely the Highway Authority and Mr. and Mrs. Cadman at 46 Torridge Road.
- 3.6 *Without pruning, property damage could result.* Ill considered and excessive pruning can create weaknesses in branches at the site of old pruning wounds that can cause branch failure at a later date. Before pruning a tree careful consideration should be given to the potential negative aspects of such actions to avoid creating more problems than are solved.
- 3.7 Issues raised by Mr and Mrs Kelman were not objections and so are not dealt with in this report.

4. Conclusion

- 4.1 In view of the above analysis it is considered that the objections to Tree Preservation Order No.490 Torridge Road do not justify the revoking of the Order. It is therefore recommended that the order is confirmed without modification.

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PLYMOUTH CITY COUNCIL

Subject: Compliance with planning conditions and S106 clauses imposed upon Plan ref 11/00750 for the construction of Energy from waste plant in Her Majesty's Naval Base, North Yard, Devonport.—Transportation and drainage matters

Committee: Planning Committee

Date: 8 November 2012

Cabinet Member: Councillor Vincent

CMT Member: Anthony Payne Director for Place

Author: Alan Hartridge Planning Services (on behalf of the Assistant Director for Planning Paul Barnard) and Scott Smy Development Controller (Transport)

Contact: Tel: 01752 30420 and 307813
[e-mail: alan.hartridge@plymouth.gov.uk](mailto:alan.hartridge@plymouth.gov.uk) and
scott.smy@plymouth.gov.uk

Ref: 11/00750

Key Decision: No

Part: 1

Purpose of the report:Monitoring report required by the 18th October Planning Committee

A template of progress relating to the monitoring of conditions and S106 clauses and a programme of update reports relating to a number of different topics was reported to the Planning Committee on the 18th October noted and agreed.

The attached report (appendix I) indicates the Transport Unit's assessment of progress being made at this time in monitoring progress with the Transportation and Highway requirements.

Corporate Plan 2012-2015:

Working with other organisations in the sub region to reduce costs in waste disposal services; dealing with waste in a way to reduce carbon emissions whilst also using planning powers as a key lever to facilitate the potential for further carbon savings, social enterprise and Community Trust development and the delivery of business support in relation to the maritime sector. This monitoring report does not raise any implications in respect of the Corporate Plan.

**Implications for Medium Term Financial Plan and Resource Implications:
Including finance, human, IT and land**

The use of planning powers associated with the imposition and monitoring of conditions and obligations will secure acceptable development at a short, medium and long term cost to the applicants that is considered reasonable and in the community interest whilst saving public expenditure and the development itself secures a pooling of sub regional resources to address rising landfill costs. There are no abnormal financial implications for the local planning authority in monitoring conditions and clauses although the developer will have costs through providing information required by the S106.

Other Implications: e.g. Child Poverty, Community Safety, Health and Safety, Risk Management and Equality, Diversity and Community Cohesion:

The use of planning powers associated with the imposition and monitoring of conditions and obligations will secure acceptable development mindful that the principle Health and Safety and Risk Management issues (including those relating to highway safety and minimising pollution risk) and the framework for fostering good community relations has been addressed in the determination of the planning application.

Recommendations & Reasons for recommended action:

Recommendation:

It is recommended that the members note the report and in particular that your officers have concluded that satisfactory progress is being made at this stage in meeting the Council's required obligations and in mitigating impacts in respect of transportation and drainage matters without any demonstrable harm to nearby residents, the environment or public safety.

Alternative options considered and reasons for recommended action:

Where a breach is identified the Council response has to be reasonable and appropriate mindful of any demonstrable harm. It must be expedient in the public interest to take any enforcement action. It has been proven that if a council acts unreasonably in taking enforcement action, and the matter is upheld at an appeal, costs can be awarded against it. This would not be in the public interest.

Background papers:

The planning conditions Section 106 clauses drawings and schemes can all be found on the planning website for 11/00750

<http://www.plymouth.gov.uk/planningonline.htm?ApplicationNumber=11%2F00750&AddressPrefix=&Postcode=&Sort2=DateReceived+DESC&innoLink=http://www.plymouth.gov.uk/planningapplications2/results.asp>

Sign off:

Fin	Pc.Place F PD1213 007.291 012.	Leg	JA R/1 59 76	HR		Corp Prop		IT		Strat Proc	
Originating SMT Member: Paul Barnard											
Have you consulted the Cabinet Member(s) named on the report? No											

BACK GROUND REPORT:

1.0 Transportation matters

1.1 The Planning Committee considered that the disbenefits arising from transport matters could be adequately addressed by conditions and obligations that would secure highway improvements in the interests of safety and adequate sustainable travel measures during construction and operation of the plant.

1.2 In order to provide access into the site, a new junction has been constructed on the private section of the North Access Road which serves the Dockyard entrance at Camels Head and this has a dedicated signalised right turn lane into a new site access road that has been constructed across the edge of the MoD car park and under an arch of the viaduct.

1.3 The operation of this new junction is now linked to the existing traffic signals at the Wolseley Road/Weston Mill Drive junction to ensure efficient operation of both junctions and avoid unnecessary delays to traffic exiting the dockyard. Pedestrian crossing facilities across the south western arm of the junction have also been improved. A new combined footway/cycleway is constructed along the southern side of the new access road from it's' junction with the Dockyard North Access Road and 3 lengths of acoustic barrier fencing has been constructed north of the access road, A security gate would be erected in the future across the new access road, close to the proposed junction with the existing dockyard access road.

1.4 To ensure that the Naval Base retains its own circulation within the secure perimeter, and to facilitate secure access to the proposed marine landing craft site to the west, a Bull Point Access Road has been constructed from the existing access road adjacent to the Western Mill dock access roads within the western edge of the application site

1.5 A new steel and concrete 18m clear-span bridge sufficient to take traffic in both directions at the same time will shortly be constructed to replace the two existing crossings of the Weston Mill creek and two weighbridges and a gatehouse will thereafter be constructed on the internal access road nearby to the east of it.

1.6 The Highway's Agency's main concerns were in respect of the impact of additional HGV movements through the A38 (T) Weston Mill Drive junction's East and Westbound off-slip roads where there have been accidents. Improvement works have now been carried out.

1.7 The applicants stated that the number of staff would vary during the construction period from a peak of approximately 309 in October 2013 to approximately 35 at the end of the construction period. It was agreed that a comprehensive Construction Workers Travel Plan (CWTP) was warranted to mitigate for the impact of traffic movements associated with the construction phase of the development which would have the potential to be significant with an average of 160 construction workers on-site during the 3 year build programme with a maximum number of 309 during October 2013. At present there are 50 site management and supervisory personnel and 50 construction workers on site.

1.8 When the planning application was under consideration the applicants stated that the Goschen Yard car parking area would be utilised during the construction phase as it has capacity for 280 vehicles and a dedicated shuttle bus service linking it with the construction site would be provided. This was an arrangement reflected in the approved Construction Travel Management Plan although the Keyham Quarry car park is now being suggested.

1.9 The applicants have set up a dedicated CWTP account to fund measures/initiatives that support the delivery of the agreed CWTP. These measures accord with CS Objective 14, and Policies CS 28 and CS33,.W7 & W8 in support of adequate transport infrastructure.

1.10 The Transport Unit update report is attached (Appendix I)

2.0 Drainage matters

2.1 Regulation of all aqueous discharges from the site is a matter that the Environment Agency addresses through the Environmental Permit required for the plant to operate and conditions are imposed upon the planning permission to ensure that the design of the proposal and control measures are such that significant effects on the environment do not arise or are adequately mitigated to secure effective surface water management and maintenance .

2.2 Details have been agreed to minimise the risk of pollution of surface water and to manage flood risk (in accordance with Policies CS 21 and CS22),The drainage system and monitoring requirements were inspected by the Council's drainage engineer within Transport and Highways with the drainage engineer from the Environment Agency in October and it was determined that the drainage system along the access road is in place and working satisfactorily and that the surface water conditions for this stage of the development are currently being managed appropriately.

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APPENDIX 1

EFW Transportation Matters (Update)

Conditions

A number of conditions were attached to the grant of consent which had to be discharged prior to the commencement of either the Base Enhancement Works (Stage 1 of the construction phase) or Main Construction Work (Stage 2). In all cases suitable details were submitted by MVV in order to allow the associated Conditions to be discharged. The Appendix considered at the last Planning Committee meeting provided a detailed breakdown of the various highway-related conditions that have been discharged thus far and this report provides further details.

Off-Site Highway Works

The alterations to the signal controlled junction of Wolseley Road with Weston Mill Drive were subject to a Grampian Condition (45) linked to Phase 2 (Main Construction Works) of the build programme.

The Local Highway Authority can confirm that the minor alterations to this junction have now been delivered to the satisfaction of the Highway Authority (following a detailed highway inspection of the works) and that the developer can now be released from their obligations under the terms of the Section 278 Agreement.

The completion of the signal controlled junction on Dockyard Access Road North (approved as part of the details submitted for Condition 33 – Street Details Phase 1) has now allowed the two junctions to be operationally linked as originally intended. Liaison with colleagues within the Urban Traffic Control Section of PCC has confirmed that both junctions are operating well without any issues being reported.

The works identified at the A38 Weston Mill Drive Junction (Grampian Condition 44 and Highways Agency Direction 46) are now almost complete, with the only outstanding matters relating to the provision of an electrical supply for traffic signs on the A38 and the undertaking of remedial works highlighted during a detailed inspection of the works.

Monitoring of Highway Works

As mentioned above, all off-site highway works have been secured and delivered through Section 278 Agreements which has necessitated routine site inspections (there are outstanding remedial works in respect of the A38 Weston Mill Drive Junction).

The operation of the traffic signals at the entrance to the site off Dockyard Access North continued to be monitored by the Urban Traffic Control Section

within PCC with the ability of being able to make responsive changes to the operation of the Camel's Head signals (if required).

In respect of monitoring the number of traffic movements being made to and from the EfW site, although not required by condition the Local Highway Authority have recommended that MVV install Automatic Traffic Counters on the site access road. The provision of such will not only record the number of vehicles but also the vehicle type. This would allow the number of vehicles entering the site during the construction phase of the works to be monitored and compared to data included within the Construction Traffic Management Plan (Conditions 35 and 48). Further traffic monitoring is undertaken through the provision of Automatic Traffic Counters on Weston Mill Drive.

The provision of the HGV Route Plan (Condition 42) necessitated the erection of temporary 'yellow on black' signs at previously identified locations indicating the routes that construction traffic should use in order to access the EfW plant using pre-defined and agreed routes. These sites have since been visited and apart from signs highlighting the location of the contractor car parking area (which is yet to come into use and is likely to be subject to change moving from the Goschen Yard to the Keyham Quarry site), all of the required signs have been erected.

To date neither the Local Highway Authority nor the Watchman Team within Amey have received any transport-related complaints associated with the movement of construction traffic generated by the EfW site being constructed.

Construction Workers Travel Plan (CWTP)

Measures from the CWTP dated February 2012 that have been implemented by MVV so far are as follows:-

- Appointed a Site Travel and Transport Coordinator (STTC).
- Made available a budget of £20k in accordance with requirements of S106 agreement
- Communicated the principles of the CWTP via the induction for all site workers
- Implemented the electronic registration system for all site staff
- Undertaken travel surveys (including individual's travel plans)
- Informal car sharing (which is providing data to support the introduction of a more formal system)
- Operation of a parking permit system on site
- Dedicated cycle parking
- Showers, locker and changing facilities

MVV have now reviewed the CWTP in light of the travel survey information collected and revised it to improve the measures proposed in respect of public transport provision. This involves replacing the shuttle bus system (with pick-up points around the City) with dedicated bus passes (linked to site passes) for use on commercial bus services including routes 26, 29, 43, 43a and 43b.

MVV will review the effectiveness of this measure during the construction period, as the number of site workers increases, and introduce the dedicated shuttle bus service bus if data shows this to be an appropriate additional transport measure, for example if construction workers are recorded as lodging within an accessible distance of the proposed bus route. Such an approach is considered acceptable to the Highway Authority.

As the numbers on site have remained substantially the same as those during the Preliminary Works phase and there is still only one key sub-contractor on site, it was considered that the amount of construction worker traffic did not necessitate the implementation of off site parking arrangements yet.

In addition, owing to a later than planned commencement of the Main Construction Works it was not possible to prepare the Goschen Yard off site parking area due to nesting seagulls. Consequently MVV entered into negotiations with the MOD for a suitable alternative parking area. This has resulted in the offer of the Keyham Quarry car park, which MVV will be taking up. This is an established car park and offers a shorter route to the site. Consequently there are no objections to its' use as such by the Highway Authority. MVV will be supplementing this off site car park with a shuttle bus service between the Keyham Quarry car park and the site. Having obtained the use of the Keyham Quarry car park, the shuttle bus contract will be finalised shortly.

Section 106 Contributions

Weston Mill Drive Contribution - £100,000

This contribution has now been received and will be used to fund improvements to the junction of Weston Mill Drive with Ferndale Road should future development proposals come forward which would necessitate alterations to this junction.

Low Noise Surfacing Contribution- £68,000

This contribution has now been received and can now be included within future re-surfacing programmes (within the next 18-24 months).

CWTP Contribution - £20,000

This contribution has now been paid into the dedicated CWTP Account and is available for the STTC to spend in accordance with the initiatives and measures as set out in the CWTP document.

25th October 2012

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PLANNING COMMITTEE

Decisions issued for the following period: 9 October 2012 to 26 October 2012

Note - This list includes:

- Committee Decisions
- Delegated Decisions
- Withdrawn Applications
- Returned Applications

Item No 1

Application Number: 11/01504/FUL **Applicant:** Pillar Land Securities
Application Type: Full Application
Description of Development: Change of use from A2 (bank) to A3 (café/bar) on ground floor and C2/C3 (student residential, 27 units) on the upper floors
Site Address 174 ARMADA WAY PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 24/10/2012
Decision: Grant Subject to S106 Obligation - Full

Item No 2

Application Number: 12/01045/FUL **Applicant:** Mr Tony Dingle
Application Type: Full Application
Description of Development: Retrospective application to erect an 1800mm high wooden fence on Moor Lane and Ferrers Road frontages
Site Address 23 MOOR LANE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 11/10/2012
Decision: Refuse

Item No 3

Application Number: 12/01180/FUL **Applicant:** Mr I Pugsley
Application Type: Full Application
Description of Development: Re-develop site by erection of 53 dwellings with new access from the old wharf and associated roads and footways, parking and landscaping (demolition of existing buildings)
Site Address BOSTONS BOAT YARD, BAYLYS ROAD PLYMOUTH
Case Officer: Robert Heard
Decision Date: 25/10/2012
Decision: Grant Subject to S106 Obligation - Full

Item No 4

Application Number: 12/01199/FUL **Applicant:** Woodside Animal Welfare Trust
Application Type: Full Application
Description of Development: Change of use and conversion of solicitors' offices, and associated storage space, to ground floor shop (and associated kitchen and storage areas) and three flats, arranged over the proposed shop and at ground and first floor levels in rear tenement buildings, including demolition of office building and fire escape stairs and external alterations including construction of extension and roof alterations and rooflights and provision of garden areas and car parking
Site Address 111 RIDGEWAY PLYMOUTH
Case Officer: Jon Fox
Decision Date: 23/10/2012
Decision: Grant Conditionally

Item No 5

Application Number: 12/01201/LBC **Applicant:** Woodside Animal Welfare Trust
Application Type: Listed Building
Description of Development: Conversion of solicitors' offices, and associated storage space, to ground floor shop (and associated kitchen and storage areas) and three flats, arranged over the proposed shop and at ground and first floor levels in rear tenement buildings, including demolition of office building and fire escape stairs and external alterations including construction of extension and roof alterations and rooflights and provision of garden areas and car parking
Site Address 111 RIDGEWAY PLYMOUTH
Case Officer: Jon Fox
Decision Date: 23/10/2012
Decision: Grant Conditionally

Item No 6

Application Number: 12/01235/FUL **Applicant:** Miss L Richards
Application Type: Full Application
Description of Development: Develop land by erection of detached dwelling with integral private motor garage
Site Address LAND ADJACENT TO 52 HIGHER EFFORD ROAD
PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 15/10/2012
Decision: Grant Conditionally

Item No 7

Application Number: 12/01275/FUL **Applicant:** The Bac Bar
Application Type: Full Application
Description of Development: Canopy and pergola at rear of licensed premises
Site Address 40 DRAKE CIRCUS PLYMOUTH
Case Officer: Mike Stone
Decision Date: 12/10/2012
Decision: Grant Conditionally

Item No 8

Application Number: 12/01309/FUL **Applicant:** ALDI Stores Limited
Application Type: Full Application
Description of Development: Application to vary Condition 12 of notice 98/00006/FUL to extend opening hours from 09:00 to 18:00 Monday to Thursday, 09:00 to 20:00 on Friday, 08:30 to 17:30 on Saturdays to 08:00 to 21:00 on Mondays and Saturdays and 10:00 to 17:00 on Sundays and Bank Holidays.
Site Address ALDI FOODSTORE LIMITED, 131 UNION STREET
PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 25/10/2012
Decision: Grant Conditionally

Item No 9

Application Number: 12/01317/FUL **Applicant:** TSD Executive Pension Scheme
Application Type: Full Application
Description of Development: Change of use and conversion to one-bedroom dwelling together with external alterations including construction of windows in south elevation
Site Address PARAMOUNT HOUSE, 77 MUTLEY PLAIN LANE
PLYMOUTH
Case Officer: Jon Fox
Decision Date: 18/10/2012
Decision: Refuse

Item No 10

Application Number: 12/01327/FUL **Applicant:**
Application Type: Full Application
Description of Development: Change of use from ground floor pub with flat above to 8 bed house in multiple occupation and associated alterations including removal of rear external staircase and replacement of windows on front elevation
Site Address 1 PATNA PLACE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 18/10/2012
Decision: Grant Conditionally

Item No 11

Application Number: 12/01329/FUL **Applicant:** Devon and Cornwall Housing As
Application Type: Full Application
Description of Development: Conversion of existing 3 bedroom flat (no 131) into two 1 bedroom flats
Site Address 131 ST THERESE'S COURT, RAGLAN ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 10/10/2012
Decision: Grant Conditionally

Item No 12

Application Number: 12/01330/FUL **Applicant:** Aster Homes
Application Type: Full Application
Description of Development: Redevelop site by erection of affordable housing development containing 18 apartments and 7 dwellings with associated parking and landscaping (amendment to previously approved application ref 11/01742/FUL)
Site Address FORMER ROYAL MARINE PUB SITE, TORRIDGE WAY
PLYMOUTH
Case Officer: Robert Heard
Decision Date: 25/10/2012
Decision: Grant Conditionally

Item No 13

Application Number: 12/01338/FUL **Applicant:** Mr & Mrs P Edwards
Application Type: Full Application
Description of Development: Develop part of rear garden by erection of three-storey, detached dwellinghouse with vehicular access from Billacombe Road
Site Address 95 HOWARD ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 16/10/2012
Decision: Grant Conditionally

Item No 14

Application Number: 12/01357/FUL **Applicant:** Praxis
Application Type: Full Application
Description of Development: Change of use from Class A2 (Financial and Professional Services) to Classes A3 (Restaurant/Café) and A5 (Hot Food Takeaway)
Site Address 4 THE BROADWAY PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 22/10/2012
Decision: Grant Conditionally

Item No 15

Application Number: 12/01369/LBC **Applicant:** Chivas Brothers Ltd
Application Type: Listed Building
Description of Development: New exterior and interior signs and fitments
Site Address PLYMOUTH GIN DISTILLERY, SOUTHSIDE STREET
PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 16/10/2012
Decision: Grant Conditionally

Item No 16

Application Number: 12/01382/EXU **Applicant:** Mr Raymond Jones
Application Type: LDC Existing Use
Description of Development: Use of the site for car sales (33 cars) and ancillary office and workshop for the preparation of cars for sale
Site Address 73 PLYMOUTH ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 16/10/2012
Decision: Issue Certificate - Lawful Use

Item No 17

Application Number: 12/01389/FUL **Applicant:** Horticultural Therapy Trust
Application Type: Full Application
Description of Development: Provision of poly-tunnel and portable building for training and activities in association with the Horticultural Therapy Trust
Site Address PENLEE VALLEY ALLOTMENTS MILEHOUSE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 16/10/2012
Decision: Grant Conditionally

Item No 18

Application Number: 12/01397/FUL **Applicant:** Kerrier Investments Ltd
Application Type: Full Application
Description of Development: Renewal of the outer cladding sheet to the south and east elevations
Site Address PLUMBASE, 60 ST MODWEN ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 11/10/2012
Decision: Grant Conditionally

Item No 19

Application Number: 12/01416/FUL **Applicant:** Mike Miller
Application Type: Full Application
Description of Development: Change of use of ground floor café/bar to two 2-bedroom dwellings
Site Address 7-9 BEAUMONT ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 18/10/2012
Decision: Grant Conditionally

Item No 20

Application Number: 12/01434/FUL **Applicant:** Mr P Bowden
Application Type: Full Application
Description of Development: Change of use from offices to dwellinghouse
Site Address BEACH HOUSE, CATTEDOWN ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 19/10/2012
Decision: Grant Conditionally

Item No 21

Application Number: 12/01435/FUL **Applicant:** Mr & Mrs W Reidie
Application Type: Full Application
Description of Development: Alterations to dwelling including part first-floor, part single storey side extension (conversion of existing garage to habitable accommodation), extension to rear conservatory, raised terrace deck and railings and gates to front of property
Site Address 35 PERIWINKLE DRIVE PLYMPTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 16/10/2012
Decision: Grant Conditionally

Item No 22

Application Number: 12/01442/FUL **Applicant:** Mr G Goodwin
Application Type: Full Application
Description of Development: First floor side extension and single storey rear extension (existing rear bay window to be removed)
Site Address 11 MORLEY CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 25/10/2012
Decision: Refuse

Item No 23

Application Number: 12/01452/FUL **Applicant:** Mr Suruj Miah
Application Type: Full Application
Description of Development: Retrospective application to rebuild rear detached storage building, with higher roof level
Site Address 248 ALBERT ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 09/10/2012
Decision: Grant Conditionally

Item No 24

Application Number: 12/01454/ADV **Applicant:** Vospers
Application Type: Advertisement
Description of Development: Remove existing Renault fascia sign and replace with Dacia fascia, both internally illuminated
Site Address VOSPERS MOTOR HOUSE (PLYMOUTH) LTD, MARSH MILLS PARK, LONGBRIDGE ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 09/10/2012
Decision: Grant Conditionally

Item No 25

Application Number: 12/01464/FUL **Applicant:** Mr J Pettey
Application Type: Full Application
Description of Development: Change of use of ground-floor room to hairdressers shop
Site Address 1 DURHAM AVENUE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 10/10/2012
Decision: Grant Conditionally

Item No 26

Application Number: 12/01466/FUL **Applicant:** Mr and Mrs G Purgaus
Application Type: Full Application
Description of Development: Change of use of Maurice House from holiday home to single dwelling (C3) and change of use of Gate House from care home (C2) to single dwelling (C3)
Site Address FAIR GLEN, LANCASTER GARDENS PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 16/10/2012
Decision: Grant Conditionally

Item No 27

Application Number: 12/01481/TPO **Applicant:** Mrs Sharon Wallington
Application Type: Tree Preservation
Description of Development: Leyland Cypress row - Remove
All Ash - Fell
All Sycamore - Fell
Site Address 41 REDDICLIFF ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 09/10/2012
Decision: Grant Conditionally

Item No 28

Application Number: 12/01483/31 **Applicant:** ReSound (Health) Ltd
Application Type: GPDO PT31
Description of Development: Determination as to whether prior approval is required for
demolition of all existing buildings and structures
Site Address PLYMPTON HOSPITAL, MARKET ROAD PLYMOUTH
Case Officer: Robert Heard
Decision Date: 09/10/2012
Decision: Prior approval not req PT24

Item No 29

Application Number: 12/01485/CAC **Applicant:** Plymouth City Council
Application Type: Conservation Area
Description of Development: Demolition of single-storey warehouse
Site Address FORMER FRUIT STORE, 23 HOW STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 11/10/2012
Decision: Grant Conditionally

Item No 30

Application Number: 12/01487/LBC **Applicant:** 5 & 6 Elliot Terrace Ltd
Application Type: Listed Building
Description of Development: Replacement roof railings
Site Address 5 AND 6 ELLIOT TERRACE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 15/10/2012
Decision: Grant Conditionally

Item No 31

Application Number: 12/01488/PRD **Applicant:** Mr N Bishop
Application Type: LDC Proposed Develop
Description of Development: Re-location of substation
Site Address LAND ADJOINING 21 MUTLEY ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 16/10/2012
Decision: Refuse to Issue Cert - (Ex)

Item No 32

Application Number: 12/01490/FUL **Applicant:** National Marine Aquarium
Application Type: Full Application
Description of Development: Change of use from offices to café/soft play area
Site Address THE DESIGN STUDIO, ROPE WALK PLYMOUTH
Case Officer: Adam Williams
Decision Date: 19/10/2012
Decision: Grant Conditionally

Item No 33

Application Number: 12/01495/FUL **Applicant:** Mr P Marku
Application Type: Full Application
Description of Development: Removal of condition 1 of planning permission notice no 09/00744/FUL to allow the site to be used as a hand car wash, without limit of time
Site Address DELUXE CAR WASH, 201 TAVISTOCK ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 25/10/2012
Decision: Refuse

Item No 34

Application Number: 12/01498/FUL **Applicant:** Mr Steve Wise
Application Type: Full Application
Description of Development: Demolition of the Albert public house and redevelopment of site to provide 7 affordable houses with associated parking, variation of Condition 2 of decision notice no. 12/00452/FUL to allow site levels to be adjusted
Site Address THE ALBERT GATE, 28 CHARLOTTE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 18/10/2012
Decision: Grant Conditionally

Item No 35

Application Number: 12/01511/FUL **Applicant:** Mrs C Francis
Application Type: Full Application
Description of Development: Retrospective application to retain and complete works including demolition of original garage, erection of two storey side extension/including larger extension and windows in side elevation
Site Address 12 WOOD PARK PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 24/10/2012
Decision: Grant Conditionally

Item No 36

Application Number: 12/01513/FUL **Applicant:** Mr M Harris
Application Type: Full Application
Description of Development: Front porch (South Elevation)
Site Address 42 HIGHER PARK CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/10/2012
Decision: Grant Conditionally

Item No 37

Application Number: 12/01516/FUL **Applicant:** Ogen Plymtrek
Application Type: Full Application
Description of Development: External plant associated with Timber Resource Recovery Centre. Including air cooled condensing unit, oil cooling unit, enclosure for gas services, extension to existing enclosure for electrical services, plant room enclosure and char bagging area
Site Address UNITS 21-29, 1 BELLIVER WAY PLYMOUTH
Case Officer: Carly Kirk
Decision Date: 24/10/2012
Decision: Grant Conditionally

Item No 38

Application Number: 12/01518/FUL **Applicant:** Mr Matthew Richardson
Application Type: Full Application
Description of Development: Rear extension, formation of room in roof, rear elevated decking and repositioning of side garage
Site Address 24 SHERFORD CRESCENT ELBURTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/10/2012
Decision: Grant Conditionally

Item No 39

Application Number: 12/01519/24 **Applicant:** Harlequin Group
Application Type: GPDO PT24
Description of Development: Openreach broadband cabinet
Site Address S-O 55 PEMBROKE STREET PLYMOUTH
Case Officer: Adam Williams
Decision Date: 17/10/2012
Decision: Prior approval not req PT24

Item No 40

Application Number: 12/01522/FUL **Applicant:** Mr Brian Shute
Application Type: Full Application
Description of Development: Division of existing flat into 2 self-contained flats
Site Address FIRST FLOOR FLAT, 435 CROWNHILL ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 15/10/2012
Decision: Grant Conditionally

Item No 41

Application Number: 12/01526/FUL **Applicant:** Porters Public House
Application Type: Full Application
Description of Development: Alterations and extension of public house to form function room
Site Address PORTERS PUBLIC HOUSE, 21 LOOE STREET PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 22/10/2012
Decision: Grant Conditionally

Item No 42

Application Number: 12/01527/TPO **Applicant:** Mr Jim Cook
Application Type: Tree Preservation
Description of Development: Oak - cut back branches overhanging property by up to 3m
Site Address 1 VANGUARD CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 09/10/2012
Decision: Grant Conditionally

Item No 43

Application Number: 12/01528/TPO **Applicant:** Mr Ronald Wheeler
Application Type: Tree Preservation
Description of Development: 6 Holm Oak/Bay - Remove
1 Holly - Remove
2 Yew - Raise crown by 2m
1 Sycamore - Raise crown by 2m
1 Bay - reduce 2 large branches
Site Address THE BEECHES, 18 KINGSLAND GARDENS CLOSE
PLYMOUTH
Case Officer: Jane Turner
Decision Date: 09/10/2012
Decision: Grant Conditionally

Item No 44

Application Number: 12/01561/FUL **Applicant:** Mrs Wendy Easton
Application Type: Full Application
Description of Development: External wall insulation
Site Address 35 KNEELE GARDENS PLYMOUTH
Case Officer: Adam Williams
Decision Date: 19/10/2012
Decision: Grant Conditionally

Item No 45

Application Number: 12/01565/PRD **Applicant:** Mr & Mrs T Nicholls
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 66 ALEXANDRA ROAD MUTLEY PLYMOUTH
Case Officer: Mike Stone
Decision Date: 18/10/2012
Decision: Issue Certificate - Lawful Use

Item No 46

Application Number: 12/01566/FUL **Applicant:** Mr James Anderson
Application Type: Full Application
Description of Development: Single storey rear extension and double storey side extension including part demolition of garden wall
Site Address 16 MOORLAND VIEW DERRIFORD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 26/10/2012
Decision: Grant Conditionally

Item No 47

Application Number: 12/01573/FUL **Applicant:** Mrs Kathleen Edgcumbe
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 5 FURLAND CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 18/10/2012
Decision: Grant Conditionally

Item No 48

Application Number: 12/01587/ADV **Applicant:** Marine Biological Association
Application Type: Advertisement
Description of Development: 3 temporary project boards
Site Address THE LABORATORY, HOE ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 23/10/2012
Decision: Application Withdrawn

Item No 49

Application Number: 12/01590/FUL **Applicant:** Mr R Adams
Application Type: Full Application
Description of Development: Replacement windows
Site Address FLAT 16, HARBOURSIDE COURT, HAWKERS AVENUE
PLYMOUTH
Case Officer: Adam Williams
Decision Date: 19/10/2012
Decision: Grant Conditionally

Item No 50

Application Number: 12/01593/FUL **Applicant:** Mrs A Gordon
Application Type: Full Application
Description of Development: Change of use from B1/B2 (Business and General Industrial) to
B8 (Storage and Distribution)
Site Address 13 PORSHAM CLOSE BELLIVER INDUSTRIAL ESTATE
PLYMOUTH
Case Officer: Adam Williams
Decision Date: 19/10/2012
Decision: Grant Conditionally

Item No 51

Application Number: 12/01594/FUL **Applicant:** Mr R Howard
Application Type: Full Application
Description of Development: Change of use from office premises to dwellinghouse
Site Address 3 LIFTON ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 22/10/2012
Decision: Grant Conditionally

Item No 52

Application Number: 12/01596/LBC **Applicant:** Plymouth City Council
Application Type: Listed Building
Description of Development: Alterations to member entrance door to install automatic door opener/closer and ramp, and alterations to internal doors on first and second floors to install automatic door opener/closers
Site Address THE COUNCIL HOUSE, CIVIC CENTRE, ARMADA WAY
PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 11/10/2012
Decision: Application Withdrawn

Item No 53

Application Number: 12/01612/FUL **Applicant:** All Aboard Pre-School
Application Type: Full Application
Description of Development: Siting of portable classroom
Site Address HOOE PRIMARY SCHOOL, HOOE ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 18/10/2012
Decision: Grant Conditionally

Item No 54

Application Number: 12/01625/FUL **Applicant:** Mrs H Fursdon
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 123 HOOE ROAD PLYMSTOCK PLYMOUTH
Case Officer: Mike Stone
Decision Date: 25/10/2012
Decision: Grant Conditionally

Item No 55

Application Number: 12/01639/TPO **Applicant:** Mrs J Clarke
Application Type: Tree Preservation
Description of Development: Oak - fell
Site Address 17 CHESHIRE DRIVE TAMERTON FOLIOT PLYMOUTH
Case Officer: Jane Turner
Decision Date: 24/10/2012
Decision: Refuse

Item No 56

Application Number: 12/01641/TCO **Applicant:** Mr D Silverwood
Application Type: Trees in Cons Area
Description of Development: Rowan - Remove
Site Address ROCK HILL HOUSE, ROCK HILL TAMERTON FOLIOT PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 22/10/2012
Decision: Grant Conditionally

Item No 57

Application Number: 12/01674/TCO **Applicant:** Ms Gilly Ansell
Application Type: Trees in Cons Area
Description of Development: 5 Leyland Cypress - Remove
Site Address TAMERTON MILL, STATION ROAD TAMERTON FOLIOT PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 17/10/2012
Decision: Grant Conditionally

Item No 58

Application Number: 12/01889/CAC **Applicant:** Mr Graham Quigley

Application Type: Conservation Area

Description of Development: EXTENSIONS

Site Address SALTMORE, HOLLY PARK CLOSE PLYMOUTH

Case Officer:

Decision Date: 25/10/2012

Decision: CAC Not Required

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