

ADDENDUM REPORT

Planning Committee



Item Number: 02

Site: Turnchapel Wharf, Barton Road, Plymouth, PL9 9RQ

Planning Application Number: 19/01810/FUL

Applicant: Ryan Bonney

Representations

Since the Officer's Report was published on the 11th August 2020, an additional 212 representations have been received, including one letter of support and 211 letters of objection. This takes the overall number of representations to 2 letters of support and 423 letters of objection. The new letter of support states that the proposal will create jobs and attract investment.

A social media campaign prompted more than 150 identical objections, which stated that the height and design of the development will block views and have an oppressive impact on the South West Coast Path. Officers consider that the development will result in harm to the South West Coast Path and the proposal is considered contrary to Policies PLY20(3) (Managing and enhancing Plymouth's waterfront) and DEV23 (Landscape character) of the Joint Local Plan (as discussed in paragraph 41 of the officers report). However, officers consider that the development will not impact upon the connectivity of the South West Coast Path and that other waterfront views are available from nearby St John's Road, from slipways in Turnchapel and from the surrounding areas. Therefore officers consider that on balance, the substantial public benefits and exceptional circumstances that are outlined in paragraphs 14 and 45 of the Officer's Report, outweigh the impacts on this section of the South West Coast Path.

A number of objections raised concerns regarding overdevelopment and over-industrialisation. Officers consider that Turnchapel Wharf is an existing business park with established business and industrial uses. Furthermore, Turnchapel Wharf has been allocated as a marine employment site in the Joint Local Plan, therefore some intensification of use is to be expected. Officers therefore consider that the proposal aligns with the site allocation and the development is considered suitable to its location adjacent to a deep water facility.

Finally, one objection stated that windows on the rear elevation could reflect intense heat and sun rays directly at cars parked along Boringdon Road causing a potential fire hazard. Officers consider

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that the rear windows are no more likely to result in fire hazards than glass windows on other properties in the area with a similar orientation. Other health and safety concerns are addressed in paragraph 56 on the Officer's Report.

Recommendation

The recommendation remains to Grant Conditionally.

