

# ADDENDUM REPORT

Planning Committee



**Item Number: 4**

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**Site: 14 Cameron Way, Plymouth, PL6 5WB**

**Planning Application Number: 20/00492/FUL**

**Applicant: Mr Purchase**

Officers would like to refer Members to the following updates in the officer report. The Officer recommendation remains unchanged.

Paragraph 8.19:

Regarding the location of proposed soakaways to manage surface water from the proposed development, Officers received a plan indicating two potential soakaway locations. Planning Officers have liaised with the Lead Local Flood Authority (LLFA) who have stated the proposed locations may prejudice properties outside the curtilage of 14 Cameron Way. Officers have therefore not approved the plan as do not wish to promote the siting of soakaways in either of the two proposed locations.

Planning Officers and LLFA Officers discussed further whether the side extension, or the change of use, was the predominant surface water concern of the LLFA. The removal of permitted development rights across the site leaves the predominant concern to be the side extension. For the reasons stated in paragraphs 8.20 and 8.21, Planning Officers have reached a balanced judgement as to whether it is reasonable to require further details pertaining to surface water discharge from a side extension which would otherwise be permitted development and, further, would place a greater burden of evidence on the applicant than a Householder application for any given side or rear, single or two storey, extension.

In conclusion, Planning Officers have not approved any drawings detailing the location of the soakaways and, rather, consider it appropriate that the applicant be afforded the same liberty given to any householder application, to manage surface water as deemed fit, providing all surface water is managed on-site, most likely adopting the surface water management of the main dwelling, as is customary for householder development.

Section 10 / Section 106 agreement status update:

Officers are continuing to negotiate with the Applicant regarding the proposed section 106 contribution, but can confirm the amounts being requested of the Applicant by the Council are as follows:

- £2,025.74 for maintenance of the planting for 20 years, including replacement plant stock and planting of any replacement stock, and less the cost of maintaining the grass proposed to undergo change of use and planting.
- £568.40 for the delivery of the planting, including initial planting and to cultivate and plant shrubs and bedding plants.
- £667 Planning Obligations management fee.

For the avoidance of doubt, the Officer recommendation to approve is subject to agreement to the S106 planning obligation, with delegated authority to Service Director for Strategic Planning and Infrastructure to refuse if not signed within agreed timeframes.

Condition 01: Approved Plans

Substitute *Site Location and Layout Plans 091\_001 Rev 2* received 29/01/21 in the Officers recommendation with *Site Location and Layout Plans 091\_001 Rev 3* received 06/04/21 for the reason of improved clarity of the red line boundary in the 1:1250 Site location plan to the top left of the drawing.

Substitute *Proposed Plans 091\_004 Rev 2* received 29/01/21 in the Officers recommendation with *General Arrangement Plans (Proposed) 091\_004 Rev 4* received 06/04/21 for the reason of corrected annotations.

Condition 03: Construction Environment Management Plan

At time of writing, Officers are awaiting written acceptance, or a substantive response, to the pre-commencement condition requiring the submission of a Construction Environment Management Plan prior to commencement of the development.