

ADDENDUM REPORT

Planning Committee



Item Number: 06

Site: Former China Clay Dryer Works Coypool Road Plymouth

Application Number: 19/01288/OUT

Applicant: Mr Paul Britton

Additional comments

Additional comments have been received from the The Plympton St Mary Neighbourhood Forum. The comments are in support of the application and include:

- The neighbourhood plan went to referendum in May 2019. Over 90% of St Mary's ward residents voted in favour. The application is an integral part of that Plan. The Forum and the residents, therefore, were in total agreement that any large developments in our area were on Brown Field Sites. This application, therefore, covers that policy.
- The Developers have kept both us and the nearby residents totally informed of what was happening along the way. There have been public consultations held in the Woodford area for all to see the proposals. Appropriate amendments have been made when needed.
- The first obstacle was the demolition of the buildings on the site and this has been done sympathetically and without too much disturbance to local residents.
- One of the major concerns for the residents of Woodford was that there would be access to the site via Woodford Avenue. The Developers have categorically stated that the access would only be for Pedestrians, Cyclists and Emergency vehicles.
- Another of Plympton Residents major worries is the disruption this development will make to our normal way of life, for example travelling along the B 3416, Plymouth Road. This of late has been a really hardship for commuters, but the Developers have assured they will do what they can within their powers to alleviate disruption.
- Taking into consideration all of the above, The Plympton St Mary Neighbourhood Forum on behalf of the St Mary's Ward Residents support the development and trust that the communications we have received thus far will continue.

Planning obligations

In Section 11 the total sum quoted is £4,750,000. This does not include the commuted sum of £1,441,281 for woodland/openspace/playspace management. The total sum combined is £6,191,281.

Conditions corrections/amendments

The second reference to 'illustrative masterplan' in condition 3 has been deleted as it was added in error and is not required. This part of the condition should only refer to the layouts and details shown on the Regulating Plan and Parameter Plans. The condition 3 should read:

CONDITION: RESERVED MATTERS SUBMISSIONS I

The submission of all Reserved Matters and the implementation of the development hereby permitted shall be carried out in accordance with the mix and disposition of land uses, outlined within the approved Masterplan, and in broad conformity with the layouts identified and details on the Regulating Plan, and approved Parameter Plans and or any subsequent amendment to these plans which may be subsequently approved in writing by the Local Planning Authority.

Reason:

To set a framework for the submission of full and adequate reserved matter details and for the assessment of the proposed development in accordance with the adopted Plymouth and South West Devon Joint Local Plan 2019.

Formatting errors (corrections in bold):

Condition 30 should read:

**ACCESS/HIGHWAY IMPROVEMENTS (GRAMPIAN) - LANDSCAPING AND ACCESS AT COYPOOL ROAD
PRE DPC**

No development shall take place above DPC until details of the proposed access and improvements (including landscaping, footway/cycleway widening, foot/cyclepath connection and associated localised improvements at the former rail crossing and adjacent land on Coypool Road), to the existing highway and adjacent land, have been submitted to and approved in writing by the LPA. The details shall be in accordance with drawing 6052-SK040, The works shall be completed in accordance with the approved details prior to the occupation of any dwellings hereby approved.

Reason:

In the interests of highway and pedestrian safety in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019

Condition 55 should read:

55 CONDITION: TREE INFORMATION

All reserved matters applications shall include tree information including: Tree survey; Tree retention/removal plan; Retained trees and root protection areas (RPA's) shown on proposed layout; Arboricultural Impact Assessment (AIA); Location of new tree planting and a Tree Protection plan. The detailed AIA will need to discuss/address the impact of the deer population on the tree population and how proposed mitigation planting will be successfully established.

Reason:

To ensure the impact on trees and tree mitigation is acceptable in accordance with policy DEV28 of the Plymouth and South West Devon Joint Local Plan 2019.

Recommendation correction

The recommendation is amended to read:

Grant conditionally subject to S106 agreement with delegated authority to the Service Director for Strategic Planning and Infrastructure to refuse if not signed within agreed timescales.