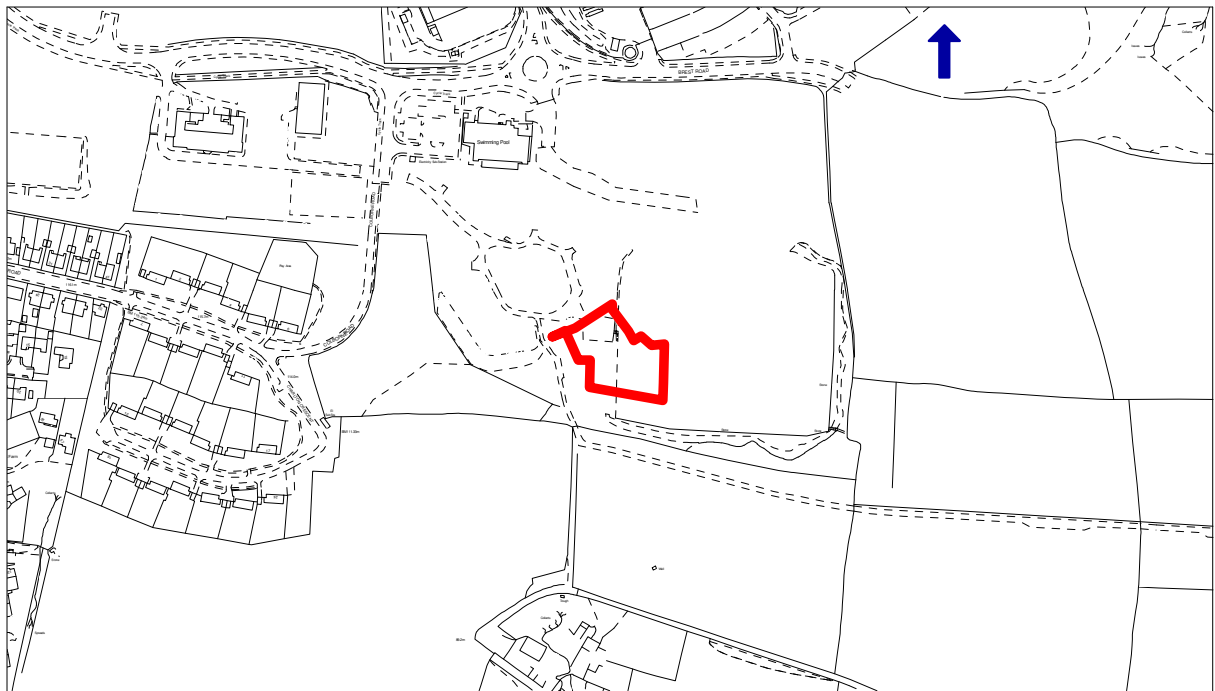


ITEM: 14

Application Number: 07/00287/FUL
Applicant: ROK Development
Description of Application: Two storey office building with associated car parking and landscaped areas (Plot C376)
Type of Application: Full Application
Site Address: PLYMOUTH INTERNATIONAL BUSINESS PARK
TAVISTOCK ROAD CROWNHILL PLYMOUTH
Ward: Moor View
Valid Date of Application: 23/02/2007
8/13 Week Date: 25/05/2007
Decision Category: Major
Case Officer : Thomas Westrope
Recommendation: Defer for Further consideration



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OFFICERS REPORT

Site Description

The proposed building will be situated within Plymouth International Medical and Technology Park (formally Seaton Barracks) to the south of Seaton Swimming Pool. It will form one of many blocks within the “office village” that is being developed and is sited to the south east of this area. The site is accessed from the A386 Tavistock Road via a purpose built access road. Five buildings, the road network and much of the landscaping have already been completed in the immediate vicinity.

Proposal Description

This scheme is one of four Reserved Matter applications for a two storey office building. This proposal is for use category B1, with a gross internal area of 670m² and a total area of 3198m². 20 car parking, 2 Disabled and 3 bicycle spaces have been included in the design. The four proposals are of a similar style, design and layout to offices already granted planning permission on this site.

Relevant Planning History

There has been an outline application on this site with a later, full application extending the time period of the original outline consent. Reserved Matters have been received and granted regarding the road network and landscaping. In addition there have been five granted reserved matter applications for similar buildings in this area.

98/00461/OUT – Outline application to demolish existing buildings and redevelop land for class B1 (business), B2 (general industrial), and B8 (storage/distribution) purposes, including details of means of access and landscaping, with retention of Seaton Pool for leisure use and retention of officer’s mess for Class B1/B2 use - GRANTED CONDITIONALLY.

03/02026/FUL – Variation of conditions 1 and 2 of planning permission 98/00461 to extend the time period of outline planning consent and submission of reserved matters - GRANTED CONDITIONALLY

01/01020/REM – Reserved Matters detailing the road infrastructure for the future business sites in this part of the estate, including the site known as Priority Sites Development. Since the original submission, the scheme has been amended to include land remodelling proposal. Subsoil is to be excavated from the Priority Sites land. It is proposed to shape it to extend the developable area to the east of the access road – GRANTED CONDITIONALLY

02/01445/REM – Reserved Matters detailing landscaping works to discharge relevant condition of outline consent (98/00461/OUT) – APPROVED

02/00497/REM – This is the first building proposed for the office village site; 0.18 Ha in an overall site of 2.41 Ha. The drawings show a two storey spec.

office development of 836 sq metres, with car parking area of 33 cars -
GRANTED CONDITIONALLY

Consultation Responses

We are awaiting consultation responses from the following:

Transport

Plymouth City Airport

Representations

No letters of representation have been received to date although the consultation period is yet to expire. It will end on 08/05/2007.

Analysis

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.

This application (and the three others on the agenda for similar developments) is classified as a major application, and is therefore reported to this Committee because it seeks the approval of reserved matters following the grant of outline permission for the whole business park (which was formerly the site of Seaton Barracks). The original barracks site was several hectares in site area, and such is well above the one hectare threshold for major developments.

These four applications were submitted to the Council in February, but there were some legal complications over the validity their format, and consequently there were not registered immediately. It has since transpired that they were indeed in a format which was valid, and therefore the 13 weeks decision period has had to be taken as having commenced on 23 February. In order for them now to be determined within the statutory period, they are presented to this Committee for consideration.

In effect the proposed developments are very much in keeping with office units which have already been erected in this part of the Business Park. The land in question (south of the former swimming pool site) is under development as an "office village", and the buildings, the site layouts, landscaping areas etc have been designed to a common theme. It is proving to be an attractive yet functional and popular part of the Park. It is located well within the Park's boundaries and therefore the developments here have little or no impact on interests outside the Park.

Within the time available to draft this report, it has not been possible to evaluate the fine detail of the proposals. However, given the planning history of the site, and the site characteristics (described above), the Committee is advised that the proposals appear satisfactory. Members are requested to resolve that they are minded to approve this application conditionally, that it be deferred for final negotiation and consideration of any representations received, and that delegated authority be given to the Assistant Director of Development to determine it.

Section 106 Obligations

The S106 planning agreement associated with the outline planning consent for the Seaton Barracks site includes requirements for the developers and/or occupiers of individual sites to provide staff travel plans, and to incorporate a provision for public art. These issues do not have to be addressed again in this application.

Conclusions

The application is considered to be satisfactory at this stage of the planning process.

Recommendation

Members are requested to resolve that they are minded to approve this application conditionally, that it be deferred for final negotiation and consideration of any representations received, and that delegated authority be given to the Assistant Director of Development to determine it.

Recommendation

In respect of the application dated **23/02/2007** and the submitted drawings, **2386/160, 2386/161, 2386/001, 2386/010, 2386/100, 2386/150** , it is recommended to: **Defer for Further consideration**

Conditions

TIME LIMIT FOR COMMENCEMENT

(1) The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

PROVISION OF DRAINAGE WORKS

(2) Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that satisfactory infrastructure works are provided in accordance with Policy AIR2 of the adopted City of Plymouth Local Plan First Alteration 1996.

LANDSCAPE DESIGN PROPOSALS

(3) 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; hard surfacing materials; refuse or other storage units, signs, lighting.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policy AEV38 of the adopted City of Plymouth Local Plan First Alteration 1996.

SOFT LANDSCAPE WORKS

(4) 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 Policy AEV38 of the adopted City of Plymouth Local Plan First Alteration 1996.

LANDSCAPE WORKS IMPLEMENTATION

(5) All hard and soft landscape works shall be carried out in accordance with the approved details. 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 Policy AEV38 of the adopted City of Plymouth Local Plan First Alteration 1996.

(6) No work shall commence on site until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz:- the lighting that shall be of a flat glass, full cut off design with horizontal mountings and any further structures such as a passenger shelter. The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity and so as not to confuse or distract pilots near to the airport.

CAR PARKING PROVISION - deletions

(7) The building shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with the details submitted to and approved by the Local Planning Authority, and that area shall not thereafter 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.

PARKING PROVISION FOR DISABLED PEOPLE

(8) The car parking area shall make provision for the parking of cars used by disabled persons in accordance with Table 7.1, Schedule 1 of Policy ATR18 of the adopted City of Plymouth Local Plan First Alteration 1996. The required spaces shall be laid out before the development hereby permitted is first brought into use and thereafter retained for their intended purpose.

Reason:

To meet the access needs of disabled people in accordance with Policy AEV45 of the adopted City of Plymouth Local Plan First Alteration 1996.

CYCLE PROVISION

(9) The development shall not be occupied until space has been laid out within the site in accordance with the approved plan for 3 bicycles to be parked.

Reason:

In order to promote cycling as an alternative to the use of private cars.

CYCLE STORAGE

(10) 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.

EXTERNAL MATERIALS

(11) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy AEV31 of the adopted City of Plymouth Local Plan First Alteration 1996.

INFORMATIVE

(1) The applicant is advised that a S.106 Agreement, signed in association with the grant of outline planning permission for the overall site (planning permission notice no. 98/0461), has requirements for the developers/occupiers of individual sites to provide staff travel plans and to provide for public art prior to the completion/occupation the respective buildings. These issues must be addressed in accordance with the requirements of the Agreement.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations which in this case are considered to be: The appearance and ability of the proposed buildings to function as offices; the character of the site layout, and the transport aspects of the development. The proposal is not considered to be demonstrably harmful to local amenities. In the absence of any other overriding considerations, and with the imposition of the specified planning conditions, the proposed development is acceptable and complies with the following policies of the Devon Structure Plan (2001 to 2016) 2004, the adopted City of Plymouth Local Plan First Alteration 1996, Plymouth Local Development Framework, Core Strategy, Regional Spatial Strategy and North Plymstock Area Action Plan (the status of these documents is set out within the City of Plymouth Local Development Scheme 2006), and relevant Planning Guidance Notes, Statements and Government Circulars as follows:

AER1 - Existing Employment Areas/Premises
AER10 - New Employment Sites
AER4 - Manufacturing Land Sites
AEV31 - Townscape
AEV38 - Landscaping and Enhancement Schemes
AEV48 - Public Art
AIR1 - Decisions on Planning Applications
AIR2 - Provision for infrastructure and amenity
ATR18 - General Parking/Service Requirements
ATR20 - Car Parking for People with Disabilities
CS28 - Local Transport Consideration
CS32 - Designing out Crime
CS34 - Planning Application Consideration
CS22 - Pollution
CS18 - Plymouth's Green Space
CS19 - Wildlife
CS20 - Resource Use
CS22 - Pollution
CS02 - Design
CS04 - Future Employment Provision

SO11 - Delivering a sustainable environment
SO1 - Delivering Plymouth's Strategic Role
SO2 - Delivering the City Vision
SO4 - Delivering the Quality City Targets
AV9 - Derriford/Seaton
SO6 - Delivering the Economic Strategy Targets
SO13 - Delivering Sustainable Waste Management Targets
SO14 - Delivering Sustainable Transport Targets
CS26 - Sustainable Waste Management