

**ITEM: 15**

**Application Number:** 07/00299/REM

**Applicant:** Rok Development

**Description of Application:** Two storey office building with associated car parking and landscaped areas (Plot C378)

**Type of Application:** Reserved Matters

**Site Address:** PLYMOUTH INTERNATIONAL MEDICAL AND TECHNOLOGY PARK TAVISTOCK ROAD CROWNHILL PLYMOUTH

**Ward:** Moor View

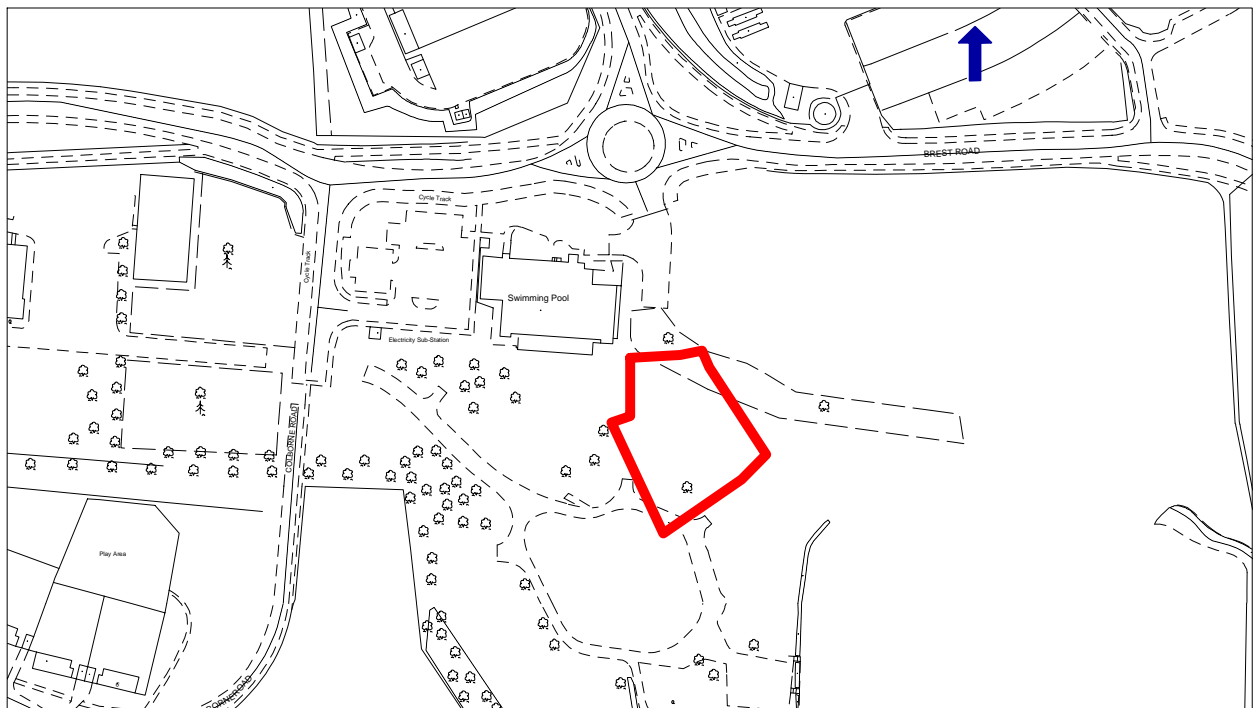
**Valid Date of Application:** 23/02/2007

**8/13 Week Date:** 25/05/2007

**Decision Category:** COM1

**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 north 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 670m<sup>2</sup> and a total area of 1998m<sup>2</sup>. 19 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 appears 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.

### **Conditions / Reasons for Refusal**