

ADDENDUM REPORT

Planning Committee



Item: 02

Site: Land Off Colesdown Hill Plymouth

Planning Application Number: 22/01959/FUL

Applicant: Lacey Keating

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A total of five additional public comments were received raising the following objections:

- Would be detrimental to the character and function of the area of greenspace.
- Does not contribute on building a sustainable linked community.
- Occupants unlikely to be transient.
- Intimidating.
- Rubbish.
- Noise.
- Impact on environment.
- Overuse site.
- Cause a nuisance.
- Due to sites location it will be difficult to ensure correct and responsible adherence with the requirements of the site.
- Already have sites in close proximity.
- Devalue property (non-material consideration)

Officers consider these are not new issues and are already covered in the main officer report.

The National Trust provided comments objecting to the proposal. They have highlighted that the Trust have plans to improve access and nature on the land on the opposite side of Colesdown Hill and deliver a new country park across this part of the estate in line with the aims of Policy PLY54. They state that they will be seeking in the near future planning permission for these plans. They also highlight that they have planning permission for an outdoor learning facility which will introduce new public outdoor access in this area. The Trust state that “the proposed caravan site development, due to the visual and ecological impacts it would cause in this locality, would (in addition to considerations of its impacts otherwise) be detrimental to the wider ecological enhancement that will form part of, and the enjoyment by members of the public using, the new countryside park which is actively being prepared”. The Trust state that from the information provided within their response, greater weight should be afforded to the harm that will be caused to the Strategic Green Space and the functions and characteristics of the Saltram Countryside Park.

Officers consider the balance and weight attributed to the various aspects of this development, including the greenspace conflict, has been appropriately considered in the main body of the report. The application will deliver proportionate biodiversity net gain alongside suitable landscaping. The application is not considered to prevent the long term enhancement of Saltram Countryside Park in accordance with Policy PLY54.