

ADDENDUM REPORT

Planning Committee



Item Number: 6.3

Site: 19 Miller Court, Plymouth, PL1 3LQ

Planning Application Number: 25/01487/FUL

Applicant: S Pullinger

Since the Case Officer's report was written, an additional letter of representations has been received. The issues raised in the letter include:

- There should be 200-yard gap between the site and dwellings according to Plymouth guidelines;
- Water quality/safety impacts.

Officers are unclear what guidelines are being referred to relating to a 200-yard gap. There is no specific SPD guidance on distances between uses of a nature similar to the proposed and dwellings – and nothing in current guidance is measured in yards. Each case needs to be considered on its own merits using the technical assessments provided by the applicant.

Additionally, neither the Lead Local Flood Authority nor the Natural Infrastructure Team raised any water quality-related concerns. Officers note that no ground works are proposed as the scheme is a change of use with limited physical work proposed.

No changes are proposed to the Officer's recommendation.