

## **ADDENDUM REPORT PLANNING COMMITTEE 17/09/09**

**Item:** 13  
**Site:** Land off Clittaford Road Southway Plymouth, Phase 1A  
**Ref:** 09/01081  
**Applicant:** Taylor Wimpey (George W Wimpey) Ltd  
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### **Consultation Responses**

#### **Highway Authority**

No objection subject to conditions. The small increase in dwellings is unlikely to cause concern from a traffic modelling/junction capacity viewpoint. The level of parking is adequate. The highway layout is acceptable and will be designed in accordance with the design code embracing the principles of a Home Zone. If there are any other minor detailed changes required these can be addressed at the Section 38 stage.

#### **Representations**

The Council received an additional email raising the following points:

6. The layout should be changed to avoid the loss of mature trees; and
7. The footpaths across the verge to Lulworth Drive will encourage the new residents to park on Lulworth Drive.

#### **Recommendation**

The recommendation is the same as the main report with additional conditions 10 – 13, amended informative 3 and informative 4:

#### **DETAILS OF NEW JUNCTION**

(10)Development shall not begin until details of the junction between the proposed access road and the highway have been approved in writing by the Local Planning Authority; and the building shall not be occupied until that junction has been constructed in accordance with the approved details.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### **GARAGE DOOR TYPE (RESTRICTED DRIVE)**

(11)The door to the garage hereby permitted shall be of a type that does not project beyond the face of the garage when opened or being opened.

Reason:

In order that the door can be opened even when a car is parked in front of it, due to the limited length of the driveway in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### CAR PARKING RESTRICTION

(12)No part of the site shall at any time be used for the parking of vehicles other than that part specifically shown for that purpose on the approved plan.

#### Reason:

In the opinion of the Local Planning Authority the level of car parking provision should be limited in order to assist the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### CYCLE PROVISION

(13)No apartment shall be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for 15 bicycles to be parked.

#### Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and condition 33 of the outline planning permission 05/01085.

### **Informatives**

#### **Amended informative 3**

#### SECTION 38 AGREEMENT

(3)The applicant/developer is advised that it will need to enter into a Section 38 Agreement with the Highway Authority to secure the legal adoption of the access roads, footways and combined footway/cycle way serving the site. As part of this agreement a commuted sum will be required to cover the costs of the future maintenance of the street trees located within the adopted highway.

#### PROPERTY RIGHTS

(4)The applicant/developer is advised that this grant of planning permission does not over-ride private property rights, its obligations under the Party Wall etc. Act 1996 and that the adjoining Atlantic Inertial Systems' security fences shall not be prejudiced.