

## **ADDENDUM REPORT PLANNING COMMITTEE 12/11/09**

**Item:** 07  
**Site:** Land bounded by Plymbridge Lane, Derriford Road and Howeson Lane, Derriford Plymouth  
**Ref:** 09/01400  
**Applicant:** Pillar Land Securities  
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### **Representations**

The Council received three letters from correspondents to the previous withdrawn application and one additional email raising the same points as set out in the report at pages 92 – 93 and the following ones:

24. the reduction in the number of students from 132 to 123 does not overcome their previous objections on overdevelopment, buildings that are too high, lack of parking and general nuisance and disturbance;
25. extra traffic;
26. increase in litter;
27. will harm the wildlife in the area including bats that have been seen in the vicinity;
28. there has been an increase in on-street parking at Windermere Crescent and Leatfield Drive: the Council should introduce parking restrictions here;
29. difficulty in selling their home given all the development activity taking place nearby; and
30. inaccurate street names in the design and access statement.

The University College Marjon has written supporting the proposal as it will give students a wider choice of accommodation. It will provide green travel benefits as students will be able to walk to the campus.

### **Analysis**

When the report was prepared, officers were still negotiating with the applicant on the terms of the section 106 agreement and materials. Officers had sought to obtain some or all of the tariff shortfall by introducing “clawback” terms in the section 106 agreement if the development proved to be more profitable than the applicant predicts (see page 98, fourth paragraph of the report). The applicant does not agree to this on viability grounds. Officers have accepted this argument and in this case are not insisting that the section 106 agreement should include the “clawback” mechanism.

On materials, officers are striving to secure the use of local natural stone to enhance the quality of the development at this prominent site and to provide local distinctiveness in line with PPS1 and policy CS02. It would follow the recent trend for such material as used at the Peninsula Medical School, the proposed Dental School, the two new housing schemes at Southway. Also the developer for the proposed dwellings at the “Pony Paddock” on Plymbridge Road and at the Airport has agreed to the use of natural stone. Consequently the wording of condition 19 on External Materials is altered.

There is an additional condition 26 relating to the submission and approval of BREEAM reports to comply with policy CS20.

Condition 11 should be headed "Residents' Travel Plan".

### **Recommendation**

The recommendation is the same as the report subject to an amended condition 19 and a new condition 26:

#### **EXTERNAL MATERIALS**

(19) The full palette of materials on part 10 of the application form and as shown on the approved drawings is not approved. No development shall take place until the full details and 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 CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### **BREEAM STANDARD**

(26) No work shall start on the development hereby permitted until a BREEAM Design Stage Report has been submitted to and approved in writing by the local planning authority demonstrating how the development will achieve the BREEAM Outstanding rating. Before either building is occupied a BREEAM Completion report shall be submitted to and approved in writing by the local planning authority demonstrating that the development has achieved the BREEAM Outstanding rating.

Reason:

To ensure that the design of the development includes features that: reduce energy consumption; ensure that water resources are conserved; waste is minimized; and recycling is facilitated to comply with policy CS20 of the Adopted Plymouth Core Strategy Development Plan Document 2007.