

ITEM: 07

Application Number: 09/01753/FUL

Applicant: Langdale Developments (SW) Ltd

Description of Application: Redevelop site by erection of 11 dwellings (demolition of existing public house)

Type of Application: Full Application

Site Address: THE LION AND COLUMN PUB, HAM GREEN LANE
HAM DRIVE PLYMOUTH

Ward: Ham

Valid Date of Application: 22/12/2009

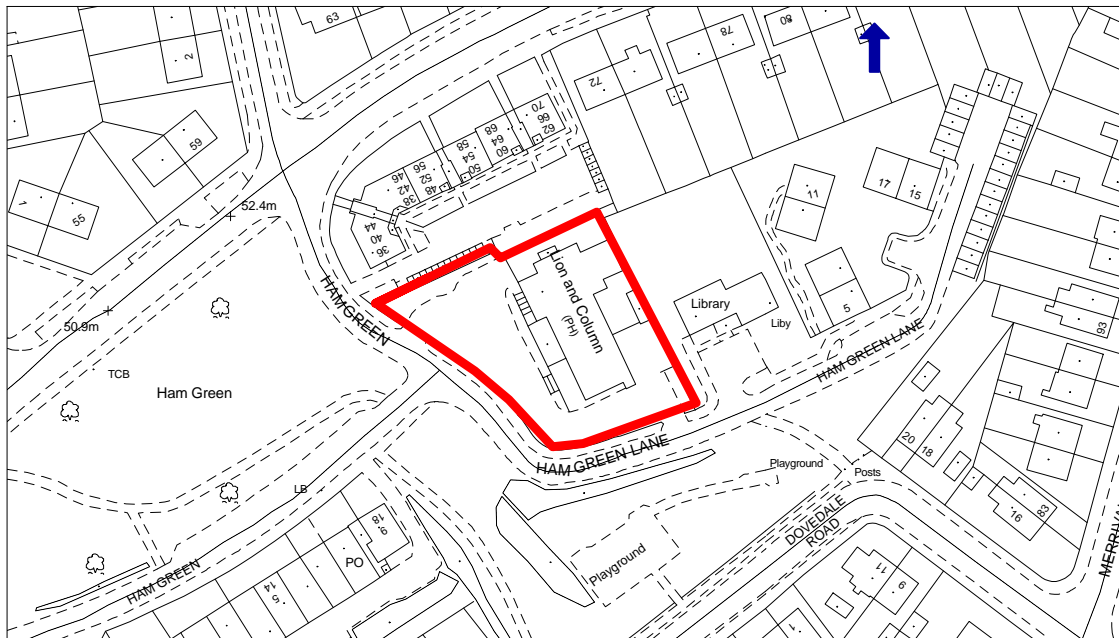
8/13 Week Date: **23/03/2010**

Decision Category: Major Application

Case Officer : Carly Francis

Recommendation: Grant conditionally subject to S106 Obligation delegated authority to refuse by 23/03/10

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OFFICERS REPORT

Site Description

This site is currently occupied by the Lion and Column Public House located on Ham Green Lane in North Prospect. Land here slopes up to the south. The public house is located within what is primarily a residential area. To the north of the site is a tall block of flats, to the east a former library building that is currently occupied by Sure Start Children's Centre, to the south of the site is a small play park for children. The site is in within close proximity to the mini-roundabout with Ham Drive.

Proposal Description

Redevelop site by erection of 11 affordable dwellings (demolition of existing public house).

Two 2-bedroom houses, three 3-bedroomed houses and six 2-bedroomed flats are proposed.

These properties will be made available for Affordable Social Rent.

Relevant Planning History

Nil.

Consultation Responses

Highway Authority- no objection, however recommend conditions regarding street details, access and junction details, sight lines, cycle storage and car parking provision be attached to any grant of planning permission.

Public Protection- no objections providing conditions regarding a land contamination assessment and code of construction be attached to any grant of planning permission.

Police Liaison Officer- no objections.

Representations

1 letter of support:

Mr Arthur Turner
42 Ham Drive
Plymouth
PL2 2NW

Supports the application on the basis that the public house has been an eyesore for the last 4 years.

Analysis

The main considerations for this proposal are the impact to the surrounding community, the impact on the highway, trees and streetscene, along with the amenity of the units being proposed.

The main policies relevant to this proposal are CS01, CS02, CS15, CS16, CS18, CS28, CS32, CS33, CS34 from the adopted Core Strategy and the Development Guidelines SPD consultation document.

The proposal has been submitted under the Plymouth Market Recovery Action Plan initiative launched by the Planning Service on 22nd October 2008. The Plymouth Market Recovery Action Plan is an officer-level approach to negotiating community benefits on validly made planning applications submitted between 14th October 2008 – 31st December 2009 on selected sites to help stimulate the local economy. The Plymouth Market Recovery Action Plan works within the existing planning policy framework established by the Local Development Framework Core Strategy adopted in April 2007 and all subsequent Area Action Plans.

Following a “call for sites” this site is one of 16 sites that were submitted by the deadline of 22nd December 2008 and which have been accepted for consideration under the initiative. In being accepted under the initiative the applicant has agreed to accept a 2 year consent.

A pre-application was received and officers have been working with the applicant and agent to try and resolve as many issues as possible prior to submission of a formal planning application.

Loss of the Public House

The property lies within an established residential area and therefore residential development is deemed acceptable in principle. The loss of this community facility is not considered prejudicial to local amenity. The public house is currently an eyesore and therefore redevelopment of the site would be beneficial to the area. There are no overriding policy constraints seeking the retention of the public house and no letters of representation have been received calling for its retention as an important community facility. For these reasons the loss of community facility is not considered to be harmful or contrary to policies CS12, CS13 and CS34.

Scale and Design

Some concern was initially had with regards to the detailed design of the buildings proposed. The flank walls of plots 1 and 11 were poorly thought out, with 11 being a completely blank facade and plot 1 having just two very small windows. There was also some concern about the large step between rooflines. The agent has subsequently made amendments to improve these aspects of the design. The roof level of the dwelling at plot 3 has been raised so the step in rooflines has been decreased. The roof of the building at plot 1 and of the building containing the flats has been partially hipped, this will reduce the impact of the building containing the flats when viewing the development from Ham Green and the building does not appear as disjointed

with the neighbouring dwellings as was originally proposed. The flank walls have been broken up with some brick work. These amendments have provided substantial improvements to the quality of design, and the proposal now complies with Policy CS02.

The buildings proposed would reflect the style of existing housing in the area and would be sympathetic to the character of the area. It is proposed that the materials for the units consist of smooth render finish and brick work features. The roofs are proposed to be interlocking concrete tiles. The materials proposed reflect what already exists in the area and therefore they are deemed acceptable.

The scale of the buildings proposed is considered appropriate with a combination of 2 and 3 storey units. Immediately to the north of the site are several blocks of flats and surrounding the rest of the site is a mix of single storey, two and three storey buildings. For this reason there is scope to vary the scale of buildings on this site and the proposal is therefore deemed to accord with section 2.4.2 of the Development Guidelines SPD.

All units would have adequate amenities; sufficient natural lighting to habitable rooms and be of a sufficient size. The floor areas of the two bedroomed dwellings at plots 1 and 2 would be 91.9m², at plots 4-9 the two-bedroomed flats would each have a floor area of 61m² and the two-bedroomed houses at plots 10-11 would be 81m² each. The size of these units is considered to be adequate and they all exceed the minimum guidelines given in the Development Guidelines SPD; 72m² for two bedroom houses, 82m² for three-bedroom houses and 55m² for two bedroom flats.

The curtilage areas for each plot would vary with the smallest being just over 40sqm and the largest being just over 85sqm. The guideline given in the Development Guidelines SPD for minimum curtilage areas are 50m² for a terraced house and 75m² for a semi-detached dwelling. While some of the dwellings proposed fall short of this, the majority of them meet or exceed this standard and given that there is public open space just across the road at Ham Green and a playground. The curtilage areas would be made private by 1.2m high close boarded timber fencing between gardens and 1.8m high fencing at perimeter of site. The curtilage areas proposed would comply with the Development Guidelines SPD and accord with Policy CS15.

Adequate refuse storage areas are located at the front of each of the houses proposed; these are enclosed areas that have been incorporated into the design of the dwellings, so that the bins can be kept out of public view. The flats would have a separate bin storage area near the entrance of the site; details of this enclosure will be agreed by way of a condition to ensure that it is of adequate size and to ensure that its appearance is not detrimental to the streetscene in accordance with guidance given in the Development Guidelines SPD.

Impact on Neighbouring Properties

There would not be a detrimental impact to any neighbouring property as a result of this development. There would be no direct overlooking between the neighbouring flats and the dwellings proposed due to their position and the distance between them being 25m. To the east of the site is the old library building, now used by Sure Start, this building is set back from where the housing is proposed on this site. Subsequently the scale and position of the buildings proposed would mean that they would not impact on any properties light, privacy or amenity and would therefore accord with Policies CS15 and CS34.

The Police Architectural Liaison Officer was consulted at pre-application stage and this advice was taken on board by the applicants in drawing up the plans submitted. Subsequently the Police Architectural Liaison Officer supports the proposal as submitted and concludes that it accords with Policy CS32.

Affordable Housing

The Housing Enabling team has been involved in negotiations with the developer to bring forward this development proposal for 100% Affordable Housing. The proposed development is considered to offer the potential delivery of 11 good quality Affordable Housing units and has received an allocation of Homes and Community Agency grant funding, together with gap funding.

Affordable housing need in the City is very high, hence delivery of Affordable Housing development has recently been included as one of the top Corporate Improvement Targets for Plymouth City Council (CIP5, LAA - NI 155) measured by GOSW. This scheme would make a valuable contribution to the Affordable Housing needs of the City.

The proposal seeks to provide 11 houses in total which will take the form of two 2-bedroom houses, three 3-bedroomed houses and six 2-bedroomed flats proposed. This is considered to cater for the identified Affordable housing need.

Subject to an Affordable Housing contract with the RSL, the application states that the units will be made available for Affordable Social Rent. This is considered to be an acceptable tenure mix given the scale and location of the proposed development.

Lifetime Homes

Policy CS15 requires that 20% of all new dwellings for Plymouth shall be constructed to Lifetime Homes Standards. The application proposes two Lifetime Homes. While 20% @ 11 units would strictly require three dwellings to meet the requirements of the Joseph Rowntree Lifetime Homes standards, two is deemed acceptable given the onsite constraints. A condition shall be attached to secure these lifetime homes.

Impact to Trees

A tree survey has been included with this application and while some trees will be lost as a result of this development, the tree of most importance, which

is the large Oak tree on the west of the site, will be retained along with those on the north and east boundaries. Unfortunately it was not possible to incorporate those trees that exist along the roadside frontage of the site into the layout, however these trees are not of intrinsic value and the applicant has agreed to a replanting scheme to replace those trees that are lost where possible. This shall be secured by way of condition together with a condition to ensure protection during construction for those trees being retained. Subject to these conditions the proposal is deemed to accord with Policy CS18.

Highway Considerations

The Transport Department comment that from a trip generation perspective the 11 units now proposed would only generate around 5-6 movements (combined in and outbound trips) in the morning and evening peak traffic hours. Such a low number of traffic movements would easily be accommodated on the local highway network and is unlikely to give rise to any issues regarding highway capacity. It is also acknowledged that the existing public house would have generated some trips in its' own right although most of these movements are likely to have occurred either in the evenings or at weekends (outside the traditional 'peak' hours on the highway network).

A car parking standard of 1 space per unit has been applied to the development. Whilst such a level of car parking is in accordance with the maximum standards, a standard of 1.5 spaces per unit applied to the larger 3 bedroom units, which would have required a further 2 spaces, would have been preferable. However it is accepted that the site is within easy walking distance of a wide range of amenities including schools, shops and healthcare. There are also several bus stops within a short distance of the site. Therefore it is the view of the Highway Authority that an adequate level of off-street car parking has been provided to serve the site. With regards to visibility the Transport Department comment that visibility at the entrance/exit from the site looking to the right when leaving the development (north western direction) is hampered somewhat by the existing boundary wall. It is proposed that this wall be removed and replaced with railings. Details of which shall be agreed by way of condition along with other boundary treatment.

The Highway Authority do suggest some amendments to the layout in order to improve visibility and highway safety. They request that the layout should include some form of turning area so that there is the ability for cars to turn around within the site when all of the car parking spaces are occupied. This could be achieved quite easily by extending the block paving into the area under the tree canopies (in the northern corner of the site) by an additional 2.0-2.5m. In order to protect any tree roots in this area a 'no dig' method of construction could be used. A further suggestion to improve the layout is that the junction of the site access be designed and constructed as a footway crossover so that pedestrians have right of way over vehicular traffic. Such measures should assist in restricting the speed of vehicles both entering and exiting the site.

The above suggested improvements can be secured by way of condition and with these additional improvements to the scheme; it is considered that the proposal complies with Policy CS28.

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.

Equalities & Diversities issues

Entrances for disabled and the elderly will be incorporated for each dwelling in accordance with the requirements of Part M of Building Regulations. Level access has also been proposed where possible allowing for the constraints imposed by the gradient of the site.

Cycle storage facilities form part of this proposal. In order to encourage cycling as an alternative sustainable means of transport cycle storage will be provided within a garden shed at each of the dwellings, this shall be secured by way of a condition.

Two lifetime homes will also be provided.

Section 106 Obligations

This development is required to contribute in a tariff basis. A sum of £20,817 is required (this is with the 50% reduction applied to this Market Recovery Scheme). This will form the basis of the S106, along with securing affordable housing and the proposed tenure mix.

Conclusions

The proposed redevelopment would be of benefit to the area in removing a public house which is currently an 'eyesore' and providing affordable dwellings in an established residential area. This application is therefore recommended for approval with delegated authority sought to refuse the application should the S106 not be signed within the 13- week statutory period.

Recommendation

In respect of the application dated **22/12/2009** and the submitted drawings, **CD.1025.LOC, LGD0901, CBA 7371-LC.01, CD.1025.HT.C.P01 b, CD.1025.HT.C.P02 B, CD.1025.HT.B.P01 A, CD.1025.HT.B.P0.2 A, CD1025.HT.A.P.01 B, CD.1025.EX.SE.01 B, CD.1025.EX.PL.01 A and accompanying Design and Access Statement, TREE Survey and Land**

Contamination Assessment , it is recommended to: **Grant conditionally subject to S106 Obligation delegated authority to refuse by 23/03/10**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 2 YEARS

(1) The development hereby permitted shall be begun before the expiration of two years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004, and due to concessions in Planning Obligation contributions/requirements under Plymouth's temporary Market Recovery measures.

CODE OF PRACTICE

(2) Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LAND QUALITY

(3) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 4 to 6 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 7 has been complied with in relation to that contamination.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SITE CHARACTERISATION

(4) An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site,

whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SUBMISSION OF REMEDIATION SCHEME

(5) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

(6) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required

to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

REPORTING OF UNEXPECTED CONTAMINATION

(7) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 4, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 6.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE DESIGN PROPOSALS

(8) No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials; proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc; indicating lines, manholes, supports etc.)

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SOFT LANDSCAPE WORKS

(9) Soft landscape works shall include planting plans; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; the implementation programme.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

LANDSCAPE WORKS IMPLEMENTATION

(10) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

TREE PROTECTION DURING CONSTRUCTION

(11) The existing trees and/or hedgerows shown to be retained on the approved plans shall be properly protected with appropriate fencing during construction works. The erection of fencing for the protection of any retained tree or hedgerow shall be undertaken in accordance with Section 9 of BS 5837:2005 (Trees in relation to construction - recommendations) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall an excavation be made, without the written consent of the local planning authority.

Reason:

To ensure that any trees or hedgerows to be retained are protected during construction work in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

NO-DIG CONTRUCTION

(12) The car parking spaces numbered 7- 11 and the bin store for the flats as shown on hereby approved plan: 'CD.1025.EX.PL.01 A' shall be of a no dig construction, with details to be supplied to and approved in writing by the Local Planning Authority before works commence.

Reason:

To ensure that any trees/vegetation are protected to comply with policy CS18 of the Core Strategy.

EXTERNAL MATERIALS

(13) No development shall take place until 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.

STREET DETAILS

(14) Development shall not begin until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. No residential unit shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ACCESS (CONTRACTORS)

(15) Before any other works are commenced, an adequate road access for contractors with a proper standard of visibility shall be formed to the satisfaction of the Local Planning Authority and connected to the adjacent highway in a position and a manner to be agreed with the Local Planning Authority.

Reason:

To ensure an adequate road access at an early stage in the development 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.

DETAILS OF NEW JUNCTION

(16) Development shall not begin until details of the junction between the proposed service 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.

PROVISION OF SIGHT LINES

(17) No work shall commence on site until details of the sight lines to be provided at the junction between the means of access and the highway have been submitted to and approved in writing by the Local Planning Authority. The approved sight lines shall be provided before the means of access is first brought into use

Reason:

To provide adequate visibility for drivers of vehicles at the road junction in the interests of public safety in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CLOSURE OF EXISTING ACCESS

(18) No unit shall be occupied until the existing access to the east of the site has been permanently closed in accordance with details previously agreed in writing with the Local Planning Authority.

Reason:

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.

CYCLE STORAGE

(19) The secure area for storing cycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

To ensure that there are secure storage facilities available for occupiers of or visitors to the building. in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CAR PARKING PROVISION

(20) The development shall not 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 a maximum of 11 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason:

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

DRIVEWAY GRADIENT

(21) The access road serving the rear car parking area hereby permitted shall not be steeper than 1 in 10 at any point.

Reason:

To ensure that safe and usable off street parking facilities are provided in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SUSTAINABLE RESOURCE USE

(22) Unless otherwise agreed previously in writing with the Local Planning Authority, prior to any development taking place, the applicant shall provide to the Local Planning Authority a report for approval identifying how for the period up to 2010, a minimum of 10% of the carbon emissions for which the development is responsible will be off-set by on-site renewable energy production methods, rising to 15% for the period 2010-2016. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise agreed in writing, the approved on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to off-set at least 10% of predicted carbon emissions for the period up to 2010, rising to 15% for the period 2010-2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within PPS22.

LIFETIME HOMES

(23) At least two of the residential units shall be first constructed and subsequently maintained so as to meet Lifetime Homes Standards. No development shall take place until details of the design and location of the units demonstrating the achievement of such standards has been submitted to and agreed in writing with the Local Planning Authority. Such agreed details shall be strictly adhered to during the course of development and thereafter maintained.

Reason:

To ensure that the development delivers 20% of the residential units to Lifetime Homes Standards in accordance with adopted Core Strategy Policy CS15 and relevant Central Government advice.

RESTRICTIONS ON PERMITTED DEVELOPMENT

(24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no development falling within Classes A, B, C, D, E and F of Part 1 of the Schedule to that Order shall at any time be carried out

unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to protect neighbouring amenity and comply with policies CS34 of the Core Strategy.

INFORMATIVE: CODE OF PRACTICE DURING CONSTRUCTION

(1) The management plan required by condition 2 shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web-pages, and shall include sections on the following:

- a. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information.
- b. Construction traffic routes, timing of lorry movements, weight limitations on routes, initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, wheel wash facilities, access points, hours of deliveries, numbers and types of vehicles, and construction traffic parking.
- c. Hours of site operation, dust suppression measures, and noise limitation measures.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the loss of the public house, the impact on neighbouring properties and the surrounding community, the impact on the highway, the impact on trees and the design and amenity of the units proposed, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

PPG13 - Transport
PPS3 - Housing
PPS1 - Delivering Sustainable Development
PPS22 - Renewable Energy
PPS23 - Planning & Pollution Control
CS28 - Local Transport Consideration
CS32 - Designing out Crime

CS33 - Community Benefits/Planning Obligation
CS34 - Planning Application Consideration
CS18 - Plymouth's Green Space
CS22 - Pollution
CS01 - Sustainable Linked Communities
CS02 - Design
CS15 - Housing Provision
CS16 - Housing Sites
SPD1 - Development Guidelines