

## **ADDENDUM REPORT PLANNING COMMITTEE 4<sup>th</sup> March 2010**

**Item: 03**

**Site: Land at Kinterbury Square, Barne Barton, Plymouth**

**Ref: 09/01836/FUL**

**Applicant: Devon and Cornwall Housing (DCHA) and Homes and Communities Agency (HCA)**

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Since completion of the officer's report an additional letter of representation has been received. This is a letter of support which commends the proposed layout and notes the positive things for the estate such as the benefit that would be had in reducing vandalism. Queries are also raised however regarding boundary treatment and lack of local amenities; these issues have already been dealt with in the officer's report and therefore do not alter the officer's recommendation.

The Health and Safety Executive have now provided a response and do not raise any objections to this development.

No objections have been raised by the Ministry of Defence.

Further to the additional information given above, a matter of clarification relates to the second paragraph in the 'Highway Considerations' section of the officer's report. Where it states that 'it appears that a footpath link will be achievable from the development onto Gray Crescent' this is not going to be enforced as local residents and the police have made it clear that the link currently contributes to anti-social behaviour in the area and to remove this link would be of benefit to the community.

The applicant has also made a request for conditions 18 and 21 to be re-worded to allow them the flexibility to start work on the 2 areas unaffected by the requirement to carry out ecology surveys. They wish to occupy these units before works to the highway associated with the other units is completed. The two areas the applicant wishes to start on are the 7 houses off Savage Road and the 7 houses between Berthon Road and Kinterbury Terrace. The Transport Service are happy that the conditions can be reworded accordingly and providing all other conditions are adhered to, phasing the work in this way will have not be of detriment to the highway. Conditions 18 and 21 are therefore now proposed to read:

### **DETAILS OF NEW JUNCTION**

(18) 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. The junction must be constructed in accordance with the approved details and in accordance with a schedule of works to be agreed in writing by the Local Planning Authority.

**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.

### **GRAMPIAN (ACCESS/HIGHWAY IMPROVEMENTS)**

(21) The proposed access and improvements to the existing highway shown on the approved plans must be completed in accordance with a schedule of works to be agreed in writing with the Local Planning Authority.

Reason:

In the interests of highway and pedestrian safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.