

ADDENDUM REPORT PLANNING COMMITTEE 4th MARCH 2010

Item: 11
Site: Plymouth Airport Runway Approach Site, Glenfield Road, Glenholt
Ref: 09/01652/REM
Applicant: Cavanna Homes (Cornwall) limited
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Representations

Since the report was written there has been a further consultation exercise. Unfortunately the applicant submitted a drawing showing the siting of some of the new dwellings closer to the eastern boundary. Officers noticed the discrepancy after the neighbours' letter had been sent. The applicant sent a further layout drawing which was correct and the neighbours were re-notified and the case officer offered to meet with neighbours explaining the differences. He subsequently met with two owners of adjoining properties.

The Council received four letters of representation raising points 2, 3, 6, 9, 11 and 23 on pages 165-166 of the report and the following comments:

26. the development will prevent the scope for the airport to expand;
27. increase in traffic;
28. impact on the drainage as the pumping station currently breaks down;
29. strain on the existing services;
30. there should be more space between the existing and proposed properties;
31. effect on wildlife especially bats;
32. oppressive effect of plot 61 on 5 St Annes's Road;
33. plots 51 and 52 are too close to 16 Westwood Avenue and should be moved further away;
34. still object to the wall of buildings opposite them;
35. opposed to the parking spaces in the back gardens because of noise and disturbance and threat to security (these have now been removed);
36. too many similar developments in the area and unlikely to be a demand;
37. bought their property on the basis that the field would not be developed; and
38. adjoining residents have not been treated fairly.

Glenholt Residents' Association wrote again stating:

1. This application is not linked to the future of the airport as it has been sold to a developer and is no longer part of the airport;
2. Although the land is shown in the Derriford and Seaton Area Action Plan it is in Glenholt and is not part of Derriford;
3. New development should reflect the character of Glenholt especially as there are other development sites nearby;
4. Believe the dwellings will be at a lower value that will degrade the area;

5. Object to the increase in dwellings from the outline illustrative plan from 63 to 77;
6. Believe the increase justifies section 106 contributions especially as Glenholt has limited community facilities and the subsidised bus service has been removed: contributions could be used for public transport, playspace and to improve the junction of Glenfield Road with Plymbridge Road given the increase in traffic;
7. The local planning authority should consider carefully the objections of immediate neighbours; and
8. The Association invited the developer to a meeting which it declined and hopes that the committee could persuade the applicant to meet with residents when work begins on the development.

Comment

Most of these comments have been covered in the report. Officers have carefully considered neighbours' comments and sought to reduce the harm to their amenities. The issue of section 106 contributions does not apply as this was dealt with at the outline stage when permission was granted. The local planning authority can not request additional contributions at this Reserved Matters stage.

Recommendation

The recommendation is the same as the report with the added condition and informative.

RESTRICTION ON PERMITTED DEVELOPMENT

(3) 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 windows, doors or openings shall be inserted or balconies added to the first floor of the northwest elevations of plots 51 and 52 and no windows, dormer windows, doors or openings shall be inserted or balconies added to the eastern elevation of plot 61 unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to protect the privacy of adjoining properties in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE 2

The application is strongly advised to liaise with the adjoining property owners at an early stage to agree the treatment to the existing hedgerows and position and construction of the boundary fences.