

**ITEM: 18**

**Application Number:** 10/01271/OUT

**Applicant:** Mount Wise (Guernsey Ltd)

**Description of Application:** Renewal of outline permission ref: 06/01646/OUT for; Mixed use re-development of 450 dwellings, 9,150sqm of commercial floor space including extension and conversion of both Grade II listed Admiralty House to a hotel and Mount Wise to offices, café, gym, convenience store and associated roads, parking and landscaping to include retention of cricket pitch. Outline application with details of layout, scale and access.

**Type of Application:** Outline Application

**Site Address:** FORMER MOD SITE MOUNT WISE DEVONPORT PLYMOUTH

**Ward:** Devonport

**Valid Date of Application:** 23/07/2010

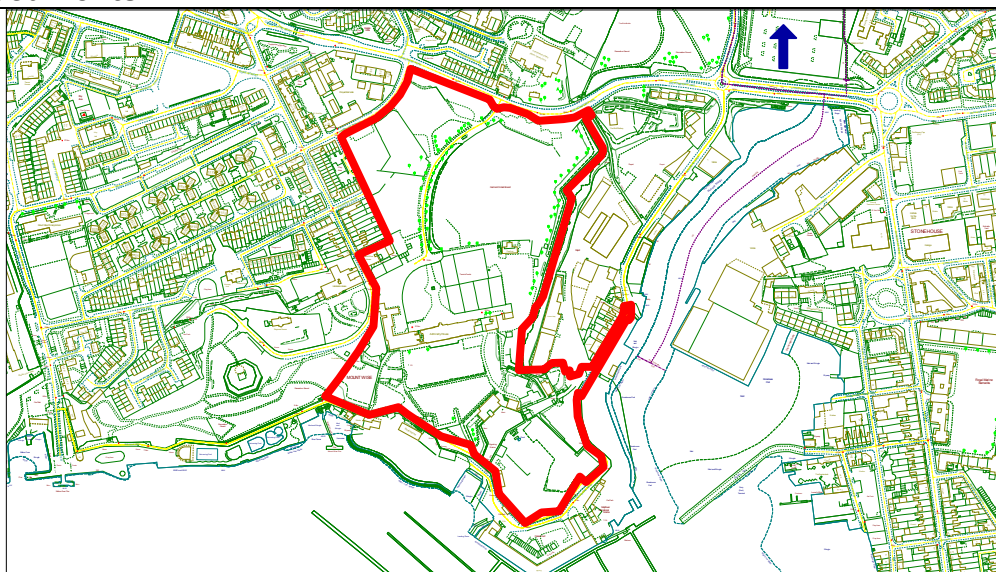
**8/13 Week Date:** **22/10/2010**

**Decision Category:** Major Application

**Case Officer :** Jeremy Guise

**Recommendation:** Grant conditionally subject to S106 Obligation, delegated authority to refuse if not signed by 15 October 2010

**Click for Application Documents:** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



(c) Crown Copyright. All rights reserved. Plymouth City Council Licence No. 100018633 Published 2010 Scale 1:7000

## OFFICERS REPORT

**This application is a duplicate of 10/00670/OUT reported elsewhere on this agenda. The only difference relates to receipt of slightly different letters of representation (LORs). The recommendation is the same, as are the proposed conditions (these are not reproduced a second time)**

### **Site Description**

As per 10/00670/OUT

### **Proposal Description**

As per 10/00670/OUT - Renewal of outline permission ref: 06/01646/OUT for; Mixed use re-development of 450 dwellings, 9,150sqm of commercial floor space including extension and conversion of both Grade II listed Admiralty House to a hotel and Mount Wise to offices, café, gym, convenience store and associated roads, parking and landscaping to include retention of cricket pitch. Outline application with details of layout, scale and access.

### **Relevant Planning History**

As per 10/00670/OUT

### **Consultation Responses**

#### **Representations**

Site notices have been posted and neighbour notification letters sent. This has resulted in receipt of three letters of representation (LORs). The reasons for objection can be summarised as follows;-

The approach road to Ocean Court is inadequate due to the commercial use and the constant necessity for very large vehicles making delivery and unfortunately creating unavoidable congestion. Nothing has been done constructively to resolve this problem from a residential point of view. The headache of leaving Ocean Court really begins at the end of the approach road when one endeavours to access at the roundabout. At certain times of the day when traffic is heavy that becomes increasingly difficult to use the roundabout.

Development for 450 dwellings at Mount Wise site is a considerable overdevelopment of the site when one takes into account the volume of traffic that will be leaving at peak times during the day and weekends. In addition, you seem to have lost sight of the fact that when Plymouth Albion is playing at home the spectators will also compound the problem at certain times. It is quite impossible to envisage the chaos that will occur and I would suggest that all factors are given more consideration.

Whilst the application gave some details of the work around the former Admiralty House Details regarding the southernmost part of the site are yet to be provided. This area is of interest too me as I overlook it from my flat in Ocean Court and am interested to see what the development will comprise

plus how many dwellings will be located there. I have previously raised objection because I remain unconvinced that Richmond Walk can cope with additional road users so any detail on numbers involved would be useful.

If notwithstanding the above (objections), the PCC is minded to grant outline planning permission such approval must include:-

(points 1&2 as per 10/00670/OUT, plus)

3. No such development should commence before the Council has been given a guarantee by an acceptable bank or insurance company that the development once started shall continue to completion within the programme accepted by the Council as a condition of granting the application: such programme must not permit independent sub-phasing. The building sites should not be permitted to remain building sites with the developer or any successor cherry picking parts of the site for development as circumstances may suggest convenient. The guarantee must be in a sum adequate for the Council to arrange completion in due time by themselves or others should the developer or any successor go into administration, liquidation, or bankruptcy or abandon the site.

### **Analysis**

See 10/00670 /OUT

### **Section 106 Obligations**

A Section 106 legal agreement as per 06/01646/OUT

### **Equalities & Diversities issues**

See 10/00670 /OUT

### **Conclusions**

This application is identical to ref. 10/00670 /OUT. Members are urged very strongly to take a decision that is consistent with the decision they reach in relation to that application.

### **Recommendation**

In respect of the application dated **23/07/2010** and the submitted drawings, it is recommended to: **Grant conditionally subject to S106 Obligation, delegated authority to refuse if not signed by 15 October 2010.**