

ADDENDUM REPORT PLANNING COMMITTEE 26th AUGUST 2010

Item: 10

Site: Bell Close, Newnham Industrial Estate, Plympton, Plymouth.

Ref: 10/00174/FUL

Applicant: Mr and Mrs S Rowland.

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A further 4 letters of representation have been received, objecting to the application and raising the following points:

1. Conflict between the proposed use that has a significant residential element and the Co-ops distribution depot in Bell Close.
2. Departure from the established planning use of the site as part of an existing industrial estate.
3. No demonstration of need has been made for the proposed use.
4. Residential occupation of the site would be contrary to Strategic Objective 15 without an early assessment.
5. No information on size and number of related family groups which could result in a large number of people living at the site.
6. Noise – the site is within an established industrial estate and it's possible that any new residents might raise noise complaints against the existing industrial businesses on the estate.
7. The proposed use is not compatible with the activities taking place on an industrial estate.
8. Loss of a prime industrial site.
9. Approval of the application will blight the neighbouring site.
10. Potential occupiers of the site will be vulnerable to unacceptable risk of pollution in terms of noise and light.
11. There is an approved site at Lee Mill which is advertising space for rent and this is more suitable for the proposed use than the site at Bell Close.
12. The application would mean it's necessary to level the site and remove trees.
13. The current proposed levels and layouts on the application site will destroy the tree root systems of the existing western and southern boundary protection mature tree screen.
14. The proposed levels to provide the suggested large level residential area towards the back of the site take no account of the existing site topography, where the site rises to the rear from the previously levelled 20 metre deep area off Bell Close by some 4.5 metres, and will also be some 4 metres higher than our client's site.
15. The applicant's only proposed HGV and domestic vehicular and pedestrian access on a very dangerous and heavily trafficked bend, only some 15 metres from our clients existing HGV access, used constantly by the CO-OP and others, and with another very busy HGV access virtually opposite (Bradford's Builders Merchants).