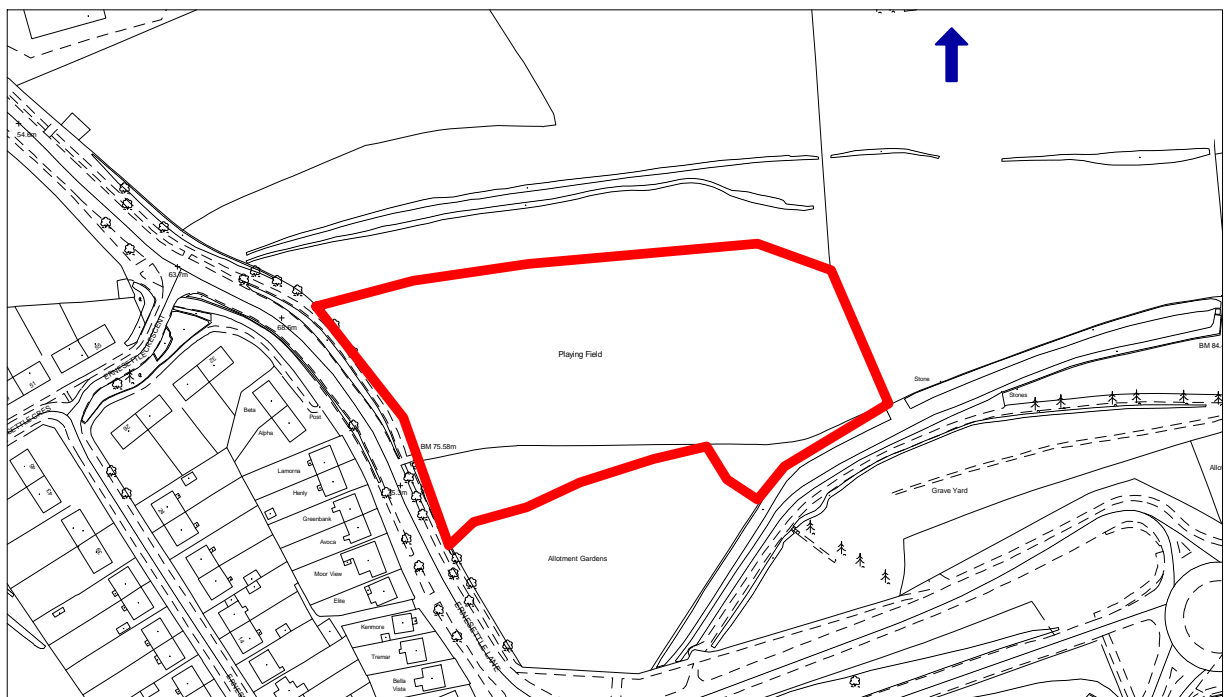


ITEM: 04

Application Number: 10/01170/REM
Applicant: St Budeaux Congregation of Jehovah Witnesses
Description of Application: Reserved matters application (landscaping, layout, scale) for religious meeting hall with associated car parking
Type of Application: Reserved Matters
Site Address: LAND AT ERNESETTLE LANE PLYMOUTH
Ward: Honicknowle
Valid Date of Application: 28/07/2010
8/13 Week Date: **27/10/2010**
Decision Category: Major Application
Case Officer : Carly Francis
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk



OFFICERS REPORT

Site Description

The site covers 1.89 hectares and is located within the St Budeaux area of the city with access off Ernesettle Lane. This is a greenscape area that is bounded to the south by dense overgrowth which has established itself over the earth embankment which forms a scheduled ancient monument. The northern and eastern boundaries are lined with hedges. To the western boundary is Ernesettle Lane, which is fenced off and lined with clusters of small trees, following this are the dwellings of Ernesettle Crescent.

Proposal Description

Reserved matters application (landscaping, layout, scale) for religious meeting hall with associated car parking.

Relevant Planning History

09/00669 Outline application to develop land by the erection of buildings to provide a religious meeting hall, and a nursing home with associated car parking and landscaping area; with details of means of access to site-GRANTED CONDITIONALLY.

Consultation Responses

Transport Service- no objections however refer to the conditions suggested at outline stage restricting hours, requesting a construction management plan and a travel plan.

Public Protection Service- no objections.

Environment Agency- no objections.

English Heritage- do not wish to comment in detail but state that the detailed landscaping scheme is acceptable in terms of its impact upon the setting of the adjacent Scheduled Monument and the application is therefore broadly acceptable to English Heritage.

Police Architectural Liaison Officer- not opposed to the granting of planning permission providing there is a robust boundary treatment to prevent unauthorised access into the site and providing the car park is well lit to ensure maximum natural surveillance.

Access Officer- no comments.

Representations

1 letter of representation objecting on the following grounds:

- A large building so close to the road would make the area appear out of perspective, it should be as far from the road as possible to lesson the impact on residents.

- The double line of trees will block views of the countryside.
- The entrance to the site should be the existing entrance to the allotments.
- Was there any need for the fence that has been erected already ahead of construction?

Analysis

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.

The main policies relevant to this planning application are CS01, CS03, CS12, CS18, CS19, CS21, CS27, CS28, CS31, CS32, CS33 and CS34 from the adopted Core Strategy.

The principle of developing this site with a nursing care home and religious meeting hall has already been accepted through the granting of outline planning permission. The access was also agreed at outline stage. Therefore the purpose of this application is to deal with the reserved matters of landscaping, layout and scale for the religious meeting hall. This application is not seeking to discharge the reserved matter 'appearance'; this and the reserved matters for the nursing home will be the subject of future planning applications.

For the purposes of assessing the reserved matters relating to this application, each of the reserved matters will be taken in turn.

Landscaping

Impact on the existing landscape has always being a leading concern and therefore the applicant commissioned a 'Concept Landscape Appraisal' before submitting the outline application. The Appraisal stated that the site contains some important landscape features, which not only include key planted areas but also views and vistas into and out of the site, including between nearby historical forts and views down to the Tamar. It concluded that a proper understanding of these issues combined with careful design would enable an acceptable development to be brought forward. Based on the conclusions of that report the overall site concept was developed to provide a scheme that would create a development that would not only protect the key landscape areas but also enhance these and the overall setting of the site.

This careful design includes the creation of a planting bund along the north and north-east boundary of the site. This was advised at pre-application stage, its purpose being to screen the development from views from other sites to the north-west and long distance views from the Tamar Valley and from Cornwall. The existing hedge will therefore be reinforced along this line

and further enhanced with tree planting. To aid the effectiveness of the planting screen, an earth bund will be formed behind the hedge on which to plant the next tree belt. The bund is proposed to be shaped sympathetically to contour of the site and designed to provide an attractive visual enhancement to the site.

Further along the site boundary, the dense planting bund will merge into a more informal level of tree and shrub planting. The purpose of the more informal planting to this area will be to retain some openness between the site and the nearby Agaton Fort. This is historically important as such views were afforded from the Fort across to the 'scheduled ancient monument' to the south of the site. Therefore the new development will ensure that such views are retained.

Tree planting shall be formed within the site to further break up views and minimise the effect of the car park on the landscape. Such planting shall be further enhanced with low level shrub planting. The species of plants and trees detailed are considered to be acceptable.

To encourage wildlife, large areas of landscape shall be sown with meadow mix. Using a variety of mixes, the design will attract a range of new wildlife. Rockeries and reptile basking areas are also proposed to further encourage wildlife.

To ensure an inclusive landscape design, planting zones are to be created right up to the building face. This will help to break up the mass of the future elevations and link the landscape design across the site.

Hard landscaping proposals include the use of gate posts/walls and an entrance threshold across the access road to create a formal entrance into the site and a mixture of roadway surfaces and materials are proposed to break up massing. Roads shall be formed in tarmac and paving around the building shall be formed in a formal block pattern. The parking bays in the main parking area shall be formed in permeable block paving and the parking area for the occasional 'event parking' shall be softer and include further landscape buffers.

A carefully considered landscaping scheme is proposed that would be sensitive to its surroundings and enhance the existing greenscape and ecology; it is therefore considered that the proposal would comply with Policies CS18 and CS19.

Layout

Although the layout was not a matter detailed at outline stage, the layout of the proposed buildings on this site has been discussed since pre-application submission stage and the layout reflects the advice given.

The new development has been designed to create a street frontage along Ernesettle Lane. Although the position of the building is raised as a concern in the letter of representation received, it is important that the building

contributes towards a positive street frontage. This street frontage will provide a strong boundary distinction between the public and private realms and enable the 'density of the site' to be focused along established development zones (the road). Setting the building further back into the site would cut their relationship to the existing built environment and have a negative impact on the other constraints across the site, such as being closer to the ancient monument.

The parking areas are located to the rear of the building and will be screened by the building and proposed planting; this area will therefore be largely out of public view. The mid part of the site will be used as regular parking for the hall and the hard landscaping will indicate formal parking areas incorporating landscape planting zones. The area further east at the very rear of the site shall be used for occasional 'event' parking (as described in the outline planning application). The far end of the site/ perimeter adjoins the Scheduled Ancient Monument/ open fields and as such is given over to well landscaped areas with a 'nature walk' for site visitors.

The proposed layout is considered to be acceptable and would comply with policies CS34.

Scale

The new Kingdom Hall complex is proposed to be single storey. It has been designed with the scale of properties along Ernesettle Lane in mind and therefore would have minimal impact on existing dwellings.

The scale of this building allows clear views to the Scheduled Ancient Monument to the east to be maintained and with effective planting it will appear from key views from the North West into the site that land is largely undeveloped.

Overall the proposed scheme is considered to be in scale and context with the existing environment and would accord with policies CS02 and CS34.

Section 106 Obligations

Nil.

Equalities & Diversities issues

This application will provide accommodation for Jehovah's Witnesses from five local congregations within the City of Plymouth.

Conclusions

The details submitted for the reserved matters of 'landscaping', 'layout' and 'scale' for the religious meeting hall are deemed acceptable and therefore it is recommended that these matters are approved.

Recommendation

In respect of the application dated **28/07/2010** and the submitted drawings, **001, PKHC/RMA/101, L01 C, L02 C, 050 C, 051 C, 052 C, 080 C, 081 C** and accompanying **Design and Access Statement and Landscape and Ecology Statement** , it is recommended to: **Grant Conditionally**

Conditions

LANDSCAPE WORKS IMPLEMENTATION

(1) 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.

MAINTENANCE SCHEDULE

(2) No development shall take place until a schedule of landscape maintenance for a minimum of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason:

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

DETAILS OF BOUNDARY TREATMENT

(3) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, scale and materials of boundary treatment to be erected. The boundary treatment shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the details of the development are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE: OUTLINE CONDITIONS

(1) The applicant's attention is drawn to the conditions attached to the substantive outline planning permission (ref. 09/00669/OUT - copy of decision notice attached) and the need to adhere to them in the implementation of this reserved matters approval. The applicant must also discharge the outstanding reserved matter 'appearance'.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the acceptability of the layout, scale and landscaping proposals for the Religious Meeting Hall, 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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

- CS28 - Local Transport Consideration
- CS32 - Designing out Crime
- CS33 - Community Benefits/Planning Obligation
- CS34 - Planning Application Consideration
- CS18 - Plymouth's Green Space
- CS19 - Wildlife
- CS21 - Flood Risk
- CS03 - Historic Environment
- CS01 - Sustainable Linked Communities
- CS12 - Cultural / Leisure Development Considerations
- CS31 - Healthcare Provision
- CS27 - Supporting Strategic Infrastructure Proposals