

## **ADDENDUM REPORT PLANNING COMMITTEE 21<sup>st</sup> October 2010**

**Item: 6.2**

**Site: Tesco Transit Way, Honicknowle, Plymouth.**

**Ref: 08/01989/FUL**

**Applicant: Tesco Stores Limited**

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### **Report of text omission:**

Due to an administrative error, it is noted that a small element of text is missing from the end of two pages within the Officer's report:

On page 17, the end of point "5" should read "...The requirements of PPS4 are not considered to have been met and the proposal conflicts with Government town centre policy".

On page 18, the end of point "19" should read "...if not thousands of carbon burning vehicles. This would be contrary to Plymouth City Council green policies".

### **Active Window Displays:**

In order to improve the precision of the wording of condition 36 with respect to achieving active external window/glazing displays, it is also recommended that the description and wording of Condition 36 be revised and an additional informative added:

Recommended revised condition:

### **RETENTION OF ACTIVE FRONTAGE AND RESTRICTION OF PERMITTED DEVELOPMENT RIGHTS**

*(36) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) and Class C of Part 2 of Schedule 2 to that order, the ground and first floor commercial glazed areas hereby permitted shall remain as active windows in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.*

*Reason:*

*To ensure that an active frontage is provided and retained to protect the visual amenity and character of the area, and to maximise the level of natural surveillance of the surrounding car park and pedestrian routes in accordance with policies CS01, CS02, CS32 & CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.*

Recommended new informative:

### **INFORMATIVE - ACTIVE WINDOW/SHOP FRONT**

*(4) For the purposes of condition 36 an active window is one where the activities within the property or unit can be seen through a substantial proportion of the glazed area. It may also*

*incorporate a subservient changeable display area to showcase the goods sold or services provided at the property. For the avoidance of doubt, unless otherwise agreed previously in writing with the Local Planning Authority, no more than 15% of any ground and first floor window glazing panel (with respect to the main foodstore) and 25% of any ground floor window glazing (with respect to units 1 and 13) should be obscured in whole or in part by walling, screening, obscure glazing, applied advertisements/logo or other such similar fixed or applied screening or internal structure or fitting. This does not apply to the uppermost horizontal glazing band on the north, south and east elevations.*

## **Recommendation**

As previously reported, Conditional Approval subject to inclusion of the revised condition 36 and additional informative, and the satisfactory completion of the Section 106 Obligation. Delegated authority to refuse the application if the Section 106 obligation is not completed by 17th December 2010.