

ADDENDUM REPORT PLANNING COMMITTEE 21st October 2010

Item: 6.6

Site: Rocky Park Road, Plymouth.

Ref: 10/01431/FUL

Applicant: Plymouth Judo Club.

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Following receipt of an additional plan (showing parking layout and vehicle turning) and information confirming visitor numbers, the Highways Officer has provided updated comments and additional conditions as detailed below:

'The site was previously occupied by a gymnasium (since demolished) and it could therefore be argued that this is the established use of the site and on that basis its replacement by such a facility as proposed would in principle, appear to have some logic.

However, this particular site is constrained by poor vehicular access as Rocky Park Road is narrow and constrained by the presence of vehicles parked along its length. In addition the road has no turning head at the end of it which can result in vehicles having to reverse a considerable distance back along the road. From observation it appears that the site functions as both a public car park for users of the playing field as well as providing turning space for residents and service vehicles etc. The site can also be accessed on foot via a footpath from Foresters Road.

Any proposal for this site should therefore not result in any intensification of use on the site unless an alternative access arrangement can be achieved. The applicant has provided additional information showing a turning area for vehicles and refuse vehicles etc. Such an arrangement existed prior to the demolition of the previous building. Such a turning area would need to be kept clear to allow it to be used by members of the public as well as by users of the site. The Applicant has also confirmed that attendance at the club would be approximately 15 members per night on 5 evenings per week with occasional weekend use.

Taking the above into account and considering that the site was previously occupied by a similar use of a similar size and scale to that proposed, transport would not wish to object to the proposed use but request that the following conditions are attached to any planning permission.'

Car Parking Provision (to replace condition 5 on the officers report)

Development shall not commence until the car parking and turning area shown on the approved plans has been laid out, drained and surfaced in accordance with details to be submitted to and approved by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway.

Turning area

Development shall not commence until the details of the proposed turning area have been submitted to and approved in writing by the Local Planning Authority. The turning area shall only be used for the purposes of turning for vehicles using the development and by members of the

public and shall be kept clear at all times.

Reason:

To allow vehicles to enter and leave the site in forward gear in the interest of public safety and amenity.

Cycle Provision

The development shall not be occupied until space has been laid out within the site in accordance With details to be submitted to and approved in writing by the Local Planning Authority for 5 bicycles to be parked.

Reason:

In order to promote cycling as an alternative to the use of private cars.