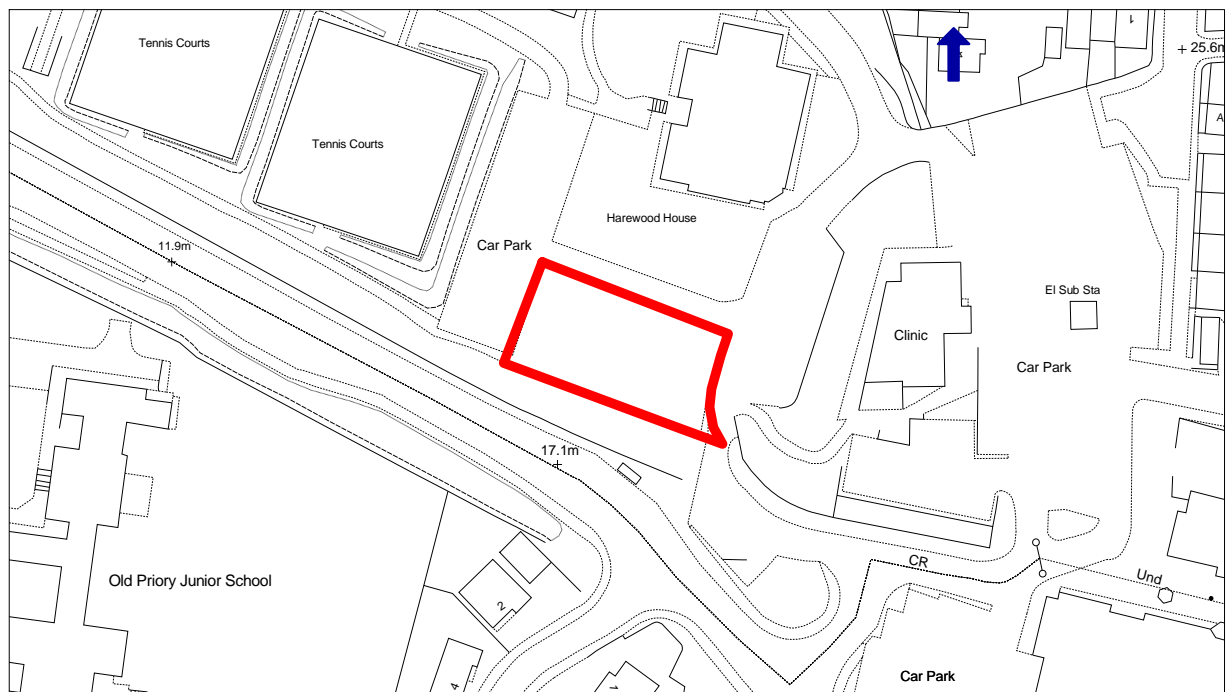


**ITEM: 10**

<b>Application Number:</b>	10/01861/FUL
<b>Applicant:</b>	Resound Health
<b>Description of Application:</b>	New library (single storey structure to replace the library destroyed by fire in 2008)
<b>Type of Application:</b>	Full Application
<b>Site Address:</b>	PLYMPTON LIBRARY, RIDGEWAY PLYMPTON PLYMOUTH
<b>Ward:</b>	Plympton St Mary
<b>Valid Date of Application:</b>	01/11/2010
<b>8/13 Week Date:</b>	<b>31/01/2011</b>
<b>Decision Category:</b>	Member Referral
<b>Case Officer :</b>	Jeremy Guise
<b>Recommendation:</b>	Grant Conditionally
<b>Click for Application Documents:</b>	<a href="http://www.plymouth.gov.uk">www.plymouth.gov.uk</a>



**This application is reported to committee following referral by Councillor John Lock, Chair of Planning Committee, whose view is that as a public building, the new library proposal, should be assessed at Planning Committee where members of the public and ward councillors have the opportunity to apply to speak.**

## **OFFICERS REPORT**

### **Site Description**

The application site is a 0.19ha piece of land located to the south of Harewood House, between it and the Ridgeway District Centre Plympton.

Harewood House, a purpose built community building which has a particular style with extensive roof and distinctive hexagonal window features. The library formally occupied a site to the south of it but was destroyed by fire in August 2008.

The site is on higher ground than the Ridgeway Road to the south. A 2m, high boundary wall runs along the site stepping down with the land. Levels fall away to the west and north. A series of terraces, containing tennis courts and Bowling Green abut the site to the west. There is an attractive aspect to the North West with views towards Dartmoor.

Parking (51 spaces) is located in an area to the west of the former library, and south west of Harewood House, with the area to the North West a sunken area of shrubbery and trees. Access to the site is from the south east via a road which snakes around the NHS clinic and Harewood House on its way to Plympton swimming pool.

### **Proposal Description**

Planning permission is sought to build a new library on the site (31x15m dimensions approximately 458sqm in total). Plans show a simple rectangular block structure with pitched roof built in roughly the same position as the previous library. It would be a single storey portal type frame structure with clear span 15.5m tie bracing in the centre.

Externally walls are shown mostly of render interspersed, in places, with fenestration and the occasional larch cladding panel. The metal roof would have skylights either side of the ridge, to provide natural light and ventilation to the centre of the building, and solar panels to satisfy the Policy CS20 requirement that it incorporate on site renewable energy production equipment to off set at least 15% of predicted carbon emissions. Access would be from the north and configured to meet the requirements of people with disabilities.

The Design and Access statement that accompanies the application shows the indicative position of a surgery and clinic on the western part of the site. This demonstrates that the proposal is not incompatible with those long term aspirations, although it would be completely subject to securing a separate planning permission - including careful consideration of the re-location of the existing car park. With the exception of the loss of three spaces within the

footprint of the proposed building itself, this proposal does not alter the existing parking arrangements at the site or the route whereby they are accessed. The existing car park fully retained.

Since submission the applicants have been asked, and have agreed to add, an additional window into the northern elevation to improve natural surveillance and, until such time as the health centre is built, provide an attractive outlook from the proposed meeting room over the park towards Dartmoor.

### **Relevant Planning History**

- 09/01103/OUT - Outline application to develop land by erection of mixed use building to include library, GP surgery and NHS clinic/health centre, with associated works including provision of parking and landscaping. Conditional planning permission GRANTED subject to S106 legal agreement 1<sup>st</sup> Sept. 2009

### **Consultation Responses**

**Highway Authority** – comments awaited. To be reported in an addendum report.

**Public Protection Service:-** Have no objection to the application, but recommend conditions relating to reporting of unexpected contamination and code of practice be attached in the event that the application is approved

**Police Architectural Liaison Officer (PALO) - Devon and Cornwall Constabulary** are not opposed to the granting of planning permission for this application, but have the following observations: -

- This area of Plympton does attract anti social persons particularly during the evenings and weekends. Measures should be build in to the design of this building to try and mitigate any opportunities for this new building to be a target for vandalism etc.
- It is recommend that there are gable end windows in the North West and South East elevations. This will allow overlooking from the building. Both these sides of the building will be attractive for graffiti sprayers so any overlooking will be helpful.
- The smooth white render finish for the walls will again make this building attractive for graffiti so it is recommend that only the top half of the wall is finished in this white render finish and the bottom half of the walls has a finish that will not show up paint so easily, e.g. natural stone.
- The bin stores should be secured. This will deter arsonist from setting fire to the bins.
- Around the building, particularly vulnerable sides as mentioned above, there should be a defensible space created and this planted out with defensive planting, which should be kept to about a metre in height. This will look attractive and deter persons from getting close to the sides of the building.

- CCTV should be considered for the building. The architects are advised to contact the PALO before any final decisions are made on the positions of CCTV cameras.

### **Representations**

Notices were posted around the site and neighbours were notified of the reserved matters application. This has resulted in receipt of three letters of representation (LOR's) including one from Councillor Lock in his capacity as a Plympton councillor.

**Councillor Lock** – Requests that the application be referred to the Planning Committee. The new library will be a public building and it is in the interest of the public that this application be held in public to give any member of the public the opportunity to apply to speak and also Ward Councillors.

The other LOR's can be summarised as follows:-

- Excellent plans for the site being the original location which fits well into the design and layout of this very attractive community area of Plympton.
- Totally oppose further building such as a medical or multi use clinic. This would ruin the whole design of open space facilities. If the money becomes available, then an extension in keeping with the library design could be considered to upgrade the library facilities.
- Pleased to see at last plans for our new library, but disappointed it is much smaller than the one we were promised. I am also concerned to see the outline of phase 2 which will take away car parking spaces which are at a premium on this site and will be very obstructive on this very sensitive area of Plympton. It will also prevent any further expansion of the library should the need arise.

### **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 key issues in this case are

- The principle of developing a new library on this site (policies CS01, CS12, and CS31 of the Adopted Core Strategy)
- The design and appearance of the proposed development (Policy CS02, CS20, CS32 and CS34 of the Adopted Local Plan)
- Impact upon the amenities of neighbouring properties and uses (Policy CS34 of the Core strategy)
- Impact upon trees (Policy CS18 of the Core strategy)
- The adequacy of access and parking arrangements (Policy CS28 of the Core strategy)

### **The principle of developing a new library, clinic and surgery on this site**

When the old library burnt down and surrounding trees were damaged in August 2008, along with the loss of stock and inconvenience of temporary re-housing (first at Harewood House, then 95-99 the Ridgeway – its current location), it was recognised that there was a rare opportunity to develop a new purpose built library on the site. The proximity of the site to the Plympton District Centre, bus stops and well used car parks demonstrate the continuing suitability of the site for a library use and compliance with Policy CS12 (Cultural / leisure Development Considerations). Policy CS12 supports cultural uses in District Centres as long as they are of an appropriate scale and will contribute to the creation of sustainable linked communities.

There is some disappointment that the more ambitious scheme, involving library, clinic, and surgery, which secured outline planning permission last year, will not at present go ahead. But in the light of the current funding situation, and the pressing need to secure a new purpose built library for Plympton, it is considered advisable to secure the replacement library. The fact that the proposal does not preclude the subsequent addition of the surgery and clinic at a future date is welcome in relation to creating sustainable linked communities and making best use of previously developed land.

### **The design and appearance of the proposed development**

The proposal has been designed to provide a large open span space, with airy roof space, on a limited budget. It succeeds in satisfying the operating requirements of library services. It also succeeds in terms of providing a light, energy efficient, building that makes a positive contribution to the townscape and is perfectly acceptable in relation to policy CS02 (Design) considerations. However, the design does not incorporate much in relation to architectural embellishments or idiosyncratic quirkiness - the qualities that create a distinctive and memorable public building. It is to be hoped that the surgery / clinic element, which now occupies the more prominent location within the site above the park, will provide scope to add this dimension to the overall group when, eventually, it is added.

### **Impact upon the amenities of neighbouring properties and uses**

Although there are no residential buildings in the area, Harewood House, a much used institutional building with community run café, is located immediately to the north. The proposal replaces, on a slightly larger footprint, the previous library and recreates a similar relationship in respect of massing scale and built form.

### **Impact upon trees**

In broad terms the proposed building occupies the location of the previous library building and has little impact upon existing trees. Some fir trees, adjacent to Ridgeway were badly damaged in the fire and have subsequently been removed.

### **The adequacy of access and parking arrangements**

The applicants have agreed to a request that they look in greater detail at showing the pedestrian footpaths around the building, particularly those to the south. There are not believed to be any significant highway issues, but further comments on the detail will be held over to addendum report, once views of the Highway Authority have been finalised.

### **Equalities & Diversities issues**

As a public building the library, clinic will be fully accessible to people with disabilities.

### **Section 106 Obligations**

There are no new Section 106 implications arising from this application.

Libraries are identified as (para, 3.4 of the planning obligations & affordable Housing Supplementary planning Document) as categories towards which contributions from the Plymouth Development Tariff will be spent. As such they are exempt from providing tariff contributions.

### **Conclusions**

This proposal represents a scaling back from the earlier ambitious plans for a new library, clinic and surgery on the site - at least for the time being. But it still proposes an elegant new library that is fit for purpose and unlike the previous outline scheme is believed to be deliverable in current circumstances. It is recommended for approval.

### **Recommendation**

In respect of the application dated **01/11/2010** and the submitted drawings, **2528-L1102; 2528-L300; 2528-L200; 2528-L201 & 2528-L202** , it is recommended to: **Grant Conditionally**

### **Conditions**

#### **DEVELOPMENT TO COMMENCE WITHIN 3 YEARS**

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

#### **DEVELOPMENT IN ACCORDANCE WITH APPROVED PLAN NUMBERS**

(2) The development hereby permitted shall be carried out in accordance with the following approved plans 2528-L1102; 2528-L300; 2528-L200; 2528-L201 & 2528-L202

Reason:- To ensure that the development accords strictly with the submitted plans hereby approved in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy.

#### **CODE OF PRACTICE**

(3) During the development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public

Protection Service , Code of Practice fro Construction and demolition sites , with particular regards to hours of working , crushing and piling operations , control of mud on roads and dust.

Reason:

To protect the general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### EXTERNAL MATERIALS

(4) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### SURFACING MATERIALS

(5) No development shall take place until details of all surfacing materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### LANDSCAPE DESIGN PROPOSALS

(6) No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include .

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.

#### LANDSCAPE WORKS IMPLEMENTATION

(7) 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.

#### REFUSE DETAILS

(8) Before the development hereby permitted commences details of the siting and form of bins for disposal of refuse shall be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage provision shall be fully implemented before the development is first occupied and henceforth permanently made available for future occupiers of the site.

Reason: In order to ensure that adequate, safe and convenient refuse storage provision is provided and made available for use by future occupiers.

#### LIGHTING SCHEME

(9) Before the development hereby approved commences details of any external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be fully implemented before the development is first occupied and henceforth permanently maintained for the occupiers of the site.

Reason: In order to ensure that adequate external lighting is provided for future occupiers of the site and that it does not interfere with navigation.

#### CYCLE PROVISION - insert number

(10) No dwelling shall be occupied until space has been laid out within the site in accordance with (the approved plan)(details previously submitted to and approved in writing by the Local Planning Authority) for bicycles to be parked.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### CYCLE STORAGE

(11) The secure area for storing cycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

To ensure that there are secure storage facilities available for occupiers of or visitors to the building. in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### ON SITE RENEWABLE ENERGY EQUIPMENT

(12) Unless otherwise agreed previously in writing with the Local Planning Authority, prior to any development taking place, the applicant shall provide to the Local Planning Authority a report for approval identifying how for the period up to 2016, a minimum of 15% of the carbon emissions for which the development is responsible will be off-set by low carbon production methods.



The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise agreed in writing, the approved on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the period up to 2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within PPS22.

### **Statement of Reasons for Approval and Relevant Policies**

Having regard to the main planning considerations, which in this case are considered to be:

The principle of developing a new library on this site

The design and appearance of the proposed development

Impact upon the amenities of neighbouring properties and uses

Impact upon trees

The adequacy of access and parking arrangements

, 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:

PPG13 - Transport

PPG17 - Sport and Recreation

PPG23 - Planning and Pollution Control

PPS9 - Biodiversity and geological conservation

PPS1 - Delivering Sustainable Development

PPS6 - Planning for Town Centres

CS32 - Designing out Crime

CS33 - Community Benefits/Planning Obligation

CS34 - Planning Application Consideration

CS18 - Plymouth's Green Space

CS20 - Resource Use

CS01 - Sustainable Linked Communities

CS02 - Design

CS15 - Housing Provision

CS12 - Cultural / Leisure Development Considerations

CS31 - Healthcare Provision