

ORAL ADDENDUM REPORT PLANNING COMMITTEE 16th
DECEMBER 2010

Item: 5
Site: New Cooperage Royal William Yard Plymouth
Ref: 10/01384
Applicant: Urban Splash South West (Ltd)
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Analysis

The applicant made late further representations on the conditions. It suggests limiting all A1, A2, A3 and A4 uses to 500 sq m in total in a merged condition 12 and removal of conditions 13 and 15 to simplify the decision notice. This is supported as it reduces the flexibility of the use of the building.

The applicant also requires the removal of condition 9 as it would reduce flexibility and increase delay in future lettings. Officers agree to a relaxation so that B1 Business purposes are excluded from the restriction. The schedule of conditions is complicated given the wide range of uses the applicant requires and quite rightly there has to be adequate control over the future use of the building.

It will take a short time to agree appropriate wording for condition 9 and other use conditions. Officers are confident they can achieve this during the period while the unilateral undertaking is completed. This requires a slight change to the recommendation with the additions underlined below:

Recommendation:

Minded to Grant conditionally subject to S106 Obligation, delegated authority to Assistant Director of Development and Regeneration – Planning Services to agree use conditions, delegated authority to refuse if Obligation not signed by 31 January 2011.