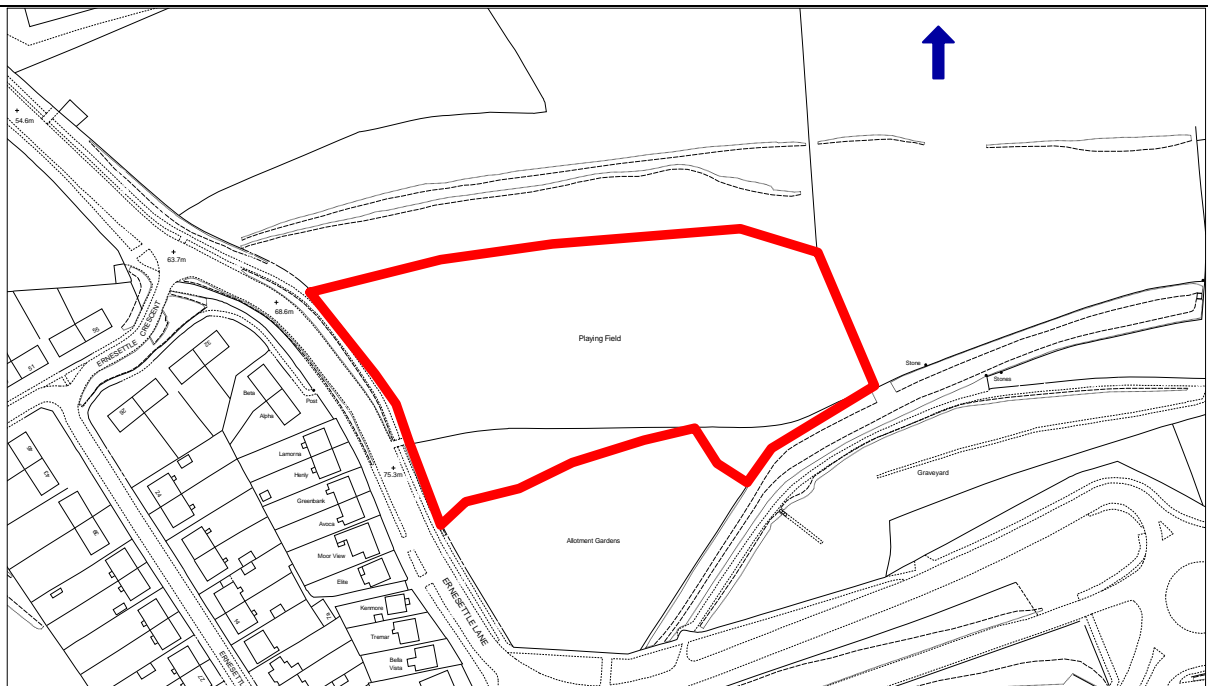


**ITEM: 5**

**Application Number:** 10/01533/REM  
**Applicant:** The Trustees of St Budeaux Congregation of Jehovah  
**Description of Application:** Reserved matters application (appearance) 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:** 21/09/2010  
**8/13 Week Date:** **21/12/2010**  
**Decision Category:** Major Application  
**Case Officer :** Carly Francis  
**Recommendation:** Grant Conditionally  
**Click for Application Documents:** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



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## **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 (appearance) for religious meeting hall with associated car parking.

### **Relevant Planning History**

10/01170 Reserved matters application (landscaping, layout, scale) for religious meeting hall with associated car parking- GRANTED CONDITIONALLY.

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**

**English Heritage-** recommend that the application be determined in accordance with national and local policy guidance and on the basis of Plymouth City Councils specialist conservation advice.

### **Representations**

Nil.

### **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 CS02 and CS34 from the adopted Core Strategy and the Design Supplementary Planning Document.

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 agreed at outline stage and the reserved matters of landscaping, layout and scale for the religious meeting hall have also now been approved. This application is for the last reserved matter for the religious meeting hall, 'appearance'. The reserved matters for the nursing home will be the subject of a future application.

Amended plans were received following further discussion regarding the appearance of building. The plans now submitted incorporate a number of improvements which achieve a better quality design.

The main improvements to the design of the building include the introduction of a dark grey plinth to create a 'base' for the building to sit and to tie the 'base theme' across the site, it is proposed that some of the retaining walls are formed in this colour. Much more natural stone is also now proposed as the dominant use of brickwork was raised as a concern. Natural stone has been introduced into the elevations and it is also now proposed on the walls along the entrance drive to the bus bays. The appearance of the building is explained in detail below, looking at each elevation in turn.

The principal Ernesettle Lane elevation is broken up with the inclusion of 3 gable wall details which create a rhythm to the design. Each gable is punctuated with a glazing element. To further emphasis the gable features three quarters of each of them will be timber clad over a plinth of brickwork, this adds interest and helps to minimise the mass of brickwork to the elevation.

The main access into the building is located central to the rear elevation and opposite the proposed car parking area. The glazed entrance is recessed into the building and flanked by what are now proposed as natural stone clad walls. The rest of this elevation shall be predominantly brickwork panels with a timber 'roof' detail along the full length. Following further discussion about the design additional windows are now proposed in this elevation. This was previously a blank elevation with no windows; the proposed high level windows will provide natural light into the ancillary rooms (toilets etc) of the building complex and break up this elevation. This elevation is further broken up by the inclusion of planters to be formed in natural stone.

The north side elevation can be argued to be of least significance to the overall design. Views to it will be limited by the extent of landscape planting to the boundary and also the proximity of the outbuildings to it. However the principles of the development are maintained throughout. It is proposed that a brick plinth is formed along this elevation; there are also external stairs to the fire door which shall be natural stone. The timber cladding 'roof detachment' detail runs the length of the elevation and the timber cladding detail from the front elevation is wrapped around the corner to provide an additional feature to this side elevation.

The south side elevation runs parallel to the new access road into the site. The elevation will be partially obscured from view due to the site levels. The cladding 'roof detachment' detail runs the full length of the elevation, with the wall below split into panels by the location of full height window units providing natural light into the auditorium areas. The elevation also includes the 'secondary' entrance point into the building. This area is recessed into the building footprint to create a covered entranceway. The use of full height glazing panels ensures plenty of natural light is provided into the lobby area of the building. The timber cladding detail from the front elevation is wrapped around the corner to provide an additional feature to this side elevation. To the right hand side the natural stone planter detail is continued from the entrance elevations.

Having examined each elevation in detail against the details already approved under the reserved matter 'landscaping', the scheme as a whole creates a strong identity, whilst using a local palette of materials. Whilst the use of brick is retained, the amount of it and its dominance has been tempered by the use of timber cladding, natural stone and also a plinth detail around the building. The inclusion of further windows has also enabled the mass of the elevation to be reduced and further interest added. With these improvements, it is now considered that the 'appearance' of the proposed religious meeting hall is acceptable and it accords with policies CS02, CS34 and the Design Supplementary Planning Document.

### **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 matter of 'appearance' for the religious meeting hall are deemed acceptable and therefore it is recommended that this matter be approved.

### **Recommendation**

In respect of the application dated **21/09/2010** and the submitted drawings, **001, 051 E, 100, 101, 102, 110 B, 111 B, 112 B, 113 B, 120 B, 121 B, 122 B, and accompanying Design and Access Statement** , it is recommended to:  
**Grant Conditionally**

## **Conditions**

### EXTERNAL MATERIALS

(1) 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.

### PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 051 E, 100, 101, 102, 110 B, 111 B, 112 B, 113 B, 120 B, 121 B, 122 B.

#### Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

### INFORMATIVE: OUTLINE/ RESERVED MATTERS CONDITIONS

(1) The applicant's attention is drawn to the conditions attached to the substantive outline planning permission (ref.09/00669/OUT) together with those attached to the reserved matters approval for landscaping, layout and scale (ref.10/01170/REM) and the need to adhere to these conditions in the implementation of this reserved matters approval. A separate application(s) will be required in respect of the reserved matters for the nursing home.

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

Having regard to the main planning considerations, which in this case are considered to be: acceptability of the details of the appearance of the building, 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:

CS34 - Planning Application Consideration

CS02 - Design

DSPD - Design Supplementary Planning Document

