

ADDENDUM REPORT PLANNING COMMITTEE 28 July 2011

Item: 6.1

Site: 33 Edwards Drive, Plymouth

Ref: 11/00991/FUL

Applicant: Mr P Blackmore

Pages: 11 to 14

A further letter of objection has been received from the owner of 4 Edwards Close. All the issues raised in the letter have already been addressed in the report; however it should be noted that the letter draws attention to the 45 degree guide and the fact that the extension would encroach upon this.

A consultation response has been received from the Council's Public Protection Service. They have no objections to the proposal but recommend contaminated land conditions. Although these suggested conditions are noted it is not considered appropriate or reasonable to attach them for a development of this small scale. As is common practice, it is recommended that the applicant be made aware of the land quality issues via an informative.

Recommendation

The recommendation remains as in the report with the addition of a contaminated land informative. The informative reads:

INFORMATIVE: LAND QUALITY

(1) The Council's Environmental Protection Officer (Land Quality), Public Protection Service, advises that the site is located within and close to areas believed to have been subject to historic landfill, potentially incorporating organic material, and there is the possibility of contamination of the site as a result. It is therefore recommended that appropriate assessments and site investigations are carried out and, depending on the results, appropriate measures put into place to remediate any contamination affecting the proposed development.