

ADDENDUM REPORT PLANNING COMMITTEE 28 July 2011

Item: 6.10

Site: Land adjacent to Foulston Avenue, Plymouth

Ref: 11/00839/FUL

Applicant: Devon & Cornwall Housing

Pages: 119 to 140

Since completion of the officer's report, the applicant's agent has provided additional information relating to the details of the scheme. This comprises plans to show the sight lines, further information on ecological management, and calculations to demonstrate that at least 15% of the carbon emissions for which the development is responsible will be provided through the installation of photo-voltaic panels. Finally the agent has submitted samples of the pearl and blue brick and red roof tiles, which are deemed acceptable.

Due to this additional information it is no longer deemed necessary to attach the following conditions, with consequent renumbering of subsequent conditions:

Delete

PROVISION OF SIGHT LINES

(19) No work shall commence on site until details of the sight lines to be provided at the junction between the means of access and the highway have been submitted to and approved in writing by the Local Planning Authority. The approved sight lines shall be provided before any dwelling is first brought into use.

Reason:

To provide adequate visibility for drivers of vehicles at the road junction in the interests of public safety in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Delete

DRIVEWAY GRADIENT

(20) The driveway to any dwelling hereby permitted shall not be steeper than 1 in 10 at any point.

Reason:

To ensure that safe and usable off street parking facilities are provided in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Delete

EXTERNAL MATERIALS

(25) 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.

It is also proposed to vary condition 12 to read:

Amended wording**SUSTAINABLE RESOURCE USE**

(12) Unless otherwise agreed previously in writing with the Local Planning Authority, the development will off-set by a minimum of 15% the carbon emissions for which the development is responsible through installation of photo-voltaic panels on all units as shown in drawings 01, 10738 P 01.10, 10738 P 01.11, 10738 P 01.12, 10738 P 01.13, 10738 P 01.04, 10738 P 01.05, 10738 P 01.06, 10738 P 01.07, 10738 P 01.08, 10738 P 01.09 and listed in Appendix I of the Sustainability Statement. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. These 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 2010-2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within PPS22.

The condition numbered 23 in the main report is recommended to be varied to read:

Amended wording**BIODIVERSITY**

(23) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Mitigation and Enhancement set out in the Ecological Impact Assessment (dated November 2009) for the site.

Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and Government advice contained in PPS9.

Members should also note that the applicant is exploring surface water management methods with the Environment Agency and suitable drainage will be agreed with them and the Local Planning Authority before development commences, as per the condition numbered 27 in the main report.