

# PLANNING APPLICATION REPORT



**ITEM: 03**

**Application Number:** 11/01013/FUL

**Applicant:** Mr Jock Easton

**Description of Application:** Use of reconstituted stone block walls and through-colour rendered walls, instead of stone walls (amendment to planning application 11/00101 for Erection of four-storey, 72 unit accommodation block for the rehabilitation of injured services personnel); grant conditionally

**Type of Application:** Full Application

**Site Address:** HMS DRAKE, SALTASH ROAD PLYMOUTH

**Ward:** Devonport

**Valid Date of Application:** 21/06/2011

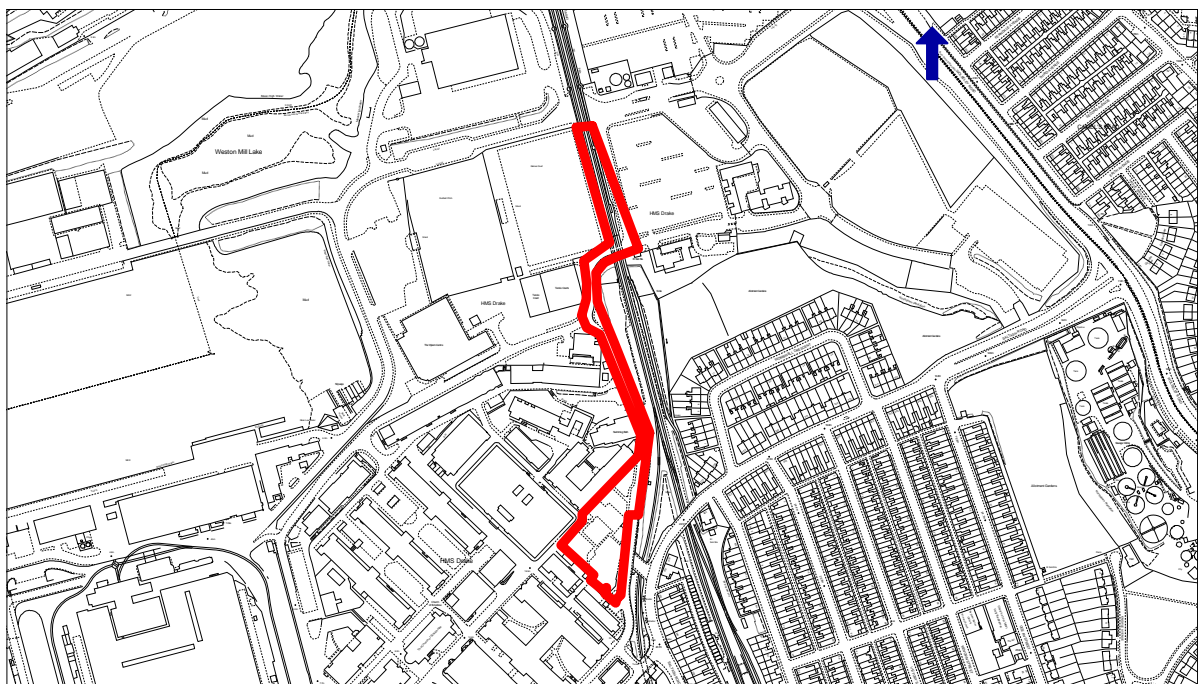
**8/13 Week Date:** **20/09/2011**

**Decision Category:** Major Application

**Case Officer :** Adam Williams

**Recommendation:** Grant Conditionally

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### **Site Description**

The site consists of an open, triangular shaped piece of land situated towards the north eastern end of the HMS Drake complex and is bounded on its eastern side by an internal access road and railway line that separates the site from Saltash Road. Within the complex the site is bounded to the south west by the Fenner building and the Frobisher building (both two storeys high), the latter being a Grade 2 listed building in Plymouth limestone. The Fenner building is constructed mainly in buff coloured brick with sandstone detailing around the windows. Much larger, four and six storey, accommodation buildings bound the site to the North West. There is mainly terraced housing lining the far side of Saltash Road, the nearest dwelling being the semi-detached house at No.264.

### **Proposal Description**

Use of reconstituted stone block walls and through-colour rendered walls, instead of stone walls (amendment to planning application 11/00101 for Erection of four-storey, 72 unit accommodation block for the rehabilitation of injured services personnel)

### **Relevant Planning History**

There have been numerous developments over the years at HMS Drake, the most significant of which, in terms of the current application, is 03/00969, which was an application for demolition of some existing buildings, erection of 3 new buildings and alteration/refurbishment of Ward Room, Mess and other buildings to provide new living accommodation and ancillary facilities for 1650 Naval personnel. One of the three new buildings in this development is the Cornwell VC building, which is the rear of the current proposal.

### **Consultation Responses**

None

### **Representations**

None

### **Analysis**

This application turns upon Policy CS34, CS02, CS03 of the Core Strategy 2006-2021 and Planning Policy Guidance 15 – Planning and the Historic Environment. The primary planning considerations for this application are; impact upon visual amenity and impact upon the setting of nearby listed buildings, as detailed below

This application is to vary condition 2 of planning permission 11/00101/FUL to change plan No AR 062 001/P05 to AR 062 001/P07. The reason for this is to enable a change in materials.

Due to financial issues and a desire to ensure the project is deliverable the use of stone cladding is no longer viable. The proposal is to instead use reconstituted stone block and coloured to match the Portland stone found on nearby buildings, in particular the nearby by listed Frobisher building.

It is considered the changes are not detrimental to the appearance of the building and the materials chosen at this stage are still considered to sit well against nearby buildings.

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.

### **Section 106 Obligations**

None

### **Equalities & Diversities issues**

None

### **Conclusions**

Recommended for approval

### **Recommendation**

In respect of the application dated **21/06/2011** and the submitted drawings ,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.

### **APPROVED PLANS**

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:(AR 062 001/P07)

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.

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

Having regard to the main planning considerations, which in this case are considered to be: impact upon visual amenity and impact upon the setting of nearby listed buildings, 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  
CS03 - Historic Environment