

ADDENDUM REPORT PLANNING COMMITTEE 17th NOVEMBER 2011

Items: 6.5

Site: The Town House, 32 Harwell Street, Plymouth

Ref: 11/01410/FUL

Applicant: Town House (Plymouth) Ltd

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Representations Update:

Since writing the officer's report, 1 additional letter of representation has been received. Whilst not in opposition to the development, the letter raises concern regarding possible demolition of trees on the opposite side of Harwell Street and the entrance to Prynne Close, and requests that these be retained.

In response, it should be noted that the trees are outside the planning application site area and the proposed development will not affect any of the trees referred to. The applicant confirms there is no proposal to remove any of these trees as part of this planning application.

S106 Update:

In order to mitigate the impact of the development upon Wells Gardens, the applicant has agreed to upgrade the roadside landscaping on Wells Gardens to the rear of the site, through which vehicular access to the site is proposed. Accordingly, a clause is recommended within the S106 as follows:

1. "Payment of £2000 towards the provision and upgrade of roadside planting and landscaping on Well Gardens, payable upon commencement of development."

Conclusion:

It is recommended that in accordance with the details outlined in the officer report, conditional approval is granted subject to the satisfactory completion of the Section 106 Obligation with the addition of the above clause. Delegated Authority is sought to refuse the application if the S106 Obligation is not signed by the 21st November 2011.