

ADDENDUM REPORT PLANNING COMMITTEE 15 DECEMBER 2011

Item: 6.3
Site: Land at Tavistock Road Plymouth
Ref: 11/01559/FUL
Applicant: Taylor Wimpey (Exeter) UK Ltd
Pages: 33-58

Consultation Responses

Local Highway Authority

The Local Highway Authority has considered the revised site plan. There are still some issues on the width of part of the highway and service margins, but these can be covered in the Highways Act Section 38 Agreement. The parking issues have been resolved subject to the additional condition (new condition 19) below.

Secure cycle storage is required for the flats and houses. This is covered in the amended condition 20 (which will now become condition 21).

Analysis

Design issues

It is essential that the applicant finishes the development in materials appropriate to this prominent site. Officers repeatedly have been requesting this but the materials drawing does not reflect this. Consequently conditions 23 and 24 (newly numbered 24 and 25) need to be strengthened to ensure that good quality materials are used in particular on the Tavistock Road frontage to enhance the quality of the development. New condition 33 is added to ensure that the window reveals in the blocks of apartments have sufficient depth to prevent flat and bland facades.

Recommendation

The recommendation is the same as in the report subject to the additional conditions (new 19, and 33) and varied conditions 20 (now 21), 23 and 24 (now 24 and 25), with all other conditions from 19 onwards now being renumbered accordingly.

CAR PARKING

(New 19) The development shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a maximum of 73 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason:

In the opinion of the Local Planning Authority, although some provision needs to be made, the level of car parking provision should be limited in order to assist the promotion of sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

WINDOW REVEALS

(33) The window reveals in the two blocks of flats containing units 7 – 12 and 19 – 26 shall be a minimum of 150 millimetres.

Reason:

In order to provide sufficient variety and articulation to the facades in the interests of visual amenity to comply with policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

AMENDED 20 (now 21) CYCLE PROVISION

(21) No flat shall be occupied in block 7 - 12 or block 19 - 26 until space has been laid out within the site for that block in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of three bicycles to be parked for block 7 - 12 and a minimum of four bicycles to be parked for block 19 - 26. No dwellinghouse shall be occupied until storage provision for at least one bicycle has been provided for that dwellinghouse.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

AMENDED 23 (now 24) EXTERNAL MATERIALS

(24) The external materials stated on the application form and shown on drawing number 1025.103F are not approved. No development shall take place until the details and 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.

AMENDED 24 (now 25) SURFACING MATERIALS

(25) The surfacing materials stated on the application form and shown on drawing numbers 1025.103F and 1025.104E are not approved. No development shall take place until details and samples of all surfacing materials to be used 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.