

ADDENDUM REPORT PLANNING COMMITTEE 12th JANUARY 2012

Items: 1

Site: Former Tennis Courts, Hoe Road-Pier Street, Plymouth

Ref: 11/01874/FUL

Applicant: Pier Street Ltd

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Representations Update:

Since writing the officer's report, 18 additional non-standard (individually written) letters and 278 duplicated, standard letters of representation have also been received which raise objections to the planning application.

The issues raised are identical to concerns already identified and/or covered within the Officer's report.

Response of the three St Peter & the Waterfront ward Councillors

The three ward Councillors believe that the changes to the originally refused planning application will go substantially toward addressing the concerns of the Planning Committee.

The three ward Councillor's advise that they are happy to accept the expert opinion of English Heritage on the acceptability of the revised plans within the context of addressing the previous objections based on the over-dominance of the former buildings within the Conservation Area.

The three ward Councillors do not agree with third party suggestions that the site should mirror Grand Parade, due to the limited size of the available building plot, nor do the Councillors consider that the site is appropriate to be home to an iconic building such as The Spinnaker or Dubai waterfront developments as has been suggested by a number of third parties. Whilst acknowledging that no development proposal on this site will satisfy all residents, the Councillors also acknowledge that something will be built on this plot.

On this basis, specific concerns are raised by the three ward Councillors that exceptional care must be taken to ensure that the materials and finishes are of the highest quality otherwise the Councillors consider the application should be refused. It is recommended that particular attention is given to the specific detailing of the ground floor loggia design, the design of the proposed "winter gardens" and the junctions between the palette of different materials and colours used.

The roof garden is considered to have the potential to become a nesting site causing public nuisance, and it is recommended that this is designed out.

The three ward Councillors note the planning conditions proposed by statutory consultees and request that these are rigidly applied.

Officers agree with the ward Councillors that the success of this modern building design will be achieved by paying particular attention to the quality of the design detailing and finishes.

Conditions are recommended to specifically cover such details, and these conditions are considered by officers to adequately address all the concerns raised above.

Garden History Society

Does not wish to comment.

Ministry of Defence (MOD)

The MOD repeats its consultation response from the previous application I1/01145/FUL. An “Explosives Safeguarding” condition has been recommended within the officer’s report to ensure that the development is designed to withstand structural collapse or damage that could cause critical injury in the event of an explosion within the statutory explosive safeguarding zone surrounding Plymouth Sound.

Conclusion:

It is recommended that in accordance with the details outlined in the officer report, conditional approval is granted following the satisfactory completion of the Section 106 Obligation. Delegated Authority is sought to refuse the application if the S106 Obligation is not signed by the 17th February 2012.