

## **ADDENDUM REPORT PLANNING COMMITTEE 31<sup>st</sup> May 2012**

**Item: 6.2**

**Site: Lambspark Care Home, 38 Merafield Road, Plymouth**

**Site ref: I2/00511/FUL**

**Applicant: Mr D Wraighte**

**Page: 13**

Members are advised of the following matters:

1. Further plans were submitted that show the amount of existing and proposed amenity space at the site. The applicant has confirmed that decking would be erected in space on the side of the proposed building for amenity purposes. In these circumstances and because the amount of amenity space is a material consideration in this case, it is recommended that a condition be added as follows:

Plans showing the layout and arrangement of amenity space on the site shall be submitted to and approved in writing by the Local Planning Authority and that space shall at all times be retained for the approved amenity uses.

Reason:

To provide adequate outside amenity space for residents of Lambspark Care Home in accordance with policies CS31 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

2. In the interests of Nature Conservation it is recommended that any grant of planning permission include an informative note advising the owners to consider replacing the pond and installing several swift bricks at eaves level in the northern elevation. An informative is recommended as follows:

In the interests of nature conservation it is suggested that the applicant consider replacing the pond and installing several swift bricks at eaves level in the northern elevation of the building. Further advice on installing swift bricks can be obtained from the Council's Nature Conservation Officer on 01752 304229

3. The applicant's agent has submitted the following assessment of traffic generation at the site as a result of the proposed development:

Based on the existing occupancy of the Care Home Lambspark attracts on average for 30 Residents:--

DOCTOR            2 visits per week            for 30 Residents            therefore a further 8  
Residents =  $8/30 \times 2 = 0.53$  visits per week i.e. one additional visit per fortnight

AMBULANCE    1 visit per week            for 30 Residents            therefore a further 8  
Residents =  $8/30 \times 1 = 0.25$  visits per week i.e. one additional visit per month

VISITORS            2 visits per day            for 30 Residents            therefore a further 8  
Residents =  $8/30 \times 2 = 0.53$  visits per day i.e. 4 additional visits per week.