

ADDENDUM REPORT PLANNING COMMITTEE 26 JULY 2012

Item: 6.3

Site: Land at Bell Close, (adjacent to and east of Parkstone Lane), Plympton, Plymouth

Site ref: 12/00541

Applicant: Unit Build Ltd

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Members are advised of the following matters:

- I. A further letter of representation has been received, which raises the following points:
 - a) The proposed bunds are inadequate to screen the development. Taller trees are required to screen the development from David Close. The bunds will be insufficient compensation for the damage already caused to the site.
 - b) The ground level of the units proposed in Phase 2 of the development will be much higher than Bell Close. Therefore the level of the Phase 2 development should be lowered; ideally both Phase 1 and 2 should be at the level of proposed Unit B. Moreover, the wall of the Phase 2 building above the level of the railway line and close to it could impact adversely on the noise of the trains.
 - c) There is no reference in the application to the possible businesses to occupy the site. Why are there no conditions relating to the type of businesses to be allowed and limiting their impact on neighbours? It is essential at this stage to ensure protection for existing properties.

With regard to these concerns:

Point a) Revised plans were submitted, which show 12 stake standard trees planted next to the proposed bund near the railway line. On this basis the proposed landscaping works are considered adequate to screen the site.

Point b) Were members minded to approve the application it is recommended that any decision notice includes an informative note saying that nothing in the permission shall be taken as indicating an approval to the detailed levels in the Phase 2 development area. The recommended wording of such an informative note is:

‘The applicant is advised that nothing in this planning permission shall be taken as indicating an approval to the detailed levels in the Phase 2 development area.’

Point c) The application refers to ‘industrial units’, which includes uses within Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution). These uses are considered appropriate for the site.