

ADDENDUM REPORT

Planning Committee



Item Number: 6.1

Site: Hooe Barn

Planning Application Number: I3/00264/FUL

Applicant: Mr and Mrs Truscott

Page: 9

This addendum report summarises letters of representation that have been received in response to the 21-day advertisement of amendments to the plans by site notice. Site notices were posted on April 30th for a 21 day consultation period. This addendum also proposes a change to the wording of condition 19 (RESTRICTION ON MOT USE).

Letters of representation:

21 letters of representation have been received in response to the amended plans. Twelve of these express support for the proposals.

In addition to the issues raised by the previous letters, the following concerns are raised:

- There are already enough cafes in the area for residents and visitors
- The consultation event was not well enough advertised.
- The window will detract from the historic character of the building.
- English Heritage should be consulted about the window.
- The restoration of the barn should be carried out by specialists.

In addition, a specific concern is raised in one of the letters requesting that physical barriers such as bollards be installed on the 'island' between the two access points into the site to prevent 'pavement parking'. Currently, pavement parking occurs which acts as a barrier to people with mobility problems who find it difficult to pass when cars are parked.

Officers consider that a café use is a suitable use for a local centre (as outlined in the Officer's report), and while there may be other cafes nearby, this is not a reason to refuse a café use on this site.

The consultation event on May 3rd was advertised as follows: in The Herald on May 1st, posters placed around Plymstock, Hooe, Turnchapel and Mountbatten on April 23rd, Plym Valley Heritage members were notified by email, and the Ward Councillors were notified.

The amended window design is referred to in the amended Officer Report. English Heritage has not been consulted by the Local Planning Authority on this application as they are not a statutory consultee on Grade II listed buildings. However, the advice of the Society for the Protection of Ancient Buildings has been sought and has informed the scheme.

The conditions attached to this application and the accompanying application for listed building consent request further details for works to the restoration of the barn to be submitted for

approval before the restoration work is undertaken. This will ensure that the works to the barn and shippens are carried out properly in accordance with specialist advice.

The question about pedestrian safety has been considered in the Officer Report, following advice from the Highway Authority. Officers note that the vehicle crossover points are currently often blocked by parked cars because there is no off-street parking provided on the site. The new site layout should prevent cars from parking across the crossing points as there will be sufficient off-street parking. Furthermore, the extended island will mean that a car would potentially block traffic flow so this in itself would deter illegal parking. The site has double yellow lines along the frontage which are enforceable.

A 'Grampian' condition will require works to the highway to be carried out under a S278 agreement, if this scheme receives planning approval. This is to extend the traffic island and resurface the footway. In the event that parking does become a problem, under the provision of the Highways Act there will be a 12 month maintenance period from completion of the works. This would enable further highway works to be provided should the need occur. The scheme will undergo a Full Safety Audit. The Highway Authority is trying to reduce street clutter where possible and not introduce unnecessary street furniture. Any bollards reduce the available width of the footway and can cause interference to wheelchair users and pushchairs. Bollards are, therefore, not a recommended solution to accessibility concerns.

Restriction on MOT garage use

Further to the amended Officer's report concerning restrictions on repair work that can take place in the MOT garage and a new proposed condition (19), the applicant is concerned that the condition is too restrictive and has requested the following amendment to the wording of the proposed condition (19) to allow repairs relating to the servicing of vehicles as well as repairs relating to MOTs. The condition as proposed could have a serious impact on the commercial viability of the garage by limiting the works that could be undertaken.

Officers acknowledge that a condition limiting vehicle repairs to those associated with MOTs only would restrict the commercial activities of the garage and that the nature of repairs associated with MOTs and servicing are of a similar scale and nature. The proposed amendment to condition 19 would refer to repairs associated with MOTs and services. Officers are satisfied that this would meet the applicant's concerns about commercial viability as well as provide an enforceable control against paint-spraying and general bodywork taking place on the premises.

RESTRICTION ON MOT GARAGE USE TO EXCLUDE PAINT-SPRAYING AND LIMIT VEHICLE BODYWORK REPAIRS TO MOTS AND SERVICES ONLY.

(19) No paint-spraying shall be undertaken by the MOT garage hereby permitted, and vehicle bodywork repairs must be restricted to essential work related to MOTs and services only.

Reason:

To protect the residential and general amenity of the area in accordance with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006 – 2021) 2007.