

ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: 273 Tavistock Road Plymouth

Application Number: 13/01025/FUL

Applicant: Eliot Design & Build Limited

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Relevant Planning History

At the bottom of page 22, 13/01860 should be 10/01860.

Analysis

Paragraph 12 on page 26 makes reference to the terrace of two bedroom houses (plots 13 – 16). The applicant has changed the façade by introducing gables and half gables to the ground floor front projections to add interest to this terrace's appearance and improve the original design.

Paragraph 43 on page 31 states that officers will update members on the latest position on the section 106 negotiations. The position is that officers have reviewed the information provided by Westcountry Housing Association (who would take on the site) and their agents. Officers confirm that Westcountry has provided sufficient evidence to establish on viability grounds that the scheme is unable to sustain any more than £5000 to be used for open space purposes for improved access to the proposed Derriford Community Park to help to mitigate the impacts of the development on local green infrastructure. Therefore officers now recommend this as the contribution required by the developer.

Recommendation

The recommendation is the same as the report with the additional informatives:

INFORMATIVE: CONDITIONAL APPROVAL (WITH NEGOTIATION)

(8) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(9) The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once any pre-commencement conditions are satisfied.