

ADDENDUM REPORT

Planning Committee



Item Number: 6.6

Site: Longfield House

Planning Application Number: 13/01103/FUL

Applicant: ALDI Stores Limited

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This addendum report proposes the following changes to the wording of conditions:

1. Amendment to condition 1 (APPROVED PLANS). This amendment corrects the plan names and numbers so that all of the approved plans are correctly referenced:

APPROVED PLANS

1) The development hereby permitted shall be carried out in accordance with the following approved plans: P(1)10 Site location plan; P(1)26 Proposed north contextual elevations N & NW; P(1)23 A Proposed building elevations (Aldi) S & SE; P(1)22 A Proposed building elevations (Aldi) N & NW; P(1)20 A Proposed/ existing site sections/ elevations SE; P(1)19 A Existing and proposed site sections/ elevations S; 100295 P(1)11 Existing site plan; P(1)18 A Proposed site plan; 2354-02-07 D Elevations (SE and NW); 2354-02-11 A Alterations and remedial ground and basement; 2354-02-12 Alterations and remedial first floor and roof; 100295 P(1)12 Existing basement plan; 100295 P(1) 13 Existing Ground Floor Plan; 100295 P(1)14 Existing First Floor Plan; 100295 P(1)15 Existing roof plan; P(1)16 Existing elevations (SW and NE); P(1)17 Existing NW and SE elevations and sections; 2354-02-09 Annexe Existing; 2354-02-16 B Proposed Cellar/ Basement floor plan; 2354-02-13 B Proposed Ground floor plan; 2354-02-02 Proposed First floor plan; 2354-02-03 Proposed Second floor plan; 2354-02-10 A Annexe proposed; P(1) 24 Aldi store proposed floor plan; P(1) 25 A Aldi store proposed roof plan; P(1)21 A Proposed site sections/ elevations NE & NW; 2354-02-06 D Elevations SW & NE; Heritage Statement; Transport Assessment; DAS.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

2. Amendment to condition 7 (LIGHTING DETAILS). This amendment enables the applicant to provide lighting details after commencement of development in response to request by applicant:

LIGHTING DETAILS

(7) No works shall commence to the construction or surfacing of the car park development until details of any external lighting scheme have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be fully implemented before any building is first occupied and henceforth permanently maintained for the occupiers of the site.

Reason:

To ensure that adequate external lighting is provided for future occupiers of the site, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

3. Amendment to condition 9 (LANDSCAPE DESIGN PROPOSALS). This amendment enables the applicant to provide landscape design details after commencement of development in response to request from applicant:

LANDSCAPE DESIGN PROPOSALS

(9) No hard or soft landscape works shall take place development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: hard surfacing materials and planting plans, including the location of all proposed plants their species, numbers, and densities.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

4. Amendment to condition 10 (MAINTENANCE SCHEDULE). This amendment enables the applicant to provide landscape maintenance details after commencement of development in response to request from applicant:

MAINTENANCE SCHEDULE

(10) No hard or soft landscape works shall take place until a schedule of landscape maintenance for a minimum of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason:

To ensure that satisfactory landscaping works carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

5. Amendment to condition 28 (STUDENT ACCOMMODATION). This amendment seeks to clarify the purpose of the condition more clearly.

STUDENT ACCOMMODATION

(28) The occupation of the residential accommodation hereby approved shall be limited to students in full-time education only.

Reason:

The accommodation is considered to be suitable for students in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, but its occupation by any other persons would need to be the subject of a further planning application for consideration on its merits.

6. Inclusion of a new condition (31) ON-SITE RENEWABLE ENERGY. This is to ensure that the solar panels shown on the approved plans are installed and maintained for the lifetime of the retail development.

ON-SITE RENEWABLE ENERGY

(31) Unless otherwise agreed in writing, the approved on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the retail development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the development in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within the NPPF.

7. Letters of representation:

Two further late letters of representation have been received. These raise concerns over traffic and parking, and query whether another food store and more student accommodation are required in the area. These points have been covered in other letters of representation and are therefore already addressed in the Officer's report (13/01103/FUL).