

ADDENDUM REPORT

Planning Committee



Item Number: 6.7

Site: Longfield House

Planning Application Number: 13/01104/LBC

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

LANDSCAPE DESIGN PROPOSALS

(9) No hard or soft landscape works 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.

3. An additional condition (20) is proposed to ensure that all of the works to the listed building are addressed. This to ensure that wall openings that are proposed within the basement are carried out in a manner appropriate to the listed building.

DETAILS OF WORKS TO THE BASEMENT: WALL OPENINGS

(20) No works to the listed building shall take place until a specification of works to create wall openings within the basement and cellar within the communal lounge and room 58 have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006 – 2021) 2007.

4. An additional informative is proposed. This is to raise the applicant's attention to the fact that any additional works that are not approved under this consent may require a new listed building consent.

INFORMATIVE: ADDITIONAL WORKS TO THE LISTED BUILDING

(2) The applicant's attention is drawn to the fact that any departure from the approved plans relating to works to the fabric of the listed building or listed boundary wall may require listed building consent.

5. 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).