

# ADDENDUM REPORT

Planning Committee



## Item Number: 6.3

**Site:** Public Realm outside Brewhouse and Mills Bakery Buildings Royal William Yard, Plymouth, PL1 3QQ

**Planning Application Number:** 13/01663/FUL

**Applicant:** Urban Splash

**Page:** 25, 30 & 33

### English Heritage updated response following re-consultation (14/11/2013):

“The intention to rationalise the type of seating/tables is welcomed, as is the intention to remove elements of the proposed areas which impinge on the public benches. The reduction of seating areas is also noted. However, we remain concerned regarding the quantum of the seating as well as its location.

As outlined in our previous responses the spaces between the buildings are integral to the significance and uniformity of the Yard. We are especially concerned with the seating up against the flood barriers, directly adjacent to the River Tamar (32 and 48 seats respectively). Also, having some of the seating areas, around the central basin, directly abutting the buildings and some against the Basin will be harmful to the symmetry of the space.

A clear and agreed strategy to the number and disposition of any outdoor seating is required.”

### Additional information provided by the applicant

The applicant has now provided an external seating guide for the proposed outdoor seating (details of this guide will be included in the officer presentation)

### Proposed changes to the officer report

Following further information provided by the applicant and to take account of the additional English Heritage comments above it is proposed that the following amendments are made to the officer report.

Page 30

### 5.4 (Amended paragraph)

Following discussions with the applicant an external seating guide has been provided which will be applicable in all outdoor seating areas as applied for in this application. The type of seating proposed in the guide is considered to be acceptable and now provides a consistent approach. Officers recommend a condition which ensures the implementation of the external seating guide within 4 months.

## **5.5 (Additional paragraph following English Heritage's updated consultation response)**

Further to the updated response from English Heritage following the revisions to the application it is officers' opinion that on balance the proposed positioning of the outdoor seating areas is acceptable and would not warrant reason for refusal. The position of the seating has been informed by a number of factors. It is important to strike a balance between the appeal of the seating areas in regards to the orientation of the sun which is part of the overall attraction during spring and summer months and the ability for public waterfront access in as many areas as possible. The external seating guide is now considered to provide a consistent approach across the areas of outdoor seating which is considered to be acceptable.

Page 33

### **Condition 9 (Amended following further information)**

The outdoor seating areas hereby approved shall use furniture consistent with the external seating guide only unless otherwise agreed in writing by the Local Planning Authority. The outdoor seating areas shall not use umbrellas or any other such paraphernalia associated with the use of the outdoor seating areas unless otherwise agreed in writing by the Local Planning Authority. The seating shall be provided within 4 months of the date of this consent.

Reason: To protect the setting of the listed buildings, Conservation Area and overall character and appearance of the area and avoid conflict with Policies CS02 and CS03 of the Local Development Framework Core Strategy (2006-2021) and the National Planning Policy Framework paragraph 131