

ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: Radford Quarry, Plymouth PL9 7P

Application Number: 13/02114/FUL

Applicant: Wainhomes (South West) Holdings Ltd

Page: 59

Planning History

The following Planning Enforcement file was omitted from the Planning History Section:

13/01807/OPR - Suspected failure to comply with S106 obligations/planning conditions attached to 02/01194/OUT- Open.

Letters of Representation

2 Further letters of objection have been received. The points raised have already been covered in the report.

Further Information and Amended Drawings Received

The applicant has submitted a response to the highways concerns which includes amending the garages to an acceptable size. As such highways have updated their consultation response and consider that appropriate parking provision has now been provided. It is therefore recommended that the 4th refusal reason is removed. The applicant also considers the 3rd refusal reason (Aggravation of existing traffic difficulties) is unjustified and have put forward arguments to demonstrate this. This has been carefully considered by Highways and they do not wish to amend their comments in this regard. Officers' consider this refusal reason is justified and sustainable.

The applicant has submitted an Energy Statement that demonstrates a 15% carbon saving by use of Photovoltaic Collectors. This is considered to comply with Policy CS20 and the NPPF and therefore the 5th refusal reason (Renewables) has been removed from the recommendation.

Applicant's Letter.

The applicant has submitted a letter requesting that the application be removed from the agenda for further negotiation as they feel the remaining refusal reasons can be overcome.

Recommendation

The recommendation is the same as the report with an amendment to the list of plans to include the amended plans, and the removal of the parking provision and renewables refusal reasons: The full recommendation will now read:

In respect of the application dated **11/12/2013** and the submitted drawings WAIN/035/100, 035/102/A, 035/103/A, 035/106/A, 035/107/A, 035/109/A 035/201, 035/202, 035/203, 035/204, 035/205, 035/206, 035/207, 035/208, 035/209, 035/210, 035/211, 035/212, 035/213, 035/214, EED13440-100-GR -09D, EED13440-100-GR-10A, PHL/002A, PHL/001C, 035/SEC/B, EED-AA-74-002/A01, 0048-PDL-100-E, Phase 2 Ecology Report, Planning Statement, Archaeological Desk Based Assessment, Preliminary Geotechnical and Contamination Assessment, Tree Survey, Transport Statement, Parking Matrix, Flood Risk Assessment, Noise Assessment, Energy Statement and accompanying Design and Access Statement (Revised), it is recommended to:

Refuse

BIODIVERSITY

1) The site is a County Wildlife Site and forms part of Plymouth's Biodiversity Network. In the opinion of the Local Planning Authority, the proposal would significantly erode the area's city-wide function for wildlife and in particular as a foraging area, a buffer to the quality habitats within the quarry itself and as a continuous link, corridor or stepping stone to the habitats of Hooe Lake. The proposal is therefore contrary to paragraphs 109, 114 and 118 of the NPPF and policy CS19 of the Plymouth Local Development Framework 2007.

CHARACTER OF AREA (LANDSCAPE AND MARINESCAPE)

(2) The site comprises former regenerated quarry workings which form part of a rural tract of countryside in an otherwise built-up area. The site provides a backdrop to the Hooe Lake Area and contributes towards the peaceful and informal recreation enjoyed by people who visit the area. The area acts as a buffer between the urban area and Radford Park and Radford Lake. In the opinion of the Local Planning Authority the proposal would result in an inappropriate balance between built and undeveloped elements to the detriment of the character of the area. Further to this the erection of the 4 properties fronting the Foreshore will in particular have a significant impact on the Character of this 'coastal zone', turning it from a predominantly area of open greenspace to one of development. The proposal is therefore considered to be contrary to paragraphs 109 and 114 of the NPPF and policies CS18, CS20 and CS34 of the Plymouth Local Development Framework Core Strategy

AGGRAVATION OF EXISTING TRAFFIC DIFFICULTIES

(3) The land to which this application relates has its access and frontage onto Lower Saltram; and the attraction to the site of an increased number of vehicles by reason of the proposed development would aggravate existing traffic difficulties and be prejudicial to amenity, public safety and convenience. Which is contrary to Policy CS28 and CS34 of the adopted City of Plymouth Local Development Framework Core Strategy adopted April 2007

TREES

(4) The proposed development would require the removal of group G4 of TPO 382 which consists of two Ash and two Sycamore. The Local Planning Authority considers that these protected trees provide an important amenity function in the area and their removal would be contrary to paragraph 118 of the NPPF and policy CS18 of the Plymouth Local Development Framework Core-Strategy 2007.

INFORMATIVE: REFUSAL (WITH ATTEMPTED NEGOTIATION)

(1) 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 [including pre-application discussions and has looked for solutions to enable the

grant of planning permission. However the proposal remains contrary to the planning policies set out in the reasons for refusal and was not therefore considered to be sustainable development.

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

(2)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.

Relevant Policies

The following (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and (b) relevant Government Policy Statements and Government Circulars, were taken into account in determining this application:

- CS28 - Local Transport Consideration
- CS32 - Designing out Crime
- CS33 - Community Benefits/Planning Obligation
- CS34 - Planning Application Consideration
- CS18 - Plymouth's Green Space
- CS19 - Wildlife
- CS20 - Resource Use
- CS21 - Flood Risk
- CS22 - Pollution
- CS03 - Historic Environment
- CS01 - Sustainable Linked Communities
- CS02 - Design
- CS15 - Housing Provision
- CS16 - Housing Sites
- SPD2 - Planning Obligations and Affordable Housing
- SPD1 - Development Guidelines First Review
- SPD3 - Design Supplementary Planning Document
- NPPF - National Planning Policy Framework March 2012