

ADDENDUM REPORT

Planning Committee



Item Number: 6.1

Site: Land off Aberdeen Avenue, Manadon Park, Plymouth.

Planning Application Number: 14/00152/OUT

Applicant: Beavertrail Ltd.

Page: 9

Highways Issues

It is considered by Officers that it is not necessary to install a signalised junction at the junction of St Peters Road and Manadon Roundabout. This is because the increase in the use of this junction as a result of the development will not be of a level that would significantly impact upon it. The amended plans show that only a maximum of 20 dwellings will be accessed from St Peters Road, in addition to some of the traffic that might use this junction from the removal of the bus gate. It is considered by Officers that the additional traffic movements associated with the use of these 2 new junctions will not have a severe impact upon the St Peters Rod/Manadon Roundabout junction. Furthermore, the introduction of signals at this junction would be likely to give rise to cause for concern from the Highway Agency due to increased queuing traffic on the A38 off-slips.

It is proposed to add the following condition:

ACCESS RESTRICTION

The access from the site onto St Peters Road shall serve a maximum of 20 dwellings only.

Reason: To ensure that an appropriate and safe access is provided at the site, in the interests of public safety, convenience and amenity, in accordance with Policy CS28 of the Adopted Local Development Core Strategy 2007.

Agronomists report

The applicant has instructed a consultant (from a list of preferred consultants provided by Sport England) to produce an agronomists report into the ground conditions at the adjacent cricket pitch which will be brought into use if the application is approved and the development delivered. It is thus proposed that an additional clause is inserted into the Section 106 Agreement requiring the applicant to fund the commission of an agronomists report and undertake any improvements required to the surface of the pitch (with regards to regarding, drainage) recommended in the report, in order to bring it back into use.

Letters of representation

Since the amended plans were received and advertised 34 letters of representation have been received. These confirm previous objections and concerns raised mainly on highway grounds.