

# ADDENDUM REPORT

Planning Committee



**Item Number: 7.3**

**Site: PEIRSON HOUSE, MULGRAVE STREET PLYMOUTH**

**Application Number: 15/00095/FUL**

**Applicant: Devcor (Plymouth) Ltd**

Further correspondence has been received from the applicant following publication of the committee report. The following points have been raised:

1. That design, scale and massing were not raised as significant objections during pre-app discussions
2. That officers advised the applicant to take the application to the Devon Design Review Panel and would support its recommendations
3. That the applicant has requested the application deadline be extended to allow further negotiation on the Section 106 planning obligations.

Taking each point in turn:

1. As detailed in the officers report officers have consistently raised concerns regarding the height of the proposal and its impacts on the Conservation Area. Scale and Massing are related to height and therefore officers consider this is consistent with earlier advice. Notwithstanding the height the general architectural design was supported and this does not form part of the current refusal reasons in the recommendation.
2. Officers did advise the applicant to take the scheme to the Devon Design Review Panel (DRP) and suggested their feedback may help to alleviate officers' concerns particularly with design and height. The views of the DRP have been fully considered by officers. However their views have been considered alongside that of statutory consultee, Historic England and those of residents.
3. Members are made aware that the applicant has requested that there is an extension of time to enable further negotiation on the S106 planning obligation requirements prior to the application being presented to Committee. Given that such matters are not currently close to agreement and there are other refusal reasons officers consider that it would be inappropriate to delay the decision for this reason. Further to this the application has already been extended from its original determination deadline of 30/04/15. Should members be minded to grant further s106 negotiations could take place prior to a final decision being made.

## Letters of Representation.

A further two letters of objection have been received. The points raised include:

1. Relationship to context
2. Inappropriate precedent
3. Scale and massing
4. Overlooking
5. Insufficient parking
6. Amenity space and public realm
7. Poor design

All the points raised have already been covered in the report.

## Planning Obligations

Following further negotiations with service leads the request for Children's Play Space should now read (changes in bold):

Children's Play Space:	Natural Infrastructure	"for the provision and maintenance of Children's Play facilities at <b>West Hoe Park</b>	£ 26,072.00
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For clarification purposes the request for Education should read:

Education	Education	For 16 primary places ( <b>towards the expansion of Holy Cross Primary School</b> )	£190,994
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## Recommendation

The recommendation is the same as in the report.