

ADDENDUM REPORT

Planning Committee



Item Number: 6.04

Site: LAND ADJACENT PLUMER ROAD

Application Number: 15/00303/FUL

Applicant: Mr Anthony Gal

Pages: 24-48

LANDSCAPING

An amended soft landscape drawing and management plan has now been received which officers consider is acceptable. The plan has been listed in condition 2 and the wording of Condition 10 has been amended to incorporate this scheme and to secure further details still required.

BIODIVERSITY

An Ecological Mitigation and Enhancement Strategy has now been received which officers consider is acceptable to achieve net biodiversity gain as required by policy CS19. The wording of Condition 11 has been amended to incorporate the strategy.

HIGHWAYS

2 additional conditions and an additional Informative have been added to ensure that a turning head is retained on Smallack Road to the north of the site.

RECOMMENDATION

The recommendation remains as within the report with amendments to the list of documents, and conditions 2, 10, and 11.

The recommendation therefore now reads:

In respect of the application dated 05/03/2015 and the submitted drawings 9001/A, 3000/A, 3001/A, 2006/A, 2002/A, 2005/A, 2003/A, 2004/A, 2001/A, 4001/A, 4000/A, 4002/A, 4003/A, 1998/B, 1999/B, 2100/B, 3100/A, 2101/B2102/B, os 803-14-PI, OS 803-14.3/B, SK01, Tree Overlay Plan, S35RPRdms/sk/001/PI, PI5159/H001 Rev. P2 (from RPA), Lifetime Homes Statement received 09/06/15, Flood Risk Assessment (May 2015), Transport Statement (April 2015), M and E Sustainability Statement (12/01/15), Acoustics Report A752/R01 (07/07/14), Tree Report (May 2014), Preliminary Ecological Assessment (June 2014), Phase I Desk Study Report (June 14), Bat Survey Report (July 2014), Ecological Mitigation and Enhancement Strategy (Ref: OS 803-14 Doc 4), Specification for Soft Landscape Works 5 year Maintenance Plan OS 803-14 Doc2), and accompanying Design and Access Statement (Amended), it is recommended to:
Grant Conditionally Subject to a S106 Obligation

CONDITIONS

Condition 2 now reads:

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 9001/A, 3000/A, 3001/A, 2006/A, 2002/A, 2005/A, 2003/A, 2004/A, 2001/A, 4001/A, 4000/A, 4002/A, 4003/A, 1998/B, 1999/B, 2100/B, 3100/A, 2101/B2102/B, os 803-14-PI, OS 803-14.3/B, SK01, Tree Overlay Plan, S35RPRdms/sk/001/PI, PI5159/H001 Rev. P2 (within FRA).

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, and paragraphs 61-66 of the National Planning Policy Framework 2012.

Condition 10 now reads:

PRE-COMMENCEMENT: LANDSCAPE DESIGN PROPOSALS

(10) No development shall take place until full details of hard landscaping works and a programme for implementation has 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 proposed finished levels or contours; means of enclosure; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant;

Unless otherwise agreed in writing the soft landscaping shall be carried out in strict accordance with the approved drawing OS 803-14.3/B and the Specification for Soft Landscape Works 5 year Maintenance Plan.

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, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

(NB This pre-commencement condition is considered necessary to ensure the landscaping can be properly incorporated within the development proposals).

Condition 11 now reads:

(11) Unless otherwise agreed in writing the development will be carried out in strict accordance with the Ecological Mitigation and Enhancement Strategy Ref: OS 803-14 Doc 4 .

Reason:

To ensure the development does not have an unreasonable impact on biodiversity and achieves net biodiversity gain in accordance with policy CS19 of the Plymouth Local Development Framework Core Strategy 2007.

Additional Conditions:

STREET DETAILS

() No development shall take place until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

(NB This pre-commencement condition is considered necessary to ensure that the development can ensure the safety of road users and pedestrians can be maintained).

EXTINGUISHMENT OF HIGHWAY

The construction of the development hereby permitted shall not commence until such time that an application under the provisions of either Section 247 of the Town and County Planning Act has been made to the Secretary of State for Transport to extinguish the highway rights through the site and surrounding area of highway maintainable at public expense, (extent of HMPE to be extinguished to be agreed). No construction will be permitted on or adjacent to this highway until such time that the process to extinguish has been completed. Reason:

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

(NB This pre-commencement condition is considered necessary to ensure that the development can ensure the safety of road users and pedestrians can be maintained).

Additional Informative:

INFORMATIVE: ROADWORKS

() Any of the roadworks included in the application for adoption as highways maintainable at public expense will require further approval of the highway engineering details prior to inclusion in an Agreement under Section 38 of the Highways Act 1980. The applicant should contact Plymouth Transport and Highways for the necessary approval.