

# ADDENDUM REPORT

Planning Committee



**Item Number: 04**

**Site: Land formerly associated with the RNEC, Aberdeen Avenue**

**Planning Application Number: 15/01380/FUL**

**Applicant: Beavertail Ltd**

**Page: 59**

Members are advised that a further 31 letters of objection have been received. Many of the letters confirm that their earlier objections still stand. Officers consider that the following new points have been raised:

- Reductions in air quality will compromise existing health conditions.
- This site should have been developed at the same time as the rest of Manadon Park
- The submitted addendum to the Design and Access Statement suggests that access has been previously approved from Aberdeen Avenue which is not the case

The site is not located within an Air Quality Management Area and therefore officers consider that the resultant increase in traffic movements in the vicinity will not have a harmful polluting affect.

Officers are unable to comment on why this area of land was left undeveloped when the rest of the Manadon Park Estate was constructed. This application must simply be judged on its own merits having regard to all relevant planning legislation.

The issue raised regarding the content of the Design and Access Statement has been addressed and an updated document has been supplied to correct this error.