

ADDENDUM REPORT

Planning Committee



Item Number: 02

Site: LAND AT REDWOOD DRIVE AND POPLAR CLOSE

Application Number: 16/00150/FUL

Applicant: Barratt David Wilson Homes (Exeter) Ltd

Pages: 15-54

PARKING

The report states that a total of 420 parking are proposed. This is an error and the actual proposed figure is 417 spaces. This still equates to 2.2 spaces per dwelling which is considered acceptable.

AMENDED TREE LANDSCAPE PLANS

At the request of the tree officer an additional 3 existing trees in the South West corner are being retained.

RECOMMENDATION

The recommendation remains as within the report with the following changes to condition 2 and condition 16 to amend the plan numbers:

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Layout 1706:100:T

Planning Layout (uncoloured) 1706:100:T

Storey Heights Plan 1706:101:E

Materials Plan 1706:102:D

Parking Plan 1706:103:D

Affordable Housing Plan 1706:104:E

Enclosures Plan 1706:105:D

Land Ownership Plan 1706:106:D

Rear Amenity Plan 1706:107:F

Landscape Strategy 1706:108:D

External Works Plan I 706:109:E
Waste Collection Plan I 706:110:D
Location Plan I 706:1002
200_House Type A I 706:200:C
201_House Type A I 706:201:B
202_House Type A I 706:202:B
203_House Type A I 706:203:B
204_House Type A I 706:204:B
205_House Type A I 706:205:B
206_House Type B I 706:206:B
207_House Type B I 706:207:B
208_House Type B I 706:208:A
209_House Type B I 706:209:A
210_House Type B I 706:210:B
211_House Type B I 706:211:B
212_House Type C I 706:212:B
213_House Type C I 706:213:A
214_House Type C I 706:214:A
215_House Type C I 706:215:A
216_House Type D I 706:216:B
217_House Type D I 706:217:A
218_House Type D I 706:218:C
219_House Type E I 706:219:C
220_House Type E I 706:220:B
221_House Type F I 706:221:B
222_House Type F I 706:222:C
223_House Type G I 706:223:B
224_House Type G I 706:224:A
225_House Type G I 706:225:B
226_House Type H I 706:226:A
227_House Type H I 706:227:B
228_House Type J I 706:228:A
229_House Type J I 706:229:B
230_House Type K I 706:230:A
231_House Type K I 706:231:A
232_House Type L I 706:232:B
233_House Type L I 706:233:C

234_House Type L I 706:234:A
235_House Type L I 706:235:C
236_House Type L I 706:236:B
237_House Type M I 706:237:A
238_House Type M I 706:238:A
239_House Type M I 706:239:A
240_House Type N I 706:240:A
241_House Type N I 706:241:B
242_House Type P I 706:242:A
243_House Type J I 706:243:
244_House Type J I 706:244:A
250_Redwood Drive_Single Garage Brick I 706:250:A
251_Redwood Drive_Twin Garage Brick I 706:251:
252_Redwood Drive_Twin Garage Brick I 706:252:A
253_Redwood Drive_Single Garage Brick I 706:253
260_Redwod Drive_Substation I 706_260
300_1.8m Brick Screen Wall I 706:300
301_1.8m Boundary Hedge I 706:301
302_1.2m Horizontal Railing I 706:302
303_Trip Rail I 706:303
304_1.8m Larch Lap Panel Fence with Gate I 706:304
400:Sections and Streetscenes I 706:400:A
401:Boundary Sections I 706:401:B
Highway & Private Parking Layout I 5004:010:B
Highway Long Sections Sheet 1 of 3 I 5004:020
Highway Long Sections Sheet 2 of 3 I 5004:021
Private Parking & Emergency Access LS Sheet 3 of 3 I 5004:022
Vehicle Tracking Overall Plan I 5004:050:C
Vehicle Tracking Junction Plans Sheet 1 of 2 I 5004:051:C
Vehicle Tracking Junction Plans Sheet 2 of 2 I 5004:052:C
Proposed S104 Drainage Layout I 5004:100:B
Proposed S104 Foul LS Sheet 1 of 2 I 5004:110:A
Proposed S104 Foul LS Sheet 2 of 2 I 5004:111:A
Proposed S104 SW Long Sections Sheet 1 of 3 I 5004:120
Proposed S104 SW Long Sections Sheet 2 of 3 I 5004:121
Proposed S104 SW Long Sections Sheet 3 of 3 I 5004:122
Proposed FFL & External Levels Sheet 1 of 5 I 5004:200:B

Proposed FFL & External Levels Sheet 2 of 5 I5004:201:B
Proposed FFL & External Levels Sheet 3 of 5 I5004:202:B
Proposed FFL & External Levels Sheet 4 of 5 I5004:203:B
Proposed FFL & External Levels Sheet 5 of 5 I5004:204:B
Proposed Service Strips I5004:000:D
Composite Landscape Masterplan Tas I48 MPI:O
Strategic Landscape Management Plan Tas I48 LMI:G
Internal Planting Plan (North) Tas I48 PP3:K
Internal Planting Plan (South) Tas I48 PP2:O
Strategic Open Space Planting Plan Tas I48 Strat POS PPI:j
Tree Pit Details Tas I48 CDI:A
Topography Survey I5277 cv-02
Tree Protection Plan (1 of 2) D2 64 P4 Rev C 1 of 2
Tree Protection Plan (2 of 2) D2 64 P4 Rev C 2 of 2

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: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

(16) In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the commencement of development.

A: No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

B: If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

C: The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with the approved plans and particulars plans **Tree Protection Plan D2 64 P4 Rev C 1 of 2** and **Tree Protection Plan D2 64 P4 Rev C 2 of 2** before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, 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.