

# ADDENDUM REPORT

Planning Committee



## Item Number: 6.9

**Site: Former Plympton Hospital, Market Road**

**Application Number: 16/02233/FUL**

**Applicant: DCH Group**

## ADDITIONAL LETTERS OF REPRESENTATION

A further letter of objection has been received following the publication of the officer's report. The issues raised are:

- Timing of Planning Committee and chance to comment following amended plans
- Loss of trees and the associated impacts of increased flooding, impact on air pollution, balance of greenery, and impact on wildlife.

The amended plans related to the retention of additional trees on the northern boundary only and in this regard are considered to improve the original proposal. The rest of the proposal remained unchanged. The need to re-advertise amendments is at the discretion of the Local Planning Authority and in this case officers considered that the amendments to the proposal as a whole were not so significant as to warrant re-advertisement of the application.

The officer's report has covered most points; any outstanding queries raised have been addressed below.

### ***Clarification on tree retention***

As discussed in the report following a meeting and correspondence with the Council's Tree Officer 12 of the 20 evergreen trees are to be retained in appropriate groupings with new planting in the form of 13 individual trees, a native woodland planting mix on the south side of the existing wall, and a Riparian planting mix (interface between river and land) to the north side of the wall.

The 8 out of 20 trees to be felled have been selected for the following reasons:

- Only the odd species/ weaker trees between same species groups have selected for felling.
- The proposal gives 4 retained groups with good shape/form.
- The most important trees and groups at the west and east ends which screen the proposed development from the wider landscape views (from the playing field and over to the Church) have been retained.
- The felling of the tall trees will provide a considerable improvement of daylight/sunlight conditions to existing gardens to the north while the smaller retained trees north of the

wall will still screen the wall. The additional 13 trees planted to the south of the boundary will also help screen the wider development.

**Concern regarding the remaining boundary wall encouraging a cut through and meeting place for youths**

The application has been assessed by the police liaison officer who has no concerns. The existing wall ranges from approximately 1.6 metres to well over 2 metres in height and as described above will be largely surrounded by existing and proposed vegetation. The proposed layout and boundary treatment is not considered to give rise to or encourage the use of the area by youths.

**CORRECTION**

An error was made when inputting some plan numbers into the plans list and condition 2. All originally submitted plans (that had not been revised) were labelled as revision 'P'. This was unfortunately omitted when the plan numbers were inserted. The plans themselves have not changed.

The site section plan listed as *1005 - 315 Site Sections A-A & B-B* should read *1005 - 315 Site Sections A-A & B-B Rev P1*

**RECOMMENDATION**

*The recommendation remains as within the report with the following changes:*

- *Amendment to list of plans and condition 2*

*Condition 2 now reads (Changes in bold):*

**CONDITION: APPROVED PLANS**

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

*1005 – 300**IP** Site Location Plan*

*1005 – 301**IP** Existing Site Layout*

*1005 – 302**IP** Existing Site Sections*

*1005 - 310 Proposed Site Plan Rev P1*

*1005 - 311 Proposed Boundary Wall Plan Rev P1*

*1005 - 312 Bin Storage Location Plan Rev P1*

*1005 - 313 Parking Plan Rev P1*

*1005 - 315 Site Sections A-A & B-B **Rev P1***

*1005 - 316 Site Sections C-C & D-D Rev P1*

*1005 – 320**IP** House Type A -Plans and Elevations*

*1005 – 321**IP** House Type B.sd -Plans & Elevations*

*1005 – 322**IP** House Type B.su -Plans & Elevations*

*1005 – 323**IP** House Type C -Plans & Elevations*

*1005 – 324IP House Type D -Plans & Elevations*  
*1005 – 325IP House Type E.su -Plans & Elevations*  
*1005 – 326IP House Type E.sd -Plans & Elevations*  
*1005 – 328IP House Type G -Plans & Elevations*  
*1005 – 329IP House Type H (Plots 7-10) -Plans & Elevations*  
*1005 - 330 House Type H (plots 51-54) -Plans & Elevations Rev P1*  
*1005 – 331IP House Type J -Plans & Elevations*  
*1005 – 332IP House Type K -Plans & Elevations*  
*C161615/C1100 Rev E Levels and Drainage Plan*  
*C161615/C1102 Rev B Off-site Highways Works*  
*0758 0001 Topographical Survey*  
*04358 TCP\_2016 RevA Tree Constraints Plan*  
*04358 TPP\_2016 RevA Tree Protection Plan*  
*04358 TRP\_2016 RevA Tree Removal Plan*  
*LL-301-LM-001 Rev B Landscape Masterplan*

*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.*