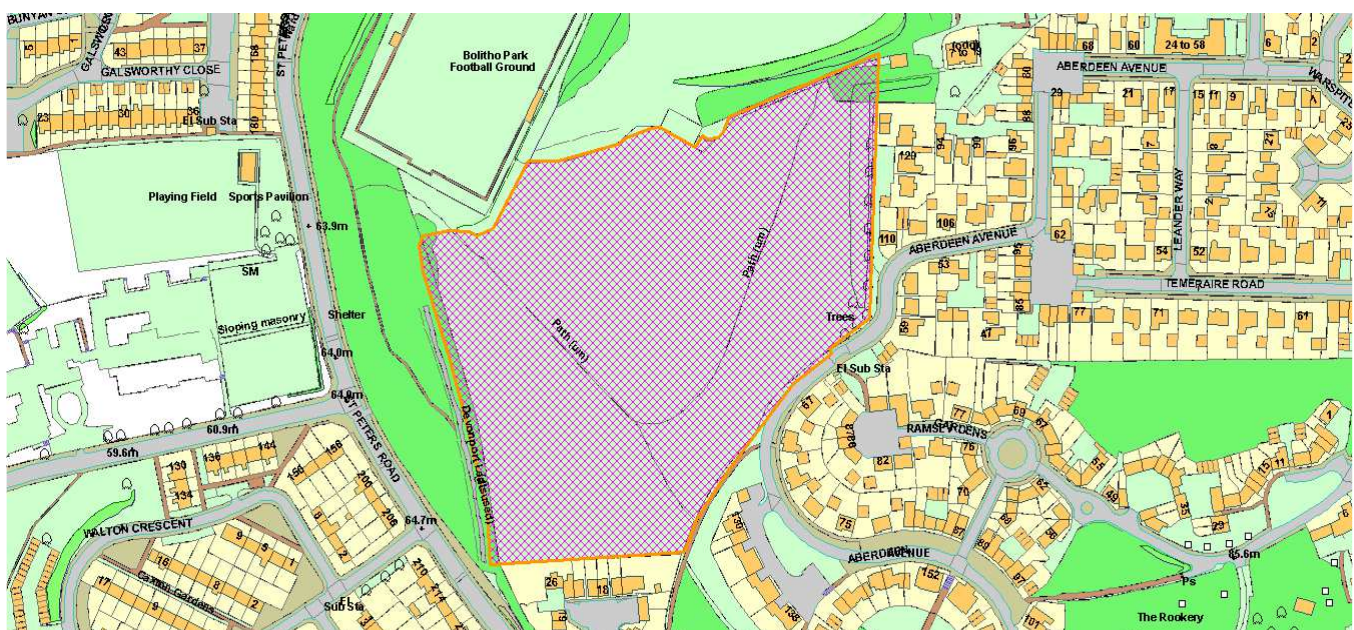


PLANNING APPLICATION OFFICERS REPORT



Application Number	17/01227/REM	Item	01
Date Valid	15.06.2017	Ward	EGGBUCKLAND
Site Address	Land Off Aberdeen Avenue Plymouth		
Proposal	Application for reserved matters for 85 dwellings and associated roads, drainage, landscaping, open space and parking following outline consent 14/00152/OUT		
Applicant	Mr David Matthews		
Application Type	Approval of Reserved Matters		
Target Date	14.09.2017	Committee Date	24.08.2017
Extended Target Date	N/A		
Decision Category	More than 15 Public Comments/Mem Refer		
Case Officer	Mrs Katie Saunders		
Recommendation	Grant Conditionally		



This is a major application and has received more than 15 letters of representation and has also been referred to Planning Committee by Councillor Ian Bowyer.

1. Description of Site

The application site comprises of an area of undeveloped land that was formerly part of the Royal Naval Engineering College. The college was closed in 1994 and the majority of its campus was redeveloped for residential purposes during the mid and late 1990s. This residential estate is now commonly known as Manadon Park.

The whole site covers an area of 3.87 hectares and has a gentle gradient that falls from east to west. It is undeveloped and remains as a privately owned green space with no formal public access, although it is used by dog walkers. The site is below the level of Aberdeen Avenue, which bounds the site to the east. Adjacent to the north lies a former cricket pitch which is owned by Plymouth City Council but is not currently in use. There is also a fenced football pitch which is leased by the Council to a local club and an all-weather pitch which is currently not in formal use.

The west boundary of the site lies adjacent to a narrow strip of woodland that separates the site from St Peters Road and areas to the west of the site, which are residential and characterised by former Local Authority Housing development now managed by Plymouth Community Homes. The only remarkable landscape feature is a row of mature trees to the north of the site that separate the cricket pitch from the site. To the south of the site exists further residential development.

In terms of amenities, Crownhill Local Centre is located approximately 800 metres to the east of the site, within walking distance. This contains local shopping amenities and a library and provides good public transport links to the wider city via local bus services. There are also numerous bus stops along St Peters Road that provide good access to the city bus network and are closer to the site than Crownhill. The Transit Way shopping Centre which contains a large Tesco store is approximately 500 metres to the north-west of the site.

2. Proposal Description

Application for reserved matters for 85 dwellings and associated roads, drainage, landscaping, open space and parking following outline consent 14/00152/OUT

This application seeks to provide further details that were reserved for future consideration when the principle of residential development was granted in the outline application. This application therefore proposes 85 dwellings (the outline allowed for a maximum of 86) with the following distribution of house types:

2 x 1 bed flat
14 x 2 bed house
38 x 3 bed house
31 x 4 bed house

The housing development will be focussed on the western portion of the site with an area of public open space retained to the east. Vehicular access will be provided from Aberdeen Avenue in accordance with the recent 2017 access application. A public circulation route is accommodated around the perimeter of the development through the public open space. A Sustainable Urban Drainage (SUDS) scheme will be developed with infiltration basins provided in the north west area of the site. A full landscaping scheme has been developed which incorporates new trees, hedgerows and wildflower meadows.

3. Pre-application enquiry

A formal pre-application, 17/00156/MAJ, was submitted prior to the submission of this application where advice was provided on the information needed to support a formal application. Positive feedback was given on the standard of development being proposed.

4. Relevant planning history

17/00127/S73 - Variation of condition 2 (Plans) of application 16/01465/FUL – Granted conditionally subject to S106

16/01465/FUL - Re-position approved Aberdeen Avenue vehicular access to serve residential development – Granted conditionally subject to S106

15/01380/FUL - Provision of new vehicular access from Aberdeen Avenue to serve proposed residential development (Planning permission 14/00152/OUT) – Refused by Planning Committee – Granted on Appeal

14/00152/OUT - Outline application with details of access submitted (via St Peters Road) for the erection of up to 86 dwellings with associated public open space, sustainable urban drainage system, car parking and associated works (details of appearance, landscaping, layout and scale reserved for future consideration) – Granted conditionally subject to S106

13/00813/OUT - Outline application with details of access submitted for the erection of up to 90 dwellings with associated public open space, sustainable urban drainage system, and associated works – Withdrawn

02/00622/OUT – Outline application to develop private playing field land between St Peters Road and Aberdeen Avenue by creation of new all-weather sports pitch and new housing – Refused and dismissed at appeal

5. Consultation responses

Highways Authority – No objections subject to conditions

Housing Delivery Team – No objections following further negotiation on proposed affordable housing mix

Lead Local Flood Authority – No objections

Natural Infrastructure Team – No objections although further information requested

Police Architectural Liaison Officer – No objections subject to conditions

Urban Design Officer – No objections

6. Representations

47 objections have been received in response to the application with one of these objections being a petition with 230 signatures. The following objections have been raised:

Highways

- Access is from Aberdeen Ave not St. Peters Road
- Aberdeen Ave cannot take additional vehicle movements
- Additional traffic will create delays and cause accidents
- St Peters Road would be a better road for access
- Safety of children using greenspace and going to school will be compromised

- Council should review the impact of traffic on the safety of existing residents
- Additional traffic will increase air pollution
- Construction traffic should be carefully considered given location of Manadon Vale School

Greenspace

- Building area has extended significantly east reducing wildflower meadow and informal public space
- Reduction in greenspace will affect wildlife
- Concern trees will be lost
- Council are only interested in developing greenspace
- Plymouth has 3rd lowest percentage of publicly accessible greenspace

Other Issues

- Alterations from outline application are substantial
- Approval would never have been given if these plans had been presented originally
- Reference to improving local facilities is not included in the application
- Developers keep amending the plans
- Developer is not interested in the views of local residents
- Developer should revert back to previously approved plans
- Objections from previous applications should be reconsidered
- Application should be rejected in line with previous decisions
- Profit overrides valid objections
- Overall impact on Manadon Park has not been considered due to the piecemeal nature of applications
- Impact on sewerage network needs to be considered
- Financial penalties should be put in place if the construction process takes too long
- Couldn't use public access system
- Housing not required, 700,000 vacant properties in the UK
- Developer opinion should not override taxpayers
- Developer is buying consent due to financial payments

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex I of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at an advanced stage of preparation having now been submitted to the Planning Inspectorate for Examination, pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations. It is considered to be a sound plan, consistent with the policies of the Framework, and is based on up to date evidence. It is therefore considered that the JLP's policies have the potential to carry significant weight within the planning decision if there are no substantive unresolved objections. However, the precise weight will need to be determined on a case by case basis, having regard to all of the material considerations as well as the nature and extent of any unresolved objections on the relevant plan policies.

Other material considerations include the policies of the Framework itself, guidance in National Planning Practice Guidance (NPPG). Additionally, the following planning documents are also material considerations in the determination of the application: Development Guidelines Supplementary Planning Document First Review 2013, Planning Obligations and Affordable Housing Supplementary Planning Document Second Review 2012 and Sustainable Design Supplementary Planning Document 2010.

8. Analysis

1. This application has been considered in the context of the development plan, the submitted Plymouth and South West Devon Joint Local Plan, the Framework and other material policy documents as set out in Section 7.

2. The policies of most relevance to this application are CS01 (Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS18 (Plymouth's Green Space), CS19 (Wildlife), CS20 (Sustainable Resource Use), CS21 (Flood Risk), CS22 (Pollution), CS28 (Local Transport Considerations), CS30 (Sport, Recreation and Children's Play Facilities), CS32 (Designing Out Crime), CS33 (Community Benefits/Planning Obligations) and CS34 (Planning Application Considerations).

3. The emerging Plymouth Plan also has the following policies relevant to the consideration of the application; SPT1 (Delivering sustainable development), SPT2 (Sustainable linked neighbourhoods), SPT3 (Provision of new homes), PLY58 (Site allocations), DEV1 (Protecting health and amenity), DEV2 (Air, water, soil, noise and land), DEV4 (Playing pitches), DEV7 (Meeting local housing need), DEV9 (Meeting local housing need in plan area), DEV10 (Delivering high quality housing), DEV20 (Place shaping and the quality of the built environment), DEV28 (Protecting and enhancing biodiversity and geological conservation), DEV30 (Trees, woodlands and hedgerows), DEV31 (Specific provisions relating to transport), DEV32 (Meeting the community infrastructure needs of new homes), DEV33 (Waste Management), DEV34 (Delivering low carbon development) and DEV37 (Managing flood risk and water quality).

Principle of Development and Access

4. A number of the representations received raise objections to the principle of residential development in this locality and the means of access from Aberdeen Avenue.

5. This application for Reserved Matters approval has been predated by outline application, 14/00152/OUT, where the principle of redeveloping this privately owned land has been established. The redevelopment of this site for residential use cannot be revisited under the remit of this application. The Reserved Matters process will simply consider those matters which were reserved for future consideration, these being:

- 'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by

fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

•‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

•‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

6. Whilst the outline application had approved access to the development from St Peters Road a full application, 15/01380/FUL, was subsequently approved on appeal allowing the sole means of access from Aberdeen Avenue. Further applications have then sought to make amendments to the exact location of the access. In addition the Inspector considered it appropriate to award costs against the Council for refusing the application without sufficient evidence to support the impact on traffic.

7. Construction Access will be secured from St Peters Road and this is detailed on the submitted Temporary Construction Access plan. Further information on the construction access and process will be required prior to the commencement of works to satisfy conditions on the outline approval.

8. Officers are unable to prevent the developer from providing access from Aberdeen Avenue, and are satisfied that the impacts of the additional traffic movements have been fully assessed. Officers therefore consider that the development will not have a demonstrable impact on traffic movements and highway or pedestrian safety in accordance with Policies CS28 and CS34 of the Core Strategy.

9. Further highway comments within this report will purely focus on the internal road layout serving the new housing. The issue of the principle means of access will not be revisited.

Greenspace and Ecology

10. The outline application considered the designation of the site as a greenscape area and the need to ensure that its functions were protected. Officers considered that the indicative layout “improved the functionality of the existing greenspace, through the provision of a reduced but publicly accessible greenspace with enhanced landscaping and biodiversity features.” The function of the area as an access corridor and separation buffer would also be retained.

11. The submitted planning layout, now under consideration, incorporates a smaller area of open space to the east, however officers still consider that the function of the greenscape area will not be prejudiced. The distance between Plot 3, the dwelling located furthest east, and the side of the nearest existing property, 110 Aberdeen Avenue, remains at approximately 42 metres. Officers therefore consider that this area will still act as a visual buffer and access corridor.

12. The applicant has submitted justification to explain why the developable area has had to be repositioned. The outline application had not considered in full all the matters associated with the development and therefore when looking at some of the details adjustments had to take place. A suitable separation distance from the protected trees has to be provided alongside space for the infiltration ponds. These two factors have been key factors influencing the revised development area. Whilst the applicant has had to make adjustments for practical reasons they have considered this in association with the current informal use of the area for dog walking and have therefore included a circulatory route around the periphery of the development which could be used for this purpose.

13. The outline application was supported by an Ecological Mitigation and Enhancement Strategy (EMES) which detailed a number of provisions to achieve net biodiversity gain on site. The Reserved Matters application is supported by an update to the earlier EMES which gives exact details on how

net gain will be delivered. Officers accept that the level of wildflower meadow to the east of the site has reduced however, when taken together with the proposed wildflower mown path over a hectare will still be delivered. Furthermore the proposals now secure the planting of an additional 37 trees, 240m² of broadleaved woodland and 573m of native hedgerow, which will all contribute to the delivery of net biodiversity gain.

14. The need for an Ecological Management Plan (EMP) has been highlighted by the Natural Infrastructure Team however they note this is covered by a condition on the outline application.

15. Concerns have been raised that the development will result in the loss of protected trees. The Reserved Matters layout has positively responded to existing trees on the site although officers accept that a limited number of trees will be lost to provide the new access on to Aberdeen Avenue. However, officers consider that the proposed replacement planting will adequately mitigate the loss.

16. Officers therefore consider that the development is in accordance with Policies CS18 and CS19 of the Core Strategy and Policies DEV28 and DEV30 of the submitted Joint Local Plan.

Layout

17. The proposed housing layout follows the principles that were indicated on the indicative plans with an area of public open space maintained on the eastern side of the site and housing focussed to the west. The parking courts that were indicated on the illustrative plans have been amended in favour of on plot parking and allocated parking on street.

18. The development has taken in to account good urban design principles and proposes houses fronting the public open space and primary street, offering good natural surveillance, with back to back development within the site.

19. A slight variation in design approach is proposed for the main street and the “green edge”. A more formal street arrangement is proposed for the main street, focussed around a central square, with a regular setback distance and the inclusion of estate railings carried forward from the wider area. The provision of numerous street trees also helps to establish this as the primary route through the site.

20. Secondary streets and private drives will meander around the remainder of the development with hedging and informal landscaping providing a transition in to the wider public open space.

21. The road layout has been the subject of discussion with the applicant and amendments have been secured. A variation in surfacing materials is proposed to help define the hierarchy of streets. The Highways Authority are satisfied with the principles of the road layout.

22. All highway conditions imposed on the outline and separate access application remain in place therefore the finer details of the street arrangement can be agreed through the street details and other relevant conditions.

23. The level of parking proposed, 172 spaces, equivalent to 2 spaces per dwelling is considered acceptable and will provide sufficient space for residents and visitors. A condition is recommended in order to ensure the parking spaces are provided prior to the occupation of the related unit of accommodation.

24. A number of informal desire lines have been identified through the adjacent area of greenspace to the west of the site. The plans seek to introduce more formal routes through these areas although the provision of some full routes will need to be secured in association with the Council

who own the adjacent land. Pedestrian access to St Peters Road will be secured in the location of the construction access when work is complete.

25. The Police Architectural Liaison Officer has reviewed the plans and recommended a condition in order to ensure lockable gates to private pathways/rear gardens are provided. Concerns were raised about the location of the mown path however officers consider that sufficient natural surveillance will be provided. Relocation of the path close to the housing has the potential to make it less desirable.

26. The application is therefore considered compliant with Policies CS02, CS28, CS32 and CS34 of the Core Strategy.

Appearance and Design

27. The applicant has sought to create a cohesive, high quality development which positively contributes to the character and appearance of the area in line with Policy CS02 and CS34 of the Core Strategy.

28. The architectural form of the properties is reflective of the traditional approach adopted on the wider Manadon Park estate. The housing will be predominantly two-storey, with a contrast in scale proposed on key buildings on the main street running east-west through the site. The key feature buildings will incorporate a clock and dovecotes, again features found in the wider area, and will be finished in Plymouth Limestone. These gateway buildings will help to reinforce and establish a sense of local identity.

29. The “green edge” will contain dwellings of varying designs which will be unified through the materials and detailing. The key material is proposed to be brick with elements of roughcast render. Officers are generally happy with this approach although a review of the quality and weathering characteristics of the render will be undertaken given the character of existing buildings in the area and need to ensure the materials do not deteriorate prematurely. The provision of stone and brick cills are considered positive additions. A careful assessment of proposed boundary treatment has also been undertaken with key frontages contained by railings and hedging alongside 1.8m walls. Fencing will only be used where it is purely separating garden areas.

30. The overall design concept for the development has been developed following a thorough assessment of the existing character and appearance of the area. The use of high quality materials incorporating slate, stone, brick and render will be further unified through the sensitive landscaping scheme. Officers consider the development will sit well alongside the existing properties within the Manadon Park Estate and positively contribute to the visual quality of the area.

31. The development is considered to comply with Policies CS02 and CS34 of the Local Development Framework Core Strategy.

Standard of Accommodation

32. The development proposes a range of 1, 2, 3 and 4 bedroom properties with the majority of units being larger 3 and 4 bedroom units. The dwellings will all meet the internal size guidelines with all habitable rooms enjoying good levels of natural light and outlook.

33. All units will have outdoor amenity areas however these will vary in scale. The larger 4 bedroom units will have the benefit of good sized gardens that exceed the recommended guidance within the Development Guidelines SPD. However, officers note that overall 27 of the units will technically not achieve the recommended standards. The majority of these units are focussed in the south west portion of the site and relate to the semi-detached units. Officers recognise that if these semi-detached units were small terraces the properties would meet the guidance. Taking in to account

the level of public open space also being delivered by the development it is considered that a good standard of accommodation will be created for all the units. Furthermore the provision of some units with small gardens will offer prospective purchasers a level of choice.

34. Officers have considered the development in relation to the recommended 12 metre distance between windows and gable walls and the 21 metre privacy distance. The majority of the development meets these recommended levels however officers accept that in some areas relationships are more constrained. Again, the south west portion of the site falls slightly short with distances between opposing windows at around 18 metres between Plots 62 and 53 and a distance of approximately 10 metres between the rear windows of Plot 58 and the gable wall of Plot 61. Officers accept that this is not ideal but given the need to try and prevent expansion of the developable area and retain as much public open space as possible on balance the proposals are considered acceptable.

35. As a result of the close relationship between some units and the limited size of rear gardens permitted development rights will be removed from a selection of properties. Officers consider that this is necessary to ensure a good standard of accommodation continues to be enjoyed by future occupiers.

Residential Amenity

36. The layout of the site has been arranged in order to minimise the impact on surrounding properties. None of the existing dwellings closest to the site (on Aberdeen Avenue) are close enough to be affected by the development with regards to guidance in the Development Guidelines SPD on privacy and separation distances. The application is therefore considered compliant with Policies CS15 and CS34 of the Core Strategy.

Housing

37. The affordable housing offer was subject to extensive discussion at outline stage with 24% secured, which will result in 20 dwellings being incorporated within the scheme. The housing will be split 60% rented and 40% shared ownership in line with the requirements of the S106 agreement. The following provision is therefore proposed:

Rent

- 2 x 1 Bed flat
- 6 x 2 Bed house
- 2 x 3 Bed House
- 1 x 4 Bed house
- 1 x 3 Bed wheelchair/disabled house

Shared Ownership

- 4 x 2 Bed house
- 4 x 3 Bed house

38. Policy CS15 of the Core Strategy and the Planning Obligations and Affordable Housing SPD 2nd Review highlight the need for the affordable housing to reflect the type and size of the development as a whole. Officers note that the affordable units offered include a higher proportion of smaller units. However, the provision of a large wheelchair/disabled unit is considered to mitigate the slightly skewed nature of the offer. Furthermore officers are happy that the affordable units have been spread through the development.

39. The location of the lifetime homes units has also been indicated on the submitted plans.

40. The details supplied are therefore considered to comply with the requirements of the S106 agreement and Policy CS15 of the Core Strategy.

Drainage

41. The site is located within a critical drainage area and the original application was supported by a flood risk assessment. A further review of the drainage requirements has taken place and some additional detailed information has been submitted. The drainage plans show the provision of 5 linear soakaways and 2 infiltration ponds for highway drainage with individual on plot soakaways serving each dwelling.

42. The principle of this approach is supported although additional information is still required, particularly in relation to the design of the infiltration ponds. There is a condition on the outline application which requires full details of the surface water drainage system to be approved prior to work starting on site alongside the submission of a Construction Environment Management Plan.

43. A further drainage condition is also in place which would address foul drainage.

44. The application is therefore considered to be in accordance with Policy CS21 of the Core Strategy.

Other Issues

45. The letters of representation received have raised a number of other issues which will now be considered. It is noted that some criticism has been made of the public access system. Over 40 comments have been received and members of the public are able also to write and email comments. Officers do not consider that any potential temporary problems with the public access system have limited the ability of the public to comment.

46. The comment that the developer has bought the consent is untrue. The outline and current reserved matters application have been considered against relevant local and national planning policies. The applicant has to contribute towards local infrastructure needs and this is a lawful part of the planning process.

47. The outline and reserved matters process that has been followed is used throughout the country. Whilst officers accept other applications have come forward to just deal with the access the material planning considerations have been fully considered at relevant stages of the process.

48. The Local Planning Authority will respond to concerns raised during the construction phase and investigate to ensure the works are being carried out in accordance with the agreed details.

49. Outline Conditions

50. Whilst this application provides clarity on certain elements of the application further details will still be required to address a number of outstanding matters. The outline application was approved subject to 28 conditions, a number of which require further information to be supplied prior to the commencement of works. These conditions remain in place, so for example; further intrusive land quality information will be required to satisfy condition 22 of the outline consent.

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy of: £357,132.86 under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

A S106 agreement was completed in association with the outline application which secures the following mitigation:

- Education contribution of £125, 000 towards the identified expansion of Pennycross Primary School.
- Greenspace contribution of £33, 000 for children's play space towards improvements to the Bladder Meadow play space.
- Transport contribution of £35, 000 for identified Travel Plan measures and the funding of installation of a bus boarder at the outbound bus stop on St Peters Road.
- Contribution of £20, 000 for siting and ongoing maintenance of Manadon Spire
- Playing pitch contribution of £95,000 for improvements to levels, construction of eight pitch cricket square, installation of non-turf cricket pitch and agronomic maintenance
- Construction of four team changing pavilion and ancillary clubroom on land to the north
- 24% affordable housing provision

Any change to the secured infrastructure mitigation would need to be the subject of a separate "Variation to a S106" application.

12. Equalities and Diversities

The development proposes 85 new residential dwellings of which 24% will be affordable and 20% will be constructed as lifetime homes. Furthermore, one of the affordable units will be provided in the form of a 3 bedroom wheelchair unit, which will meet the specific needs of someone on the housing register. No negative impact on any equality group is anticipated.

13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

The Reserved Matters application has taken forward the principles of the outline application and officers are satisfied that sufficient greenspace is proposed for retention alongside suitable ecological enhancements. The form, layout and design of the properties has been carefully considered with sympathetic features included to reflect the established character of Manadon Park. The development has sought to create a high quality environment for future residents with the use of a varied palette of locally distinctive materials. The landscaping scheme has been carefully considered and will soften the appearance of the development from existing streets and ensure it sits

comfortably within the greenspace. Officers are satisfied that, together with the conditions and S106 agreement on the outline application, the impacts of the development will be mitigated and there will not be a demonstrably harmful impact on the character or appearance of the area.

14. Recommendation

In respect of the application dated **15.06.2017** it is recommended to **Grant Conditionally**

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Topographical Survey 0616-100 - received 07/06/17

Site Location Plan 0616-101 - received 07/06/17

External Works 0616-106 - received 07/06/17

Tree Survey 13.51.4.TPP - received 07/06/17

Drainage P16311-101 Rev P6 received 14/08/17

Other P16311-122 Rev P4 received 14/08/17

Other P16311-123 Rev P4 received 14/08/17

Highway Detail P16311-124 Rev P2 received 07/06/17

Highway Detail P16311-125 Rev P2 received 07/06/17

House Type 0616-200 Rev A received 31/07/17

House Type 0616-201 Rev A received 31/07/17

House Type 0616-202 Rev A received 31/07/17

House Type 0616-203 Rev A received 31/07/17

House Type 0616-204 Rev A received 31/07/17

House Type 0616-205 Rev A received 31/07/17

House Type 0616-206 Rev A received 31/07/17

House Type 0616-207 Rev A received 31/07/17

House Type 0616-208 Rev A received 31/07/17

House Type 0616-209.1 Rev A received 31/07/17

House Type 0616-209.2 Rev A received 31/07/17

House Type 0616-210 Rev A received 31/07/17

House Type 061-211 Rev A received 31/07/17

House Type 0616-212 Rev A received 31/07/17

House Type 0616-213 Rev A received 31/07/17

House Type 0616-214 Rev A received 31/07/17

House Type 0616-215 Rev A received 31/07/17
House Type 0616-216 Rev A received 31/07/17
House Type 0616-217 Rev A received 31/07/17
House Type 0616-218 - received 31/07/17
House Type 0616-219 Rev A received 31/07/17
House Type 0616-220 Rev A received 31/07/17
House Type 0616-221 Rev A received 31/07/17
House Type 0616-222 Rev A received 31/07/17
House Type 0616-223 Rev A received 31/07/17
House Type 0616-224 Rev A received 31/07/17
House Type 0616-225 Rev A received 31/07/17
House Type 0616-226 Rev A received 31/07/17
House Type 0616-227 Rev A received 31/07/17
House Type 0616-228 Rev A received 31/07/17
House Type 0616-229 Rev A received 31/07/17
House Type 0616-230 Rev A received 31/07/17
House Type 0616-231 Rev A received 31/07/17
House Type 0616-232 Rev A received 31/07/17
House Type 0616-233 Rev A received 31/07/17
House Type 0616-234 Rev A received 31/07/17
House Type 0616-235 - received 31/07/17
Planning Layout 0616-102 Rev B received 14/08/17
Streetscape 0616-103 Rev B received 14/08/17
External Works 0616-104-1 Rev B received 14/08/17
External Works 0616-104-2 Rev B received 14/08/17
Other 0616-105 Rev B received 14/08/17
Other 0616-107 Rev B received 14/08/17
Materials Plan 0616-108 Rev B received 14/08/17
Garage Plan 0616-109 Rev A received 31/07/17
Phasing Plan 0616-111 Rev B received 14/08/17
Other 0616-112 Rev B received 14/08/17
Sections 0616-113 Rev B received 14/08/17
Other 0616-114 Rev A received 14/08/17
Planting Plan 1958-01 Rev G received 14/08/17
Planting Plan 1958-02 Rev E received 14/08/17
Planting Plan 1958-03 Rev E received 14/08/17
Drainage P16311-102 Rev P4 received 14/08/14

Access Detail PI6311-103 Rev P4 received 14/08/17

Drainage PI6311-110 Rev P2 received 14/08/17

Drainage PI6311-111 Rev P2 received 14/08/17

External Works PI6311-120 Rev P7 received 14/08/17

External Works PI6311-121 Rev P7 received 14/08/17

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.

2 CONDITION: COMMENCE WITHIN 2 YEARS

The development hereby permitted shall be begun before the expiration of two years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004 and in accordance with Core Strategy Objective 10(8) (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan

3 CONDITION: LOCKABLE GATES

PRE-OCCUPATION

All gates to private pathways and ones giving access to rear gardens, shall have locks with key access. Details of these shall be submitted to and approved in writing by the Local Planning Authority, and shall be installed before any of the residential units requiring to use the respective private pathways are occupied.

Reason:

To ensure that satisfactory measures are put in place to help design out crime, in accordance with Policies CS32 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and paragraph 58 of the National Planning Policy Framework 2012.

4 CONDITION: PROVISION OF PARKING AREA

PRE-OCCUPATION

Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

5 CONDITION: BIODIVERSITY

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with relevant parts of the Ecological and Enhancement Strategy (dated March 2013) and the Ecological Compliance Statement dated 7th June 2017.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and government advice contained within the NPPF.

6 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

Notwithstanding the provisions of Article 3 and Classes A, B and C of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements, improvements or other alterations, including to the roof, shall be constructed to the dwellings on plots 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 65, 66, 67, 68, 80 and 81 hereby approved.

Reason:

In order to protect residential amenity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120-123 of the National Planning Policy Framework 2012.

Informatives

1 INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

2 INFORMATIVE: CONDITIONAL APPROVAL WITH NEGOTIATION

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant including pre-application discussions and has negotiated amendments to the application to enable the grant of planning permission.

3 INFORMATIVE: SECURE BY DESIGN

The applicant is recommended to ensure development achieves, as a minimum, the Secured by Design Silver award. (Formally known as Part2)

4 INFORMATIVE: SUPPORTING DOCUMENTS

The following supporting documents were taken in to consideration in the determination of this application:

Arboricultural Impact Assessment DTS13.51.4.AIA dated 6th June 2017

Parking Matrix – Issue 3

Statement of Compliance dated June 2017

Drainage Strategy P16311-DB-01 dated July 2017

5 INFORMATIVE: CONDITIONS RE-ITERATED

The applicant/developer is advised that the conditions attached to and specified upon the Notice of Planning Permission No: 14/00152/OUT are still in force insofar as the same have not been discharged by the Local Planning Authority and must be complied with.

For the avoidance of doubt the details submitted with this reserved matters application which relate to such conditions do not form part of this approval and will need to be the subject of a separate application for the approval of details reserved by condition.