

ADDENDUM REPORT

Planning Committee



Item Number: 6.1

Site: Land at Seaton Neighbourhood South of William Prance Road

Plymouth

Planning Application Number: 17/01339/FUL

Applicant: Persimmon Homes (Cornwall) Ltd

Pages: 5-38.

Letters of Representation

Since completion of the officers report 2 late letters of representation have been received. The letters relate to the timing of the Planning Committee and ability of people to attend given school hours, one also raises concern over the site notices being displayed at the end of the school term.

Amendment to Conditions

Conditions 4, 9, 10 and 11 do not have a justification included on them which is required on pre-commencement conditions. Officers therefore ask that Members delegate to the Assistant Director of Strategic Planning and Infrastructure to agree this wording being included on the decision notice.

Additional Information

Following the publication of the Officer report additional information has been received, this relates to consultations from the Highways Authority and the Lead Local Flood Authority.

The applicants have provided an updated Layout Plan 'C14537/C/012 Rev F'. This plan provides a new bus layby on the High Street adjacent to the lower access road into the residential dwellings in Phase 5. This ensures bus provision is available on this new route. The additional transport matters identified in the Officer Report can be dealt with through proposed Condition 5 'Street Details' in combination with the Section 278 Process.

The Applicants have provided technical detail regarding the design and capacity of the existing attenuation basin through plan C14537/C/106 Rev Q. They have also confirmed that the pond has been designed to accommodate the flows from the full width road layout; the plan provided also provides details of the ongoing maintenance of the attenuation pond. This information has been provided to the Lead Local Flood Authority (LLFA) to be considered.

The LLFA have considered the information and are satisfied that the drainage strategy contained in the application, forms part of the wider drainage strategy for this section of the Seaton Neighbourhood and is in principle acceptable. They do however require detailed specifications of the proposed system before the scheme is commenced.

The LLFA have recommended a condition to be added to the application as follows:

CONDITION: PROVISION OF DRAINAGE WORKS

PRE-COMMENCEMENT

No development shall take place until drainage works have commenced in accordance with details to be submitted to and approved in writing by the Local Planning Authority

The detail shall include:

1. An up to date drainage plan identifying the catchment area and manhole/nodes referenced within an accompanying set of modelling results.
2. A statement setting out the design rationale and confirming the discharge rates to and the interaction with the attenuation pond.

The development should thereafter be undertaken in full accordance with the approved detail which shall be fully operational prior to the operation of the route.

Reason:

To ensure that satisfactory infrastructure works are provided in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV37 of the Submission Joint Local Plan 2017 and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.

This approach is considered acceptable and as such the above condition is recommended for inclusion on the planning permission should it be granted by Members.

It is also noted that the applicant has not provided other details requested by the Lead Local Flood Authority, which demonstrates how the new drainage system and water environment is protected during the demolition and construction phase, or that the attenuation pond is operating correctly.

Officers consider that the proposed conditions set out in the Officer report are able to deal with these requirements:

- Information regarding the water environment during construction is covered through condition 7 Construction and Environmental Management Plan (CEMP)
- The maintenance arrangements for surface water is covered through condition 12 Maintenance and Management of Drainage Systems, and
- Detail of the correct operation of the attenuation pond is covered through Condition 13 attenuation pond detail.

Conclusions and Recommendation

The Officers recommendation remains as per that set out in the Officers report, subject to the additional plans being referenced to in Condition 1 'Approved Plans', the inclusion of a pre-commencement justification being included on the required conditions, and the additional condition set out in this addendum report.