

ADDENDUM REPORT

Planning Committee



Item Number: 6.3

Site: Colebrook House, 51 Newnham Road, Plymouth, PL7 4AW

Planning Application Number: 17/02471/FUL

Applicant: Burrington Estates Ltd

Pages: 37-65

I. Amendments to Conditions

Since the publication of the Officers Committee report the applicant has requested that Officers consider amendments to the list of proposed planning conditions. The proposed amendments and the Officers recommendations are as follows:-

Condition 3

The applicant has requested that the reference to demolition is omitted. They note that Condition 7 (Contaminated Land) cannot be discharged until the house has been demolished and this needs to happen first. In addition, the applicant has requested that this condition includes a reference to the approved Flood Risk Assessment (Ref: 17125 FRA).

Officers have reviewed this request and consider the proposed amendment acceptable and not harmful to the development process should planning permission be granted. Therefore, Condition 3 shall now read as follows:

CONDITION: GEOTECHNICAL VERIFICATION - DRAINAGE

PRE-COMMENCEMENT

Other than providing site welfare, no development shall take place until a suitably qualified geotechnical engineer or engineering geologist has reviewed the proposed surface water drainage design and associated mitigation and produced a report to confirm and verify that the proposed drainage works will prevent on or offsite flooding by way of water re-emergence or other means as is noted in the submitted documents and has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be implemented in strict accordance with the approved Flood Risk Assessment (Ref: 17125 FRA) any supplementary information following the verification assessment, and prior to the occupation of any dwelling hereby approved.

In the event that the Geotechnical Verification Report is unable to demonstrate to the Local Planning Authority's satisfaction that re-emergence will not occur then a revised drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. Any approved works shall be implemented in strict accordance with the approved details, and prior to the occupation of any dwelling hereby approved.

Reason:

To ensure that satisfactory drainage works are provided in accordance with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV37 of the Plymouth and South West Devon Joint Local Plan and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.

Justification: To ensure that the development does not result in any unacceptable on or off site flooding as a result of unsuitable drainage proposals.

Condition 4

It has been agreed that this condition is not required and will be deleted. Condition 3 already gives the Local Planning Authority sufficient control when considering site flood risk and drainage matters. Therefore this condition would not appear on the decision notice if planning permission was granted.

Condition 8

The applicant has requested that this condition be changed to Pre-Damp Proof Course. Officers have reviewed this request and consider the amended trigger point acceptable as it would not adversely impact the protection of ecological features or delivery of biodiversity enhancements and landscape management should planning permission be granted. Therefore, Condition 8 shall now read as follows:

CONDITION: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

PRE-DAMP PROOF COURSE (DPC)

A Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority prior to the development proceeding past the DPC stage. The content of the LEMP shall include the following

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Set out maintenance operations for the first year following implementation of the scheme and for a further 4 years following establishment for achieving aims and objectives.
- e) Preparation of a work schedule.
- f) Body or organisation responsible for implementation of the plan.
- g) Monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(s) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Policies CS01, CS19 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies SPT11 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraphs 109 and 118 of the National Planning Policy Framework 2012.

Condition 12

This condition is remaining however it has been agreed to incorporate the requirement of condition 15 into this condition. Condition 15 refers specifically to gate locks, which would form part of the Secure by Design Silver Award standards. Therefore, Condition 12 shall now read as follows:

CONDITION: SECURED BY DESIGN SILVER AWARD

PRE-OCCUPATION

Prior to the occupation the building hereby approved the applicant, developer or their successor shall demonstrate to the Local Planning Authority in writing that, as a minimum, the Secured by Design Silver Award (formally known as Part 2 of the Secure by Design Award) has been achieved. This shall include ensuring that all gates to private pathways and ones giving access to side and rear gardens, shall have locks with key access.

Reason:

To ensure that satisfactory measures are put in place to help design out crime, in accordance with Policy CS32 of the Plymouth Local Development framework Core Strategy (2006-2021) 2007, Policy DEV20 of the Plymouth and South West Devon Joint Local Plan and paragraph 58 of the National Planning Policy Framework 2012.

Condition 15

This condition is no longer required as it has been incorporated into condition 12, as shown above.

In the event that amendments to the conditions, as suggested above, are approved by the Committee and planning permission is subsequently granted, Officers will ensure that re-numbering is undertaken prior to formal decision notice being issued.

2. Letters of Representation

Since the publication of the Officers Committee report, the Local Planning Authority has received 4 letters of representation however no new issues have been identified. For clarity, the letters make the following comments:

- Neither the developer or the officers have adequately considered the local highway issues which are currently dangerous
- Junctions are unsafe with too much traffic
- Colebrook Lane cannot cope with the additional traffic
- Drainage issues on the area are not being resolved