

ADDENDUM REPORT

Planning Committee



Item Number: 03

Site: Land Adjacent 3A St Annes Road

Planning Application Number: 18/01149/FUL

Applicant: Mr S Larson

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Due to amended plans being received the proposal was re-advertised for a 14 day period. A total of 16 additional letters of objections were received through the public consultation period which raised similar concerns as noted in paragraph 6 of the officer report. In order to further address the concerns of local residents in regard to loss of privacy and provision of parking during the construction phase, it is recommended that one condition is amended and one is added as outlined below:

AMENDED CONDITION:

6 CONDITION: TREE/HEDGEROWS TO BE RETAINED/PROTECTED

No retained hedgerow (specifically the hedgerow on the western boundary of the site) shall be cut down, uprooted or destroyed, nor shall any retained hedgerow be topped or lopped **to height less than 2 metres from ground level**, other than in accordance with the prior written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations. If any retained hedgerow is removed, uprooted, destroyed or dies, a replacement tree or hedgerow shall be planted and that tree or hedgerow shall be of such size and species and shall be planted at such a time and in a position to be agreed with the Local Planning Authority.

The erection of barriers and ground protection for the retained hedgerow shall be undertaken in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations 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 124, 127, 170, and 175 of the National Planning Policy Framework 2018.

NEW CONDITION:

PHASING OF DEVELOPMENT

PRE-COMMENCEMENT

Before work commences on site a scheme detailing the phasing of the construction of the development including the car parking arrangements through construction and construction of the dwelling/ proposed car park shall be submitted to and approved in writing by the Local Planning Authority. The details should include the availability of parking provision through construction. The development will be carried out in accordance with the details approved.

REASON: In the interests of highway safety and the amenity of the locality, in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV31 of the emerging Plymouth and South West Devon JLP March 2017 and paragraphs 91, 102, 108 and 110 of the National Planning Policy Framework 2018.

Justification: to safeguard the parking of existing residents and business while the development is being implemented.