

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.3**

**Site: Argosy House (1 Longbridge Road)**

**Planning Application Number: 18/01210/FUL**

**Applicant: Mr Duncan Attwood**

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## Correction

Please be advised that the decision category was wrongly identified in the officer report and the category should read “Councillor Referral”.

## Amendment to paragraph 4

In order to elaborate the wording in the Officer’s report with specific reference to existing paragraph 4, this section has been produced to provide further clarity in relation to the conclusions on the retail sequential test and the final recommendation of the application.

A sequential test is required by Paragraph 86 of the NPPF, Policy DEV16 of the Joint Local Plan and Policy CS08 of the Core Strategy. As set out in the Officer’s report the applicant has provided a sequential test which has been discussed and updated following negotiations with Officers. While Officers have concerns with elements of the information provided within the sequential test, it has been considered that on balance with the material considerations relevant to this proposal is considered to be acceptable regardless of the concerns over the sequential test in this instance. For clarity the material considerations in this case include: the proposed conditions; the specific use which is proposed to be replaced; the limited impact on the surrounding area’s amenity; and the more limited role this element of a D2 use has on the health of existing centres.

This further additional point of clarification does not alter the recommendations and as such the application recommendation remains as set out in the Officer Report and subject to the conditions set out.

## Condition: Removal of Permitted Development Rights

In order to further safeguard future amenity for nearby residents an additional condition is recommended to any grant of consent on this application. This additional condition would be put in place to prevent other potentially more impactful uses occurring on the site which can be done without planning permission. As the parking arrangement is restricted to 5 spaces other uses which fall within

permitted development guidelines might not be appropriate. The condition reads as follows:

Notwithstanding the provisions 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 change of use falling within A1, A2, A3 or B1 of Class D; of Part 4 of Schedule 2 to that order shall be carried out without the consent in writing of the Local Planning Authority.

Reason:

The Local Planning Authority considers that, in the particular circumstances of the case, the use of the premises for the purpose specified is appropriate, but that a proposal to use the premises for any other purpose would need to be made the subject of a separate application to be considered on its merits in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 80, 82, 85, 86, 89 and 102 of the National Planning Policy Framework 2018.

For reference the specific uses as above are detailed as follows:

A1 – shops

A2 – financial and professional services

A3 – restaurants and cafes

B1 – business

### Updated plans

Updated floor plans were requested to provide further clarity on the precise changes to the floor layout within the left hand suite of Argosy House. There is an existing and a proposed floor plan.

### Additional parking details

The car park surrounding Argosy House accommodates 30 parking spaces (including 3 disabled spaces). As per the main report there are 5 allocated spaces for the left hand suite on the second floor, the other spaces around Argosy House are allocated to other businesses within office hours but will be available outside of office hours should there be an increase in clients and employees. To reaffirm the Highway Authority are satisfied with the parking arrangement in this case.