



#plymplanning

**Oversight and Governance**

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Published 29 October 2025

## PLANNING COMMITTEE – ADDENDUMS

Thursday 30 October 2025  
4.00 pm  
Council Chamber, Council House

**Members:**

Councillor Stevens, Chair  
Councillor Penrose, Vice Chair  
Councillors Allen, Mrs Bridgeman, Darcy, Freeman, Goslin, Loveridge, McCarty, McNamara,  
P.Nicholson, M.Smith and Tuohy.

**Please find enclosed additional information relating to items 6.2 and 6.3**

**Tracey Lee**  
Chief Executive

## **Planning Committee – Addendums**

### **6.2. 25/00717/FUL - 49-51 North Hill, Plymouth, PL4 8HB (Pages 1 - 2)**

Applicant: Mr D Fellows  
Ward: Drake  
Recommendation: Grant Conditionally subject to S106

### **6.3. 25/00642/FUL - Former Dispensary, 29 Widey View, Plymouth, PL3 5JQ (Pages 3 - 4)**

Applicant: Mr Martin Jones  
Ward: Compton  
Recommendation: Grant Conditionally

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.2**

**Site: 49-51 North Hill, Plymouth, PL4 8HB**

**Planning Application Number: 25/00717/FUL**

**Applicant: Mr D Fellows**

**Pages: 13-32**

Since the Case Officer's report was written, further information has been received from the Applicant in response to an objection by the Council's Low Carbon Officer.

The Low Carbon Officer previously objected to the application on the basis that the proposal sought to replace gas boilers with new gas boilers. Whilst the intention was to provide gas boilers capable of connecting to the district heat network (once available), this was considered to conflict with M3 of the Climate Emergency Planning Statement which states 'development proposals should be served by low or zero carbon space and water heating and where relevant cooling systems, with an emphasis on ground, air and water source heat pumps'. The reliance on gas boilers was also considered to conflict with the carbon reduction target written into Policy DEV32 of the Joint Local Plan.

The Applicant has since provided a statement, confirming that the intention is to utilise air source heat pumps for the heating and cooling system with a gas boiler for back up use only. Further consultation has been carried out with the Low Carbon Officer who considers this overcomes the concerns and has subsequently removed their objection. The proposal is now considered compliant with M3 of the Climate Emergency Planning Statement and Policy DEV32 of the Joint Local Plan.

Technical details of the proposed heating system are required to ensure suitability and confirm capability of connection to the district heat network. Condition 8 has therefore been amended to reflect this change.

## Updated condition wording

**{\b CONDITION: HEATING SYSTEM/ DISTRICT HEATING NETWORK}**

**{\ul PRE-INSTALLATION}**

*Prior to the installation of the entire replacement heating system, details of the system including how this has been designed to be compatible with and able to connect to the future district heating network, when available, shall be submitted to and approved in writing by the Local Planning Authority. This shall include:*

- 1. A report identifying how the development has been designed to be compatible with and allow future connection to a local district energy network in line with current best practice.*
- 2. Details of the technical specification of the proposed replacement heating and cooling system capable of connection to district heating network. This shall include details of the Air Source Heat Pump provided as the primary and lead heat source, retaining gas back up. Details to be submitted include: compliance with the relevant standards including Heat Network Technical Assurance Standards/ CIBSE CPI.2, space for ancillary plant in the plant room.*
- 3. Location of the future connection point at the edge of the site or publicly accessible area, including interconnecting and valved pipework to this point from the building, including a plan showing detail of valved pipework and connection roots from the edge of the building to the plant room.*

*Once approved the development shall be completed and implemented in full accordance with the approved details and be permanently retained thereafter.*

*Reason:*

*To ensure that the development is in accordance with Policy DEV32 of the Plymouth and South West Devon Joint Local Plan 2014-2034 and paragraph 166 of the National Planning Policy Framework 2024.*

For clarity, the planning balance as set out in paragraph 8.67 of the Officer's recommendation has now changed, given that the proposal no longer conflicts with Policy DEV32 and the Climate Emergency Planning Statement. The identified conflict with Policy DEV20 remains, as per the report.

Officer's note that a fence has recently been erected around the boundaries of the site. It is understood that preparatory internal works have commenced on the building. These works would not require planning permission, and therefore the fence is considered permitted development under Schedule 2, Part 4, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

No changes are proposed to the Officer's recommendation, which remains that of a conditional approval subject to the signing of a S106 agreement.

# ADDENDUM REPORT

Planning Committee

**Item: 6.3****Site: Former Dispensary, 29 Widey View****Planning Application Number: 25/00642/FUL****Applicant: Mr Martin Jones****Pages: 33-50**Amended Plans and Update to Condition I

Amended proposed and existing south elevations have been submitted which include the illustration of a person stood at the first floor level. The proposal remains unchanged.

As a result, the wording of Condition I has been updated to reflect this new plan received as follows:

*I CONDITION: APPROVED PLANS**Site Location Plan and Proposed Site Block Plan PL.01 received 28/04/25**Proposed Ground Floor Plan PL.02 received 28/04/25**Proposed and Existing West Elevation PL.09 Rev B received 22/07/25**Proposed and Existing Garage Elevations PL.10 received 07/05/25**Proposed and Existing East Elevation PL.07 Rev B received 17/06/25**Planning Consultation Confirmations Drawing PL.10 received 17/06/25**Typical External Louvre Detail PL.10 received 15/09/25**Proposed First Floor Plan PL.03 Rev A received 22/07/25**Proposed and Existing North Elevation PL.06 Rev A received 22/07/25**Proposed and Existing South Elevation PL.08 Rev B received 23/10/25*

*Reason: For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019).*

The case officer's recommendation is unchanged and remains conditional approval.

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