



Oversight and Governance

Chief Executive's Department
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PLANNING COMMITTEE

Thursday 13 April 2023
4.00 pm
Council Chamber, Council House

Members:

Councillor Darcy, Chair
Councillor Ms Watkin, Vice Chair
Councillors Allen, Goslin, Kelly, Partridge, Poyser, Reilly, Smith, Stevens, Stoneman, Tuffin and Tuohy.

Members are invited to attend the above meeting to consider the items of business overleaf. For further information on attending Council meetings and how to engage in the democratic process please follow this link - [Get Involved](#)

Tracey Lee
Chief Executive

Planning Committee

AGENDA

PART I – PUBLIC MEETING

1. Apologies

To receive apologies for non-attendance submitted by Committee Members.

2. Declarations of Interest

Members will be asked to make any declarations of interest in respect of items on this agenda.

3. Minutes (Pages 1 - 4)

The Committee will be asked to confirm the minutes of the meeting held on 9 March 2023.

4. Chair's Urgent Business

To receive reports on business which, in the opinion of the Chair, should be brought forward for urgent consideration.

5. Questions from Members of the Public

The Chair will receive and respond to questions from members of the public submitted in accordance with the Council's procedures. Questions shall not normally exceed 50 words in length and the total length of time allowed for public questions shall not exceed 10 minutes. Any question not answered within the total time allowed shall be the subject of a written response.

6. Planning Applications for consideration

The Service Director for Strategic Planning and Infrastructure will submit a schedule asking Members to consider Applications, Development proposals by Local Authorities and statutory consultations under the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990.

**6.1. 59 Reservoir Road, Plymstock, Plymouth, PL9 8NL - (Pages 5 - 10)
23/00254/FUL**

Applicant:	Mrs Sharon Gillett
Ward:	Plymstock Dunstone
Recommendation:	Grant Conditionally

6.1. Marine Academy Plymouth, Trevethick Road, Plymouth, PL5 2AF - 22/02024/FUL **(Pages 11 - 24)**

Applicant: Mrs Victoria Strickson
Ward: St Budeaux
Recommendation: Grant Conditionally

7. Planning Enforcement: (Pages 25 - 26)

8. Planning Application Decisions Issued (Pages 27 - 44)

The Service Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued since the last meeting;

- 1) Committee decisions;
- 2) Delegated decisions, subject to conditions where so indicated;
- 3) Applications withdrawn;
- 4) Applications returned as invalid.

Please note that these Delegated Planning Applications are available to view online at:
<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

9. Appeal Decisions (Pages 45 - 48)

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that these Delegated Planning Applications are available to view online at:
<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

10. Exempt Business

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the following item(s) of business on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in paragraph(s) ... of Part I of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

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Planning Committee**Thursday 9 March 2023****PRESENT:**

Councillor Darcy, in the Chair.

Councillor Ms Watkin, Vice Chair.

Councillors Allen, Kelly, Partridge, Poyser, Reilly, Smith, Stevens, Stoneman, Tippetts (substitute for Councillor Goslin), Tuffin and Tuohy.

Also in attendance: Julie Parkin (Senior Lawyer), Stuart Wingfield (Head of Development Management, Strategic Planning and Infrastructure), Amy Thompson (Planning Officer), Elliot Wearne-Gould (Democratic Advisor) and Helen Rickman (Democratic Advisor).

The meeting started at 4.00 pm and finished at 5.20pm.

Note: At a future meeting, the committee will consider the accuracy of these draft minutes, so they may be subject to change. Please check the minutes of that meeting to confirm whether these minutes have been amended.

12. **Minutes**

The Committee agreed the minutes of the meeting held on 16 February 2023 as a correct version, for the record.

13. **Declarations of Interest**

There was one declaration of interest in relation to items on this agenda-

Councillor	Interest	Declaration
Councillor Ms Watkin	Personal	Councillor Ms Watkin historically knew of the applicant.

14. **Chair's Urgent Business**

There were no items of Chair's urgent business.

15. **Questions from Members of the Public**

There were no questions from members of the public.

16. **Planning Applications for consideration**

The Committee considered the following applications, development proposals by local authorities and statutory consultations submitted under the Town and Country Planning Act, 1990, and the Planning (Listed Buildings and Conservations Areas) Act, 1990.

17. **7 Lipson Terrace, Plymouth, PL4 7PR - 22.01157.FUL**

Mr Guy Pennington

Decision:

Application GRANTED conditionally subject to a S106 with delegated authority to Director of SPI to refuse the application if the S106 is not signed within the agreed timeframes (3 months). It was agreed to include additional conditions (i) requiring privacy screening to specified balconies to protect adjacent neighbours from overlooking, and requiring a car parking management strategy which would include allocation of disabled spaces. It was recommended to include an informative to advise occupiers that should a Controlled Parking Zone be imposed locally that occupants of the new dwellings may be exempt from applying for a permit. It was also requested that a note be placed on the file for Housing Delivery to engage with Ward Members regarding the spend of s106 monies towards affordable housing.

(The Committee heard from Councillor Mrs Aspinall, Ward Councillor)

(A site visit was scheduled for this planning application, held on 8 March 2023)

18. **Planning Enforcement**

The Committee agreed to note the Planning Enforcement report.

19. **Planning Application Decisions Issued**

The Committee agreed to note the report from the Service Director for Planning and Infrastructure on decisions issued since the last meeting.

20. **Appeal Decisions**

The Committee agreed to note that there had been no appeal decisions issued since the last meeting.

21. **Exempt Business**

There were no items of exempt business.

VOTING SCHEDULE - 9 MARCH 2023 (Pages 3 - 4)

PLANNING COMMITTEE – 9 March 2023**SCHEDULE OF VOTING**

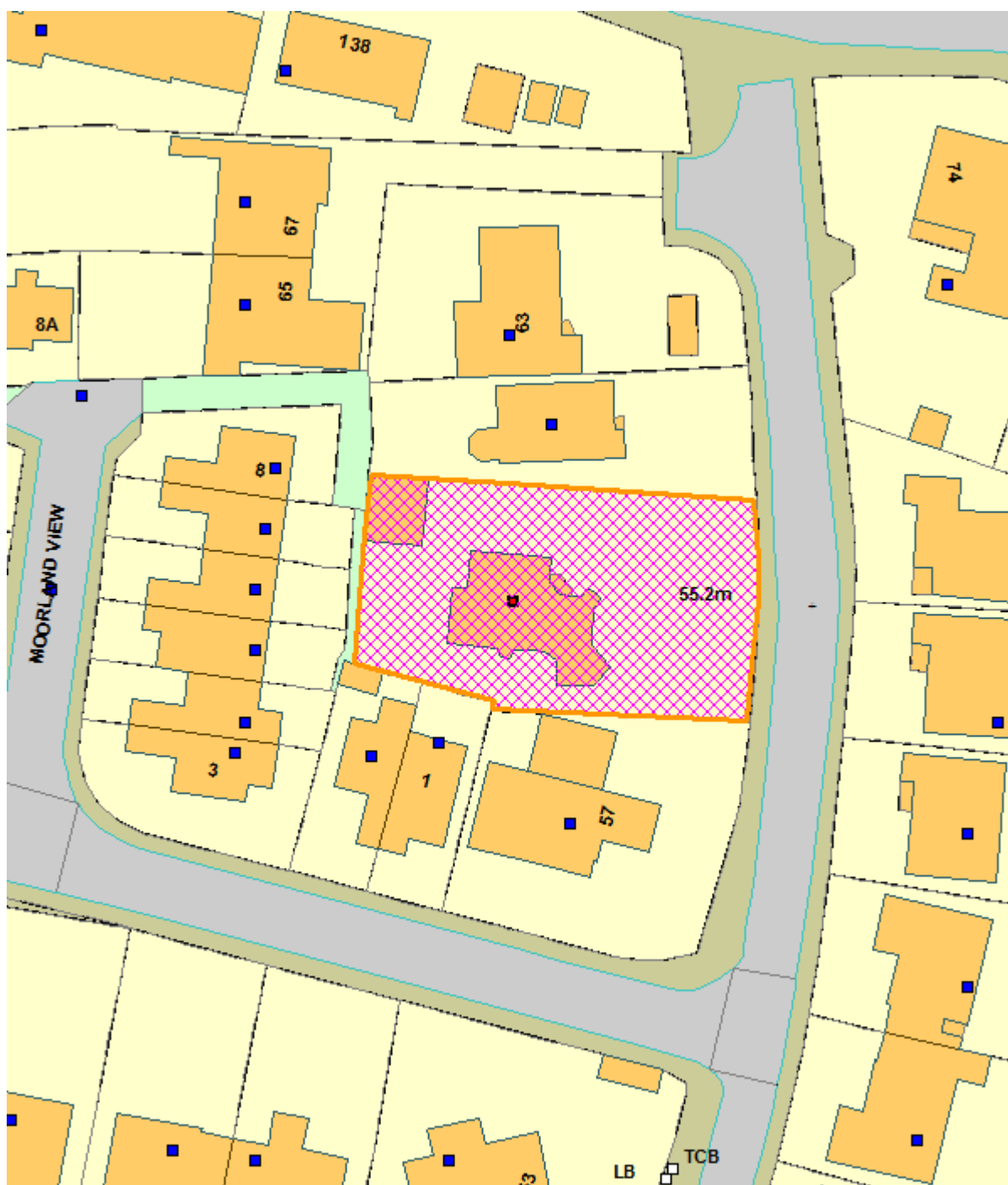
Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	7 Lipson Terrace, Plymouth, PL4 7PR – 22/01157/FUL	Councillors Darcy, Ms Watkin, Reilly, Smith, Stevens, Tippets, Tuffin, Tuohy (8)	Councillors Allen, Kelly, Partridge, Poyser and Stoneman (5)			

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PLANNING APPLICATION OFFICERS REPORT



Application Number	23/00254/FUL	Item	01
Date Valid	10.03.2023	Ward	PLYMSTOCK DUNSTONE
Site Address	59 Reservoir Road Plymstock Plymouth PL9 8NL		
Proposal	Erection of single storey garden office		
Applicant	Mrs Sharon Gillett		
Application Type	Full Application		
Target Date	05.05.2023	Committee Date	13.04.2023
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Miss Emily Godwin		
Recommendation	Grant Conditionally		



This application comes before the Planning Committee as the applicant is an employee of Plymouth City Council

1. Description of Site

59 Reservoir Road is a detached dwellinghouse located in the Plymstock Dunstone Ward.

2. Proposal Description

The proposal is for the erection of a single storey garden office.

3. Pre-application Enquiry

No pre-application enquiry.

4. Relevant Planning History

01/01722/FUL - Erection of double private motor garage to rear, accessed from Reservoir Road (Granted Conditionally).

5. Consultation Responses

None requested.

6. Representations

None received.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as on March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guidance, the scale and urgency of the climate change emergency, Plymouth City Councils Declaration on Climate Emergency (March 2019) for a carbon neutral city by 2030 and the Plymouth and South West Devon Climate Emergency Planning Statement (CEPS) 2022. Additionally, the following planning documents are also material considerations in the determination of the application:

- The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

8. Analysis

This application has been considered in the context of the development plan, the Framework and other material considerations as set out in Section 7.

8.1 Principle of Development

8.1.1 Joint Local Plan policies indicate that the proposal is acceptable in principle.

8.2 Negotiations Undertaken

8.2.1 The original plans submitted were considered acceptable and the assessment has been based on the original plans.

8.3 Visual Impact

8.3.1 Officers have considered the visual impact of the development against the guidance in the SPD and consider it acceptable.

8.3.2 The proposed outbuilding would be located to the South of the property on an existing patio area. Due to its siting behind the existing conservatory, officers consider the outbuilding will be largely screened and therefore will not be visible from many vantage points along Reservoir Road. The proposed use of render with a pebbledash finish for the outbuilding would match the existing property, and reflect the materials used in the surrounding area. The use of UPVC windows and doors and a felt roof is considered to be acceptable.

8.3.3 Officers note the design of the outbuilding will include a slightly sloping roof. Whilst most outbuilding in the immediate surrounding area appear to make use of pitched roofs, officers have minimal concerns regarding the roof style of the outbuilding, given that it will be largely screened

from public view. Furthermore, officers consider that a similar proposal with a roof of a similar height and style could be constructed under permitted development.

8.3.4 To this end, officers consider the proposal accords with DEV20 of the JLP.

8.4 Amenity

8.4.1 Officers have considered the impact on neighbouring amenity against the guidance in the SPD and consider it acceptable.

8.4.2 Officers have assessed the siting of the outbuilding within the garden in relation to the impact on neighbours and consider it to be acceptable. It is noted that the outbuilding will be located approximately 0.35m from the boundary between 57 and 59 Reservoir Road, meaning it will be approximately 6.2m from the kitchen window and door of no.57. Whilst this falls below the required 12m distance between a habitable room window and a blank wall, the height of the outbuilding would not exceed that of the existing fence between the two properties, which would block views of the proposed outbuilding. As such, the proposal is not found to harm the outlook experienced by neighbours.

8.4.3 It is further noted that under permitted development, an outbuilding can be constructed within 2m of the boundary if it has a maximum height below 2.5m. The proposed outbuilding will be a maximum height of 2.4m, officers consider this is within the parameters of permitted development. Due to this fallback, officers have limited concerns that the proposal would lead to significant harm to neighbouring amenity compared to a scheme that could be constructed without planning permission.

8.4.4 To ensure the amenity of occupants of the property officers have recommended a condition to ensure that the use of the outbuilding remains ancillary to the enjoyment of the application property.

8.4.5 Officers have assessed the proposed locations of windows and do not consider that will create additional vantage points for overlooking, nor lead to a loss of privacy for neighbours.

8.4.6 Officers therefore raise no concerns regarding amenity and consider the proposal to be in accordance with DEVI of the JLP.

8.5 Other Considerations

Officers have considered the details provided in the submitted Climate Emergency Compliance Form and consider them to be acceptable given the scale and nature of the application. Whilst the outbuilding has no provision of solar PV panels, a similar scheme could be built without consent in which the Local Planning Authority would not be able to control the installation of PV panels.

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

None.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations are not sought due to the nature and size of proposal.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policies DEV1 and DEV20 of the Joint Local Plan and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 10.03.2023 it is recommended to Grant Conditionally.

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1 CONDITION: APPROVED PLANS

Plan as Proposed 10032023 received 10/03/23
Site Plan 10032023 received 10/03/23
Elevations as Proposed 10032023 received 10/03/23
Site Location Plan 06032023 received 06/03/23
Proposed Garden Office 06032023 received 06/03/23

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).

2 CONDITION: COMMENCE WITHIN 3 YEARS

The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

3 CONDITION: ANCILLARY USE ONLY

The garden office hereby approved shall only be used for purposes ancillary or incidental to the enjoyment of 59 Reservoir Road, PL9 8NL; and shall at no time be served to function as an independent residential dwelling.

Reason:

To ensure that no adverse effect upon the amenities of the neighbourhood may arise out of the proposed development nor create living conditions which are unsatisfactory in accordance with Policies DEVI, DEV10, DEV20 and DEV29 of the adopted Plymouth and South West Devon Joint Local Plan (2014-2034) and the National Planning Policy Framework.

INFORMATIVES

1 INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

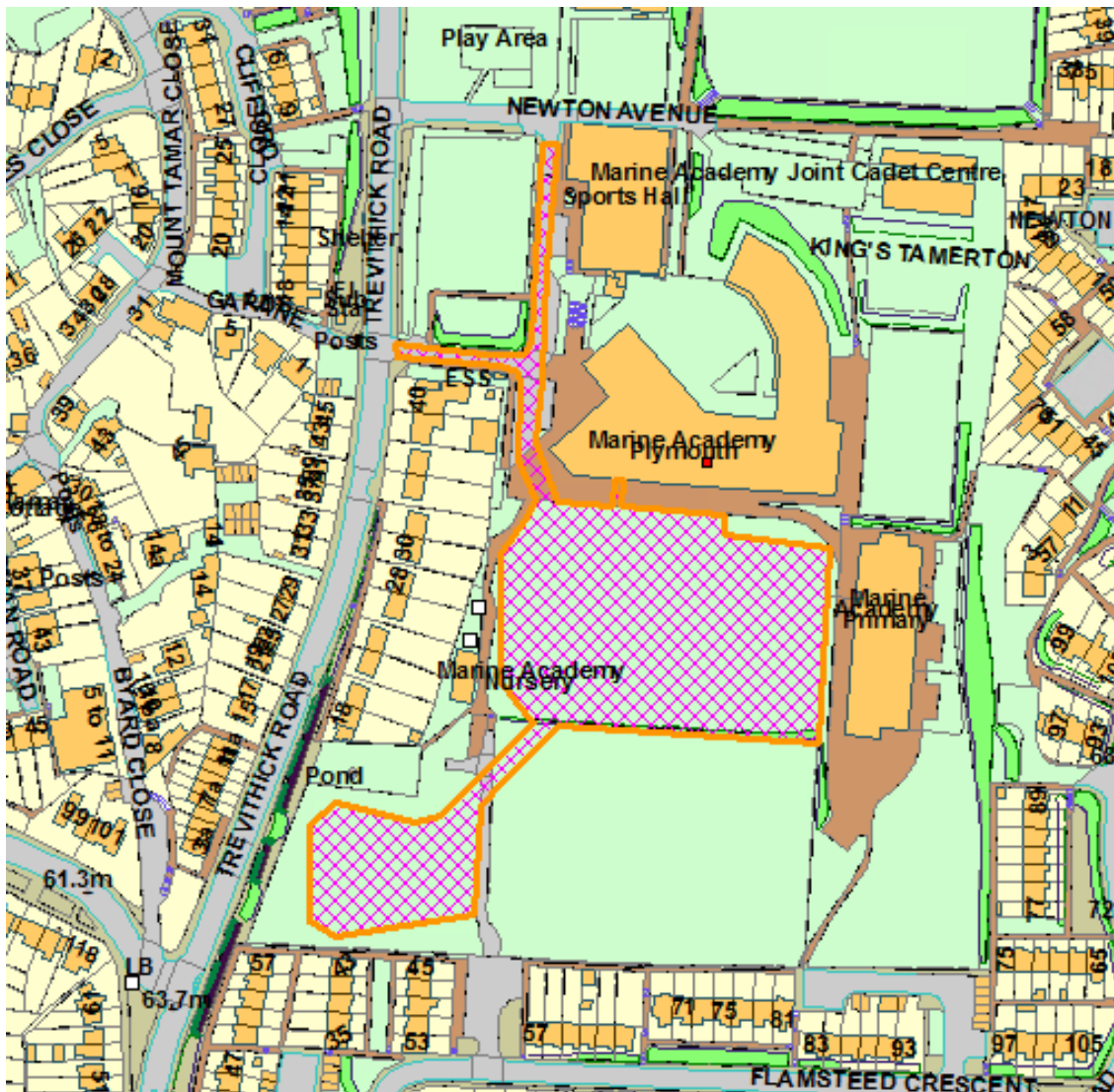
2 INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework, the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

PLANNING APPLICATION OFFICERS REPORT



Application Number	22/02024/FUL	Item	02
Date Valid	13.12.2022	Ward	ST BUDEAUX
Site Address	Marine Academy Plymouth Trevithick Road Plymouth PL5 2AF		
Proposal	Synthetic turf pitch with perimeter fencing, floodlights, link paths, storage container, noise mitigation barrier and regraded and reseeded topsoil area		
Applicant	Mrs Victoria Strickson		
Application Type	Full Application		
Target Date	07.02.2023	Committee Date	13.04.2023
Extended Target Date	N/A		
Decision Category	Delegated Decision		
Case Officer	Mr Jon Fox		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by Cllr Wheeler

1. Description of Site

This application relates to Marine Academy Plymouth, which is a mixed all-through school located within the St Budeaux ward of Plymouth. The site comprises an existing grassed informal recreation area, situated on the south side of the main school buildings. To the east of the recreation area lies the Marine Academy Primary building and to the west lies residential properties on Trevithick Road.

2. Proposal Description

The proposal is for a synthetic turf pitch with perimeter fencing, floodlights, link paths, storage container, noise mitigation barrier and regraded and reseeded topsoil area.

3. Pre-application Enquiry

20/00031/MOR - Pre-application for a 3G all weather football pitch enclosed with fencing and floodlights. The Council's informal view was that the proposed development appears to be acceptable in principle. However, a suitable distance must be retained between the pitch and residents in Trevithick Road and more evidence must be submitted to satisfy Sport England's 'exception' criteria for the loss of the existing playing field. Hours of use restrictions and other conditions will be necessary.

4. Relevant Planning History

13/02082/FUL - Substitution of two grass football pitches with one artificial multi-purpose pitch, floodlighting and fencing - refused.

13/01593/FUL - Substitution of two grass football pitches with one artificial multi-purpose pitch, floodlighting and fencing - refused.

13/00819/FUL - Substitution of two grass football pitches with one artificial multi-purpose pitch, floodlighting and fencing - application withdrawn.

5. Consultation Responses

Local Highway Authority - No objections raised to the proposal.

Natural Infrastructure - No objection subject to provision of biodiversity net gain.

Public Protection Service - No objections subject to conditions being attached to restrict the opening hours of the proposal. Recommendations made with regards to the height of the noise mitigation barrier and landscaping.

Sport England - No objections subject to a condition being attached relating to a Community Use Agreement.

Lead Local Flood Authority - No objections.

Designing Out Crime - No objections. Recommendations made with regards to the perimeter fencing, floodlights, link paths and storage containers.

Lighting Engineer - No objection subject to the installation following the design parameters in order to prevent light trespass to adjacent residential properties.

6. Representations

The Local Planning Authority has received a total of 160 letters of representation; 22 of which object to the application and 138 offer support. Officers have reviewed all submitted letters which are summarised as follows:

The following concerns were raised in the letters of objection received by the Local Planning Authority:

- Noise disturbance to neighbouring properties
- Light pollution to neighbouring properties
- Increased parking demand
- Increased traffic congestion
- Traffic impacts will cause a danger to children
- Proposed opening hours are too late
- Negative impact on property prices

The following points were made in the letters of support received by the Local Planning Authority:

- Will provide better opportunities for children
- Increased health benefits to the population
- The area proposed is already used for sport
- Will increase access to sport provision
- Benefits for the school and local community

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as on March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guidance, the scale and urgency of the climate change emergency, Plymouth City Councils Declaration on Climate Emergency (March 2019) for a carbon neutral city by 2030 and the Plymouth and South West Devon Climate Emergency Planning Statement (CEPS) 2022. Additionally, the following planning documents are also material considerations in the determination of the application: - The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

8. Key Issues/Material Considerations

This application has been considered in the context of the development plan, The Framework and other material policy documents as set out in Section 7. The application turns upon policies DEV1 (Protecting health and amenity), DEV2 (Air, water, soil, noise, land and light), DEV3 (Sport and recreation), DEV4 (Playing pitches), DEV20 (Place shaping and quality of the built environment), DEV26 (Protecting and enhancing biodiversity and geological conservation), DEV27 (Green and play spaces), DEV28 (Trees, woodlands and hedgerows), DEV29 (Specific provisions relating to transport) and DEV35 (Managing flood risk and water quality impacts) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Policy Framework.

8.1 Principle of Development

8.11 The principle of development revolves around whether it is acceptable to redevelop, and therefore lose, the existing grassed recreation area and turn it into an all-weather, floodlit pitch.

8.12 Policy DEV3 supports opportunities for sport, physical activity and active leisure. Policy DEV4 supports the protection and retention of sports playing pitches. Following consultation with the Football Foundation on behalf of The FA/Devon FA, Sport England do not wish to raise an objection to the proposal. Sport England is supportive on the basis that the proposed development meets exception 5 of the playing fields policy. This is because the proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

8.13 However, Sport England advise that a condition should be included in any planning permission to require a Community Use Agreement. Officers therefore consider the application is acceptable in principle in accordance with policies DEV3 and DEV4 of the Joint Local Plan.

8.2 Amenity

8.21 The submitted letters of representation raise concern with regard to the impact of the proposal on noise and light pollution to neighbouring residential properties.

8.22 With regard to noise, the originally proposed hours of use of the pitch in this application were:
Monday-Friday: 8:00 hours to 22:00 hours
Saturdays: 8:00 hours to 18:00 hours
Sunday and Bank holidays: 8:00 hours to 18:00 hours

8.23 Public Protection Service (PPS) were consulted and the submitted Noise Impact Assessment and Noise Management Plan have been reviewed. The Public Protection Service deemed the proposed opening hours to be in excess of what is reasonable within a residential area. Therefore, PPS advised that the hours of use should be restricted to,

Monday-Friday: 09:00 hours to 21:00 hours

Saturday: 09:00 hours to 18:00 hours

Sundays and Bank or Public Holidays: 10:00 hours to 16:00 hours

8.24 PPS also consider that trees/bushes should be planted along the line of sight of the properties on Trevithick Road, which border the proposed pitch to the west. Further to this, PPS advised that the proposed noise mitigation barrier, proposed on the west side of the pitch should be three metres high. The plans now show both the three-metre high acoustic screen as well as a line of shrub planting on the neighbours' side of the screen.

8.25 The applicant has agreed to the reduced hours of use; and given the provision of a noise screen, and additional planting, the scheme is considered by officers to adequately mitigate any harmful noise impacts, in accordance with policies DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan.

8.26 With regard to lighting, eight flood lighting columns are proposed around the edge of the pitch. The Council's Lighting Engineer has assessed the submitted Lighting Design document and Light Impact Assessment, and raises no objection providing the installation follows the design parameters in order to prevent light trespass to adjacent residential properties. The submitted lighting details should be conditioned to secure their correct implementation, in accordance with policies DEV1 and DEV2.

8.3 Visual Impact

8.31 Officers have considered the visual impact of the development against the guidance in the SPD and consider that the proposed pitch and associated fencing and lighting, while having an impact, would not be harmful to the street scene or other public views of the site, in accordance with policy DEV20 of the JLP.

8.4 Natural Infrastructure considerations

8.41 The proposals include the retention of excavated material on site, in the form of a regraded grassed area just to the south-west of the proposed pitch, on land that rises up steeply from Trevithick Road, and which lies adjacent to three end-of-terrace houses in Flamsteed Crescent. The re-graded area would be re-seeded as amenity grassland. Existing trees are to be retained on the southern boundary, next to the houses in Flamsteed Crescent. A number of other existing trees would be replaced with new species of rowan, hawthorn, crab apple and hazel.

8.42 Together with other retained trees and new shrub planting near the pitch, the overall landscaping scheme is considered by officers to provide an enhanced landscaped site, while also dealing with excavated material in a sustainable manner that avoids transportation off-site, which is in accordance with policies DEV23, DEV27 and DEV28 of the JLP. The scheme is also considered to provide adequate biodiversity net gain, although further specific information is required to secure this provision in accordance with adopted policy DEV26.

8.5 Transport and Parking

8.51 Public comments raise concern that the proposal will lead to increased parking demand and increased traffic congestion at the Academy and surrounding neighbouring roads. The Local Highway Authority were consulted and do not wish to raise an in-principle objection to the proposed development. From assessing the submitted information, there would be no change to the parking arrangements, with the accompanying Car Parking Survey concluding that the car parking

provision would remain sufficient to meet parking demand at the school site both during the school day and thereafter for the uses during the evenings and at weekends. Although the limited parking survey details only provide a very brief snapshot, it must be considered that the proposal relates to enhancing and increasing the use of an already existing sports pitch area, for use during wet weather, evenings and at weekends. Accessibility for the disabled has also been considered in the application details.

8.52 To help mitigate the need for car use the Academy have submitted a Travel Plan (TP). To continue to encourage the use of sustainable travel options, working with the Councils sustainable transport team, the TP needs to be maintained and up-dated annually. It is therefore recommended by the Highway Authority that a TP condition is included as part of any planning consent.

8.53 The application details consider access for construction vehicles. Where for reasons of public and highway safety there is a need to ensure that no construction vehicle movements would occur either within, or to and from, the school site during the starting and finishing times of the schools. The Local Highway Authority therefore recommend that this restriction on construction traffic movements be secured by condition. The proposal is therefore considered to be in accordance with policy DEV29 of the Joint Local Plan.

8.6 Flood Risk and Water Management

8.61 The Lead Local Flood Authority do not wish to raise an objection to the proposal. The applicant has submitted a drainage strategy that proposes to discharge surface water to an existing surface water drain within the site that discharges to the SWW sewer in Trevithick Road. Infiltration tests were completed that conclude that infiltration drainage is not suitable. Discharge rates are proposed to be 2l/s, which compare to a Qbar rate of 1.4l/s. Surface water attenuation storage is provided with a 335mm deep storage layer beneath the pitch that provides a 1 in 100 year return period design standard with a 40% allowance for climate change. Modelling results have been included that support the proposed design standard. Officers are therefore satisfied that the proposal is in accordance with policy DEV35 of the Joint Local Plan.

8.7 Other Considerations

8.71 Public comments received by the Local Authority include concerns that the proposals will have a negative impact on property prices. However, any impact on property prices is not a material planning consideration and as such can bear no weight in the recommendation made by officers.

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

None.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability

13. Conclusions and Reasons for Decision

The development is compliant with policies DEV1, DEV2, DEV3, DEV4, DEV20, DEV23, DEV26, DEV27, DEV28, DEV29 and DEV35 of the Joint Local Plan. Therefore, and having taken account of the NPPF and s38(6) of the Planning and Compulsory Purchase Act 2004, officers have concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 13.12.2022 it is recommended to Grant Conditionally.

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

I CONDITION: APPROVED PLANS

Proposed Site layout with Grass Pitches and Existing Parking Spaces MCA-MUK2833-02 Rev I received 07/12/22

Proposed Regrading of Excavated Materials MCA-MUK2833-43 Rev B received 07/12/22

Proposed Setting Out MCA-MUK2833-04 Rev A received 07/12/22

Kerb Detail to Spectator Area MCA-MUK2833-16 received 07/12/22

Proposed Location Plan MCA-MUK2833-08 Rev B received 07/12/22

Matwell Details Infill Retention MCA-MUK2833-25 received 07/12/22

Goal Recess Details with Infill Containment Barrier MCA-MUK2833-26 received 07/12/22

Proposed Line Marking Plan MCA-MUK2833-11 Rev D received 07/12/22

Elevations MCA-MUK2833-10 Rev A received 07/12/22

Container Elevations MCA-MUK2833-18 received 07/12/22

Path Kerb Detail MCA-MUK2833-20 received 07/12/22

Kerb and Infill Containment Barrier to Spectator Area MCA-MUK2833-24 received 07/12/22

Proposed Pitch Layout MCA-MUK2833-07 Rev E received 24/03/23

Contractors Access and Compound Area MCA-MUK2833-13 Rev C received 24/03/23

Proposed Landscaping MCA-MUK2833-40 Rev H received 24/03/23

Tree/Shrub Planting Plan MCA-MUK2833-42 Rev F received 24/03/23

Proposed Section CC MCA-MUK2833-44 Rev A received 24/03/23

Tree Constraints Plan Sheet I of I 05952 TCP 30/03/23 received 30/03/23

Proposed Fence Layout MCA-MUK2833-09 Rev E received 02/03/23

Tree Protection Plan Sheet I of I 05952 TPP 30/03/23 received 30/03/23

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).

2 CONDITION: COMMENCE WITHIN 3 YEARS

The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

3 CONDITION: BIODIVERSITY NET GAIN

PRE-COMMENCEMENT

No development shall take place until details of biodiversity net gain for the site (or adjoining the site if that land is in the applicant's control) has been submitted to and approved in writing by the Local Planning Authority. The details shall include a mechanism to ensure delivery and the approved scheme shall be implemented in accordance with a timetable forming part of the submitted scheme and complied with in full.

Reason:

To ensure biodiversity net gain is achieved, to comply with Policy DEV26 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

Pre-commencement justification: To ensure that the development supports the protection, conservation, enhancement and restoration of biodiversity across the Plan Area.

4 CONDITION: CONSTRUCTION PHASE MANAGEMENT PLAN

PRE-COMMENCEMENT

Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. To include a restriction that no construction vehicle movements may occur either, within, or to and from, the school site, during the starting and finishing times of the school uses. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policies DEV1, DEV2 and DEV29 of the Plymouth & Southwest Devon Joint Local Plan 2014 - 2034 (2019).

Pre-commencement justification: To ensure that the construction phase of the development does not demonstrably harm the safe movement of vehicles and pedestrians, and to protect the amenity of local residents during the construction phase.

5 CONDITION: UPDATED TRAVEL PLAN

WITHIN THREE MONTHS OF FIRST USE

Within three months of the first use of the development hereby permitted an up-dated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises, and to reduce the associated carbon footprint of the site and its uses. It shall also include measures to, control the use of the permitted car parking areas, and for the

introduction of Electric Vehicle Charging Points; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation. From the date of the occupation the occupier shall operate the approved Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy DEV29 of the adopted Plymouth & Southwest Devon Joint Local Plan 2014 - 2034. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

6 CONDITION: LANDSCAPING

PRIOR TO FIRST USE

The landscaping scheme including tree planting and the new shrub screening proposed in front of the 3m acoustic barrier shown on the approved pitch layout, Proposed Section CC, Proposed Landscaping, and Tree/Shrub Planting Plan shall be carried out prior to the first use of the artificial grass pitch.

Reason:

To ensure that satisfactory landscaping works carried out in accordance with Policies DEV20, DEV23 and DEV26 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

7 CONDITION: REGRADED AREA FOR SPOIL

PRIOR TO FIRST USE

The deposit of excavated material and its subsequent landscaping as shown on the approved plans shall be completed prior to the first use of the synthetic turf pitch in accordance with details of the final levels of spoil deposit and regraded area, which shall previously have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that satisfactory landscaping works carried out in accordance with Policies DEV20, DEV23 and DEV26 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

8 CONDITION: SITE WASTE MANAGEMENT PLAN

PRIOR TO DEPOSITION OF SOIL

No works shall take place within the area for the deposition and regrading of excavated soil until a site waste management plan for dealing with any excess soil removal has been submitted to and approved in writing by the Local Planning Authority. The works shall at all times accord with the approved details.

Reason:

To ensure that excess soil is sustainably dealt with and does not remain on site causing harm to visual or residential amenity, in accordance with policies DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

9 CONDITION: ACOUSTIC BARRIER

PRIOR TO FIRST USE

The three-metre high acoustic barrier shown on the approved plans to the west of the pitch shall be erected prior to first use of the development in accordance with details of its density and construction, which shall previously have been submitted to and approved in writing by the local planning authority. The acoustic barrier shall be retained permanently.

Reason:

To protect the amenity of the local area in relation to both noise and lighting, in accordance with policies DEVI and DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

10 CONDITION: COMMUNITY FORUM

PRIOR TO FIRST USE

The applicant /developer shall submit details of a community forum to be approved in writing by the local planning authority prior to the commencement of the use of the development hereby permitted. The details shall include: the terms of reference; its composition including representatives for the local residents, ward member/s, Marine Academy and other stakeholders; and the frequency of meetings.

Reason:

To ensure that the facility is managed in an appropriate manner to avoid harm to the living conditions of adjoining properties to comply with policies DEVI and DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

11 CONDITION: COMMUNITY USE AGREEMENT

PRIOR TO FIRST USE

Prior to the commencement of the use a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority. The Agreement shall include details of pricing policy, hours of use, access by non- educational establishment users, management responsibilities and include a mechanism for review. The development shall not be used at any time other than in strict compliance with the approved agreement.

Reason:

To secure well managed safe community access to the sports facility and to ensure sufficient benefit to the development of sport and to accord with policy DEV3 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

12 CONDITION: EXTERNAL LIGHTING

PRIOR TO FIRST USE

The external lighting scheme and details of the luminaires and light intensity and spread shall at all times strictly accord with the details set out in the Lighting Design document dated 18/11/22 using Philips Asymmetric OptiVision LED GEN 3.5 Floodlights. Before the use of the development hereby permitted is commenced the applicant shall carry out pre-use testing to ensure that the floodlighting

system complies with the approved details and submit details of the test results to be approved in writing by the local planning authority. The development shall be operated at all times in accordance with the approved and tested floodlighting system.

Reason:

To ensure that adequate external lighting is provided for future occupiers of the site [and that it does not adversely affect neighbours], in accordance with policies DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

13 CONDITION: LANDSCAPE MAINTENANCE

The approved landscape scheme shall not take place until:

A) planting specifications including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

B) a schedule of landscape maintenance for a minimum of five years;

have been submitted to and approved in writing by the Local Planning Authority. The maintenance schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason:

To ensure that satisfactory landscaping works carried out in accordance with Policies DEV20, DEV23 and DEV26 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

14 CONDITION: TREE/HEDGEROWS TO BE RETAINED/PROTECTED

In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the commencement of development.

A: No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

B: If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

C: No works shall take place within the construction exclusion zones shown on plan 05952 TPP 30/03/23. The works shall at all times accord with the approved exclusion zones including 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 Policy DEV28 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

15 CONDITION: PLASTICS RETAINING BOARD

The 500mm high retaining board, shown on the fence layout drawing shall be retained permanently in order to keep plastics within the confines of the pitch area.

Reason:

To prevent pollution caused by the spread of plastics into the wider environment, in accordance with policy DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

16 CONDITION: MANAGEMENT AGREEMENT AND CODE OF CONDUCT

The submitted code of conduct and code of conduct handbook shall be operated and adhered to at all times.

Reason:

To ensure that the facility is managed in an appropriate manner to avoid harm to the living conditions of adjoining properties to comply with policies DEVI and DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

17 CONDITION: HOURS OF USE

The use and floodlighting of the artificial grass pitch, and the use of the amenity floodlights added for the two entrances hereby permitted shall not take place outside the following times: 09.00 hours to 21.00 hours on Mondays to Fridays inclusive; 09.00 hours to 18.00 hours on Saturdays and 10.00 hours to 16.00 hours on Sundays and Bank or Public Holidays.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at and leaving the premises, and avoid conflict with Policies DEVI and DEV2 of the National Planning Policy Framework.

18 CONDITION: SURFACE WATER MANAGEMENT

The surface water emanating from the site shall be managed and disposed of in accordance with the Storm Water Drainage Strategy Revision A dated 23/11/22.

Reason:

To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development, and to ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure, in accordance with policy DEV35 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

INFORMATIVES

1 INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).


2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3 INFORMATIVE: DESIGNING OUT CRIME

The applicant is advised to consider the recommendations made by the Designing Out Crime Officer with regards to the perimeter fencing, floodlights, link paths and storage containers.

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<h2 style="margin: 0;">Planning Department</h2> <h3 style="margin: 0;">Enforcement Case Summary Report</h3>	
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Enforcement Report for Planning Committee

Period	March 2023	Cumulative (Year to Date)	March 2022
Cases Outstanding	183	183	188
Cases Received	30	430	45
Cases Closed	50	435	48
Planning Contravention Notices Issues	1	20	0
Planning Enforcement Notices Issued	0	8	1
Temporary Stop Notices (TSN) Issued	0	0	0
Advertisement Removal Notice	0	0	0
Breach of Condition(s) Notice	0	2	1
Untidy Land Notices Issued	0	2	0
Prosecutions Initiated	0	2	1

Planning Applications Determined Since Last Committee

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
28/02/2023	Refused	22/01836/FUL	Mr Neal Hiscocks	Erection of 2no. detached dwellings with formation of vehicular accesses and renovation of existing dwelling to include additional storey and new renovated garage.	Land At Newnham Road (inc. The Curtilage Of No. 53 Newnham Road) Plymouth PL7 4AW	Mr Macauley Potter
28/02/2023	Granted Conditionally	22/01905/LBC	Ms Emily Jones	Division of Unit 23 floor area into 2no smaller commercial units	4 Royal William Yard Plymouth PL1 3GD	Mrs Karen Gallacher
28/02/2023	Granted Conditionally	22/01997/FUL	Mr Pete Jewell	Creation of level access into the property, minor lowering the top section of driveway, new retaining wall, removal of existing timber ramp and construction of a new wheelchair lift and steps.	1 Dunclair Park Plymouth PL3 6DJ	Mr Macauley Potter
28/02/2023	Granted Conditionally	22/02022/S73	Joel Bedwell	Variation of Condition 1 (Approved Plans) of application 21/02045/S73 to amend the design of the dormer windows	54 Priory Road Plymouth PL3 5ER	Miss Amy Thompson
28/02/2023	Granted Conditionally	22/02131/FUL	Mr Darren Wills	2no semi-detached dwellings with associated works and off-road parking	16 & 16A Lilford Gardens West Park Plymouth PL5 2DP	Mr Daniel Thorning
28/02/2023	Refused	23/00024/FUL	Mr Stephen Bunes	Change of use of rear builder's store to dwelling (Class C3) and associated building alterations	2 Ashford Road Plymouth PL4 7BN	Ms Abbey Edwards
28/02/2023	Agreed	23/00150/CDM	Mr Tim Marks	Condition Discharge: Condition 4 of application 21/00931/FUL	Land At Devonport Efw Chp Facility Creek Road Plymouth PL5 1FL	Mr Simon Osborne
01/03/2023	Granted Conditionally	22/01663/FUL	Mr & Mrs Lilley	Single storey rear and side extension and slate hanging in upper gable.	9 Kingfisher Way Plymouth PL9 7RU	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/03/2023	Granted Conditionally	22/01919/S73	Mr David Box	Variation of Condition 7 (Noise Monitoring at Riverside Community Primary School) and removal of Condition 8 (Complaints Procedure) of application 15/01271/FUL	Kinterbury Point, Hmad Bullpoint, HMNB Devonport Plymouth PL2 2BG	Mr Daniel Thorning
01/03/2023	Granted Conditionally	22/01995/FUL	Mr Mariusz Jurczak	Front porch	24 Shrewsbury Road Plymouth PL5 4EU	Cody Beavan
01/03/2023	Granted Conditionally	22/02069/FUL	Mr Richard Barker	Single storey rear extension to existing 8-bed HMO and associated internal alterations	41 North Road East Plymouth PL4 6AY	Mr Sam Lewis
02/03/2023	Agreed	23/00083/CDM	Urban Splash	Condition Discharge: Condition 3 of application 19/00313/FUL	Perimeter Building Royal William Yard Plymouth	Miss Katherine Graham
02/03/2023	Agreed	23/00084/CDMLB	Urban Splash	Condition Discharge: Condition 3 of application 19/00227/LBC	Perimeter Building Royal William Yard Plymouth	Miss Katherine Graham
02/03/2023	Agreed	23/00085/CDMLB	Urban Splash	Condition Discharge: Condition 3 of application 19/00314/LBC	Perimeter Building Royal William Yard Plymouth	Miss Katherine Graham
02/03/2023	Refused	23/00149/AMD	Urban Splash	Non-material Amendment: Conditions 9 and 10 and new phasing condition of application 19/00313/FUL	Factory Cooperage Perimeter Building Royal William Yard Plymouth PL1 3QQ	Miss Katherine Graham
03/03/2023	Granted Conditionally	22/01631/FUL	Turnchapel Wharf Limited	New industrial unit and erection of 2.4m security fencing and gates (Part-retrospective)	Turnchapel Wharf Barton Road Plymouth PL9 9RQ	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
03/03/2023	Granted Conditionally	22/01922/FUL	Mrs Cherie Gregoire	Installation and operation of a solar farm together with all associated works, equipment, and necessary infrastructure for a temporary period of 40 years	Agricultural Land To The West Of Tamerton Road / Belliver Way Roborough Plymouth PL6 7BQ	Mr Jon Fox
03/03/2023	Granted Conditionally	22/01945/FUL	Fr P Cobb	Single storey extension to rear of church hall, new link extension between church and hall, 2No. bays, one either side of church, new entrance doors, balcony to existing presbytery and cladding and new windows to front of church hall.	Church Of The Holy Family, 70 Westeria Terrace Plymouth PL2 3LR	Mr Mike Stone
03/03/2023	Granted Conditionally	22/01996/FUL	Mr John Smith	Proposed loft conversion with dormer.	22 Pasley Street Plymouth PL2 1DP	Mr Macauley Potter
03/03/2023	Granted Conditionally	22/02049/FUL	Mr Luke Childs	Proposed disabled WC	Pennycross Social Club, Ham Drive Plymouth PL2 3NG	Cody Beavan
03/03/2023	Granted Conditionally	23/00003/FUL	Mr Jack Roberts	Water Source Heat Pump in Drake's Reservoir to heat adjacent Nancy Astor Building	University Of Plymouth Drake Circus Plymouth PL4 8AA	Mr Sam Lewis
03/03/2023	Granted Conditionally	23/00010/FUL	Mr Nigel Morris	Installation of 3no. retractable awnings	28 Manor Street Plymouth PL1 1TW	Mr Sam Lewis
03/03/2023	Granted Conditionally	23/00014/FUL	Mr Alan Marks	Proposed extension to provide disabled toilets	Unit 7, Kestrel Park Burrington Way Plymouth PL5 3LT	Mr Macauley Potter
03/03/2023	Granted Conditionally	23/00097/FUL	Ian Beith	Single storey rear extension and demolition of existing single storey rear extension and new rear garage with roof mounted solar panels	57 Egguckland Road Plymouth PL3 5JR	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
03/03/2023	Granted Conditionally	23/00128/FUL	Mrs Loftus-Calvert	Addition of front to back pitched roof to rear lean-to and set of rear steps	12 Reservoir Road Hartley Plymouth PL3 5HX	Mr Mike Stone
06/03/2023	Granted Conditionally	22/01985/FUL	Mr Nicholson	Two-storey side/rear extension with small rear raised terrace	30 Kennel Hill Close Plymouth PL7 1QE	Mr Macauley Potter
07/03/2023	Agreed	22/02072/CDM	Mr Sean Harrison	Condition Discharge: Condition 3 of application 22/01208/FUL	60 Southside Street Plymouth PL1 2LA	Mrs Karen Gallacher
08/03/2023	Granted Conditionally	22/02018/FUL	Mr Fisher	Change of use from 6-bed (Class C4) to 7-bed HMO (Sui Generis)	110 Alexandra Road Mutley Plymouth PL4 7JU	Mr Macauley Potter
08/03/2023	Refused	22/02120/FUL	Mr Kevin Briscoe	Erection of single storey retail unit (Class E), inc. rear parking area	Land At Dale Road/East Park Avenue Plymouth	Mr Sam Lewis
09/03/2023	Agreed	22/01760/CDM	Stuart Ward	Condition Discharge: Conditions 18, 27 & 28 of application 21/01687/S73	Bath Street Plymouth PL1 3LT	Mr Sam Lewis
09/03/2023	Refused	22/01947/FUL	Mr Euten Lindsay	Change of use of dwelling (C3) to dwelling and hot food takeaway (Sui Generis)	Ground Floor Flat, 107 Cattedown Road Plymouth PL4 0PN	Ms Abbey Edwards
09/03/2023	Granted Conditionally	22/02061/FUL	Mr Jim Woodley	Installation of replacement vehicular gate	97 Mannamead Road Plymouth PL3 4SX	Miss Emily Godwin
09/03/2023	Granted Conditionally	23/00060/FUL	Mr Higson	Two-storey side extension to include new garage	31 Wolrige Way Plymouth PL7 2RU	Mr Macauley Potter

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
09/03/2023	Granted Conditionally	23/00076/FUL	Mr & Mrs Brown	Single storey rear and side extension, front porch extension and garage conversion, roof alterations including solar PV panel installation, erection of rear summerhouse, and garden landscaping	15 Broughton Close Plymouth PL3 5QT	Mr Sam Lewis
10/03/2023	Refused	23/00023/FUL	Mr Joynal Abedin	Granny annexe	234 Old Laira Road Plymouth PL3 6AF	Mr Macauley Potter
10/03/2023	Granted Conditionally	23/00061/FUL	Lawton	Demolition of existing garage and two-storey side and single storey extension	108 Crossway Plymouth PL7 4HY	Cody Beavan
10/03/2023	Agreed	23/00241/CDM	Mr John Derry	Condition Discharge: Conditions 6 & 7 of application 22/00225/FUL	Hardwick Nurseries, Ridge Road Plymouth PL7 1UF	Mr Jon Fox
13/03/2023	Granted Conditionally	22/01486/FUL	Plymouth Marjon University	Installation of 2no ground source heat pumps (retrospective)	Plymouth Marjon University Derriford Road Plymouth PL6 8BH	Mr Macauley Potter
13/03/2023	Granted Conditionally	22/02107/FUL	Ms Harrison	Change of use from non-residential institution to dwellinghouse with associated works external alterations inc. demolition of 2no. outbuildings	8 Woodside Plymouth PL4 8QE	Mr Macauley Potter
13/03/2023	Granted Conditionally	22/02108/LBC	Ms Harrison	Change of use from non-residential institution to dwellinghouse with associated works external alterations inc. demolition of 2no. outbuildings	8 Woodside Plymouth PL4 8QE	Mr Macauley Potter
13/03/2023	Agreed	22/02122/CDM	TJ Morris Limited	Condition Discharge: Condition 4 of application 21/02266/FUL	Errill Retail Park Plymouth Road Plymouth PL7 1DS	Miss Carly Francis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/03/2023	Granted Conditionally	22/02130/FUL	Mr Duncan Matthews	Replacement front porch	3 Treloweth Close Plymouth PL2 3SL	Cody Beavan
13/03/2023	Refused	23/00062/AMD	Mr Robbie Brown	Non-material Amendment: To replace cementitious boarding with white render at balcony elevations of application 22/00435/REM	Land At Seaton Neighbourhood (Phase 13) Plymouth	Mrs Janine Warne
13/03/2023	Agreed	23/00222/CDM	TJ Morris Limited	Condition Discharge: Condition 5 of application 21/02266/FUL	Errill Retail Park, Plymouth Road Plymouth PL7 4JP	Miss Carly Francis
13/03/2023	Agreed	23/00223/CDM	TJ Morris Limited	Condition Discharge: Condition 6 of application 21/02266/FUL	Errill Retail Park, Plymouth Road Plymouth PL7 4JP	Miss Carly Francis
13/03/2023	Agreed	23/00224/CDM	TJ Morris Limited	Condition Discharge: Condition 9 of application 21/02266/FUL	Errill Retail Park, Plymouth Road Plymouth PL7 4JP	Miss Carly Francis
13/03/2023	Refused	23/00261/AMD	Mr & Mrs Perkins	Non-material Amendment: Enlargement of gable window and relocation of bi-fold doors of application 22/01655/FUL	44 Cundy Close Plymouth PL7 4QH	Cody Beavan
14/03/2023	Refused	22/02071/FUL	Mr Brian Donoghue	Siting and temporary retention of portacabin for overnight accommodation (retrospective)	400A Cattedown Road Plymouth PL4 0FA	Mr Mike Stone
14/03/2023	Granted Conditionally	22/02136/TPO	Miss Nicola Harvey	Tree opposite 76 Reddicliff Close, located behind garages. Reduce height of tree which is growing onto the neighbours roof and onto the garage roof and remove some branches which are growing towards parking bay.	76 Reddicliff Close Plymouth PL9 9QJ	Mr Chris Dawson

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
14/03/2023	Agreed	23/00029/CDM	Plymouth City Council	Condition Discharge: Condition 9 of application 21/00514/FUL	The Former GWR Yealmpton Branch Railway Line West Of Colesdown Hill Plymouth	Ms Abbey Edwards
14/03/2023	Granted Conditionally	23/00038/TPO	Mrs Zoe King	Sycamore (T1) - Crown raise lower limbs back to boundary line 2 large limbs one significantly over extended into number 24 garden and one smaller limb approximately 4-5m reduction on longest limb.	22 The Spinney Plymouth PL7 1AG	Mr Chris Dawson
14/03/2023	Granted Conditionally	23/00040/S73	Mr Kevin Briscoe	Variation of Condition 1 (Approved Plans) of application 22/01360/FUL	Longreach, Hartley Road Plymouth PL3 5LW	Ms Abbey Edwards
14/03/2023	Granted Conditionally	23/00049/TPO	Mr Readman	Horse Chestnut (T1) - Target prune limbs over whole crown to decrease sail affect causing stress on old pruning wounds, target prune limbs on southern side to alleviated weight and slow the growth on lowest lateral growing towards the property, aiming to remove no more than 20% of the canopy as well keeping a natural shape indicative of this species.	13 Hartley Road Plymouth PL3 5LW	Mr Chris Dawson
14/03/2023	Granted Conditionally	23/00064/ADV	Richard Wilson	Proposed free-standing advertising information unit featuring 2x internally illuminated digital displays (H 1635mm x W 924mm) to replace existing free-standing advertising information unit featuring 2x internally illuminated 6-sheet displays.	To Front Of 94-96 New George Street Plymouth	Miss Emily Godwin
14/03/2023	Granted Conditionally	23/00065/ADV	Richard Wilson	Proposed free-standing advertising information unit featuring 2x internally illuminated digital displays (H 1635mm x W 924mm) to replace existing free-standing advertising information unit featuring 2x internally illuminated 6-sheet displays.	To The Front Of 73-75 New George Street, Outside WH Smith Plymouth	Miss Emily Godwin

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
14/03/2023	Granted Conditionally	23/00066/ADV	Richard Wilson	Proposed free-standing advertising information unit featuring 2x internally illuminated digital displays (H 1635mm x W 924mm) to replace existing free-standing advertising information unit featuring 2x internally illuminated 6-sheet displays.	To The Front Of 22-24 New George Street Plymouth	Miss Emily Godwin
14/03/2023	Granted Conditionally	23/00067/ADV	Richard Wilson	Proposed free-standing advertising information unit featuring 2x internally illuminated digital displays (H 1635mm x W 924mm) to replace existing free-standing advertising information unit featuring 2x internally illuminated 6-sheet displays.	To The Front Of 2 Cornwall Street In Front Of The Mall Plymouth	Miss Emily Godwin
14/03/2023	Granted Conditionally	23/00103/TCO	McCarthy	Walnut (T1) - Reduce entire crown by approximately 1.5-2m to appropriate growth points whilst retaining a natural shape.	Flat 1, 9 Gascoyne Place Plymouth PL4 8DF	Alan Rowe
14/03/2023	Granted Conditionally	23/00126/TCO	Mr Simon McWhirter	Maple (T1) - Crown reduction, reduce upper height by 3.5-4m, lateral growth on east and West sides by 2.5-3m, lower Branch on south side, remove, cut back to stem. decay present, reducing wind loading to sustain tree for future.	5 Collingwood Villas Collingwood Road Plymouth PL1 5NZ	Alan Rowe
14/03/2023	Agreed	23/00300/CDM	TJ Morris Limited	Condition Discharge: Condition 10 of application 21/02266/FUL	Errill Retail Park, Plymouth Road Plymouth PL7 4JP	Miss Carly Francis
14/03/2023	Refused	23/00304/AMD	TJ Morris Limited	Non-material amendment:Modification of Condition 7 (Access / Highway Improvements (Grampian)) of application 21/02266/FUL	Errill Retail Park, Plymouth Road Plymouth PL7 4JP	Miss Carly Francis
15/03/2023	Granted Conditionally	22/02029/FUL	Mr Anbany	Single storey rear extension, rear outbuilding, enlarged driveway with alterations to front boundary wall and external alterations	105 Hooe Road Plymouth PL9 9QP	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/03/2023	Granted Conditionally	22/02052/FUL	Mrs Amanda Sutherland	Single storey side extension, removal of bay windows, window and door alterations inc. Juliette balcony, decking and associated steps, creation of driveway, installation of solar PV and external alterations	118 Furzehatt Road Plymouth PL9 9JT	Miss Emily Godwin
15/03/2023	Granted Conditionally	23/00022/FUL	Mr Paul Myerscough	Conversion of 2no. commercial units (Class E & Sui Generis) to 2no. flats (Class C3)	58 Faringdon Road Plymouth PL4 8FB	Mr Sam Lewis
15/03/2023	Granted Conditionally	23/00055/FUL	Mr Lee Merchant	Solar photovoltaic panel carport array above main staff car park parallel to Leigham Terrace Lane West	Plymouth Marine Laboratory Prospect Place Plymouth PL1 3DH	Mr Mike Stone
15/03/2023	Refused	23/00152/AMD	Plymouth City Council	Non-Material Amendment: Temporary Use (Re-instatement) Condition 7 of application 22/00465/FUL	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Jon Fox
16/03/2023	Granted Conditionally	22/02127/S73	ADC Kimberley (Derriford) Limited & Plymouth City Council	Variation of Condition 1 (Approved Plans) of application 22/00295/FUL to amend the approved access road layout	Land North Of Former Seaton Barracks Parade Ground & South Of Derriford Business Park Derriford Plymouth	Claire Sibley
16/03/2023	Granted Conditionally	22/02132/FUL	Mr S Tobin	Construction of a new rear single storey extension	14 Brimhill Close Plymouth PL7 1XP	Mr Macauley Potter
16/03/2023	Granted Conditionally	23/00131/FUL	Mr Peter Welsh	Installation of fire exit door to Room 001A	Roland Levinsky Building University Of Plymouth Drake Circus Plymouth PL4 8AA	Mr Sam Lewis
17/03/2023	Agreed	22/01679/CDM	Plymouth City Council	Condition Discharge: Condition 7 of application 21/00514/FUL	The Former GWR Yealmpton Branch Railway Line West Of Colesdown Hill Plymouth	Ms Abbey Edwards

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
17/03/2023	Agreed	22/01809/CDM	Mr Jim Woodley	Condition Discharge: Condition 4 of application 20/00491/FUL	97 Mannamead Road Plymouth PL3 4SX	Mr Mike Stone
17/03/2023	Granted Conditionally	23/00107/FUL	Mr & Mrs Bailey	Two-storey rear extension at first floor level	38A Vapron Road Plymouth PL3 5NN	Mr Mike Stone
17/03/2023	Granted Conditionally	23/00158/ADV	Richard Wilson	Proposed Free-Standing Advertising Information Unit featuring 2x internally illuminated digital displays (H 1635mm x W 924mm) to replace existing Free-Standing Advertising Information Unit featuring 2x internally illuminated 6-sheet displays.	To The Front Of 64-68 New George Street Plymouth	Miss Emily Godwin
17/03/2023	Granted Conditionally	23/00159/ADV	Richard Wilson	Proposed Free-Standing Advertising Information Unit featuring 2x internally illuminated digital displays (H 1635mm x W 924mm) to replace existing Free-Standing Advertising Information Unit featuring 2x internally illuminated 6-sheet displays.	Located On The Central Reserve Of The Crescent (B3240) After Union Street Plymouth	Miss Emily Godwin
17/03/2023	Granted Conditionally	23/00198/FUL	Mr & Mrs J & L Hobbins	Proposed rooms in roof with rear dormer	34 Priory Road Plymouth PL3 5EW	Mr Mike Stone
20/03/2023	Granted Conditionally	22/02056/FUL	Miss Megan Kirkup	Change of use from hairdressers (Class E) to tattoo studio (Sui Generis)	76 Neath Road Plymouth PL4 8TG	Mr Sam Lewis
20/03/2023	Granted Conditionally	23/00017/FUL	Mr Steven Johnson	Proposed single storey rear extension	21 Pridham Lane Plymouth PL2 3PH	Miss Emily Godwin
20/03/2023	Granted Conditionally	23/00072/S73	Mr Daniel Short	Variation of Condition 1 (Approved Plans) of application 21/00397/S73	1 Beauchamp Road Plymouth PL2 3PZ	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/03/2023	Granted Conditionally	23/00218/FUL	Mr & Mrs Campbell	Proposed single storey rear extension	9 Bickham Park Road Plymouth PL3 4QJ	Mr Mike Stone
20/03/2023	Granted Conditionally	23/00353/ADV	Mr Nick Grech-Cini	Signage on exterior of three buildings	Princess Yachts International Ltd 2 Newport Street Plymouth PL1 3QG	Mr Mike Stone
21/03/2023	Granted Conditionally	23/00101/FUL	Miss Anca Cornila	First floor balcony to rear of existing dwelling (retrospective).	2 Lancaster Gardens Plymouth PL5 4AA	Mr Macauley Potter
22/03/2023	Granted Conditionally	23/00100/FUL	Mr Edwards	Alterations to garage roof	40 Trewithy Drive Plymouth PL6 5TY	Cody Beavan
23/03/2023	Granted Conditionally	23/00046/FUL	Mr & Mrs Bosoty	Alterations to garage and boundary wall including garage door, part-extension to first floor, window and door alterations	40 Waterloo Street Stoke Plymouth PL1 5RS	Miss Emily Godwin
23/03/2023	Granted Conditionally	23/00102/FUL	Miss Veronique Leskin	Single storey garage conversion to include front, side and rear extensions, levelling of existing driveway and external disabled vertical lift to front of property.	62 Elford Crescent Plymouth PL7 4BT	Mr Macauley Potter
23/03/2023	Granted Conditionally	23/00215/LBC	Ms Sally Hall	Improve insulation in roof and form roof storage space	20 Acre Place Plymouth PL1 4QR	Mr Mike Stone
23/03/2023	Refused	23/00234/FUL	Stockdale & Wilson Ltd	Change of use from Class C2 to 13-bed HMO (Sui Generis)	156 North Road East Plymouth PL4 6AQ	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
23/03/2023	Agreed	23/00276/CDM	Mr & Mrs Willitt	Condition Discharge: Conditions 2 & 3 of application 22/01870/FUL	51 Ridge Park Avenue Plymouth PL4 6QB	Miss Emily Godwin
24/03/2023	Granted Conditionally	23/00033/FUL	Mr David Woodford	Extension to existing balcony	10 The Old Wharf Plymouth PL9 7NP	Miss Emily Godwin
24/03/2023	Granted Conditionally	23/00121/LBC	Mark Bignell	Single storey extension to accommodate 2 toilets and 2 showers for the existing night provision accommodation, and the repositioning of the existing external fire exit doors.	Hamoaze House, George Street, Mount Wise, Devonport, Plymouth, PL1 4JQ	Mr Jon Fox
24/03/2023	Agreed	23/00248/CDM	Mr J Boston	Condition Discharge: Conditions 10 (Boundary Treatments), 12 (Lighting Details) & 23 (Landscape Works Implementation) of application 20/01222/S73	Bostons Boat Yard Baylys Road Plymouth PL9 7NQ	Mrs Janine Warne
27/03/2023	Granted Conditionally	23/00089/TPO	Plymouth City Council	Cupressus Macrocarpa - Crown reduce.	3 Manor Park Close Plymouth PL7 2HS	Mr Chris Dawson
27/03/2023	Approved	23/00104/TCO	Plymouth Community Homes	Sorbus Aria (T1) - Fell tree due to worsening decay fungus affecting structural condition. Tree has been marked pink for ease of identification. Cotoneaster Frigidus (T2) - Pollard to 3m from ground level - Phellinus pomaceus (decay fungus) becoming extensive throughout crown and subordinate branches.	1 Edgcombe House Union Street Plymouth PL1 3HD	Alan Rowe
27/03/2023	Approved	23/00105/TCO	Plymouth Community Homes	Prunus Avium (T1) - Fell to ground level. Malus Sylvestris (T2) - Fell to ground level and replace with suitable species (fastigate/upright species).	7 Stillman Court Stillman Street Plymouth PL4 0DU	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
27/03/2023	Approved	23/00108/TCO	Mr Alan Buckingham	Monterey Cyprus - To be felled and removed.	1A Seymour Drive Plymouth PL3 5BG	Alan Rowe
27/03/2023	Granted Conditionally	23/00120/FUL	Mark Bignell	Single storey extension to accommodate 2 toilets and 2 showers for the existing night provision accommodation, and the repositioning of the existing external fire exit doors.	Hamoaze House, George Street Mount Wise Devonport Plymouth PL1 4JQ	Mr Jon Fox
27/03/2023	Granted Conditionally	23/00145/TPO	Jones	Ash (T1) - Fell (Identified as T2 within provided report)	6 Yardley Gardens Plymouth PL6 8UA	Alan Rowe
27/03/2023	Approved	23/00161/TCO	Mr Frederick Sheehan	Works to Mountain Ash and Oak	9 The Grove Stoke Plymouth PL3 4AL	Alan Rowe
27/03/2023	Approved	23/00177/TCO	L'Heureux	Holm Oak (T1) - Reduce lateral growth on West side of tree over property by 1-2m to suitable growth points. To crown lift tree on West side over property to give 1-2m clearance	Flat 3, 7 Osborne Villas Osborne Road Plymouth PL3 4BS	Mr Chris Dawson
27/03/2023	Approved	23/00189/TCO	Mr Peter Jagodzinski	Willow (T1) - Pollard, back to previous pruning points, leaving a finish height of 6m aprox. Cherry (T2) - Reduce decaying stems and dead wood, reduce upper crown by 1.5m aprox, lateral growth by 1m.	75 Fore Street Plympton Plymouth PL7 1NA	Mr Chris Dawson
27/03/2023	Approved	23/00190/TCO	Mr Ellis Parkin-Hughes	Pittosporum (T2) - Fell as is dead and there are fears that remaining branches may fall or break.	Denmark, Horsham Lane Tamerton Foliot Plymouth PL5 4NP	Mr Chris Dawson
27/03/2023	Refused	23/00235/AMD	Urban Splash	Non-material Amendment: Amendment to 4 pre-conditions wording to allow for initial enabling of demolition works to start of application 19/00439/FUL	Civic Centre Armada Way Plymouth PL1 2AA	Miss Katherine Graham

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
27/03/2023	Agreed	23/00237/CDMLB	Urban Splash	Condition Discharge: Conditions 4, 11 & 14 of application 19/00440/LBC	Civic Centre Armada Way Plymouth PL1 2AA	Miss Katherine Graham
28/03/2023	Agreed	22/00148/CDM	Mr Robbie Brown	Condition Discharge: Condition 5 (Street Details) of application 17/01339/FUL	Land At Seaton Neighbourhood South Of William Prance Road Plymouth	Mrs Janine Warne
28/03/2023	Granted Conditionally	23/00074/FUL	Lewis	Installation of extraction system and shopfront alterations (retrospective)	1 Sherwell Arcade Plymouth PL4 8LH	Mr Sam Lewis
28/03/2023	Granted	23/00141/16	CK Hutchinson Networks (UK) Ltd	The proposal relates to the installation of up to a 20m high slim-line monopole, supporting 6no. antennas, 1no. wraparound equipment cabinet at the base of the monopole, 2no. equipment cabinets, 1no. electric meter cabinet, and ancillary development thereto.	Grass Verge Of Ham Drive Ham Drive Pennycross Plymouth PL2 3RL	Mr Macauley Potter
28/03/2023	Granted Conditionally	23/00167/TPO	Mr Paul Collins	Sweet Chestnut (T1) - Remove lowest 3 branches over lawn area, prune back lower laterals in order to allow more light and space in garden. Sweet Chestnut (T2) - Crown raise to height of 3m and prune back lower laterals over garden area to allow light and space into garden and reduce height of tree by 4-5m to leave a compact crown and reduction is to remove isolated top.	7 Blue Haze Close Plymouth PL6 7HR	Alan Rowe
28/03/2023	Granted Conditionally	23/00168/TPO	Mr Stephen Shaw	Ash (T1 & T2) - Stems growing in back garden. Tree has significant canker but crown is looking healthy. Client would like permission to reduce when necessary by 3-5m because of the canker. Ash (T3) - Stem growing from bottom of trees 1 and 2 on a 45 degree angle and is very overextended into neighbouring property and remove stem as will become a safety hazard.	9 Blue Haze Close Plymouth PL6 7HR	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
28/03/2023	Granted	23/00181/16	CK Hutchison Networks (UK) Ltd	Installation of 17m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 1 no. GPS module.	Junction Frogmore Avenue/ Eggbuckland Road Plymouth	Cody Beavan
28/03/2023	Granted Conditionally	23/00216/TPO	Mr Andrew McNeill	Line of 5 holm oaks on southern curtilage, along Thornhill Road. Reduce spread over road by 3-4 metres, increase clearance over footway by 0.8m, reduce spread on garden side of the holm oaks by maximum 2 metres, thin by 10%, removal of crossed branches, reducing height to previous cutpoints from the works done after my last approved tree works application (by 3 metres approx.). In addition there is a dead holly which will be removed (location- within line of holm oaks, towards their western end. There is also a diseased pittosporum at the easter end of the line holm oaks- I'll get the diseased branches removed.	40 Vapron Road Plymouth PL3 5NN	Alan Rowe
28/03/2023	Granted Conditionally	23/00225/TPO	Lee Stone	Maple (T1) - Re-pollard as much as allowable.	49 Kimberly Drive Plymouth PL6 5WA	Alan Rowe
28/03/2023	Granted Conditionally	23/00227/TPO	Mr Martin Payne	Ash (T1-T2) - Fell and replant due to Ash dieback present and it poor condition. Oak (T3) - Overall reduce by approximatly 2m to allow more light into garden.	2 Staddiscombe Park Plymouth PL9 9LT	Alan Rowe
28/03/2023	Granted Conditionally	23/00240/TPO	Alan Swales	T001. Remove deadwood over 50mm diameter; remove ivy and epicormic growth as management works. T006. Re-pollard Holm oaks and yew as per previous works NB: not holm oak or Elms adjacent to bin store as management works. All works to conform to BS3998	10 Dunclair Park Plymouth PL3 6DE	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
28/03/2023	Granted Conditionally	23/00246/FUL	Miss Hailey Turner	Raised decking and associated steps (re-submission of 22/01152/FUL)	10 Berry Park Road Plymouth PL9 9AG	Miss Emily Godwin
28/03/2023	Approved	23/00263/TCO	Faith	Cherry (T1) - Fell to ground level due to signs of weak unions/included bark at the base of the tree protentional causing the majority of the crown overhanging the parking area and neighbouring property to fail. Conifer (T2) - Fell to ground level.	Flat 1, 7 Wyndham Square Plymouth PL1 5EF	Alan Rowe
28/03/2023	Agreed	23/00314/CDM	Mallet	Condition Discharge: Condition 3 of application 22/01492/FUL	Boatyard, Billacombe Road Plymouth PL9 7HP	Mr Sam Lewis
29/03/2023	Granted Conditionally	23/00206/ADV	Richard Wilson	Replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays with a Single digital Bus Shelter advertising display facing the inside of the Shelter. Reverse side of the digital display to be a non-advertising, non-illuminated space for Council or Community content.	Front Of 162 Exeter Street, East Of The St John's Street And Exeter Street (A374) T-junction Plymouth	Miss Emily Godwin
29/03/2023	Granted Conditionally	23/00207/ADV	Richard Wilson	Replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays with Double-sided digital displays.	Front Of 115 Union Street Plymouth	Miss Emily Godwin
29/03/2023	Granted Conditionally	23/00210/ADV	Richard Wilson	Replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays with a Single digital Bus Shelter advertising display facing the inside of the Shelter. Reverse side of the digital display to be a non-advertising, non-illuminated space for Council or Community content.	South Side Of Exeter Street (A374) Front Of 50 Exeter Street Plymouth	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
30/03/2023	Granted	23/00153/16	CK Hutchinson Networks Ltd	The installation of 15m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 1 no. GPS module.	Tavistock Road Plymouth PL5 3DG	Mr Daniel Thorning
30/03/2023	Granted Conditionally	23/00202/ADV	Richard Wilson	Replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays with Double-sided digital displays.	Royal Parade Plymouth	Miss Emily Godwin
30/03/2023	Granted Conditionally	23/00203/ADV	Richard Wilson	Replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays with Double-sided digital displays.	In Front Of 9-13 Union Street Plymouth	Miss Emily Godwin
30/03/2023	Granted Conditionally	23/00204/ADV	Richard Wilson	Replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays with Double-sided digital displays.	Royal Parade, Front Of Civic Centre Plymouth	Miss Emily Godwin
30/03/2023	Granted Conditionally	23/00205/ADV	Richard Wilson	Replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays with Double-sided digital displays.	Southern Side Of Exeter Street, Across From 5 Exeter Street Plymouth	Miss Emily Godwin
30/03/2023	Granted Conditionally	23/00208/ADV	Richard Wilson	Replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays with Double-sided digital displays.	To The Front Of 23-28 Union Street Plymouth	Miss Emily Godwin
30/03/2023	Granted Conditionally	23/00209/ADV	Richard Wilson	Replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays with Double-sided digital displays.	Corner Of Cumberland Road And Theatre Ope Plymouth	Miss Emily Godwin
31/03/2023	Granted Conditionally	23/00163/S73	Mr David Roberts	Variation/deletion of Condition 10 (Opening Hours) of application 17/01505/OUT to allow 24 hour opening	1 William Prance Road Plymouth PL6 5ZD	Mr Simon Osborne

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
31/03/2023	Granted	23/00170/16	CK Hutchinson Networks (UK) Ltd	The installation of 17m high slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 1 no. GPS module.	Grass Verge Of Leatfield Drive Plymouth PL6 5HP	Mr Macauley Potter
31/03/2023	Granted Conditionally	23/00239/S19	Mr Andrew Johnston	Variation of Condition 4 (Demolition) and 13 (Works to First Floor Balcony) of application 19/00440/LBC	Civic Centre Armada Way Plymouth PL1 2AA	Miss Katherine Graham

Planning Appeal Decisions between 25/02/2023 and 31/03/2023

Date of Decision	01/03/2023
Ward	St Peters & the Waterfront
Application Number	22/01320/ADV
Decision	Appeal Dismissed
Address of Site	176 Union Street Plymouth PL1 3HL
Proposal	Digital 48 sheet advertising hoarding
Appeal Process	Householder Fast Track
Officers Name	Miss Emily Godwin
Synopsis of Appeals	Advertisement consent was refused for a 48 sheet digital advertisement poster. The proposal was considered to be harmful to visual amenity and public safety and contrary to policies DEV20 and DEV29 of the Joint Local Plan. This was due to concerns that the site was close to a vehicular junction and parking area, and that a digital display of the size proposed would be visually incongruous and out of keeping with the surrounding area. Following an appeal made by the applicant, the Inspector agreed with Officers that the proposal would be harmful to visual amenity and public safety - dismissing the appeal.

Planning Appeal Decisions between 25/02/2023 and 31/03/2023

Date of Decision	03/03/2023
Ward	Compton
Application Number	21/01071/FUL
Decision	Appeal Dismissed
Address of Site	Land Adj, 28 Petersfield Close Plymouth PL3 6QP
Proposal	Detached dwelling with associated car parking, refuse storage and amenity space (re-submission of 21/00211/FUL)
Appeal Process	Written Representations
Officers Name	Ms Abbey Edwards
Synopsis of Appeals	Application for a single dwelling refused on impact on biodiversity and protected trees. Inspector confirmed LPA is unable to identify potential impacts on bats using the wider area or confirm what mitigation measures would be appropriate in terms of bats, without a full bat survey. As it stands, light spill from proposed windows remains a significant concern. Development overlaps RPAs of two cat egor C trees, which are protected under a TPO and insufficient information has been provided to evidence development could be carried out without causing irreversible harm to longevity and wellbeing of the trees. Development is therefore contrary to Policies DEV26 and DEV28 of the JLP.

Date of Decision	08/03/2023
Ward	Efford and Lipson
Application Number	22/00411/ADV
Decision	Appeal Allowed with Conditions
Address of Site	Lipson Vale, Railway Embankment Plymouth PL4 7HY
Proposal	Replacement of 4no. 48 sheet advertisement billboards with 1no. 48 sheet digital LED advertisement display
Appeal Process	Written Representations
Officers Name	Ms Isobel Fardon
Synopsis of Appeals	The Inspector appreciated that the digital panel would be more substantial and illuminated however they disagreed with the Council and concluded the impact of such a single digital panel on the street-scene would be far less than the four poster advertisements currently in place. They considered the decluttering of the embankment would have a positive impact on amenity.

Planning Appeal Decisions between 25/02/2023 and 31/03/2023

Date of Decision	08/03/2023
Ward	St Peters & the Waterfront
Application Number	22/00956/ADV
Decision	Appeal Dismissed
Address of Site	16 Bishops Place West Hoe Road Plymouth PL1 3BW
Proposal	Replacement of existing advertisement board with internally-illuminated D-Poster
Appeal Process	Householder Fast Track
Officers Name	Mr Sam Lewis
Synopsis of Appeals	Advertisement consent was refused for a digital advertisement display as it was considered to be harmful to visual amenity. This was due to concerns relating to its overall size compared to local signage, and the fact that it would make an already-harmful advertisement display brighter and more prominent. Following an appeal made by the applicant, the Inspector agreed with Officers that the proposal would be harmful to visual amenity - dismissing the appeal. No applications were made for costs by either side and no costs were awarded by the Inspector.

Planning Appeal Decisions between 25/02/2023 and 31/03/2023

Date of Decision	23/03/2023
Ward	Compton
Application Number	22/00643/S73
Decision	Appeal Dismissed
Address of Site	1 Seaton Avenue Plymouth PL4 6QJ
Proposal	Variation of Condition 5 (Refuse Storage) of application 13/00101/FUL to relocate bin store to front of property
Appeal Process	Written Representations
Officers Name	Mr Mike Stone
Synopsis of Appeals	Planning permission was refused to change the location of an HMOs bin storage area from the back to the front of the property. The application was considered to be contrary to JLP Policy DEV20.2 in terms of siting, layout, visual impact and views and paragraph 8.110 of the JLP SPD. Having reviewed the application and visited the site, the Inspector agreed that storing the bins in the front garden of the appeal property would add visual clutter to the street scene and would be highly visible given the location of the property at the end of the terrace and on a junction. No applications were made for costs by either side and no costs were awarded by the Inspector.