



Oversight and Governance

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PLANNING COMMITTEE

Thursday 20 July 2023

4.00 pm

Council Chamber, Council House

Members:

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Allen, Darcy, McNamara, Nicholson, Penrose, Poyser, Reilly, Smith, Stoneman, Tuffin and Ms Watkin.

Members are invited to attend the above meeting to consider the items of business overleaf.

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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 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 14 June 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. 17 Kingston Close, Plymouth, PL7 2XA - 23/00785/FUL (Pages 7 - 12)

Applicant:	Miss Amy Neale
Ward:	Plympton Chaddlewood
Recommendation:	Grant Conditionally

6.2. 23 Honicknowle Lane, Plymouth, PL2 3QS - 23/00775/FUL (Pages 13 - 18)

Applicant: Mr and Mrs Ryles
Ward: Ham
Recommendation: Grant Conditionally

6.3. Land Adjacent to 18A Torland Road, Plymouth, PL3 5TS - 23/00696/S73 (Pages 19 - 30)

Applicant: Grant and Toby Noble and Roach
Ward: Peverell
Recommendation: Grant Conditionally

7. Planning Application Decisions Issued (Pages 31 - 48)

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, including –

- 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>

8. Appeal Decisions (Pages 49 - 52)

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>

9. 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

Wednesday 14 June 2023

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Allen, Harrison (substitute for Councillor Darcy), Penrose, Poyser, Reilly, Smith, Stoneman, Tuffin and Ms Watkin.

Apologies for absence: Councillors Darcy, Goslin and Nicholson.

Also in attendance: Julie Parkin (Senior Lawyer), Kate Saunders (Area Planning Manager), Amy Thompson (Planning Officer), Cody Beavan (Planning Officer), Helen Rickman (Democratic Advisor) and Elliot Wearne-Gould (Democratic Advisor).

The meeting started at 4.05 pm and finished at 4.50 pm.

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.

1. **Declarations of Interest**

There were no declarations of interest made by Members in accordance with the code of conduct.

2. **Minutes**

Agreed the minutes of the meeting held on 13 April 2023 as an accurate record subject to the following amendment to minute 28 'Marine Academy Plymouth, Trevethick Road, Plymouth, PL9 2AF – 22/02024/FUL' whereby the word 'are' should be replaced with the word 'after' so that the minute should read as follows:

"The noise levels from the use of the all-weather pitch hereby committed should not, at any time *after* 20:00 hours, be audible at levels considered to be a nuisance as determined by the Local Authority within the curtilage of the nearest dwelling".

3. **Chair's Urgent Business**

Under this item the Chair thanked Councillor Darcy for his chairing of the Planning Committee for 2022/ 23, and also welcomed Councillor Penrose to her first meeting of the Planning Committee after her successful election.

The Chair also advised Members that the standing agenda item 'Enforcement Update' would be removed from the agenda and that officers would provide an update as required; a process was being formulated as to how this information could be

provided to all Councillors for their information, to include greater detail on enforcement statistics.

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

There were no questions from members of the public.

5. **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.

6. **5 Kingston Close Plymouth PL7 2XA - 23/00134/FUL**

Mr James Carder

Decision:

Application GRANTED conditionally.

7. **Land Off Colesdown Hill Plymouth - 22/01959/FUL**

Lacey Keating

Decision:

Application GRANTED conditionally. The following was also agreed:

1. Amend condition 11 to read:

There shall be no more than two pitches on the site and the approved pitches shall accommodate no more than 4 caravans on the site as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Site Act 1968 (as amended) of which no more than 2 shall be static caravans or mobile homes;

2. Add an informative:

If the land marked blue on the application plan requires a change of use from the current use to any other, planning permission would be required.

(A site visit was scheduled for this planning application, held on 13 June 2023)

8. **Planning Application Decisions Issued**

The Committee noted the report from the Service Director for Strategic Planning and Infrastructure on decisions issued since the last meeting.

9. **Appeal Decisions**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate.

10. **Exempt Business**

There were no items of exempt business.

VOTING SCHEDULE - 14 JUNE 2023 (Pages 5 - 6)

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PLANNING COMMITTEE – 14 June 2023**SCHEDULE OF VOTING**

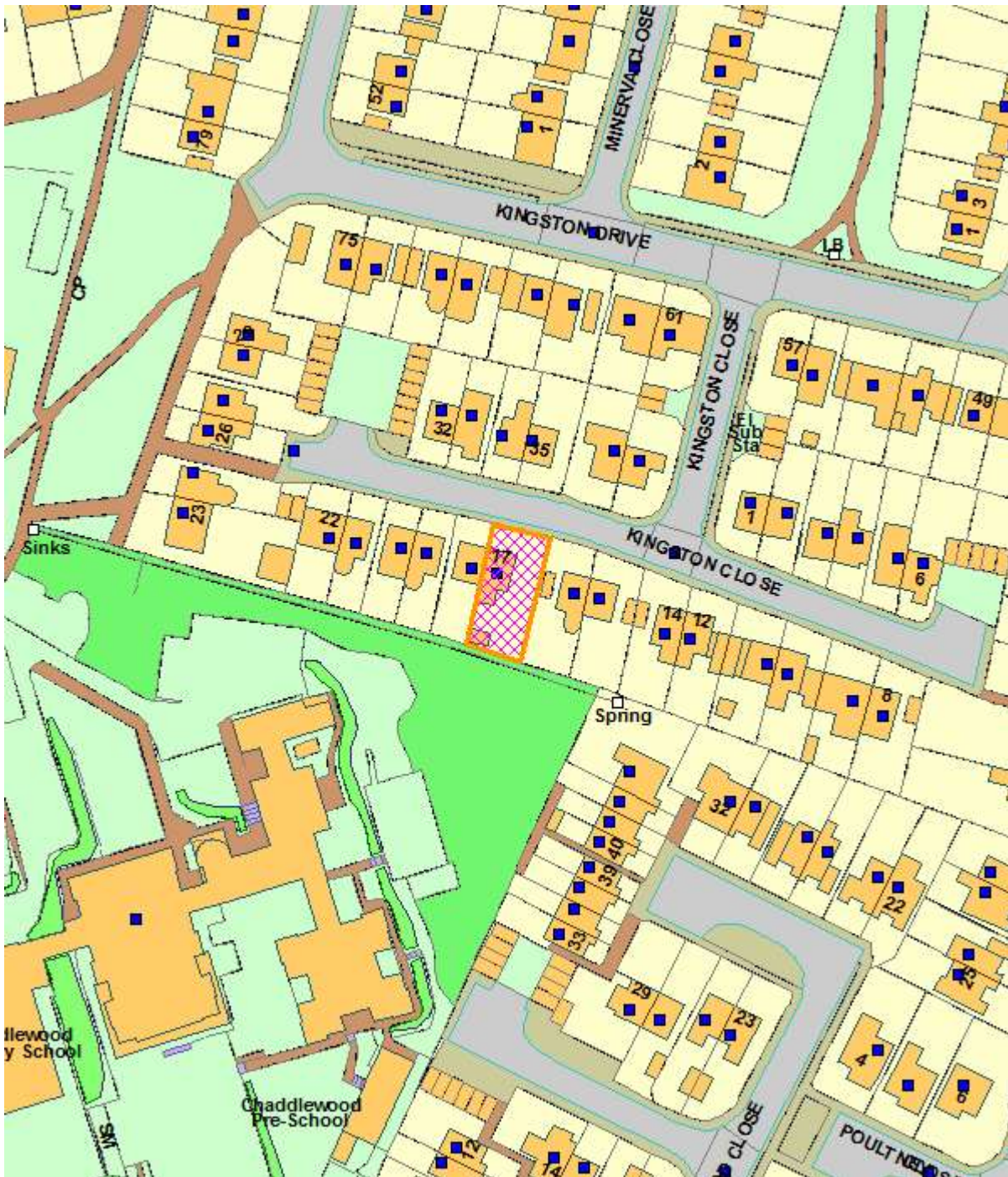
Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	5 Kingston Close, Plymouth, PL7 2XA – 23/00134/FUL GRANTED conditionally	Councillors Stevens, Tuohy, Allen, Harrison, Penrose, Poyser, Reilly, Smith, Stoneman, Tuffin and Ms Watkin				Councillors Darcy, Nicholson and Goslin
6.2	Land Off Colesdown Hill, Plymouth – 22/01959/FUL GRANTED conditionally	Councillors Stevens, Tuohy, Allen, Harrison, Penrose, Poyser, Reilly and Tuffin	Councillors Smith and Stoneman	Councillor Ms Watkin		Councillors Darcy, Nicholson and Goslin

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PLANNING APPLICATION OFFICERS REPORT



Application Number	23/00785/FUL	Item	01
Date Valid	26.05.2023	Ward	PLYMPTON CHADDLEWOOD
Site Address	17 Kingston Close Plymouth PL7 2XA		
Proposal	Two-storey side extension		
Applicant	Miss Amy Neale		
Application Type	Full Application		
Target Date	21.07.2023	Committee Date	20.07.2023
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Luke Valentine		
Recommendation	Grant Conditionally		



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

1. Description of Site

17 Kingston Close is a two-storey semi-detached dwelling located in the Plympton Chaddlewood ward of the city.

2. Proposal Description

Two-storey side extension

3. Pre-application Enquiry

No pre application enquiry associated with this application.

4. Relevant Planning History

No relevant planning history.

5. Consultation Responses

No consultations 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 of 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) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

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

8. Key Issues/Material Considerations

1. 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.

2. This application turns upon policies: DEVI (Protecting health and amenity) and DEV20 (Place shaping and quality of the built environment) of the adopted Joint Local Plan.

3. The material planning considerations for this application are:

- Design
- Residential amenity

Principle of Development

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

Negotiations Undertaken

5. The original plans submitted were considered acceptable in-principle and the assessment has been based on the original plans.

Visual Impact

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

7. The proposal of a two-storey side extension with a dual-pitched roof is considered to be appropriately subordinate and visually in-keeping with the primary dwelling.

8. The proposal is approximately 3.6 metres in width, 5.2 metres in depth and 6.5 metres in height to the roof ridge, 4.9 metres to the eaves. The ridge of the proposal is stepped down from the ridge of the primary dwelling by approximately 1.6 metres. The proposal is set back from the front elevation of the existing dwelling by approximately 2.5 metres.

9. Materials are specified in the application and propose render walls and a concrete tiled roof matching the existing primary dwelling, aluminium bi-folding doors, and white uPVC double-glazed windows. Officers merit the decision to match the materials for the proposal to the existing dwelling.

10. Kingston Close is characterised by semi-detached dwellings with ad-hoc side extensions, predominantly consisting of single storey garages however there are examples of larger two-storey extensions.

11. The proposed setback of approximately 2.5 metres is sufficient so as to ensure that the extension is suitably subordinate to the primary dwelling and does not present a prominent or overbearing presence on the existing street scene. It is also noted that the eastern elevation of the proposal sits approximately 1.41 metres from the eastern boundary. Whilst the SPD, paragraph 13.41, recommends a gap of 1.5 metres, officers conclude that, when combined with the larger than recommended set-back, the risk of terracing has been appropriately mitigated.

12. Overall, officers conclude that from a design perspective, the plans do not conflict with policy DEV20 of the JLP.

Amenity

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

14. The development proposes a gap of less than approximately 12 metres between the neighbouring window and a blank facing wall. Furthermore, the proposal would sit within the 45 degree guideline of the small west facing window of the adjacent dwelling. However, the obscured window does not serve a habitable room and as a result, on consideration of the SPD, paragraphs 13.28 and 13.32, officers consider that the proposal does not result in an unacceptable loss of light or outlook to the neighbouring property.

15. The impact on the privacy of neighbours has been assessed by officers. Whilst the proposal's south facing window has the potential to overlook the neighbouring property's garden, officers consider that the use of a high window is sufficient to alleviate this concern. Officers have therefore concluded that the proposal would not result in unacceptable levels of overlooking.

16. To this end, officers have assessed the proposal and consider that the works are in accordance with DEV1 of the JLP.

Climate Emergency Considerations

17. Officers have assessed the submitted Climate Emergency Compliance Form. Given the scale of the works under this household planning application, mitigation measures should be proportionate to the scale of the development proposed. Officers consider that by the details as submitted are acceptable in this instance and support the decision to utilise naturally sourced materials.

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

N/A.

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 therefore 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 new porch area accords with policy and national guidance (specifically JLP Policies DEVI and DEV20). The proposal is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 26.05.2023 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

Proposed Plans and Elevations J534 - 15-01 received 26/05/23

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: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) (with or without

modification), no windows/dormer windows, other than those expressly authorised by this permission, shall be constructed.

Reason:

In order to protect the privacy enjoyed by neighbouring properties in accordance with Policy DEVI of the Plymouth and South West Devon Joint Local Plan (2014 -2034).

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.

3 INFORMATIVE: PROPERTY RIGHTS

Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

PLANNING APPLICATION OFFICERS REPORT



Application Number	23/00775/FUL	Item	02
Date Valid	25.05.2023	Ward	HAM
Site Address	23 Honicknowle Lane Plymouth PL2 3QS		
Proposal	Single storey rear extension and rear raised deck		
Applicant	Mr & Mrs Ryles		
Application Type	Full Application		
Target Date		Committee Date	20.07.2023
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Luke Valentine		
Recommendation	Grant Conditionally		



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

1. Description of Site

23 Honicknowle Lane is a two-storey semi-detached dwelling located in the Ham ward of the city.

2. Proposal Description

Single storey rear extension and rear raised deck

3. Pre-application Enquiry

No pre application enquiry associated with this application.

4. Relevant Planning History

No relevant planning history.

5. Consultation Responses

No consultations 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 of 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) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

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

8. Key Issues/Material Considerations

1. 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.

2. This application turns upon policies: DEVI (Protecting health and amenity) and DEV20 (Place shaping and quality of the built environment) of the adopted Joint Local Plan.

3. The material planning considerations for this application are:

- Design
- Residential amenity

Principle of Development

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

Negotiations Undertaken

5. The original plans submitted were considered unacceptable in-principle and officers raised concerns regarding overlooking of the neighbouring property. As a result, a 1.8 metre privacy screen was added to the decking.

Visual Impact

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

7. The proposal of a single-storey, flat roofed rear extension and raised deck is considered to appropriately subordinate and visually in-keeping with the primary dwelling.

Single-Storey Rear Extension

8. The proposal is set back from the adjoining property by approximately 0.5 metres, is 5.8 metres in width, 3.8 metres in depth and 2.7 metres in height from ground floor level to eaves, 3.1 metres

including roof light. The proposal has an under-build of approximately 1.1 metres, for a total height of 4.2 metres. Materials are specified in the application and propose painted render walls, a grey GRP or similar roof, and double glazed uPVC windows.

9. Under the SDP, paragraph 13.12, flat roofs are to be resisted when they are not an original feature of the house. Whilst there is flexibility when the extension is located at the rear of the dwelling, officers note that 23 Honicknowle Lane's corner plot location gives any rear development a greater degree of prominence on the adjacent street. However, as there is a pre-existing flat-roofed development at the rear of the property, officers have concluded that the proposal would not result in a significant change to the aesthetics of dwelling. In addition, officers note that the rear of the property is currently sufficiently screened by a pre-existing boundary treatment so as not to create an overly prominent presence on the adjoining highway.

10. Furthermore, single-storey storey extensions at the rear of the properties, both mono-pitched and flat roofed, are common place on Honicknowle lane and the proposal would not be out of character for the area.

Raised Deck

11. The proposal is approximately 5.3 metres in width, 1.4 metres in depth and at ground level with a railing measuring 1.1 metres in height. The decking would be constructed on a slope, with an approximately 1.1 meter gap between the decking and the ground for a total height of 2.2 metres when including the proposed railing and measuring from the lowest, relevant point of the slope. The proposal features a 1.8 metres in height privacy screen on its northern elevation. Materials are not specified in the application but have been clarified as composite.

12. Overall, officers conclude that from a design perspective, the plans do not conflict with policy DEV20 of the JLP.

Amenity

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

14. The proposal does breach the 45 degree guideline of the neighbouring dwelling's window, as outlined in the JLP SPD, paragraph 13.32. However, officers note that the affected window is a high window and, as a result, the proposal would not result in a significant loss of outlook. Furthermore, the proposal sits orientated in a south eastern direction and is unlikely to result in a loss of light to the neighbouring property. Officers therefore consider that the proposal does not result in an unacceptable loss of light or outlook to the neighbouring property.

15. Due to the sloped elevation of the property's garden, officers noted that the decking would provide an unacceptable degree of overlooking into the neighbouring property's garden. However, the agent has proposed a privacy screen on the northern elevation of the decking and officers consider this to be acceptable.

16. To this end, officers have assessed the proposal and consider that the works are in accordance with DEV1 of the JLP.

Climate Emergency Considerations

17. Officers have assessed the submitted Climate Emergency Compliance Form. Given the scale of the works under this household planning application, mitigation measures should be proportionate to the scale of the development proposed.

18. The flat roof design of the proposal along with its scale would not be sufficient to allow for solar panels.

19. Officers consider that by virtue of the scale of the works, the details as submitted are acceptable in this instance.

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

N/A.

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 therefore 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 new porch area accords with policy and national guidance (specifically JLP Policies DEVI and DEV20). The proposal is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 25.05.2023 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Site Layout Plan (Proposed) 349_005 Rev 2 received 28/06/23

GA Plans and Elevations (Proposed) 349_006 Rev 4 received 28/06/23

Building Section (Proposed) 349_007 Rev 2 received 28/06/23

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: OBSCURE GLAZING

The 1.8 m obscure glazed privacy screen to the north elevation of the raised decking hereby approved and shown on approved drawing "349_006 REV 4" received 28/06/2023, shall be provided in accordance with the approved details prior to the first use of the decking, and shall thereafter be retained in perpetuity. The glazed screen shall be constructed of glass with an obscurity rating of not less than level 5.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy DEVI of the Plymouth and South West Devon Joint Local Plan (2014 -2034).

INFORMATIVES

1 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.

2 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).

3 INFORMATIVE: PROPERTY RIGHTS

Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

PLANNING APPLICATION OFFICERS REPORT



Application Number	23/00696/S73	Item	03
Date Valid	09.05.2023	Ward	PEVERELL
Site Address	Land Adjacent To 18A Torland Road Plymouth PL3 5TS		
Proposal	Variation of Condition 1 (Approved Plans) for application 17/02163/REM to amend the design of 2no. dwellings		
Applicant	Grant & Toby Noble & Roach		
Application Type	Removal or variation of a condition		
Target Date	04.07.2023	Committee Date	20.07.2023
Extended Target Date	N/A		
Decision Category	Councillor Referral		
Case Officer	Mr Sam Lewis		
Recommendation	Grant Conditionally		



The application has been referred to the Planning Committee by Cllr. Dr. John Mahony.

1. Description of Site

The application site measures approx. 0.1028ha in area and is located between Torland Road to the south and Mannamead Road to the north. The main access to the site is from Torland Road, as part of an existing driveway that serves 18A Torland Road - although there is also pedestrian access from both Torland Road and Mannamead Road. The site falls within the Peverell ward of the city, and forms part of the Blindman's Wood neighbourhood greenspace.

2. Proposal Description

The proposal seeks to vary Condition 1 of approved scheme 17/02163/REM which reads:

1 CONDITION: APPROVED PLANS

Tree Detail 00409 TCP 09.04.15 - received 03/11/17
Proposed Floor Plans 31170/SD01 - received 03/11/17
1st Floor Plan 31170/SD02 - received 03/11/17
Ground Floor Plan 31170/SD03 - received 03/11/17
Lower Ground Floor Plan 31170/SD04 - received 03/11/17
Proposed Elevations 31170/SD05 - received 03/11/17
Proposed Elevations 31170/SD06 - received 03/11/17
Proposed Elevations 31170/SD07 - received 03/11/17
Proposed Elevations 31170/SD08 - received 03/11/17
Site Plans 33169/SD01 - received 03/11/17
3D Views 33169/SD02 - received 03/11/17
Ground Floor Plan 33169/SD04 - received 03/11/17
Proposed Floor Plans 33169/SD03 - received 03/11/17
Lower Ground Floor Plan 33169/SD05 - received 03/11/17
Proposed Elevations 33169/SD06 - received 03/11/17
Proposed Elevations 33169/SD07 - received 03/11/17
Proposed Elevations 33169/SD11 - received 03/11/17
3D Views 33169/SD08 - received 03/11/17
3D Views 33169/SD09 - received 03/11/17
Proposed Elevations 33169/SD10 - received 03/11/17
Tree Detail 00409 TCP 09.04.15 - received 03/11/17
Site Plans 33169/SD13 - received 03/11/17
Landscaping Plan 04409 LSP 26.9.18 Rev A received 03/10/18
Tree Protection Plan 04409 TPP 26.4.18 - received 03/10/18
Site Location Plan 31169/70 Rev A received 09/11/17

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 124, 127, 130 and 131 of the National Planning Policy Framework 2018.

The application seeks to amend the design of two dwellings which were given outline consent via 14/01830/OUT and the final designs were agreed via 17/02163/REM. 17/02163/REM has been commenced and is therefore extant - which has been confirmed following evidence provided to the Local Planning Authority and the seeking of a legal view.

The two dwellings approved have a long, thin design - whereas the proposal seeks to gain consent for two wider dwellings, set out over three floors, with rear roof terraces and balconies. The two dwellings would be the same design-wise, albeit mirror images. Due to the steep topography of the site, the properties would be built into the hill, with most of the bedrooms at lower ground floor level, open-plan living space and an additional bedroom at ground floor level, and the main living room opening onto a roof terrace at first floor level. As such, the first floor would be significantly smaller than the rest of the property. Car ports are also proposed for each property, which would front onto a large shared drive connecting to the site's existing access adjacent to 18A Torland Road. Solar panels are also proposed for the roofs of both properties.

Landscape-wise, a tree covered by a protection order is proposed to be felled to make way for the properties. Replacement planting is proposed to mitigate this loss.

Section 73 of the Town and Country Planning Act 1990 (as amended) enables an application to be made to a Local Planning Authority (LPA) to vary or remove conditions associated with a planning permission.

It should be noted that, in deciding an application under S73, the LPA must only consider the condition(s) that are the subject of the application - it is not a complete re-consideration of the application. Therefore the material considerations relating to the proposed amendments only are discussed below.

3. Pre-application Enquiry

None.

4. Relevant Planning History

91/01841/OUT - Outline application to develop land by erection of two detached dwellinghouses and garages including one replacement garage (Refused).

93/01397/OUT - Outline application to develop land by erection of two detached dwellings with access from Mannamead Road (Refused).

94/01144/OUT - Outline Application to develop land by erection of detached dwelling and garage (Refused by Allowed on Appeal).

14/00194/OUT - Demolition of garage and erection of two dwellings (Withdrawn).

14/01830/OUT - Outline application for the erection of 2 dwellings (Granted Conditionally).

17/02163/REM - Application for reserved matters including appearance, landscaping, layout and scale of 2 dwellings following grant of permission 14/01830/OUT (Granted Conditionally).

21/01958/OUT - Outline application for 2no. self-build dwelling plots (Class C3) and detached garage with all matters reserved (Refused).

5. Consultation Responses

Highway Authority - Raised no objections and recommended that previous conditions be reapplied.

Natural Infrastructure Team - Raised no in-principle objections and have agreed, following a site visit, that the protected tree should be felled.

Waste Services - No objections.

Lead Local Flood Authority - Raised no objections and recommended a condition relating to the provision of details pertaining to the surface water drainage system.

6. Representations

Two letters of representation, both received following the closure of the statutory consultation period and both objecting to the scheme, have been received by Officers. The material considerations raised include:

- Amenity impacts on neighbours including loss of light and privacy;
- Impact on a protected tree and wider environmental impacts;
- Surface water drainage concerns.

These issues will be discussed in Section 8 of the report. Officers also note that the following non-material considerations were raised:

- Impact on local property values.

These issues do not fall to be considered as part of this planning application.

Officers have also added an Informative relating to the Council's Code of Practice in terms of limiting the amenity impacts of the build itself.

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 of 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).

On 26 March 2019 the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG) of their choice to monitor the Housing Requirement at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019 confirming the change. On 14th January 2022 the Department for Levelling Up, Housing and Communities published the HDT 2021 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 128 percent and the consequences are None.

Therefore a 5 percent buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5 percent buffer, the combined authorities can demonstrate a 5-year land supply of 5.97 years at end of March 2022 (the 2022 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2022 (published 19th December 2022).

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:

- o Plymouth and South West Devon Joint Local Plan 2014-2034: Supplementary Planning Document (SPD) (July 2020);
- o Technical Housing Standards: Nationally Described Space Standards (March 2015).

8. Analysis

8.1 This application has been considered in the context of the development plan, the adopted Joint Local Plan, the Framework and other material policy documents as set out in Section 7.

8.2 Visual Impact

8.2.1 As the principle of two dwellings on the site has already been deemed acceptable, Officers can only consider the specific designs put forward. Torland Road is generally characterised by detached and semi-detached properties with pitched roofs and a fairly traditional appearance. The design of the dwellings under consideration here would be much more modern in style, with a layered design and a flat roof. Whilst the dwellings would not be in-keeping with the streetscene of Torland Road - they would not form a part of the streetscene in the usual way and would not be significantly visible

from the street as they would be screened by the existing houses. The approved scheme also featured dwellings of a more modern design, too - also with flat roofs. As the approved scheme could be built out, Officers consider that the more modern design put forward is acceptable. The properties would respond well to the topography of the site, which would keep their overall height down despite being large properties all round - and they would not be significantly visible from the public realm outside of the site so as to have a significantly negative visual impact. Officers consider that they would likely be visible from Mannamead Road to an extent, but note that the intention is to significantly plant towards the rear of the site. This planting, alongside the existing treeline which sits between the site and Mannamead Road, would likely provide sufficient screening to limit the site's overall visual impact.

8.2.2 Material-wise, the properties are proposed to be finished in a mix of grey brick and white render - with grey brick finishing the lowest levels and the render used elsewhere. The window frames, etc., are proposed to be zinc. This material palette differs from the approved scheme, but is considered to be appropriate. Brick and render are pretty typical finishing materials in the area, and are more in-keeping than the partial wooden finish previously approved. The brick and render combination would provide something of a link to the surrounding properties appearance-wise despite the overall differences in design.

8.2.3 Given the precedent allowing a more modern design and the fact that the properties themselves would be screened from both Torland and Mannamead Roads, Officers consider that the scheme accords with DEV20 of the JLP.

8.3 Amenity Impact

8.3.1 This section of the report will consider the impact of the proposal on the surrounding residents as well as the enjoyment of it by its future occupiers.

8.3.2 Regarding the amenity impact of the properties on neighbours, Officers do not consider that the impact would be significant. Whilst the properties would be wider than those previously approved, their overall design and the topography of the site would limit their impact. The slope of the site would mean that the properties would be set down from the properties on Torland Road, which would lower the overall mass of the proposal and keep the height down. Whilst the properties would be slightly taller than those previously approved, a drawing has been provided to show the properties in the context of the Torland Road properties - which illustrates the height difference between the two. As such, any massing impacts would be minimal as the properties impacted would be significantly taller in an overall sense than the proposed properties. The proposed properties would also be at least 25m from the rear of the existing properties. This is considered to allow for sufficient distance between the two sets of properties, and would not lead the rear gardens and windows of the Torland Road properties feeling dominated by the new structures. Officers note that this is a larger distance between properties than is typical of the area and also larger than the gap between 18A Torland Road and the property it sits behind adjacent to the site. Plans have also been provided showing the overshadowing which the scheme would lead to, and Officers consider that the impact of this would be minimal - particularly given that the properties would sit to the north of the adjacent properties on Torland Road.

8.3.3 Officers do not consider that the scheme would lead to significant overlooking impacts, too. The properties have been designed to funnel views across to Mannamead Road - with the vast majority of the proposed glazing facing away from the nearby properties. Front-facing windows at ground floor level would have views limited by the sloping ground, and this would also limit views from the sole front-facing window at first floor level on each property. Views from these windows would be restricted by the existing boundary treatments at the rear of the Torland Road properties, and the aforementioned distances between the two sets of properties would also limit harmful overlooking. The roof terraces and balconies have also been designed to funnel views away from the

neighbouring properties and down towards Mannamead Road. This window/terrace arrangement is different from the previously-approved scheme, but the aforementioned topography and plan showing the differences in property heights show that overlooking would be minimal. As such, Officers do not consider that these elevated amenity areas would lead to significantly harmful overlooking of neighbouring properties.

8.3.4 Regarding the amenity that the properties would provide for their future occupiers, each would have a floorspace of approx. 291sqm - excluding the roof terraces/balconies. This significantly exceeds the levels set out in the Space Standards for a 4-bed property. As such, the properties are considered to provide a good level of accommodation. All of the bedrooms would be of an appropriate size, too, and all of the properties' main habitable rooms would be served by windows - providing sufficient natural light and outlook. The properties would not be served by specific gardens, but would have approx. 42sqm of outdoor space when the roof terraces/balconies are considered. Officers also note that a shared green space at the front of the properties, adjacent to the drive, is also proposed, which would provide some additional outdoor space. Whilst Officers would generally expect to see more garden space, given the topography of the land it would likely be hard to create usable gardens without further significant ground works. Officers understand the approach taken, then, in the context of the terraces included. Generally Officers look for a certain level of garden space partially to limit small substandard housing being created which people would 'make do with'. Given the large size of the properties proposed, as well as the terraces included, Officers do not consider that this concern is relevant here. As such, Officers do not consider that the lack of a traditional garden would be a significant enough reason to refuse planning permission.

8.3.5 Officers therefore consider that the scheme would not have a significant impact on neighbour amenity and would provide a good level of accommodation for any future occupiers. As such, Officers consider that the scheme accords with DEVI and DEV10 of the JLP.

8.4 Highways Impact

8.4.1 The Highway Authority were consulted on the scheme, and no objections were raised relating to the altered proposal. The original outline consent approved the site's access, and no alterations to it are proposed here, so Officers are only considering the alterations within the site itself relating to parking. Each property would be served by a car port, which would provide undercover parking, plus there would also be more space on the long hardstanding area to be able to park additional cars adjacent to each property. The scheme also allows for some parking adjacent to 18A Torland Road - due to the previously-approved access arrangements necessitating the removal of that property's garage. The Highway Authority have not raised any concerns with the level of parking proposed, and level-wise the parking proposed is similar to that of the approved scheme. As such, Officers do not have any concerns with the parking proposed.

8.4.2 The Highway Authority recommended a number of conditions including the provision of the parking areas prior to the properties' occupation as well as the provision of EV charging points. They have also recommended a condition relating to the provision of a Construction Traffic Management Plan. Such was not conditioned previously, though, so Officers are of the view that it would not be reasonable to do so this time when the principle of the development is the same.

8.4.3 As such, Officers consider that the scheme would accord with DEV29 of the JLP.

8.5 Impact on Biodiversity and Trees

8.5.1 The site falls within an area of designated greenspace, and the scheme proposes the felling of an Atlantic Cedar tree which is covered by TPO 380. Whilst Officers' approach to greenspace development has changed since the previous approvals, as 17/02163/REM is considered to be extant then Officers consider that the impact of the development on greenspace has already been established. The previously-approved dwellings would develop the greenspace in a similar manner to

this proposal - and is not considered that one scheme is necessarily better than the other where the greenspace is concerned. In essence, much of this greenspace has already been 'lost' due to the previous approvals which were considered in a different context to that which currently frames the Local Planning Authority's decision making.

8.5.2 The main difference between the two schemes would be the loss of the protected tree. Generally Officers would be resistant to the felling of a protected tree, particularly when it has been demonstrated that the site could be developed without its loss, however evidence relating to the tree's declining health has been provided by the applicant. This information has been assessed by the Natural Infrastructure Team, who also made their own assessment, and they agree with the conclusion presented in the applicant's Arboricultural Impact Assessment. Due to the tree's declining health, it is likely that it would need to be felled within the next 10 or so years. As such, Officers consider that it would be appropriate to fell it now - as this would allow replacement planting to be sought, and such can be better integrated into the overall design of the site than it trying to be shoehorned in later. Whilst the felling of the tree would have an immediate amenity/visual impact - its loss would be mitigated long-term. Based on Table 28 of the SPD, due to the tree's trunk diameter of approx. 1100mm, at least 8no. trees would be required to be planted to mitigate its loss. The proposed site plan shows indicative planting towards the rear of the site, but no specific planting plan has been provided. Given that the rear of the site could likely accommodate at least 8no. new trees, Officers have conditioned the provision of a planting/landscaping plan below - to ensure that the amount, location, and species of the new trees proposed would be suitable.

8.5.3 Given the lack of objections from the Natural Infrastructure Team and the conclusions of the submitted Arboricultural Impact Assessment, Officers do not wish to object to the scheme on biodiversity grounds and have applied appropriate conditions to mitigate the loss of the tree. As such, the scheme is considered to accord with DEV28 of the JLP.

8.6 Drainage and Flood Risk Impact

8.6.1 The Lead Local Flood Authority were consulted on the proposal and did not raise any objections to it. They noted, however, that details of the proposed surface water drainage system should be provided. The approved scheme had the provision of this information conditioned, so Officers consider that doing so again here is reasonable. As such, the scheme is not considered to come into conflict with DEV25 of the JLP.

8.7 Climate Emergency Considerations

8.7.1 As the application seeks to alter a scheme which was approved prior to the adoption of the CEPS, Officers consider that its contents do not fall to be considered here. Nevertheless, the inclusion of solar panels on the properties' roofs is welcome.

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

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended).

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

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal is acceptable and accords with policies DEV1, DEV2, DEV10, DEV20, DEV26, DEV28, DEV29, DEV32, and DEV35 of the Plymouth & South West Devon Joint Local Plan, national guidance and specifically paragraph 11 of the NPPF which states that development proposals that accord with the development plan should be approved without delay.

14. Recommendation

In respect of the application dated 09.05.2023 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Arboricultural Impact Assessment Plan EV-2751- 2-AIA P - received 09/06/23
Section A 2021-72 2013 - received 13/06/23
3D Views 2021-72-2003 Rev B received 09/05/23
Response to Public Comments Sheet 1 2021-72 4001 - received 30/06/23
Response to Public Comments Sheet 2 2021-72 4002 - received 30/06/23
Site Plan 2021-72-2002 Rev C received 09/05/23
House Type 01 - Proposed Building 2021-72-2005 Rev C received 09/05/23
House Type 02 - Proposed Building 2021-72-2006 Rev C received 09/05/23
North West and South East Elevations 2021-72-2007 Rev C received 09/05/23
North East and South West Elevations 2021-72 2008 Rev B received 09/05/23
3D Views Proposed Render Plot 2 2021-72-2009 - received 09/05/23
3D Views Proposed Render Plot 1 2021-72-2010 - received 09/05/23
3D Views Proposed Render Entrance 2021-72-2011 - received 09/05/23
Street Views 2021-72 2012 - received 09/05/23

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: DRAINAGE

PRE-CONSTRUCTION

No further development shall take place until details of the proposals for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the dwellings hereby permitted are first occupied.

Reason:

To enable consideration to be given to any effects of changes in the drainage regime on landscape features in accordance with policy DEV35 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

Justification: To ensure there is an acceptable drainage solution before any further work proceeds.

3 CONDITION: CAR PARKING PROVISION

PRE-OCCUPATION

The hereby approved dwellings shall not be occupied until the car parking areas shown on the approved plans have been completed in accordance with approved details and those areas shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with policy DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

4 CONDITION: ELECTRICAL VEHICLE CHARGING PROVISION

PRE-OCCUPATION

Before the dwellings hereby approved are occupied, and to assist lower carbon emissions, electric vehicle charging points are required to be provided in accordance with the details set-out as a minimum requirement in paragraph 8.39 and Table 33 of the Plymouth and South West Devon Joint Local Plan 2014-2034: Supplementary Planning Document (2020). 2no. charging points shall be provided, 1no. per dwelling.

Reason:

In order to promote sustainable modes of transport in accordance with policy DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019).

5 CONDITION: PLANTING/SOFT LANDSCAPING PLAN

PRE-OCCUPATION

Prior to the occupation of the dwellings hereby approved, full details of the proposed planting and soft landscaping throughout the site should be submitted to and approved in writing by the Local Planning Authority. These details should include the planting of at least 8no. new trees to mitigate the loss of the Atlantic Cedar (TI as per the submitted Arboricultural Impact Assessment) - which is to be felled. The agreed planting scheme should then be implemented in the first planting season following its agreement.

Reason:

To ensure that the proposed planting and landscaping is sufficient and provides appropriate mitigation for the loss of a protected tree - despite the tree's poor health - in line with policy DEV28 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

6 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

Notwithstanding the provisions of Article 3, Classes A, AA, B, C, D, E, and F of Part 1, and Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements, improvements, or other alterations to the dwelling houses, including to their roofs, buildings, or enclosures, swimming pools or other pools, containers, hard surfaces, or walls or fences within the curtilages shall be carried to any of the properties hereby approved.

Reason:

In order to limit visual impacts, amenity impacts on neighbours, and to safeguard the greenspace in accordance with policies DEV1, DEV20, DEV27, and DEV28 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

INFORMATIVES

1 INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

Further information on CIL can be found on our website here:

<https://www.plymouth.gov.uk/planninganddevelopment/planningapplications/communityinfrastructuralevy>

More information and CIL Forms can be accessed via the Planning Portal:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

More detailed information on CIL including process flow charts, published by the Ministry of Housing, Local Communities and Government can also be found here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

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.

3 INFORMATIVE: OUTLINE CONDITIONS

The applicant is advised that all conditions imposed on the outline planning decision notice 14/01830/OUT are still in force.

Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
05/06/2023	Agreed Condition Details	23/00654/CDMLB	Mr Ciampolini	Condition Discharge: Condition 2 of application 22/00122/LBC	Jessops, Horsham Lane Tamerton Foliot Plymouth PL5 4NP	Mr Jon Fox
05/06/2023	Grant Conditionally	23/00496/FUL	Lucy & Steph Ingram	Extensions and alterations to existing dwelling including 2no. new balconies to create additional living space and integral annex accommodation.	1 Glenholt Close Plymouth PL6 7HZ	Mr Macauley Potter
05/06/2023	Grant Conditionally	23/00556/FUL	Mr & Mrs Blackmore	Proposed balcony to rear of existing dwelling	35 The Knoll Plymouth PL7 4SH	Cody Beavan
05/06/2023	Grant Conditionally	23/00602/LBC	Mr Sean Harrison	Upgrading/replacement of steam supply pipework from boiler house to gin distilling vats and replacement of overhead steam pipework; inc. replacement of wall fixings, new concrete ground ducts and penetration of courtyard wall	60 Southside Street Plymouth PL1 2LA	Mr Sam Lewis
06/06/2023	Agreed Condition Details	23/00688/CDC	Mr Stuart Ward	Compliance with conditions of application 21/01687/S73	Bath Street Plymouth Devon	Mr Sam Lewis
07/06/2023	Approved	23/00498/TCO	Mr Peter Kerslake	Willow (T1) - To cut down to 20cm stump, to remove risk of branches falling and hurting pedestrians and property occupiers and guests. The tree is dying and is dangerous. Laburnum (T2) - To cut down to 20cm stump, to remove risk of branches falling and hurting pedestrians and property occupiers and guests. The tree is dying and is dangerous.	52 York Place Plymouth PL2 1BP	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
07/06/2023	Approved	23/00693/TCO	Dr Richard Johnston	This was an ornamental Ceanothus tree in the property garden. I would therefore like to remove the tree entirely with a view to replacing it. Replacement not yet determined.	96 Durnford Street Plymouth PL1 3QW	Alan Rowe
07/06/2023	Agreed Condition Details	23/00308/CDM	Mrs L Harding	Condition Discharge: Conditions 3, 4, 5, 6, 7, 8, 9 & 10 of application 23/00307/S73	7 Blunts Lane Plymouth PL6 8BE	Mr Daniel Thorning
07/06/2023	Grant Conditionally	23/00468/FUL	Mr & Mrs Evans	Change of use from a place of worship (Class F1) to use as a hobby space associated with nearby residential dwelling.	Salvation Army Hall Church Road Plympton Plymouth PL7 1NH	Mr Macauley Potter
08/06/2023	Agreed Condition Details	23/00627/CDM	Mr Mark Cooper	Condition Discharge: Condition 11 Travel Plan) of application 17/02091/FUL	41 North Hill Plymouth PL4 8EZ	Mrs Karen Gallacher
09/06/2023	Approved	23/00619/TCO	Adityani	Magnolia (T1) - Crown lift over garage on south western side to achieve a clearance of 2m. Cherry (T2) - Reduce lateral branches on eastern side back to boundary line.	45 Thorn Park Plymouth PL3 4TF	Mr Chris Dawson
09/06/2023	Agreed Condition Details	22/01488/CDM	Joel Bedwell	Condition Discharge: Condition 2 of application 22/02022/S73	54 Priory Road Plymouth PL3 5ER	Miss Amy Thompson
09/06/2023	Agreed Condition Details	23/00628/CDM	Turnchapel Wharf Limited	Condition Discharge: Conditions 2, 3, 4 & 7 of application 22/01631/FUL	Turnchapel Wharf Barton Road Plymouth PL9 9RQ	Ms Abbey Edwards
09/06/2023	Agreed Condition Details	23/00691/CDM	Devonport Royal Dockyard Ltd	Condition Discharge: Conditions 9 & 10 of application 22/00661/FUL	Car Park RN3, Devonport Royal Dockyard Wolsley Road Plymouth PL2 2EA	Mr Simon Osborne

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
09/06/2023	Grant Conditionally	23/00427/FUL	Mr Steven Oliver	Two-storey side extension, single storey rear extension, front porch and rear raised decking with associated steps	14 Bearsdown Close Plymouth PL6 5TX	Cody Beavan
09/06/2023	Grant Conditionally	23/00528/TPO	Julia Stuckey	20x Beech (G3) - Reduce all overhanging and subsiding lateral branches on western aspect by approximately 2m, over driveway and ambulance station side of group.	1 Morlaix Drive Plymouth PL6 5AB	Mr Chris Dawson
09/06/2023	Grant Conditionally	23/00564/TPO	Richard Prowse	Ash (T8) - Dieback in crown, request to pollard to 4m crown. Sycamore (T9) - Dieback in crown, request to pollard to 4m crown.	36 Hurrabrook Gardens Plymouth PL6 8SH	Mr Chris Dawson
09/06/2023	Grant Conditionally	23/00580/ADV	Amazon UK Services Ltd	4x non-illuminated signs on the northern and southern elevations of the welfare block and various non-illuminated directional / information signs across the site	Tamar House, 2 Thornbury Road Plymouth PL6 7PP	Cody Beavan
09/06/2023	Grant Conditionally	23/00581/FUL	Joanna Fowler	Change cladding to the exterior	Salt Quay House, East End Plymouth PL4 0DW	Miss Amy Thompson
09/06/2023	Grant Conditionally	23/00601/FUL	Mr S Reynolds	Install PVCU conservatory to the rear of the property	12 Bathampton Way Plymouth PL9 7GP	Miss Emily Godwin
09/06/2023	Grant Conditionally	23/00645/FUL	Mr & Mrs Morris	Two-storey rear extension and part-single storey rear extension, single storey side extension, room in roof and associated external alterations	1 Randwick Park Road Plymouth PL9 7QN	Miss Emily Godwin
09/06/2023	Refuse	22/01813/FUL	Stonegate Pub Co Ltd	Erection of 3no dwellings (Class C3) and reconfiguration of existing public house car park, including alterations to access and landscape details	Drakes Drum, 19 Radford Park Road Plymouth PL9 9DN	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
12/06/2023	Non-material Minor Amendment Agreed	23/00804/AMD	Mr And Mrs Martin	Non-Material Amendment: Change of façade finish of application 21/00401/FUL	40 Rowland Close Plymouth PL9 9TH	Mr Sam Lewis
12/06/2023	Grant Conditionally	23/00676/FUL	Mr F Hardy	First floor extension to the rear of existing terraced dwelling, built on top of existing single storey tenement.	25 Second Avenue Camels Head Plymouth PL2 2EQ	Luke Valentine
12/06/2023	Grant Conditionally	23/00692/FUL	Mr Martin Atkins	Proposed rear balcony with steps leading to garden	54 Ridge Road Plymouth PL7 1UF	Luke Valentine
13/06/2023	Non-material Minor Amendment Agreed	23/00773/AMD	TJ Morris Limited	Non-material Amendment: Modification of Condition 1 (Approved Plans) of application 21/02266/FUL	Errill Retail Park, Plymouth Road Plymouth PL7 4JP	Miss Carly Francis
14/06/2023	Prior Approval Required & Given	23/00598/16	CK Hutchinson Networks (UK) Ltd	16m telecoms mast and associated equipment/power cabinets	Grass Verge At Shaw Way Plymouth PL9 9XH	Mr Sam Lewis
14/06/2023	Prior Approval Required & Refused	23/00624/16	CK Hutchinson Networks (UK) Ltd	Installation of 15m high slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto.	Land At Miller Way Plymouth PL6 8XA	Mr Daniel Thorning
14/06/2023	Agreed Condition Details	23/00636/CDM	Mr Jon Rowson	Condition Discharge: Conditions 37, 38, 43, 52, 53, 55 & 56 of application 12/02027/OUT (in relation to Phase 13 of the development)	Land At Seaton Neighbourhood Plymouth	Mrs Janine Warne
14/06/2023	Grant Conditionally	22/02008/FUL	Mr Ravi Kumar	Redevelopment including change of use and associated elevational changes of the upper storeys from commercial to residential, including construction of two-storey residential roof extension, ground and basement floor communal facilities, courtyard and roof gardens, refuse facilities, demolition and associated works.	16 - 22 Royal Parade Plymouth PL1 1SA	Claire Sibley

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
14/06/2023	Grant Conditionally	23/00587/FUL	Mr & Mrs Reznik	Alteration and extension to dwelling	79 Shallowford Road Plymouth PL6 5TD	Cody Beavan
14/06/2023	Grant Conditionally	23/00665/FUL	Mrs Leanne Clark	Extension to form new porch	11A Caradon Close Plymouth PL6 6AJ	Luke Valentine
14/06/2023	Grant Conditionally	23/00677/FUL	Mr Gordon Kinvig	Extension of existing front dormer and alteration of garage roof	25 Canhaye Close Plymouth PL7 1PG	Luke Valentine
15/06/2023	Non-material Minor Amendment Agreed	23/00871/AMD	Sutton Harbour Group	Non-material Amendment: Amendment to the description of development for application 17/02323/FUL to the following: Erection of nine-storey building comprising 14 residential units and ground floor commercial unit, car parking provision, cycle and refuse storage facilities, resurfacing of existing hardstanding and associated works	Land At Harbour Arch Quay Sutton Harbour Plymouth PL4 0HN	Mrs Janine Warne
15/06/2023	Grant Conditionally	22/01871/FUL	Mr Chris Kallis	Erection of 2no 4-storey buildings to accommodate 7no 2-bed flats, 1no 1-bed flat and a self-contained ground floor commercial unit (Class E (c)(e)).	46 Union Street Plymouth PL1 3EY	Miss Amy Thompson
15/06/2023	Grant Conditionally	23/00449/LBC	Ms Hilary Bracegirdle	Replacement of existing windows and doors to garden at rear basement level	93 Fore Street Plympton Plymouth PL7 1NB	Cody Beavan
15/06/2023	Grant Conditionally	23/00514/FUL	Mr Nigel Passmore	Construction of 4no business units with new access, associated parking and soft landscaping	Land Off William Prance Road Derriford Plymouth	Mr Daniel Thorning
16/06/2023	Prior Approval Required & Refused	23/00660/16	CK Hutchinson Networks (UK) Ltd	Proposed 5G telecoms installation H3G 15m Street pole and additional equipment cabinets	Footway Opposite 209 Springfield Road Plymouth PL9 8JX	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/06/2023	Agreed Condition Details	23/00372/CDMLB	Mr Sean Harrison	Condition Discharge: Condition 3 (materials) & 4 (mortars) of application 22/01209/LBC	60 Southside Street Plymouth PL1 2LA	Mrs Karen Gallacher
16/06/2023	Grant Conditionally	23/00134/FUL	Mr James Carder	Removal of conservatory and replacement single storey rear extension	5 Kingston Close Plymouth PL7 2XA	Cody Beavan
16/06/2023	Grant Conditionally	23/00608/FUL	Mr Jamie Kwiatkowski	Side extension above garage and conversion of garage to residential use, levelling off of rear garden	26 Beare Close Plymouth PL9 9RT	Mr Mike Stone
16/06/2023	Grant Conditionally	23/00617/FUL	Mr Roger Whittaker	Erection of rear porch and rear dormer and new rear side fencing	17 Durban Road Plymouth PL3 4LG	Mr Mike Stone
19/06/2023	Grant Conditionally	23/00452/FUL	Mr Andrew Bennett	Single storey front extension	63 Duncombe Avenue Plymouth PL5 2JT	Mr Macauley Potter
19/06/2023	Grant Conditionally	23/00477/FUL	Mr Gordon Kinvig	Demolition of existing vehicle garage and erection of two-storey double garage with office above	9 Treveneague Gardens Plymouth PL2 3ST	Cody Beavan
20/06/2023	Non-material Minor Amendment Agreed	23/00842/AMD	Mr John Orr	Non Material Amendment: Removal of side elevation window, install velux roof windows to extension, install grey upvc window to extension and install grey upvc front door of application 22/01916/FUL	6 Buena Vista Gardens Plymouth PL6 7JG	Luke Valentine
20/06/2023	Grant Conditionally	23/00647/FUL	Mr & Mrs Cocking	Demolition of garage and erection of two-storey side extension	39 Lulworth Drive Plymouth PL6 7DT	Cody Beavan

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
21/06/2023	Prior Approval Required & Given	23/00653/16	CK Hutchison Networks (UK) Ltd	Proposed 5G telecoms installation H3G 15m street pole and additional equipment cabinets	Charfield Drive Plymouth PL6 5LF	Cody Beavan
21/06/2023	Agreed Condition Details	23/00527/CDM	Eau 2 (Shepherds Wharf) Management Company Ltd	Condition Discharge: Conditions 4, 5 & 6 of application 21/00923/FUL	East Quay House, Marrowbone Slip Plymouth PL4 0HX	Miss Amy Thompson
21/06/2023	Grant Conditionally	23/00494/FUL	Nick Line	Infill single storey side extension to create enlarged kitchen area	51 Somerset Place Plymouth PL3 4BZ	Mr Mike Stone
21/06/2023	Grant Conditionally	23/00586/FUL	Ms Alison Bulley	Formation of rear self-contained flat (replacing existing hotel manager's accomodation); inc. single storey rear extension and associated works	98 Devonport Road Plymouth PL3 4DS	Mr Sam Lewis
21/06/2023	Grant Conditionally	23/00642/FUL	Mr Mike Sommerfield	Single storey rear and side extension, replacement side extension, steps, replacement garage, alterations to boundary wall and associated external alterations	164 Mannamead Road Plymouth PL3 5QL	Miss Emily Godwin
21/06/2023	Grant Conditionally	23/00706/FUL	Xia Ming	Change of use of upper floors to 9no. flats (Class C3), plus alterations to rear facade (re-submission of 23/00174/FUL)	6 - 7 Derrys Cross Plymouth PL1 2SN	Mr Sam Lewis
21/06/2023	Grant Conditionally	23/00713/FUL	Mr Nicholas Broomfield	Erection of two-storey rear extension	10 Tenby Road Plymouth PL5 1NT	Luke Valentine
22/06/2023	Prior Approval Required & Given	23/00630/16	CK Hutchinson (UK) Ltd	Installation of an 16m high slim-line monopole, supporting 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet, and ancillary development thereto.	Footway Of Plymbridge Lane Plymbridge Lane Plymouth PL6 8BD	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/06/2023	Agreed Condition Details	23/00397/CDM	Mr R Murphy	Condition Discharge: Condition 9 of application 18/00643/FUL	6 Victoria Road Plymouth PL5 1RQ	Mr Daniel Thorning
22/06/2023	Grant Conditionally	23/00077/FUL	Mrs Wyatt	Single storey rear extension	18 Sarum Close Plymouth PL3 5SH	Mr Mike Stone
22/06/2023	Grant Conditionally	23/00584/FUL	Mrs Sara Humphries	Renewal of planning permission 19/01929/FUL to install 2no air conditioning condenser units within a security cage on the rear elevation.	Unit 3A, Marsh Mills Park Plymouth PL6 8LX	Mr Macauley Potter
22/06/2023	Grant Conditionally	23/00591/FUL	Dr Amit Dhulkotia	Two storey rear extension and new balcony balustrade.	5 Coniston Gardens Plymouth PL6 5HS	Mr Macauley Potter
22/06/2023	Grant Conditionally	23/00603/FUL	Mrs Lauren Francis	Demolition of existing garage and proposed two-storey side extension to provide an annex accommodation	103 Merafield Drive Plymouth PL7 1TR	Cody Beavan
22/06/2023	Grant Conditionally	23/00638/LBC	Mr Dominic West	Internal refurbishment of the Estates Office within the Main Factory to provide revitalised office accommodation. Internal remodelling and refurbishment of the adjacent amenity areas to upgrade the welfare facilities available to the personnel. Mechanical & electrical works in connection to facilitate the internal refurbishment works including replacement external ventilation system.	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Jon Fox
22/06/2023	Grant Conditionally	23/00675/FUL	Mr Conor Orr	Two-storey side extension, front porch and garden room	4 Powderham Road Plymouth PL3 5SF	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/06/2023	Grant Conditionally	23/00686/FUL	Mr Ian Turner	External access ramp and steps to south elevation	St Judes Church Beaumont Road Plymouth PL4 9BJ	Miss Emily Godwin
22/06/2023	Grant Conditionally	23/00695/FUL	Mrs Vyse	Demolition of garage and single storey side extension	109 Stanborough Road Plymouth PL9 8PG	Mr Mike Stone
22/06/2023	Refuse	23/00291/FUL	Mrs Nicola Boyle	Install external staircase at the rear of the property from first floor to garden and create new door opening	49 Peverell Park Road Plymouth PL3 4LT	Mr Mike Stone
22/06/2023	Refuse	23/00585/FUL	Mr Morgan Prosser	Change of use from dwellinghouse (Class C3) to 4-bed HMO (Class C4)	31 Chaddlewood Avenue Plymouth PL4 8RF	Miss Emily Godwin
23/06/2023	Agreed Condition Details	19/01342/CDM		Condition Discharge: Conditions 32 (Code of Practice During Construction), 33 (Construction Environment Management Plan), 34 (Construction Access), 35 (Construction Traffic Management Plan), 36 (Construction Stage Drainage), 38 (Contaminated Land), 42 (Details of Enclosure and Screening), 45 (Street Details), 48 (Foul Drainage), 58 (External Materials) & 59 (Surfacing Materials) of application 12/02027/OUT with respect to Phase 9 of the development	Land At Seaton Neighbourhood Plymouth	Mrs Janine Warne
23/06/2023	Agreed Condition Details	23/00703/CDM	Ms Craig Lewis	Condition Discharge: Condition 2 of application 22/02015/FUL	8 Lake View Drive Plymouth PL5 4JZ	Cody Beavan
23/06/2023	Non-material Minor Amendment Agreed	23/00884/AMD	Miss Briony Cusack	Non-material Amendment:, To change the outside finish to "rough render" for the extension for application 22/00241/FUL	69 Bellingham Crescent Plymouth PL7 2QP	Luke Valentine

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
23/06/2023	Grant Conditionally	23/00521/S73	Mr Essy Kamaie	Variation of Condition 1 (Approved Plans) of application 20/02004/S73	1 Woodland Terrace Greenbank Road Plymouth PL4 8NL	Helen Blacklock
23/06/2023	Grant Conditionally	23/00605/FUL	Laura Fraser-Crewes	Alterations to boundary wall inc. installation of gate and trellis	7 Providence Place Plymouth PL1 5QS	Miss Emily Godwin
23/06/2023	Grant Conditionally	23/00648/FUL	Mrs Tracy Daku	Replacement rear balcony and addition of associated side steps	6 William Evans Close Plymouth PL6 6SD	Cody Beavan
23/06/2023	Grant Conditionally	23/00708/FUL	Mr & Mrs White	First floor extension above garage	3 Ayreville Road Plymouth PL2 2RA	Luke Valentine
23/06/2023	Grant Conditionally	23/00719/ADV	Dunelm	Illuminated and unilluminated signage.	Unit 1B, 1 Friary Park Exeter Street Plymouth PL4 0HH	Mr Mike Stone
23/06/2023	Grant Conditionally	23/00745/FUL	Mr Greg Chantler	Proposed single storey rear and side extension and associated steps and replacement front porch (re-submission of 23/00166/FUL)	1 Dunstone Lane Plymouth PL9 8QN	Miss Emily Godwin
26/06/2023	Grant Conditionally	23/00661/S73	Mr Dave Bryan	Variation of Condition 1 (Approved Plans) of application 21/02104/FUL (flat roof to pitched two storey rear extension).	30 Frensham Avenue Plymouth PL6 7JN	Mr Macauley Potter
27/06/2023	Agreed Condition Details	23/00420/CDMLB	Mr James Sawyer	Condition Discharge: Condition 3 of application 22/01799/S19	Raglan Gatehouse Footpath Between Raglan Road And Madden Road Plymouth PL1 4NQ	Mr Daniel Thorning

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
27/06/2023	Agreed Condition Details	23/00457/CDM	Mr James Sawyer	Condition Discharge: Conditions 5 & 9 of application 22/01797/S73	Raglan Gatehouse Footpath Between Raglan Road And Madden Road Plymouth PL1 4NQ	Mr Daniel Thorning
27/06/2023	Grant Conditionally	23/00649/FUL	Mr & Mrs Scott	Rear dormer and raised deck to rear	10 Beaconfield Road Plymouth PL2 3LB	Mr Mike Stone
28/06/2023	Agreed Condition Details	23/00005/CDM	Mr James Sawyer	Condition Discharge: Conditions 3, 4 & 6 of application 22/01797/S73	Raglan Gatehouse Footpath Between Raglan Road And Madden Road Plymouth PL1 4NQ	Mr Daniel Thorning
28/06/2023	Agreed Condition Details	23/00815/CDM	Mr Stuart Ward	Condition Discharge: Condition 8 of application 21/01687/S73	Bath Street Plymouth	Mr Sam Lewis
28/06/2023	Grant Conditionally	23/00506/FUL	Mr Ian Weaving	Vehicle hardstand (retrospective).	53 Conrad Road Plymouth PL5 3HL	Mr Macauley Potter
29/06/2023	Grant Conditionally	23/00144/FUL	DW Developments (SW) Ltd	Continued use of the site as a hand car wash (sui generis) for a temporary period of up to five years	201 Tavistock Road Plymouth PL6 5DA	Mr Daniel Thorning
29/06/2023	Grant Conditionally	23/00253/FUL	Mr S Harvey	Conversion of an existing Annexe Hall Lodge building into two residential dwellings units	10 Queens Road Lipson Plymouth PL4 7PL	Mr Jon Fox
29/06/2023	Grant Conditionally	23/00562/FUL	Mr David Major	Extension of existing side 'lean to' into side garage.	173 Beverston Way Plymouth PL6 7EG	Mr Macauley Potter
29/06/2023	Grant Conditionally	23/00646/FUL	Mr & Mrs Barnes	Proposed two-storey side extension.	97 Moorland View Derriford Plymouth PL6 6AP	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
29/06/2023	Refuse	23/00629/FUL	Mrs Susan O'Shea	Front hardstand (retrospective)	352 St Peters Road Plymouth PL5 3DR	Cody Beavan
30/06/2023	Grant Conditionally	22/01590/FUL	Ms Xia Ming	Two-storey rear extension, extension to outbuilding, landscaping works to rear garden inc. raised patio	The Ferns, Seymour Road Mannamead Plymouth PL3 5AT	Mr Mike Stone
30/06/2023	Grant Conditionally	22/01735/LBC	Mrs Xia Ming	Two-storey rear extension, extension to outbuilding, landscaping works to rear garden inc. raised patio	The Ferns, Seymour Road Mannamead Plymouth PL3 5AT	Mr Mike Stone
30/06/2023	Grant Conditionally	23/00652/FUL	Mr & Mrs Spencer	Replacement first floor side extension, single storey rear extension, rear raised decking, front porch alterations and associated external alterations	84 Furzehatt Road Plymouth PL9 8QT	Mr Mike Stone
30/06/2023	Grant Conditionally	23/00684/FUL	Mr Lawson O'Neil	Change of use of Units 1, 3, 10, 13, 16-20 from Class E(g) (i) (ii) (iii) to a flexible use of Class E(g) (i) (ii) (iii) or Tattoo Parlour (Sui Generis)	1 Candlewick Lane Plymouth PL4 OFF	Miss Amy Thompson
30/06/2023	Grant Conditionally	23/00738/FUL	Miss Catriona Smith	Proposed single storey rear and side extensions inc. demolition of existing garage	10 Venn Gardens Plymouth PL3 5PW	Mr Mike Stone
30/06/2023	Refuse	23/00093/FUL	Mr S Lucas	Custom self-build single dwelling	1 Peacock Close Plymouth PL7 4QL	Mr Jon Fox
03/07/2023	Approved	23/00705/TCO	Beere	Magnolia (T1) - Reduce laterals on western side back to boundary line to appropriate pruning points.	51 Thorn Park Plymouth PL3 4TF	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
03/07/2023	Non-material Minor Amendment Agreed	23/00836/AMD	Mr Nick Powell	Non-material Amendment: Addition of an external structure to act as store for refuse bins of application 21/00989/S73	University Of Plymouth Babbage Building 24 James Street Plymouth PL4 6EQ	Miss Katherine Graham
03/07/2023	Grant Conditionally	22/01959/FUL	Lacey Keating	Change of use of the land to a private Gypsy and Traveller caravan site consisting of 2no mobile homes, car parking and associated development	Land Off Colesdown Hill Plymouth	Miss Amy Thompson
03/07/2023	Grant Conditionally	23/00493/TPO	Hayley Walsh	Crown reduce Oak tree in the back garden as shown on the submitted photograph titled 4 Wardlow Close	4 Wardlow Close Plymouth PL6 5PX	Alan Rowe
03/07/2023	Grant Conditionally	23/00609/TPO	Mr John Flippance	2x Holm Oak (T1 & T2) - Re-pollard to old cut points (approx 3m from ground level).	5 Robert Adams Close Plymouth PL7 2FE	Mr Chris Dawson
03/07/2023	Grant Conditionally	23/00614/TPO	MR Jim Walker	Cypress (T0904) - Tree has outgrown its position and is filling over 50% of the garden, its is also starting to impede the growth of native species within the garden (Cherry and Horse Chestnut).	House 4, 32 George Lane Plymouth PL7 2JJ	Alan Rowe
03/07/2023	Grant Conditionally	23/00620/TPO	Savage	Silver Birch (T1) - Reduce entire crown by approximately 1.5 - 2m aiming to retain the trees natural shape and crown lift lowest 3 laterals as shown on supporting photo. Ash (T2) - Re-pollard to previous pollard points.	27 Sharrose Road Plymouth PL9 9QF	Alan Rowe
03/07/2023	Grant Conditionally	23/00680/TPO	Mr Phillip Holmes	To Pollard 8x trees in garden to gain extra light	5 The Court Plymouth PL6 7HG	Alan Rowe
03/07/2023	Grant Conditionally	23/00682/FUL	Joel Morris	Erection of 4no. raw material stockbays for a temporary period of 5no. years	Hanson Cattedown Concrete Plant Shapters Way Cattedown Plymouth PL4 0RU	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
03/07/2023	Grant Conditionally	23/00714/FUL	Mr Roy Harris	Single storey rear extension	24 Carew Gardens Plymouth PL5 3PB	Luke Valentine
03/07/2023	Grant Conditionally	23/00749/FUL	Miss Hocombe	Change of use of ground floor retail unit (Class E) to additional residential floorspace (Class C3)	178 Peverell Park Road Plymouth PL3 4QE	Mr Sam Lewis
04/07/2023	ESRI - Completed	23/00681/ERS103	South-West Strategic Developments (SWSD) Ltd	Screening Opinion for development of Sports Hub facility with enabling development of up to 200 dwellings	Land At Boringdon Park Plymouth	Mr Simon Osborne
04/07/2023	Prior Approval Required & Given	23/00698/16	CK Hutchison Networks (Ltd)	Installation of 16m high slim-line phase 9 monopole, supporting 4 no. antennas, 3 no. equipment cabinets and ancillary development thereto including 1 no. GPS module.	Grass Verge At Pemros Road Plymouth	Helen Blacklock
04/07/2023	Grant Conditionally	23/00702/FUL	Mr Jason Webb	First floor side extension above existing garage and rear balcony	34 Grange Road Plymouth PL7 2HY	Cody Beavan
05/07/2023	Non-material Minor Amendment Agreed	23/00851/AMD	Mr Robert Bradbury	Non-material Amendment: To change the rear wall facing the hedge to block instead of brick of application 22/00710/FUL	39 Ashwood Close Plymouth PL7 2FU	Cody Beavan
05/07/2023	Grant Conditionally	23/00590/ADV	Mr John McNulty	Mural of the late Gordon Sparks on the east elevation of the Life Centre	Life Centre Mayflower Drive Plymouth PL2 3DG	Mr Mike Stone
05/07/2023	Grant Conditionally	23/00674/FUL	Plymouth Community Homes (PCH)	Refurbishment and re-cladding of Pembroke Street Flats	Pembroke Street Flats Pembroke Street Plymouth PL1 4JT	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
05/07/2023	Non-material Minor Amendment Split	23/00615/AMD	Mr Taylor	Non-material Amendment: Amendments to boundary treatments along western edge of site from chain link to close board fencing, Painted render amended to through colour and External stair positions detached from dwellings of application 21/01368/S73	Land At Tamerton Foliot Road Plymouth PL6 5DR	Mr Simon Osborne
06/07/2023	Agreed Condition Details	23/00731/CDM	Mrs Victoria Strickson	Condition Discharge: Conditions 4, 13 & 18 of application 22/02024/FUL	Marine Academy Plymouth Trevithick Road Plymouth PL5 2AF	Mr Jon Fox
06/07/2023	Grant Conditionally	23/00733/S73	Mrs Victoria Strickson	Removal of Condition 8 (Site Waste Management Plan) of application 22/02024/FUL	Marine Academy Plymouth Trevithick Road Plymouth PL5 2AF	Mr Jon Fox
06/07/2023	Grant Conditionally	23/00766/FUL	Mr Andrew Mitchelmore	Garden room	3 - 4 Crabtree Close Plymouth PL3 6EL	Luke Valentine
06/07/2023	Grant Conditionally	23/00801/FUL	Mr Wear	Demolition of conservatory and side extension and erection of two-storey side and rear extension	72 Bearsdown Road Plymouth PL6 5TR	Mr Mike Stone
10/07/2023	Grant Conditionally	23/00450/FUL	Mr & Mrs Jones	Single storey side extension, small rear terrace, boundary wall, various garden works and garden decking (part-retrospective).	28 Hallerton Close Plymouth PL6 8NP	Mr Macauley Potter
10/07/2023	Grant Conditionally	23/00508/TPO	Birch Utility Services Ltd	Beech (T1) - Fell.	23 Coltness Road Plymouth PL9 8HA	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/07/2023	Grant Conditionally	23/00716/TPO	Alex Perry	Similar to a fur or spruce tree, has become unruly. I would be getting an individual which is able to saw the tree down safely from outside the property or if cutting it down is not an option to be able to cut this back so it is not interfering with the access way to the property.	27 Highfield Close Plymouth PL3 6HW	Alan Rowe
10/07/2023	Grant Conditionally	23/00727/TPO	Mrs Janet Fakouri	T002. Oak tree - pollard. T003. Beech tree. Due to the site being exposed and tree's location being adjacent to road and footpath, the risk of harm will only increase in time due to the colonisation of kretzschmaria deusta fungus at base - fell immediately. Will replant new healthy beech tree approx. 2m high next to this but will closely monitor it to ensure that it grows straight and doesn't pose a threat to the public. T004. Beech tree. Heavily leaning beech biased towards road and pedestrian pavement. The tree has cracked and lifted pavement below opposite side to lean. In high winds it's possible to see the pavement move. If this beech fails the outcome could be significantly more serious. Adjacent tree has been recommended for felling which will leave this tree more exposed to prevailing winds. - fell immediately. Will replant new healthy beech tree approx. 2m high next to this but will closely monitor it to ensure that it grows straight and doesn't pose a threat to the public. T005. Scots pine tree - remove deadwood which may cause harm when falling. Remove built up soil level at base. T006. Oak tree. - remove deadwood which may cause harm when falling. Crown reduce by 2m. T007. Beech tree - sever ivy. Clear ground cover at base. T008. Oak tree - prune to clear building by 1m where possible.	863A Wolseley Road Plymouth PL5 1JX	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
10/07/2023	Grant Conditionally	23/00750/TPO	Hynam	Ash (T1 - T4) - Fell to ground level due to ash dieback. Oak (T5) - Reduce entire crown by approximately 1.5m and crown lift on northern side to achieve a clearance of 5m from ground level. 6x Ash (G1) - Fell to ground level due to ash dieback. 4x Ash (G2) - Fell to ground level due to ash dieback.	8A Portway Close Plymouth PL9 8BA	Alan Rowe
10/07/2023	Grant Conditionally	23/00756/TPO	Mr Michael Borovkoff	Copper Beech - Crown Lift the lower branches 3 metres above road.	2 Venn Grove Plymouth PL3 5PE	Alan Rowe
10/07/2023	Grant Conditionally	23/00757/TPO	Mr Darren Wotton	3 Hornbeam trees- Reduce branches overhanging no.19 boundary line from ground level to approx 15m	4 Coach House Mews Plymouth PL9 8FS	Alan Rowe
10/07/2023	Grant Conditionally	23/00810/TPO	Mr Billy Shinn	Sycamore - Crown raise to his side of the tree to bring it in line with work previously carried out on, removal of 2 branches and will even up the tree and allow more light into the garden.	6 Venn Court Plymouth PL3 5NS	Alan Rowe

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Planning Appeal Decisions between 05/06/2023 and 11/07/2023

Date of Decision	06/06/2023
Ward	Eggbuckland
Application Number	22/00437/FUL
Decision	Appeal Dismissed
Address of Site	26 Morshead Road Plymouth PL6 5AH
Proposal	Change of use from Class E to Sui Generis for consumption of hot-food on and off the premises (retrospective)
Appeal Process	Written Representations
Officers Name	Mr Jon Fox
Synopsis of Appeals	The Inspector found that the site has adequate access and parking provision within the area such that the proposals would not be harmful to highway safety and amenity. The Inspector did find that there would be significant conflict with the development plan's health (DEV6) and town centre strategies (DEV18) that aim to improve the food environment and and support a balance of uses respectively.

Planning Appeal Decisions between 05/06/2023 and 11/07/2023

Date of Decision	21/06/2023
Ward	St Peters & the Waterfront
Application Number	22/01124/FUL
Decision	Appeal Dismissed
Address of Site	135 Hoe Road Plymouth PL1 3DE
Proposal	Removal of stone/brick piers and insertion of glazed opening on middle level of rear elevation
Appeal Process	Written Representations
Officers Name	Mr Mike Stone
Synopsis of Appeals	<p>The appeal site is a waterfront café with a large balcony facing Plymouth Sound in The Hoe Conservation Area and Hoe Registered Park and Garden. Planning permission was refused for the removal of historic door and window piers with the aim of creating a large, modern glazed frontage opening on to the balcony. The removal of the historic fabric was considered to be contrary to JLP Policy DEV21 and Principle 2 of The Hoe Conservation Area Management Plan. The Inspector supported the Councils view that the total removal of the openings and their replacement with a single opening of a modern design would result in a loss of original features that are important in terms of detailing the history and significance of the site and wider Conservation Area and Registered Park and Garden. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

Planning Appeal Decisions between 05/06/2023 and 11/07/2023

Date of Decision	27/06/2023
Ward	Sutton and Mount Gould
Application Number	22/02053/FUL
Decision	Appeal Allowed
Address of Site	231 Embankment Road Plymouth PL4 9JH
Proposal	Raised terrace on garage roof, raised walkway and associated fencing inc. artificial ivy screening (retrospective)☒
Appeal Process	Householder Fast Track
Officers Name	Miss Emily Godwin
Synopsis of Appeals	The appeal was allowed as the Inspector disagreed with the Local Planning Authority that the development would result in harm to the streetscene or be detrimental to the outlook or privacy of neighbouring properties. The Inspector considered the development accorded with policies DEV1 and DEV20 of the JLP. There was no costs application with this appeal.

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