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Oversight and Governance

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PLANNING COMMITTEE

Thursday 18 July 2024
4.00 pm
Council Chamber, Council House

Members:

Councillor Stevens, Chair
Councillor Penrose, Vice Chair
Councillors Allen, Mrs Bridgeman, Darcy, Goslin, McCarty, McNamara, Ney, Reilly, M.Smith, Sproston and Ms Watkin.

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

This meeting will be webcast and available on-line after the meeting. By entering the Council Chamber, councillors are consenting to being filmed during the meeting and to the use of the recording for the webcast.

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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. Appointment of Chair and Vice Chair for Municipal Year 2024/25

To note the appointment of Councillor Bill Stevens as Chair and Councillor Angela Penrose as Vice Chair for the municipal year 2024/25.

4. Minutes (Pages 1 - 4)

The Committee will be asked to confirm the minutes of the meeting held on 13 May 2024.

5. Chair's Urgent Business

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

6. 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.

7. Planning Applications for consideration

The Assistant 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.

7.1. 24/00256/FUL, St Annes House, Jennycliff Lane, PL9 9SN (Pages 5 - 24)

Applicant: St Anne's House Plymouth Ltd
Ward: Plymstock Radford
Recommendation: Grant Conditionally

7.2. 24/00497/FUL, 28 Mount Gould Road, PL4 7PT

(Pages 25 - 36)

Applicant: Mr. P Stewart
Ward: Sutton and Mount Gould
Recommendation: Grant conditionally

8. Planning Application Decisions Issued

(Pages 37 - 64)

The Assistant Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued from 2 May 2024 to 8 July 2024 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>

9. Appeal Decisions

(Pages 65 - 68)

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

10. Exempt Business

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

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Planning Committee

Monday 13 May 2024

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Darcy, McNamara, P.Nicholson, Penrose, Reilly, R.Smith and Ms Watkin.

Apologies for absence: Councillors Poyser.

Also in attendance: Stuart Wingfield (Head of Development Management), Natalie Gloyn (Lawyer), Jonathan Fox (Planning Officer), Joshua Longstaff (Democratic Advisor) and Elliot Wearne-Gould (Democratic Advisor).

The meeting started at 4.00 pm and finished at 4.48 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.

49. **Declarations of Interest**

There were no declarations of interest made.

50. **Minutes**

The Committee agreed the minutes of 21 March 2024 as a correct record.

51. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

53. **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.

54. **24/00213/FUL - Hamoaze House, George Street, PL1 4JQ.**

Applicant: Mark Bignell

Ward: Devonport

Decision: Application GRANTED conditionally.

Johnathan Fox (Planning Officer) delivered the presentation.

(Mr Mark Coker spoke as Ward Councillor)

(Mr Mark Bignell spoke as applicant)

The Committee discussed the following topics:

- I. Perceived anti-social behaviour stemming from the facility.
- II. The hours of operation.
- III. Potential impacts on the local community.
- IV. The security of the premises regarding non-residents.
- V. The management plan.

The Committee agreed to grant the application, subject to the following additional conditions:

- I. An amendment to the requirement for a Night Operational Management Plan to be approved by the Local Planning Authority in consultation with elected Ward Councillors.
- II. A new condition for the operator of Hamoaze House to host a community engagement forum for residents of the local area.

55. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 13 March 2024 to 01 May 2024.

56. **Appeal Decisions**

There were no appeal decisions to note, since the previous Committee meeting.

57. **Exempt Business**

There were no items of exempt business.

58. **Schedule of Voting**

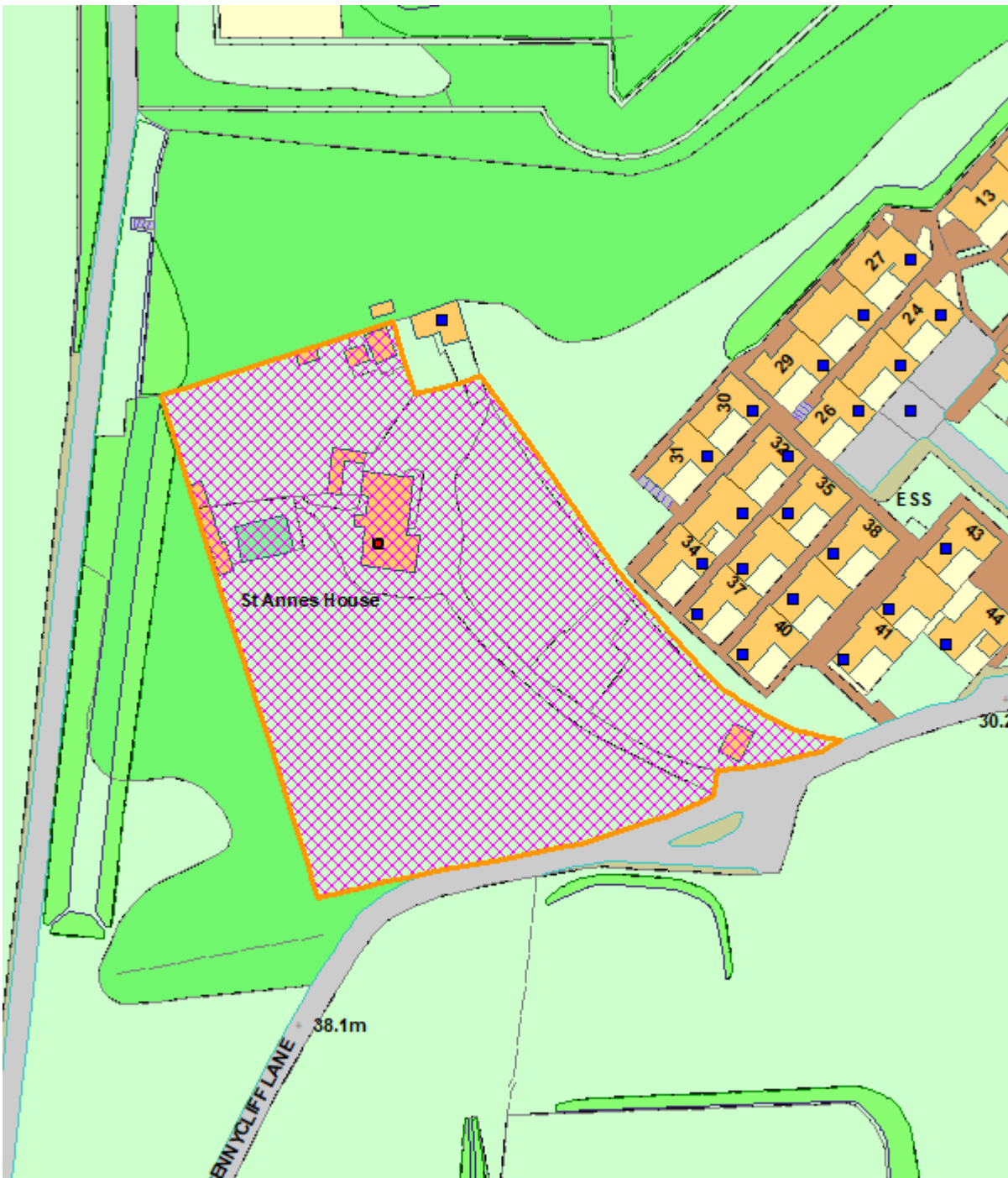
Agenda Number and Application	Voting For	Voting Against	Abstention	Absent
24/00213/FUL, Hamoaze House, George Street, PLI 4JQ	Councillors Darcy, McNamara, Nicholson, Penrose, Reilly, R.Smith, Stevens, Tuohy Ms Watkin			

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PLANNING APPLICATION OFFICERS REPORT



Application Number	24/00256/FUL	Item	01
Date Valid	14.03.2024	Ward	PLYMSTOCK RADFORD
Site Address	St Annes House Jennycliff Lane Plymouth PL9 9SN		
Proposal	Change of use of St Annes House to a mixed use as a wedding venue, holiday letting/hotel and restaurant/café (Sui Generis) with associated development including car parking		
Applicant	St Anne's House Plymouth Limited		
Application Type	Full Application		
Target Date	09.05.2024	Committee Date	18.07.2024
Extended Target Date	07.06.2024		
Decision Category	Councillor Referral		
Case Officer	Miss Amy Thompson		
Recommendation	Grant Conditionally		



This item has been referred to Planning Committee by Councillor Kathy Watkins.

I. Description of Site

The site is a large grade II listed, detached, single family dwellinghouse set in extensive grounds with numerous outbuildings. The main building is a large house with 7 bedrooms and 2 large reception rooms, which has obtained planning permission for weddings and holiday lets.

Within the grounds there is an original stable block and static caravan occupied by the owner's family. There is an outdoor swimming pool with a marquee covering. The marquee does not benefit from the required planning permission. There is a Coach House outside the site close to the North East boundary, which is in the applicant's ownership and is occupied by the applicant when the main house is let.

The site is within the Jennycliff Green Space, a biodiversity network and is covered by a Tree Preservation Order. The adjacent land at Jennycliff is within a Strategic Landscape Area, the Undeveloped Coast and the Urban Fringe. Access to the site is from Jennycliff Lane, which is one way at the site entrance, and leads out to the public car park at Jennycliff.

The closest neighbouring residential properties, other than those occupied by the applicant or their family, are at Stamford Close. Some properties share a garden boundary with the site and are approximately 45m from St Anne's House.

2. Proposal Description

Change of use of St Annes House to a mixed use wedding venue, holiday letting/hotel and restaurant/café (Sui Generis) with associated development including car parking

3. Pre-application Enquiry

None.

4. Relevant Planning History

06/01147/FUL - Conversion of coach house to separate dwelling - Granted

14/00744/MIN - Pre-app for 2 houses not supported due to impact on listed building.

15/01851/MIN - Pre-app for 5 static caravans not supported due to impact on listed building.

16/00844/FUL - Erection of 5 new dwellings - Withdrawn.

17/02211/FUL - Erection of fencing (retrospective) - Granted conditionally.

18/01365/FUL Erection of additional fencing and stable, duck and hen houses - Granted conditionally

19/00244/MOR - Pre app for wedding venue and holiday let - No in principle objection, but subject to details

19/01144/FUL - Use as wedding venue and holiday accommodation, including marquee, portable toilets and ancillary owners accommodation - Refused due to inadequate parking, unacceptable noise and visual impacts on landscape and listed building. APPEAL DISMISSED on all grounds except parking.

20/00418/FUL - Change of use to wedding venue and hotel/holiday accommodation (re-submission of 19/01144/FUL) - Granted conditionally

20/01440/FUL - Retrospective application for retention and replacement of timber buildings to include staffroom, laundry, animal pens, retention of ancillary residential accommodation within the stable block and new fencing - Refused due to impact on Listed Building.

20/01442/FUL - Continue use of part of site as cafe including erection of marquees to cover seating area and mobile kitchen unit and use of part for mobile toilet unit and additional parking area.

Formation of additional parking area for cafe and overall development scheme- Refused due to harm to the setting of a Listed Building, harm to landscape character, the undeveloped coast and the function of the greenspace, and giving rise to unacceptable disturbance and inadequate parking provision. APPEAL DISMISSED on all grounds apart from parking and impact on neighbours living conditions.

20/01445/FUL - Retention of mobile caravan for ancillary residential use - Granted conditionally.

20/01454/FUL - Retention of marquee over swimming pool and erection of covered walkway to link to main house. Installation of Male and Female WCs in bar/ servery and storage building. Additional parking area for users - Refused due to harm to the setting of a Listed Building and harm to landscape character, the undeveloped coast and/or the function of the greenspace. APPEAL DISMISSED on all grounds

21/00292/FUL - Lean-to glazed conservatory - Refused due to harm to the Listed Building.

21/01811/S73 - Removal of Conditions 4 (restrictions on the use), 6 (no more than 30 people) & 7 (no more than 28 weddings per year) and variation of condition 8 (management plan) of application

20/00418/FUL - Refused due to inadequate parking provision and unreasonable noise impact.

APPEAL DISMISSED on all grounds.

22/00592/FUL- Change of use from wedding venue and hotel/holiday accommodation to a mixed use as a events venue, holiday letting/hotel and restaurant/café (Sui Generis) with associated car parking and landscaping (part retrospective) - Refused due to harm to the setting of a listed building.

22/00837/FUL - Proposed Pavilion pool building - Refused due to harm to the setting of the listed building and impact on landscape character. APPEAL ALLOWED

5. Consultation Responses

Economic Development - Had no strong views on the application.

Lead Local Flood Authority - No objection.

Natural Infrastructure Team - Sought further information.

Historic Environment Team - Unacceptable and recommends refusal.

Local Highway Authority - Originally raised concerns due to the lack of parking but further details were submitted which overcome the concerns.

Public Protection Service - Approval subject to recommend condition.

6. Representations

Five members of the public submitted comments objecting to the proposal, raising the following concerns:

- Noise/ disturbance
- Anti-social behaviour
- Cars using narrow one-way road the wrong way
- Increase in traffic and parking, dangerous for pedestrians
- Location is a nice and quiet residential area that will be ruined
- Detrimental impact on Listed Building
- Use of Jennycliff Car parking not suitable

14 members of the public submitted comments supporting the proposal, raising the following points:

- Affordable place for families
- Local place to go
- Support more hotel rooms in the area
- Ample parking on site with large free car park located a short walk away
- Plymstock needs a heated swimming pool
- Restaurant was a much used facility
- Great asset to the community
- Employment opportunities/ supports local jobs
- Need this sort facility for locals and visitors

7. Relevant Policy Framework

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

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 19th December 2023 the Department for

Levelling Up, Housing and Communities published the HDT 2022 measurement. This confirmed the Plymouth, South Hams and West Devon's joint measurement as 121% and the policy consequences are none.

Therefore no buffer is required to be applied for the purposes of calculating a 5 year housing land supply at the whole plan level. The combined authorities can demonstrate a 5-year housing land supply of 5.84 years at end of March 2023 (the 2023 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2023 (published 26th February 2024)."

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:

- Plymouth and South West Devon Supplementary Planning Document 2020.

8. Analysis

1. This application has been considered in the context of the development plan, the adopted Joint Local Plan, the Framework and other material considerations as set out in Section 7.
2. This application has been assessed against the Council's adopted planning policy in the form of the Plymouth and South West Devon Joint Local Plan (March 2019) policies are SPT1 Delivering sustainable development, SPT6 Spatial provision of retail and main town centre uses, DEVI Protecting health and amenity, DEV2 Air, water, soil, noise, land and light, Policy DEV14 Maintaining a flexible mix of employment sites, DEV16 Providing retail and town centre uses in appropriate locations, DEV20 Place shaping and the quality of the built environment, DEV21 Development affecting the historic environment, DEV23 Landscape character, DEV24 Undeveloped Coast and Heritage Coast, DEV26 Protecting and enhancing biodiversity and geological conservation, DEV27 Green and play spaces, DEV28 Trees, woodlands and hedgerows, DEV29 Specific provisions relating to transport, DEV35 Managing flood risk and water quality impacts, and the National Planning Policy Framework (NPPF).
3. The main considerations are the visual impact of the development, especially on the setting of the listed building and the wider landscape, the effect on residential amenity, and highway safety.
4. The application seeks permission to change of use of Change of use of St Annes House to a mixed use as a wedding venue, holiday letting/hotel and restaurant/café (Sui Generis) with associated development including car parking. The site was granted permission to be used as a wedding venue and holiday accommodation under application 20/00418/FUL in 2020.
5. The café/ restaurant will be accommodated within the main house and is proposing to serve food outside around the pool area and the lawn immediately to the south.
6. Additional parking is proposed to the rear of St Annes House and to the east of the access road. The spaces will not be permanently marked on the ground and will be formed using a grass grid system. The area to the east of the access is currently fenced off for livestock but would be relocated to allow for parking for wedding events.
7. The planning statement also mentions that the applicant seeks to address the conditions imposed by the previous permission 20/00418/FUL, which are:

8. Condition 4 on permission 20/00418/FUL is as follows:
"All catering and music in association with the use hereby approved at the site shall only take place within the main house known as St Annes House as shown on plan numbers I602/25 Rev A and I602/26 and shall not take place outside the hours of 10:00 and 23:00, and there shall be no fireworks set off on the site.

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours and to ensure compliance with policy DEV2 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary planning Document 2020 and the NPPF."

9. The applicant is seeking to allow for catering to be undertaken outside of the main house in the grounds. It states 'the proposal does not include any amplified music being played outside of the house. This would bring lawful activities in line with the Premises Licence which has been issued for the business/site'.

10. Condition 6 on permission 20/00418/FUL is as follows:
"In accordance with the submitted management plan, no more than 30 people and 6 staff, shall attend any function held at the site.

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours, or cause parking problems and to ensure compliance with policy DEV2 and DEV29 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary planning Document 2020 and the NPPF".

11. The applicant is seeking to allow for up to 100 persons at a function held at the site.

12. Condition 7 on permission 20/00418/FUL is as follows:
"In accordance with the submitted details, there shall be no more than 28 wedding events in one calendar year at the site.

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours and to ensure compliance with policy DEV2 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary Planning Document 2020 and the NPPF".

13. The applicant seeks to remove restriction of the frequency of events.

14. Condition 8 on permission 20/00418/FUL is as follows:
"Unless otherwise previously agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in accordance with the Management Plan dated 24th November 2020 V 5 as submitted with this application.

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours, or cause parking problems and to ensure compliance with policy DEV2 and DEV29 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary planning Document 2020 and the NPPF".

15. The applicant has submitted an amended management plan that includes the proposed changes included within this application.
16. A previous similar application (22/00592/FUL) which sought to change of use from wedding venue and hotel/holiday accommodation to a mixed use as a events venue, holiday letting/hotel and restaurant/café (Sui Generis) with associated car parking and landscaping was refused by the Local Planning Authority for the following reason:
17. **REFUSAL: HARM SETTING OF LISTED BUILDING**
In the opinion of the Local Planning Authority, the proposed car parking area to the east of the drive would erode the unspoilt open qualities and spacious setting of St. Anne's House. By virtue of its siting, size and likely cluttered visual impact from parked cars, the car parking area would intrude into the setting of this listed building and detract from an appreciation and understanding of its special architectural qualities. The proposal would result in unacceptable harm that is not outweighed by the public benefit. In causing harm the proposal fails to preserve or enhance the setting of the listed building and is therefore considered to be contrary to policy DEV21 of the Plymouth and South West Devon Joint Local Plan, the Joint Local Plan Supplementary Planning Document and the NPPF.
18. The decision was appealed by the applicant and was dismissed at appeal (APP/N1160/W/23/3315554). The supporting information states that the proposed reduction of the amount of proposed parking spaces as proposed under this scheme is sufficient to mitigate the potential for harm to the setting of the Grade II Listed Building.

Setting of the Listed Building

19. The application site is the grade II listed St Annes House and has substantial grounds forming its setting. St Annes House is a mid-19th century former vicarage designed by William White that is set back from the road and set within the large plot giving a sense of space. Its historic interest is derived primarily from its special architectural qualities. These include its Victorian Gothic/Vernacular style, with steeply pitched roof, axial stacks, windows and slate hanging on the south elevation.
20. The area around St Annes House forms part of the attractive garden setting to this important building. Its unspoilt open qualities assist in maintaining the spacious surrounds and grandeur of this house. The views across the site afford an appreciation and understanding of the architectural qualities of this house.
21. The proposal does not include any works to the main house but includes the use of the pool area and lawn to serve food to guests and host events. The proposal also includes additional parking to the rear and front of St Annes House and to the east of the access road, along the boundary with the properties on Stamford Close. The spaces will not be permanently marked on the ground and will be formed using a grass grid system.
22. The submitted Planning Statement includes an impact assessment on the heritage asset and states 'the proposed development does not include any operational development in the form of building works, demolition or construction works. As such there is no significant impact to the historic fabric of the heritage asset or to its setting. There is no harm to, or loss of, the significance of the designated heritage asset'.
23. The proposed site plan shows a total of 34 spaces, 10 existing spaces and 24 proposed spaces. 15 of the proposed spaces will be within the grassed open lawn area to east of the access road leading up to St Annes House, adjacent to boundary shared with the properties

on Stamford Close. The remaining spaces are proposed to be positioned on a grassed area behind St Annes House.

24. The previously refused scheme sought to have 45 car parking spaces in total, with 29 spaces proposed on the open lawn to the northeast of the access road and cover the entire length of the driveway, with four spaces directly in front of St Annes House, and 12 situated on the grass to the rear of St Annes House. When the refusal was appealed the Inspector stated the following when dismissing the appeal:
25. *"Whilst the proposal involves the change of use of the building, it is only the impact of the proposed parking arrangements that is at dispute. In this regard, the submitted plans show the introduction of 29 car-parking spaces on the open lawn to the northeast of the driveway that approaches the listed building. The parking spaces would line almost the entire length of the driveway. Together with the proposed spaces on the north-western boundary, and the intervening circulation space, most of the open lawn on this side of the access drive would be taken up.*
26. *The parking and circulation area would be achieved through the use of a grass grid system, so would not require any significant works of excavation, and would not involve a fundamental change to the appearance of the land.*
27. *However, the presence of parked cars in this area, particularly along the edge of the driveway, would be intrusive in the key views of the primary elevations of the listed building from Jennycliff Lane, and when approaching it down the access, resulting in harm to its setting.*
28. *It is contended that the parking would be seasonal, with a lull in winter, so any harm would be on a sporadic basis. It is also suggested that a management plan could be put in place, so that the proposed spaces were only used when the parking at the rear of the building had reached capacity. Whilst these measures could go some way to limiting the harm, the appellant's evidence indicates a significant demand for weddings and events catering for a larger number of guests than is currently permitted by the existing planning permission. It is therefore likely that car-parking would occur in the proposed location on a regular basis.*
29. *I am mindful that cars could already be parked on any part of the site in association with the current authorised use. Indeed, at the time of my visit, I saw that there were eight or nine vintage vehicles parked along the north-eastern boundary, in the approximate position of the proposed spaces numbered 35 - 45. These were not overly intrusive in public views, or when approaching the house along the drive. In practice, however, the parking of customers vehicles on the grass is only likely during dry weather. The provision of hard-surfaced parking would facilitate the parking of vehicles in this location on a much more regular basis. Those parked along the edge of the driveway would intrude into key views of the listed building, resulting in harm to its setting.*
30. *It is argued that the parking spaces would be some distance from the building. However, the submitted drawings show that the spaces numbered 17 - 20 would be within about ten metres of the building. Furthermore, although the spaces at the southern end of the drive would be further away, cars parked on the driveway edge would still interrupt views of the principal elevations of the building.*
31. *For these reasons, I conclude that the proposed car parking would fail to preserve the setting of the listed building. The harm that I have identified would be less than substantial for the purposes of paragraph 199 of the Framework. Nevertheless, paragraphs 199 and 200 state that great weight should be given to the conservation of heritage assets, and that any harm to, or loss of, their significance, including through development within their setting, should require clear and convincing justification. Paragraph 202 requires that, where a proposal would lead to less than substantial harm, the harm should be weighed against the public benefits of the development".*

32. The Historic Environment Officer considered the submitted Heritage Impact Assessment and consider that the proposed parking would harm the setting and significance of the St Annes House. The Historic Environment Officer states that the " the lawn and sweeping entrance drive contribute to the sense of arrival and grandeur of the Vicarage as designed and arranged by the architect William White. As previously stated, parking to the east or west of the main driveway and immediately in front of the primary elevation of the designated heritage assets should be actively avoided. There is already an accretion of caravans, carts, vehicles and agricultural style fencing that dilute the impact of the architectural form and expression of the planned house and garden. Formalised parking on the lawn is therefore still considered unacceptable when the harm is weighed against public benefit when there is a large public car park within 100m of the site on Staddon Lane".
33. The Historic Environment Officer did not raise an objection to the proposed parking to the rear of the St Annes House, stating that it was more appropriately placed and follows the historic and intended zoning of the site as designed by White. Which placed all detached service buildings, the well, enclosures and a small orchard discreetly to the northwest of the site so as not to impact the sense of arrival and impact of the house and lawns befitting a prosperous gentry parsonage.
34. Following the concerns raised by the Historic Environment Officer further details were submitted by the applicant which included an amended plan and further justification for the proposal including the Inspectors previous comments.
35. The Historic Environment Officer considered the further details but it did not overcome their concerns. They acknowledged the Planning Inspectors comments and stated while the planning inspector gives significant weight to the economic benefits of the proposal, they did not find the economic argument as convincing. The Historic Environment Officer states that all listed buildings are at risk of under investment and decay if the financial circumstances of the owner changes or business models become unviable due to the constraints of the designated heritage assets built form and setting.
36. The Historic Environment Officer states that to deliver the level of parking required to meet the Highway's recommendation the impact on the setting and significance of the grade II listed building would be unacceptable from a heritage standpoint. Para 208 requires that harm be assessed against the public benefit of the development. However, it goes further by requiring consideration of what would be the optimum viable use. The Historic Environment Officer states that the deadlock between Highways and Heritage appears to be a clear admission that the site is not suitable for large functions with 100 attendees and raises obvious questions of whether the proposal is the optimum viable use for this designated heritage asset or rather the maximum economic use which is clearly a different aim.
37. The Historic Environment Officer states that the application has reduced the quantum of parking from the previous application and identifies planting as an important consideration reducing the impact. Whilst the reduced level of parking equates to a reduction in the impact, parking on the front lawn in front of the primary elevation is not acceptable.
38. With regards to the planting scheme, the Historic Environment Officer states that while the planting scheme provides mitigation, it is not justification for this development. As the Historic Environment Officer stated previously, the house, large open lawn and sweeping driveway are all important aspects of the original design and site layout which maximises the grandeur of the house. The relationship between these three elements should be retained

free from car parking except for where the Historic Environment had previously agreed was suitable, which is to the rear of the site.

39. Overall, the Officer has carefully considered the submitted information, the Inspectors comments and the Historic Environment Officer comments. The Officer is mindful that the scheme has been amended in response to the previously refused scheme by removing the parking from directly in front of the house and along the drive. The previously refused scheme proposed 29 car parking spaces along the drive and on the open lawn that approaches the listed building and lined almost the entire length of the driveway. The proposed scheme has reduced the number of parking spaces from 45 to 34 and would now have 15 spaces on the lawn along the eastern boundary.
40. It is noted that the Planning Inspector stated within the appeal decision that at the time of their site visit, they saw that there were eight or nine vintage vehicles parked along the north-eastern boundary and that they did not consider them to be overly intrusive in public views, or when approaching the house along the drive.
41. The proposed parking along the eastern boundary is in a similar location as the eight or nine vintage vehicles the Inspector saw at the time of their site visit and concluded that they weren't overly intrusive in public views, or when approaching the house along the drive. It is therefore considered that parking along the eastern boundary is unlikely to be intrusive in the key views of the primary elevations of the listed building from Jennycliff Lane and when approaching it down the access. Therefore, it is considered that the proposal would not result in significant harm to the setting of the listed building. There would be a degree of harm that would be considered as less than substantial. Under such circumstances, paragraph 202 of the NPPF advises that this harm should be weighed against the public benefits of the proposal. In this regard, income generated from the development could assist in helping to maintain the fabric of the listed building. The car parking area will benefit the applicants wedding and hotel businesses and job creation which would support the local economy. Established planning policies recognise the importance of supporting and strengthening the economy. When considering the level of harm it is considered at the lower end of harm and when balancing it up against public benefits it is considered that the benefits outweigh the harm to the setting of the listed building. It is therefore considered that the proposal would comply with JLP policy DEV21 and the NPPF.

Neighbours Amenity

42. The main concern about the impact on neighbours is the level of disturbance that would result from the proposal. The application is accompanied by a Noise Impact Assessment (NIA) which looked at the noise impact from people and vehicles on noise sensitive receptors.
43. The proposal seeks to host events and outdoor dining in the pool area and adjacent lawn. The submitted NIA states that the proposal would include up to 28 bookings a year, and planned wedding events will have a capacity of up to 100 people and run to no later than 23:00. Car parking areas are proposed to the north of St Annes House and along the eastern boundary, which will be in close proximity to the residential properties at Stamford Close. The submitted site plan shows dense planting to mitigate noise pollution along the eastern boundary between the car parking area and the residential properties at Stamford Close.
44. The NIA considered two aspects of noise from the proposed use of St Anne's House; people and vehicles and the closest noise receptors.

45. When considering the noise generated from people in the pool area, the noise assessment has calculated the worst-case scenario for events where there are 100 people in attendance and 1 in 3 people are talking at the same time.
46. The noise assessment calculated the noise levels for spoken and raised speech for events. The noise assessment states that "the spoken voice levels remain below the daytime background and ambient noise levels at all receptors. The raised voice levels exceed the daytime background noise level by 2 dB(A) at receptor C [noise sensitive receptor at Stamford Close], however we would consider this occurrence to be uncommon as the likelihood of a full capacity event occurring where all visitors speaking at a raised level, considering there is no music at the site, is low".
47. The NIA therefore concludes that the noise from people may be audible at the nearest receptors but is unlikely to be unreasonably intrusive inside the nearest receptors with windows open for ventilation. Noise from people on site is therefore unlikely to be significant.
48. The noise assessment considered the impact for vehicle noise and the impact from the proposed parking areas, which are adjacent to noise sensitive receptors. The noise assessment has calculated the worst-case scenario based on up to 30 cars arriving/leaving within a one hour period. The noise assessment has considered vehicle noise from driving on the driveway and parking areas and noise from car door closures.
49. When considering the impact from vehicle noise, the noise assessment states that "the predicted noise levels are similar to the measured background noise levels during the day and are at worst 2 dB(A) below the typical measured background noise level. In practice this means that noise from vehicles may be audible at the nearest receptors but is a familiar noise source against the soundscape of the area due to the proximity of Jennycliff Lane, and therefore is unlikely to be unreasonably intrusive inside the nearest receptors with windows open for ventilation".
50. The noise assessment concluded that the "cumulative impact from noise including people and vehicles would not cause more than a low impact (LOAEL) at the nearest noise sensitive receptors, which meets the expectations of national and local policies DEV2 & 29. Some additional mitigation measures have been proposed to minimise the disturbance caused as far as possible".
51. The mitigation measures proposed within the NIA are:
 - The screening by vegetation along the north and east sides of the site should be maintained. This will provide psycho-acoustic benefits, and some masking noise from leaves when the wind moves them.
 - A noise management plan should be written for the site which includes the details found in the NIA. The NIA states that the noise management plan should be sent to and agreed to via contractual agreement by the customers booking St Anne's House, so they understand that it is located within a quiet area and they should be respectful of neighbours, and that guests may be ejected by management if they do not comply.
52. The environmental health officer has considered the submitted details and has raised no objection to the proposal subject to a condition requiring the proposed development to be carried out in accordance with the submitted Management Plan. A condition has been added requiring the submission of an updated Management plan to be submitted and approved. Once approved the development will be required to comply with the approved Management plan.

53. The officer is mindful about the close proximity of the proposed parking area at the eastern boundary is to the residential properties at Stamford Close, with the public comments received raising noise and disturbance as a key concern in this case.
54. It is however noted that a previous application (20/01442/FUL) on this site proposed 12 car parking spaces in south-eastern part of the lawn, adjacent to the properties on Stamford Close. The application was refused due to an unacceptable disturbance to the neighbouring properties.
55. The decision was appealed and the Inspector did not agree with the Planning Authorities refusal reason stating that:
"...the overflow car parking would not be so large or too close to these neighbouring properties to cause any serious loss of amenity for those living alongside. Moreover, if permission was granted, a condition could be attached to an approval requiring this facility to operate in accordance with an approved management plan. Such a plan could limit the risk of disturbance to neighbouring residents, especially during evening and at night".
56. While the proposal will increase the amount of parking in this location, the officer has carefully considered the submitted noise assessment and comments from the environmental health officer and the Inspector and does not consider the proposal would have a detrimental impact on neighbours amenity to warrant the refusal of this application. A condition is recommended requiring the submission and approval of a noise management plan and an updated management plan. With the recommended conditions and an acceptable noise management plan and management plan it is considered that the proposal would not have a detrimental impact on neighbour amenity, complying with policies DEVI and DEV2 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019, the Supplementary Planning Document 2020 and the NPPF.

Proposed Use

57. The proposal seeks permission to be used as an events venue, holiday letting/hotel and restaurant/café (Sui Generis). St Annes House has permission to be used as a wedding venue and hotel and holiday accommodation under application 20/00418/FUL. The application therefore seeks to also use the site as a restaurant/ café and events venue in addition to the consented wedding use.
58. The submitted details state that the restaurant will be accommodated within the main house in the existing dining room and food will be served outside around the pool area and lawn. The restaurant will be open to public use but not available when private events are being held.
59. The café/ restaurant use is considered to be a main town centre use, therefore local policies such as DEVI6 seek to ensure that town centre uses are located in appropriate locations.
60. DEVI6 states that proposals need to be assessed in relation to their support for the spatial strategy of the JLP and the sequential hierarchy of centres. It also states that proposals for 'main town centre' uses outside of centres should be supported by a sequential test that demonstrates flexibility in its assessment and that there are no other sequentially preferable suitable and available sites within or on the edge of an appropriate centre within the hierarchy of centres or (in accordance with the NPPF) in accordance with an up-to-date plan.

61. Paragraph 95 of the NPPF states that "where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 94, it should be refused".
62. Paragraph 94 of the NPPF states:
When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m² of gross floorspace). This should include assessment of:
 - a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and;
 - b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme)
63. In this case, St Annes House is not located within a defined 'centre' and is seeking permission for main town centre use, on this basis, a sequential assessment is required.
64. A Town Centre Uses Statement and Sequential Test was submitted to support the application. The statement concludes that:
65. "The proposal is a restaurant/café use at an existing hotel/holiday let site including wedding use. The restaurant/café use will largely be ancillary to the existing uses on site and will be utilised by holiday makers when the house is let through Airbnb and will be used for catering during the events. Events have exclusive use of the site so when there are weddings held, there are no non-ancillary holidaymakers renting the property.
66. In addition, the restaurant/café will be open to the general public when not used for weddings. This element of the proposal is the most relevant for the Sequential Test. However, the sequential test shows that there is no other site able to provide the uses and situation presented at the Applicant's property. The restaurant and café use are clearly linked to the existing approved uses of the site and it is not feasible or financially viable to separate those out and utilise a town centre site for a separate restaurant and café use. That is not the Applicant's business model or the intention of the proposal".
67. Having considered the submitted details the officer is satisfied that the proposed café/restaurant use would be used in connection with the consented uses on site and would therefore unlikely have a significant adverse impact on the existing designated town centres. The application is therefore considered to not conflict with policy DEVI6 and the NPPF.

Highway Considerations

68. The Local Highway Authority originally raised concerns about the level of parking proposed however the applicant provided an amended plan which increased the level of parking and providing further justification for the level of parking.
69. An updated site layout plan was provided which confirms that a total of 34 car parking spaces will be provided. With 29 spaces allocated for use by guests, this leaves 5 spaces to serve 7 staff.
70. The Local Highway Authority consider such a level of parking for use by staff is considered to be acceptable and state that it is likely that when weddings are taking place, many staff are likely to arrive early in the day in order to help with setting-up. On this basis staff are likely to be able to park in the public car park at Jennycliff as this car park generally gets busier

throughout the morning. Were staff to arrive between 8 and 9am, its highly likely that they would be able to find a space or two available within this car park.

71. The applicant has also confirmed commitment to implementing travel plan initiatives for those staff who have no means of travel to and from the application site (taxi pick-up/drop-off, minibus collection etc). Whilst the limited size of the building (and number of staff) would not warrant the need for a Travel Condition per-se, the Local Highway Authority have recommended that reference to such is included within the site-wide Management Plan.
72. The Local Highway Authority previously raised a concern about the possibility of cars being parked outside the boundaries of the car parking spaces as they would not be physically marked-out on-site. This could lead to less cars being accommodated on those parking areas where grasscrete is proposed. The applicant has confirmed that this would be addressed through their being a parking attendant/marshall employed on weddings/events to ensure guests are parking in the correct locations, thereby ensuring the use of the car parking areas are maximised.
73. The Local Highway Authority therefore considered the additional information submitted along with the amended plan are now in support of this application subject to the recommended condition. The condition will require the on-site Management Plan being updated to include reference to the delivery of the sustainable travel initiatives proposed by the applicant relating to staff travel, and include reference to the use of parking marshalls when events/weddings are taking place.
74. Having considered the comments from the Local Highway Authority it is considered that the proposed development, subject to the recommended conditions, has overcome the previous concerns raised by the LHA. It is therefore considered that the submitted details have demonstrated that the proposal will provide sufficient provision of car parking and ensure safety of the highway network which would comply with policy DEV29 of the Joint Local Plan.

Landscape Setting, Biodiversity and Ecology

75. Natural Infrastructure Team has considered the submitted details and have raised no objection in principle to the change of use for St Annes House, however they have for further information regarding biodiversity net gain. The submitted information states that ecological enhancement are including bird boxes and additional planting to bring about a net gain in biodiversity for the site.
76. The Natural Infrastructure Team have asked that a DEFRA small sites metric is submitted showing a 10% gain in habitat units. It is however noted that the application was submitted prior to the mandatory which started on the 2nd April. It is therefore not a requirement for minor development to deliver 10% net gain. A condition will however be added requiring further details on the planting and bird boxes to ensure the proposal complies with policy DEV26 which seeks biodiversity net gain.
77. The site is within Landscape Character Area (LCA) Staddon Heights Coastal Farmland (CA17). The proposed site plan shows that additional dense planting along the eastern boundary and planting along the eastern edge of the driveway. A condition is recommended requiring soft landscaping details to ensure that the planting is in keeping with the LCA. The soft landscaping details should include planting species densities and be shown on a landscaping plan. The planting should consist of a mixed native Devon hedge bank. The Devon hedge bank should incorporate a mix of UK native planting such as Hawthorne, Hazel, Blackthorn, etc.

78. It is considered that the proposed development, along with the recommended conditions would result not have a detrimental impact when seen from the wider green space, undeveloped coast and coast path. It would not be visible enough to diminish the public perception and visual quality of this green infrastructure. The proposal would not therefore severely conflict with the aims of JLP policies DEV23 and DEV24 and the objectives of DEV27.

Drainage

79. Given the nature of the proposal and the fact that it is not in a flood zone 2 or 3 or in a critical drainage area it is not considered to be necessary to request flood risk information and it is considered that there would be no serious conflict with polices DEV35 and DEV2.

Habitats Regulations Assessment

80. The proposal was considered in light of the assessment regulations of Regulation 63(1) of the Habitat Regulations 2017 by the above officer of Plymouth City Council.
81. Having considered the nature, scale, timing, duration and location of the project, it was concluded that it be eliminated from further assessment because it cannot have a conceivable effect on a European site. The reason for this conclusion is that the project will not in itself impact, or the development is too far from the European site, and will not result in any pressures on the European sites.

Low Carbon

82. Having reviewed the submitted climate emergency compliance form and associated documents. The scheme entails seeking planning for the change of use of St Annes House to a mixed use as a wedding venue, holiday letting/hotel and restaurant/café (Sui Generis) with associated development including car parking.
83. It is acknowledged that this is a minor application and that the reuse of an existing building is far superior to the replacing the current building in terms of carbon emissions.
84. Given the limited nature of the scheme to request additional climate mitigation would be disproportionate in this case and is therefore considered acceptable.

Previous Conditions

85. As mentioned previously the applicant seeks to address the conditions imposed by the previous permission 20/00418/FUL, which restricted catering and music only to be within St Annes House, the number of guests and staff attending any function and the number of functions that can take place each year.
86. Amended conditions have been negotiated and catering will be allowed on the lawn outside of St Annes House and around the pool, however amplified music will not be permitted outside of St Annes House. The number of guests has been increased from 30 to 100 but the number of events a year will remain at 28 as the Noise Impact Assessment was based on 100 people attending an event with 28 events a year.

9. Human Rights

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

10. Local Finance Considerations

None.

11. Planning Obligations

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

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

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

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

14. Recommendation

In respect of the application dated 14.03.2024 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 Site Plan 21276-PL-00-01 Rev A received 06/06/24

Location Plan 21508-PL-00-01 received 01/03/24

Block Plan 21508-PL-00-02 received 01/03/24

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: SCREENING/ SOFT LANDSCAPING PLAN

PRE-USE

The proposed changes to the use of the building hereby approved shall not be implemented until full details of the proposed screening and soft landscaping throughout the site has been submitted to and approved in writing by the Local Planning Authority. These details shall include full details of the proposed dense screening by vegetation along the north eastern boundary and planting along the edge of the drive. The soft landscaping details should include planting species densities and be shown on a landscaping plan. The agreed landscaping scheme shall then be implemented in full in accordance with the approved details prior to first occupation.

Reason:

To ensure that the proposed screening and landscaping is sufficient, noise mitigation is provided and biodiversity net gain is delivered on site in line with policies DEV1, DEV26, and DEV28 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

4 CONDITION: CAR PARKING DESIGN

PRE-USE

The proposed changes to the use of the building hereby approved shall not be implemented until full details of the location and specification of the proposed grasscrete is submitted to and agreed in writing by the Local Planning Authority.

Reason:

To enable vehicles used by visitors/guests 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 and South West Devon JLP 2020, the accompanying Supplementary Planning Document 2020 and the NPPF.

5 CONDITION: EV CHARGING SPACES

PRE- USE

The proposed changes to the premises hereby approved shall not be implemented until a minimum of 9 EV charging spaces have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To enable zero emission electric vehicles used by guests/visitors/staff to be charged on-site in the interests of sustainability in accordance with Policy DEV 29 of the Plymouth and South West Devon JLP 2019.

6 CONDITION: CYCLE PROVISION

PRE- USE

The proposed changes to the use of the building hereby approved shall not be implemented until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for a minimum of 9 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended

purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy DEV29 of the Plymouth and South West Devon JLP 2019.

7 CONDITION: MANAGEMENT PLAN

PRE-USE

The proposed changes to the use of the building hereby approved shall not be implemented until an updated Management Plan is submitted and agreed by the Local Planning Authority. The management plan shall include:

- Details of the sustainable travel initiatives for staff and visitors;
- Measures to control the use of the permitted car parking areas and traffic including the use of parking attendant/ marshals;
- Details of staff parking;
- Contact details (including postal address, email address and telephone number) of the person to be contacted for external enquires and complaints about any issues arising from the use of the building or its curtilage and shall include a commitment to keep this information up to date. Thereafter, the property shall continue to be managed permanently in accordance with the approved management arrangements, unless the Local Planning Authority gives written approval to any variation of the arrangements

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours, or cause parking problems and to ensure compliance with policy DEV2 and DEV29 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary planning Document 2020 and the NPPF.

8 CONDITION: NOISE

PRE-USE

The development hereby approved shall accord with the noise mitigation measures included within the submitted Noise Impact Assessment, report number 21-0090-1 R03, dated 28th February 2024. This includes the submission and approval in writing of a Noise Management Plan to the Local Planning Authority prior to use the development hereby approved. The Noise Management Plan shall include:

- Detail of delivery times where appropriate, and steps taken to reduce the impact of these on local sensitive receptors.
- Procedures for management and/or security staff to manage people noise including during dispersal at closing
- Bottling out protocol (it should not take place during sensitive time periods, such as night-time after 23:00).
- Detail of a single point of contact for external enquiries and complaints, in case they should arise.
- Detail of plans for traffic management for the car parking areas, especially during dispersal.
- Detail of speed limits and signage for drivers, to ensure that the speed limit is known, reinforced and followed at all times by both guests and delivery/taxi drivers.

The development shall at all times be used in conjunction with the noise impact assessment and subsequent noise management plan, unless the Local Planning Authority gives written approval to any variation of the arrangements.

Reason:

To assist in protecting the residential amenities of the area in accordance with policies DEV1 and DEV29 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

9 CONDITION: BIODIVERSITY NET GAIN

PRE-USE

The proposed changes to the use of the building hereby approved shall not be implemented until details of the bird boxes and planting have been submitted to and agreed in writing by the Local Planning Authority.

Reason:

To deliver a net gain in biodiversity in order to comply with Policy DEV26 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework (2021).

10 CONDITION: CAR PARKING PROVISION

No more than 34 vehicles can be parked on site at any one time and can only be parked within the designated parking spaces as shown on the proposed site plan 21508-PL-00-01 Rev A. Parking space numbers 20 to 34 shall only be used for parking of vehicles during events only.

Reason:

To enable vehicles used by visitors/guests 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 and South West Devon JLP 2020, the accompanying Supplementary Planning Document 2020 and the NPPF.

11 CONDITION: NO MORE THAN 100 PEOPLE

No more than 100 guests shall attend any function held at the site at any one time.

Reason:

To ensure that the proposed use does not give rise to unacceptable noise and disturbance to near neighbours, or cause parking problems and to ensure compliance with policy DEV2 and DEV29 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary planning Document 2020 and the NPPF.

12 CONDITION: NO MORE THAN 28 EVENTS PER YEAR

There shall be no more than 28 events in one calendar year at the site.

Reason:

To ensure that the proposed use does not give rise to unacceptable noise and disturbance to near neighbours and to ensure compliance with policy DEV2 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary Planning Document 2020 and the NPPF.

13 CONDITION: HOURS OF OPENING

The use hereby permitted shall not be open to customers or attendees of the events outside the following times: 0700 hours to 2300 hours Mondays to Sundays.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at, using, and leaving the premises, and avoid conflict with Policies DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

14 CONDITION: AMPLIFIED MUSIC AND FIREWORKS

No amplified music shall be played outside of St Annes House at any time. There shall be no fireworks set off on the site.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects and avoid conflict with Policies DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework.

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.

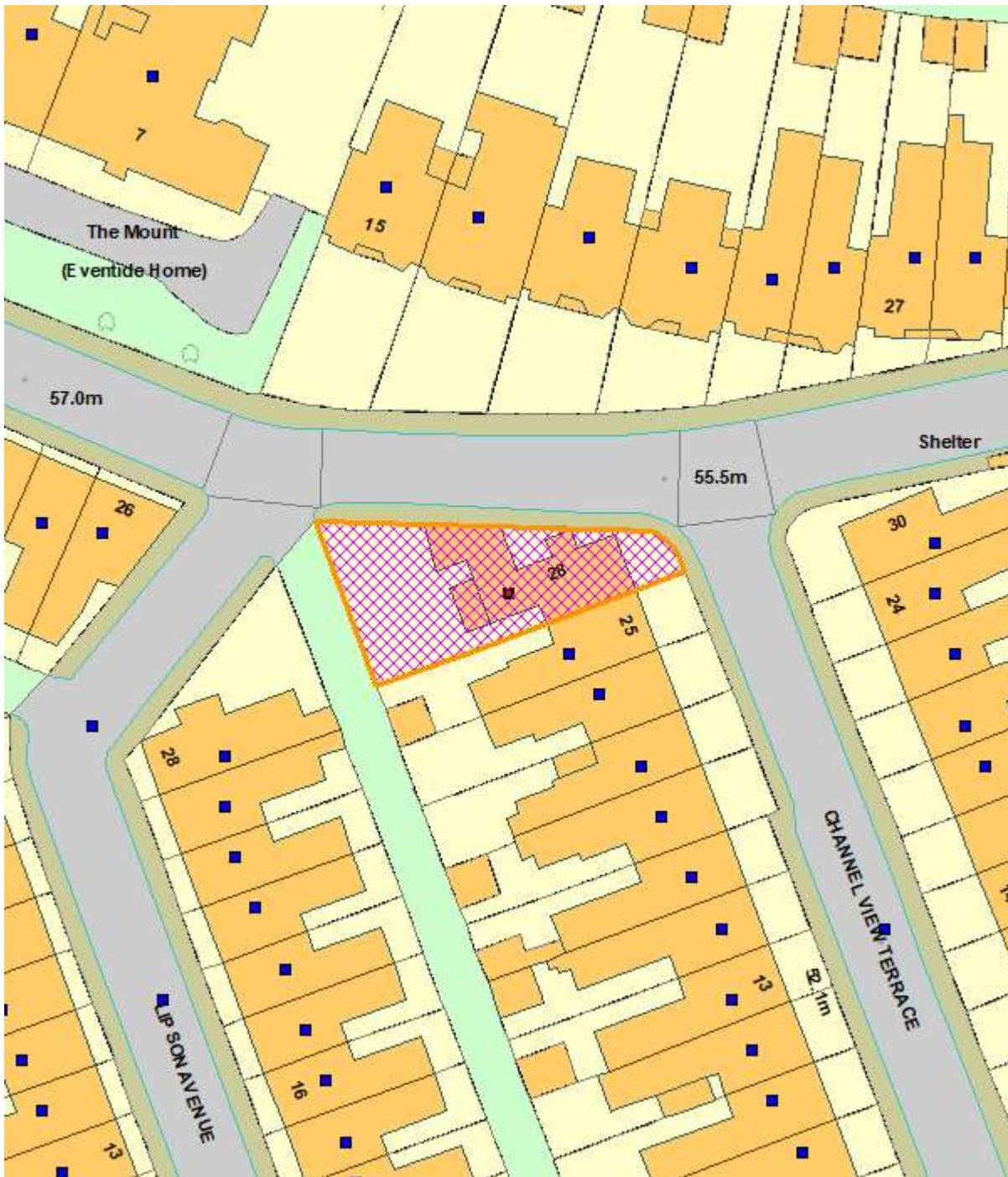
2 INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

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).

PLANNING APPLICATION OFFICERS REPORT



Application Number	24/00497/FUL	Item	02
Date Valid	24.04.2024	Ward	SUTTON AND MOUNT GOULD
Site Address	28 Mount Gould Road Plymouth PL4 7PT		
Proposal	Change of use from 7-bed student-only HMO (Sui Generis) to large open-market HMO (Sui Generis) with increased occupancy.		
Applicant	Mr P Stewart		
Application Type	Full Application		
Target Date	19.06.2024	Committee Date	18.07.2024
Extended Target Date	19.07.2024		
Decision Category	Councillor Referral		
Case Officer	Joanna Churchill		
Recommendation	Grant Conditionally		



This application has been called into planning committee by Councillor Aspinal of Mount Gould ward.

1. Description of Site

28 Mount Gould Road is an extended end terrace in the Sutton and Mount Gould ward of Plymouth built around the end of the nineteenth century. The principal elevation faces North onto Mount Gould Road with a side elevation facing East onto Channel View Terrace. The adjoining property on the South side is 25 Channel View Terrace and behind to the West is a service lane with access to the rear garden and hardstand.

2. Proposal Description

The proposal seeks a change of use from an Sui Generis 7 Bedroom House of Multiple Occupancy (HMO) with Student only restriction to a Sui Generis large HMO open-market with increased occupancy.

3. Pre-application Enquiry

None received.

4. Relevant Planning History

24/00196/EXUS Establish existing use of property as an 8-bed HMO (Sui Generis). Withdrawn 28/03/2024

16/00942/FUL Railings on existing roof terrace (retrospective). Refused 18 August 2016.

03/00847/FUL Change of use of nursing home to house in multiple occupation for 7 students. Granted conditionally 15 August 2003.

94/01395/FUL Retention of utility/laundry room and provision of glazed lobby roof. Granted Wed 11 Jan 1995.

93/00676/FUL EXTENSIONS TO RESIDENTIAL HOME. Granted conditionally 23 September 1993.

89/00064/FUL EXTENSION TO RESIDENTIAL HOME. Granted conditionally 22 February 1989.

87/02650/FUL EXTENSION TO RESIDENTIAL HOME AND PROVISION OF FIRE ESCAPE. Refused 16 November 1987.

86/01565/FUL DEMOLITION OF EXISTING GARAGE AND PROVISION OF NEW HARDSTANDING TOGETHER WITH GROUND FLOOR DINING ROOM EXTENSION. Granted conditionally 17 July 1986.

84/01799/FUL CHANGE OF USE FROM DWELLING HOUSE TO HOME FOR MENTALLY HANDICAPPED ADULTS. Granted conditionally 12 July 1984.

5. Consultation Responses

Community Connections: Suitable for occupation for 8 persons in 8 households – licence held. Details of consideration of accommodation standards for HMOs.

Highways: Objection due to lack of parking and lack of turning provision.

Housing Delivery: Support for application which will bring an empty building back into use and provide much needed accommodation for single people.

Designing Out Crime: Comments received regarding security, crime prevention and anti-social behaviour. Recommend condition for a Management and Maintenance Plan for both the premises and external areas.

Waste (Residential): Objection – insufficient detail submitted regarding waste strategy. Recommendations regarding standards required for residential waste facilities.

6. Representations

Two objections have been received and the relevant planning issues are:

- o potential negative impact on the area's character and community from anti-social behaviour and crime.
- o Insufficient parking
- o Residential waste
- o Quality of accommodation re room sizes potential overcrowding.

7. Relevant Policy Framework

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

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 19th December 2023 the Department for Levelling Up, Housing and Communities published the HDT 2022 measurement. This confirmed the Plymouth, South Hams and West Devon's joint measurement as 121% and the policy consequences are none.

Therefore no buffer is required to be applied for the purposes of calculating a 5 year housing land supply at the whole plan level. The combined authorities can demonstrate a 5-year housing land supply of 5.84 years at end of March 2023 (the 2023 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2023 (published 26th February 2024).

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: Plymouth and South West Devon Joint Local Plan Supplementary Planning Document (2020) and Nationally Prescribed Space Standard (2015).

8. Analysis

This application has been considered in the context of the development plan, the adopted Joint Local Plan, the Framework and other material considerations as set out in Section 7. The relevant policies to this application are DEVI Protecting Health and Amenity, DEV9 Meeting local housing need in the plan area, DEV10 Delivering High Quality Housing, DEV20 Place Shaping and the quality of the built environment, DEV29 Specific provisions relating to transport.

Principle of Development

Policy DEV11 of the JLP sets a maximum threshold level of 10% HMOs, including the application site, within a 100 metre radius of the application site. This is to ensure an adequate balance of residential character and community cohesion and avoid impacts such as parking, anti-social behaviour, or noise and disturbance. As the property's lawful use is already that of an HMO, officers do not need to assess the property against DEV11 because the principle of the property's use as an HMO has already been established. As this application relates only to an additional occupancy and the removal of the student restriction, officers therefore consider the scheme is in accordance in principle with DEV11 of the Joint Local Plan for Plymouth and South West Devon (2019).

Visual Impact

No external alterations to the building are proposed to accommodate the increased occupancy. As such, the property's visual impact would not change, and Officers consider that the scheme accords with DEV20 Place shaping and the quality of the built environment of the Joint Local Plan for Plymouth and South West Devon (2019).

Occupant Amenity

There are no set floor space requirements for HMOs to ensure occupant amenity, however the Council's License standards can be used as a guide to an acceptable level of accommodation. As detailed above, the principle of the site's HMO use has already been established. Officers have therefore considered the impact of the increase in occupancy. The proposed floor plans demonstrate eight bedrooms (with six ensuite bathrooms), a separate bathroom, a separate shower room, a reception room and a kitchen. The measurements of the bedrooms are as follows:

GF Bedroom 1 (excluding ensuite) 22.6sqm
GF Bedroom 2 (excluding ensuite) 10.3sqm
FF Bedroom 3 (excluding ensuite) 18.3sqm
FF Bedroom 4 (excluding ensuite) 10.3sqm
FF Bedroom 5 (bathroom adjacent not included) 9.9sqm
FF Bedroom 6 (excluding ensuite) 8.3sqm
SF Bedroom 7 (excluding ensuite) 13.7sqm
SF Bedroom 8 (excluding shower room across landing) 11.5sqm

Each bedroom meets the Nationally Described Minimum Space Requirement (for a single bedroom, a floor area of at least 7.5sqm and at least 2.15m wide) and has at least one window providing natural light. The reception room (lounge/diner including storage cupboard) will be 18.6sqm and the kitchen (excluding cabinets and fittings) 14.1sqm. Officers note that property has recently applied to Plymouth City Council for an HMO licence for 8 bedrooms with a maximum occupancy of 8 persons and a notice of intent to approve was issued on the 13 May 2024.

Whether the occupants are students or from the open-market will have no impact on occupier amenity.

The occupants will have private outdoor garden space to the rear and a first-floor terrace.

The property is considered to provide an adequate level of amenity for 8 occupants, which will be limited by condition, in accordance with DEV10 Delivering High Quality Housing of the Joint Local Plan for Plymouth and South West Devon (2019).

Neighbourhood Amenity

Officers do not consider that the addition of an extra room or change of occupancy from student to open market within the property would significantly alter existing amenity arrangements between the site and neighbouring properties. No external alterations to the building are proposed to accommodate the new room, meaning that existing light, massing, and privacy arrangements would remain.

Concerns over anti-social behaviour can be addressed by the conditional requirement for a robust management plan. As a result, the proposal is considered to accord with DEVI Protecting health and amenity of the Joint Local Plan for Plymouth and South West Devon (2019).

Residential Waste

Insufficient information has been provided on how waste from the occupants will be stored internally and externally. Given the property has outdoor space to the front, rear and side which could

provide potential storage for waste receptacles, this can be dealt with by way of condition, for the requirement of a robust waste management plan including specific provisions for storage, segregation, and collection of waste, to ensure an environmentally responsible approach that benefits the occupants and neighbours. This approach will ensure that the proposal meets the requirements for DEV10 Delivering high quality housing as per the Joint Local Plan for Plymouth and South West Devon (2019).

Highways

A parking strategy has been submitted as part of the application, which includes a hard stand for two vehicles parked side-by-side and a secure covered bicycle store which can hold 3 to 4 bicycles.

Officers consider that the location of the site is a sustainable location by meeting the requirements of table 3.2 Measures of Sustainable Neighbourhoods and Communities in the SPD including:

- * bus stops within 100m (23 and 24, hourly in each direction)
- * nearest convenience store 100m (450m from Salisbury Road laundrette, Co-Op,
- * Less than 200m from Freedom Fields Park

The Supplementary Planning Document (SPD) advises that an 8 bedroom HMO should have 4 private parking spaces.

The Highways authority have recommended refusal on two grounds:

- o concerns that there is no on-site turning provision to allow a vehicle to turn so that it can enter and exit the public highway in a forward gear in the vicinity of Mount Gould Road which is a classified C road and therefore causes a hazard to pedestrians and road users
- o insufficient on street parking in the area, leading to anti-social parking and blocking of the service lane to the rear.

Parking

Officers considered the issue of lack of parking in the vicinity. The property already benefits from its existing arrangement of two parking spaces and secure cycle storage of 3 to 4 spaces. Therefore, officers must consider whether this is sufficient for the change of use from student to open-market and an increase in occupancy of the dwelling house by one bedroom.

The 2021 census reveals that 49 per cent of households around this property do not have a car or van, which decreases to 23.1 per cent on Channel View Terrace and 28.6% for Lipson (including St Judes) as a whole. Officers note that car ownership in the area has risen in the last census and that there is additional demand from Mount Gould Hospital approximately half a mile distant.

Given the overall make-up of the area, officers do not consider that such a reason would be sufficient to warrant a refusal of planning permission as the proposal is a 'sustainable location' with journeys possible by foot and public transport to shops, the city centre and green spaces.

As the property has been empty in recent years, use of the parking area could potentially deter others from parking in front of the rear gates and blocking the service lane as evidenced by the Highways Officer.

Safety for Highways Users

With regard to the potential hazard of the parking area to pedestrians and other highway users, officers note that this area already exists and no physical change is proposed. The question is by how much the number of journeys would increase between a student HMO and an open-market HMO. Historically students have less car ownership than open-market renters. The increase in use by 800% provided by Highways is based on assumption (from no journeys as vacant and 4 car journeys in and 4 out) but no data exists.

Officers note Highways concern regarding the potential hazard of the parking area. However, the parking area does not directly exit onto Mount Gould Road (classified C road) but a service lane and then unclassified Lipson Avenue, which removes the SPD requirement for the ability to enter and exit in a forward gear.

On balance officers consider that whilst the property is not compliant with guidance in the SPD regarding the parking requirements for an 8 bedroom open market HMO, the sustainable location will help to reduce vehicle movements and the need for a vehicle. In addition the access to the parking area is not directly via a classified road, removing the need for tuning. The parking area already exists and is therefore not subject to approval in this application. The parking is also an existing known potential hazard to a local highway user. Officers agree that the change of use proposed will potentially increase demand for parking in the area, but that consider this will only be a minor impact (potentially 2 cars) and will not necessarily lead to 'excessive' demand for on street parking or illegal parking.

Officers note that paragraph 109 of the NPPG which says, "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

On balance, officers consider the proposal to be less 'than a severe impact on the road network' and an acceptable 'impact on highway safety', if the off road parking area was conditioned to two spaces so as not to increase the existing risk. Therefore the proposal meets the intent of DEV29 Matters relating to Highways and DEVI0 Delivering High Quality Housing.

Demand for Local Housing

With the increase of purpose built student housing in the vicinity of the university (approx. 1 mile away), demand for student housing has decreased in this area resulting in the building being empty. The Housing Delivery team note that there is a 'severe shortage' of housing for single people and bringing the building back into use would help to address this need. Therefore this proposal supports policy DEV9 Meeting local housing need in the plan area in the Joint Local Plan for Plymouth and South West Devon (2019).

Climate Emergency

No physical changes are proposed the building or outside space and therefore there is no opportunity for new infrastructure such as EV charging or PV. No soil or green space will be lost. Given the limited scale of this proposal it is disproportionate to seek any further measures.

Biodiversity Net Gain

This proposal is considered exempt from the Biodiversity Net Gain Regulations of 2024 being 'de minimis' as the change of use will impact less than the threshold of 25 square meters of priority habitat or 5 linear meters of hedgerow.

9. Human Rights

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

10. Local Finance Considerations

None required.

11. Planning Obligations

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

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

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that on balance the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 24.04.2024 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

Ground Floor Layout - Floor Plans 775-2 Rev B received 06/06/24

Location Plan 23042024 received 23/04/24

First Floor Layout - Floor Plans 775-3 received 23/04/24

Second Floor Layout - Floor Plans 775-4 received 23/04/24

Site Plan 775-5 received 23/04/24

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: WASTE MANAGEMENT STRATEGY

PRE-OCCUPATION

The change of use hereby approved shall not be occupied until a Waste Management Strategy has been submitted to and agreed in writing by the LPA. Once approved the strategy shall be fully implemented and operated on site.

Reason:

To prevent street clutter and polluting effects from refuse storage in accordance with policies DEV1, DEV2, and DEV31 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

4 CONDITION: MANAGEMENT AND MAINTENANCE PLAN

COMPLIANCE

Each new occupant of the HMO hereby approved shall be provided with a welcome pack setting out 'house rules' which include how to limit disturbances to neighbouring properties, providing details of public transport and cycle routes, setting out how and where refuse and recycling bins should be stored and their location for collection and the ramifications if tenants break these rules.

Full contact details in the event of any issues arising must also be readily accessible to tenants.

To reduce opportunity for anonymity each tenant should go through a management vetting process and details recorded.

Neighbouring properties in the vicinity of 28 Mount Gould Road should be informed of a point of contact in the event of any issues arising from the use hereby granted.

Reason:

In the interests of the amenity of occupants and the amenity of the surrounding area in accordance with policies DEV1, DEV2 and DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

5 CONDITION: CAR PARKING PROVISION

COMPLIANCE

The building shall not be occupied until space has been laid out within the site in accordance with the approved plan (775-2 REV B) for 2 cars to be parked. These spaces shall be permanently retained as such.

Reason:

To enable vehicles used by occupiers to the development 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 and South West Devon Joint Local Plan and para 110, 111, 112 and 116 of the NPPF 2019.

6 CONDITION: MAXIMUM USE OF EIGHT BEDROOMS

COMPLIANCE

The change of use to an open-market HMO with increased occupancy hereby granted shall limit the maximum number of bedrooms to eight as detailed in the approved drawings. Only the rooms labelled "bedroom" on the approved plans shall be used as bedrooms, unless the Local Planning Authority gives written approval to any variation of this requirement.

Reason:

To provide sufficient space and size of accommodation for the occupants as per policy DEV10 Providing High Quality Housing.

7 CONDITION: BICYCLE STORE

COMPLIANCE

The building shall not be occupied without the cycle storage area shown on the approved plan 775-2 REV B which will be permanently retained for its intended purpose and shall not be used for any other purpose without the written consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with policy DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019)

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: BIODIVERSITY NET GAIN

In accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, this application is considered exempt for the Biodiversity Net Gain requirements 2024 for the reason of 'de minimis; and therefore this application is not subject to the mandatory Biodiversity Gain condition.

3 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.

4 INFORMATIVE: WASTE MANAGEMENT

The applicant's attention is drawn to the comments made regarding the preparation of a waste management strategy by Residential Waste.

5 INFORMATIVE: DESIGNING OUT CRIME

The applicant's attention is drawn to the comments made regarding advice to reduce the risk of crime and anti-social behaviour by the Designing Out Crime Officer.

6 INFORMATIVE: SUPPORTING DOCUMENTS

The following supporting documents have been considered in relation to this application:

- o Planning Statement
- o Parking Strategy

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
02/05/2024	Agreed Condition Details	23/01676/CDM	Mr Eric Bunting	Condition Discharge: Conditions 3 & 4 of application 24/00092/S73	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
02/05/2024	Grant Conditionally	24/00261/FUL	Robert Pochin Ltd	Replacement of front elevation door to a glazed door and addition of unlit business signage to the frontage of the building	81 St Modwen Road Plymouth PL6 8LH	Cody Beavan
02/05/2024	Grant Conditionally	24/00278/LBC	Mr Simon Stone	Internal amendment: extend mezzanine to full-floor with glazing set in the floor to approved units 9, 11, 13, 14, & 19 (23/01360/LBC)	Perimeter Building, Factory Cooperage Royal William Yard Plymouth PL1 3RP	Joanna Churchill
02/05/2024	Grant Conditionally	24/00285/FUL	Mr & Mrs Neill	Single storey rear extension	9 Longbrook Street Plymouth PL7 1NJ	Cody Beavan
02/05/2024	Refuse	24/00291/LBC	Mr & Mrs Carruthers	Installation of stainless steel guarding on the first and second floor balconies	7 Elliot Terrace Plymouth PL1 2PL	Natasha Batorijs
03/05/2024	Refused Permission in Principle	24/00306/PIP	Mr Richard Eccles	Conversion of existing outbuilding/garage into proposed new 1-bed single storey studio flat	The Garage, Barne Lane St Budeaux Plymouth PL5 1FP	Cody Beavan
03/05/2024	Grant Conditionally	23/00748/S73	Devonport Royal Dockyard Limited	Variation of Condition 3 (CEMP) of application 20/01843/FUL (relating to Project and Environmental Management Plan)	Land Adj. 14 Dock, HMNB Devonport Plymouth PL1 4SG	Mr Jon Fox
03/05/2024	Grant Conditionally	24/00246/FUL	Mr Nali Nouri	Installation of a Medpoint prescription collection machine to the existing pharmacy shopfront window	8 Leypark Drive Plymouth PL6 8UD	Luke Valentine

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
03/05/2024	Grant Conditionally	24/00302/FUL	Mr Nick Brewer	Two-storey side extension and 2no single storey rear extensions along with off road parking for 3 vehicles inc. demolition of attached single garage and rear conservatory	16 Wain Park Plymouth PL7 2HX	Luke Valentine
03/05/2024	Grant Conditionally	24/00321/S73	Mr Kristan Cowan	Variation of Condition 1 (Approved Plans) of application 21/00572/FUL	39 High Street Stonehouse Plymouth PL1 3SJ	Ms Abbey Edwards
07/05/2024	Approved	24/00342/TCO	Mrs Helen Taylor	1x Fir -Fell. 1x Fir- Reduce.	127 Milehouse Road Plymouth PL3 4AG	Alan Rowe
08/05/2024	Grant Conditionally	24/00341/FUL	Mr & Mrs Farrow	Single storey rear extension annex	12 Great Berry Road Plymouth PL6 5AU	Luke Valentine
09/05/2024	Grant Conditionally	24/00295/FUL	Mr Anish Sudhamani	Addition of second floor to bungalow and rear extension	225 Ham Drive Plymouth PL2 3NF	Natasha Batorijs
09/05/2024	Grant Conditionally	24/00317/FUL	Cattedown Social Club	Construction of entrance lobby, D.P.W.C. and ramped access. Continuation of boundary wall and fence	Cattedown Social Club South Milton Street Plymouth PL4 0QD	Miss Emily Godwin
09/05/2024	Grant Conditionally	24/00334/LBC	St Austell Brewery	Timber terrace decking with external seating and overhead lighting to front of existing public house (retrospective)	9 Grand Parade Plymouth PL1 3DF	Joanna Churchill
09/05/2024	Grant Conditionally	24/00397/ADV	Thao Pham	Installation of 1no. non-illuminated fascia panel and frosted window stickers/vinyl	57 Ebrington Street Plymouth PL4 9AA	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
09/05/2024	Refuse	24/00289/FUL	Mrs Vicky Gould	Proposed formation of 2no front bay windows	112 Pemros Road Plymouth PL5 1NG	Luke Valentine
10/05/2024	Agreed Condition Details	23/01329/CDM	UTC Plymouth	Condition Discharge: Condition 2 of application 22/00863/FUL	University Technical College Park Avenue Devonport Plymouth City Of Plymouth PL1 4RL	Mr Jon Fox
10/05/2024	Grant Conditionally	24/00121/FUL	Devonport Royal Dockyard Limited (DRDL)	Erection of new goods shed/store and a two-storey office facility	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Jon Fox
10/05/2024	Grant Conditionally	24/00309/FUL	Mr Mark Williams	Metal fencing along south boundary	401 - 403 Southway Drive Plymouth PL6 6QT	Luke Valentine
10/05/2024	Grant Conditionally	24/00333/LBC	David Bayliss	Installation of 2no electric vehicle charging points	Norbury Court, 10 Craigie Drive Plymouth PL1 3LL	Natasha Batorijs
10/05/2024	Grant Conditionally	24/00335/FUL	Miss Harmony Rump	Two-storey front extension	69 Chard Road Plymouth PL5 2EQ	Cody Beavan
10/05/2024	Condition Discharge Split	23/01599/CDM	Mrs Victoria Strickson	Condition Discharge: Conditions 10, 11 & 12 of application 22/02024/FUL	Marine Academy Plymouth Trevithick Road Plymouth PL5 2AF	Mr Jon Fox
10/05/2024	Condition Discharge Split	23/01731/CDM	Mr David Justin	Condition Discharge: Conditions 3 & 4 of application 22/00283/FUL	Slipway Cover, HMNB Devonport Keyham Plymouth PL2 2DQ	Mr Jon Fox
14/05/2024	Grant Conditionally	24/00255/FUL	Co-op	Replacement AC units	2 Victoria Road Plymouth PL5 1RQ	Cody Beavan

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/05/2024	Agreed Condition Details	24/00042/CDM	Plymouth City Council	Condition Discharge: Condition 3 of application 23/00709/FUL	Tinside Pool Hoe Road Plymouth PL1 2NZ	Miss Amy Thompson
15/05/2024	Agreed Condition Details	24/00043/CDM	Plymouth City Council	Condition Discharge: Condition 3 of application 23/00784/FUL	Land At Mount Batten Watersports & Activities Centre Plymouth	Miss Amy Thompson
15/05/2024	Non-material Minor Amendment Agreed	24/00483/AMD	TJ Morris Limited	Non-material amendment to 24/00030/S73: To install a canopy within the outdoor garden centre and provide a roof access platform (Unit A) and change of one standard car parking space to a disabled car parking space (Unit C).	Errill Retail Park, Plymouth Road Plymouth PL7 4JP	Helen Blacklock
15/05/2024	Non-material Minor Amendment Agreed	24/00517/AMD	Mr Kevin Briscoe	Non-Material Amendment: Updates to the windows, rainwater goods and fascia colours. HT.02 stairwell and lobby widened by 950mm of application 24/00166/S73	Longreach, Hartley Road Plymouth PL3 5LW	Ms Abbey Edwards
15/05/2024	Grant Conditionally	24/00124/FUL	Ms Ursula Godfrey	Built-up hardstanding (part-retrospective)	79 Kirkwall Road Plymouth PL5 3TJ	Cody Beavan
15/05/2024	Grant Conditionally	24/00181/FUL	Mr Richard Payne & Janet Walker	Replacement windows	Flat 52, Harbourside Court Hawkers Avenue Plymouth PL4 0QT	Joanna Churchill
15/05/2024	Grant Conditionally	24/00345/FUL	Mr & Mrs Bosoty	Alterations to garage and boundary wall including garage door, part-extension to first floor, parapet to ground floor extension roof, window and door alterations (re-submission of 23/00046/FUL)	40 Waterloo Street Stoke Plymouth PL1 5RS	Miss Emily Godwin
15/05/2024	Grant Conditionally	24/00374/FUL	Mr Murat Haykir	Change of use from 6-bed HMO (Class C4) to 7-bed HMO (Sui Generis)	13 Sea View Terrace Plymouth PL4 8RL	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/05/2024	Agreed Condition Details	24/00383/CDM	Denise Webber	Condition Discharge: Condition 3 of application 23/00451/FUL	24 Charlton Road Plymouth PL6 5EG	Mr Macauley Potter
16/05/2024	Agreed Condition Details	24/00385/CDM	Carina Francis	Condition Discharge: Conditions 3, 4, 5 & 6 of application 23/01315/FUL	College Road Primary School College Road Plymouth PL2 1NS	Mr Macauley Potter
16/05/2024	Grant Conditionally	23/01464/FUL	Joseph Phillips	Removal of existing gas boiler and installation of new air source heat pump system. Installation of new internal wall and loft insulation. Installation of new w.c. on first floor. Installation of new w.c. on second floor. Installation of new shower room on second floor.	1 Collingwood Villas Collingwood Road Plymouth PL1 5NZ	Ms Abbey Edwards
16/05/2024	Grant Conditionally	23/01465/LBC	Joseph Phillips	Removal of existing gas boiler and installation of new air source heat pump system. Installation of new internal wall and loft insulation. Installation of new w.c. on first floor. Installation of new w.c. on second floor. Installation of new shower room on second floor.	1 Collingwood Villas Collingwood Road Plymouth PL1 5NZ	Ms Abbey Edwards
16/05/2024	Grant Conditionally	24/00406/FUL	Mr & Mrs Smith	Rear extension, roof alterations to form rooms, raised decking to rear, alterations to front porch and single storey front extension.	105 Staddiscombe Road Plymouth PL9 9LU	Joanna Churchill
17/05/2024	Grant Conditionally	24/00197/LBC	Mr Philip Schlussas	Replacement of colonnade windows, creation of bin/bike store, and upgrades to colonnade parapet and drainage detail	Lyster Court, 2 Craigie Drive Plymouth PL1 3JB	Mr Sam Lewis

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
17/05/2024	Grant Conditionally	24/00213/FUL	Mr Mark Bignell	To extend the provision of the Night Shelter, this is for those people rough sleeping, to year round provision from 10.00 pm to 8.00 am Monday to Sunday. Current permission is for 1st October to 31st March 10.00 pm to 8.00 am Monday to Sunday. Please note this permission is being sought for 12 maximum single accommodation units. We are also applying for an extension to the opening hours for the main building at Hamoaze House from 8.00 am to 10.00 pm Monday to Sunday. This will allow Hamoaze House to fully support those using the Night Shelter provided by BCHA and hosted by Hamoaze House.	Hamoaze House George Street Mount Wise Plymouth PL1 4JQ	Mr Jon Fox
17/05/2024	Grant Conditionally	24/00214/LBC	Mr Mark Bignell	Retention of sleeping pods	Hamoaze House George Street Mount Wise Plymouth PL1 4JQ	Mr Jon Fox
17/05/2024	Grant Conditionally	24/00329/ADV	Mr Austin Wood	4no. facias, 1no. box sign and window vinyl signs	4 - 6 Royal Parade Plymouth PL1 1DS	Miss Emily Godwin
17/05/2024	Grant Conditionally	24/00348/FUL	Mr Richard Barker	Change of use from 8-bed HMO (Sui Generis) to 9-bed HMO (Sui Generis) and height alteration to approved rear extension (retrospective)	41 North Road East Plymouth PL4 6AY	Mr Sam Lewis
17/05/2024	Grant Conditionally	24/00355/FUL	Mr. Owen	Loft conversion with dormer	15 Sturdee Road Plymouth PL2 3AU	Natasha Batorijs
17/05/2024	Grant Conditionally	24/00379/FUL	St Austell Brewery	Timber terrace decking, external seating area and overhead festoon lighting to the front of existing public house (retrospective)	9 Grand Parade Plymouth PL1 3DF	Joanna Churchill

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
17/05/2024	Grant Conditionally	24/00446/FUL	Mr & Mrs Stopperton	Single storey rear extension	51 White Lady Road Plymouth PL9 9GA	Joanna Churchill
17/05/2024	Grant Conditionally	24/00457/FUL	Mr & Mrs Butcher	Removal of existing rear conservatory and the construction of a single storey rear extension	2 The Hollows Plymouth PL9 8TX	Miss Emily Godwin
20/05/2024	Non-material Minor Amendment Agreed	24/00519/AMD	Mr Brian Oliver	Non-Material Amendment: Proposed repositioning of apartment block P by 3 metres in an easterly direction of application 22/00878/FUL	Land At Poole Park Road, Savage Road, Roberts Road & Roope Close	Mr Simon Osborne
21/05/2024	Prior Approval Required & Given	24/00389/16	Cornerstone Telecommunications Infrastructure Limited	The removal and replacement of the existing 19.5m tower with a 20m tower to host 6no. antennas, 2no. transmission dishes alongside ancillary works both to the tower and base.	Existing Telecommunications Base Station Aylesbury Crescent Plymouth PL5 4HX	Luke Valentine
21/05/2024	Agreed Condition Details	24/00502/CDM	Devonport Royal Dockyard Limited	Condition Discharge: Condition 3 of application 23/01650/FUL	Goschen Centre, Saltash Road Keyham Plymouth PL2 2DP	Mr Simon Osborne
21/05/2024	Agreed Condition Details	24/00588/CDM	Mark Lovell	Condition Discharge: Condition 8 of application 23/01622/FUL	Plymouth Albion Rugby Club Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
21/05/2024	Agreed Condition Details	24/00603/CDM	Mark Lovell	Condition Discharge: Condition 5 of application 23/01622/FUL	Plymouth Albion Rugby Club Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
21/05/2024	Non-material Minor Amendment Agreed	24/00513/AMD	Mr Ian Carnwell	Non-Material Amendment: Entrance Gate Location change of application 23/01559/S73	22 Millbay Road Plymouth PL1 3EG	Helen Blacklock

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
21/05/2024	Non-material Minor Amendment Agreed	24/00557/AMD	Clarion Housing Association Limited	Non-material amendment: tenure plan with 11 x Shared Ownership units changed to Affordable Rent, and 11 x Affordable Rent units changed to Shared Ownership. application 22/00878/FUL	Land At Poole Park Road, Savage Road, Roberts Road & Roope Close	Mr Simon Osborne
21/05/2024	Grant Conditionally	23/01614/REM	Mr Aaron Puffett	Reserved Matters application further to outline consent 07/01094/OUT seeking approval of construction of access road to the South of Phases 7 & 8 and associated landscaping and infrastructure.	Phase 7 & 8, Plymstock Quarry, The Ride Plymstock Plymouth	Ms Marie Stainwright
21/05/2024	Grant Conditionally	24/00363/ADV	Mr Jamie Harwood	Removal of existing signs and replacing with new updated signs. 1x new entrance fascia sign.	Matalan, Transit Way Plymouth PL5 3TW	Luke Valentine
22/05/2024	Approved	24/00272/TCO	Mr Eric Bates	Sycamore (T1) - Re-pollard. Sycamore (T2) - Re-pollard	Andely Lodge, Fernleigh Road Plymouth PL3 5AN	Alan Rowe
22/05/2024	Approved	24/00382/TCO	Mr Freeman	Lime (T1) - Remove new growth from north side of crown and top of tree back to previous reduction points. Sycamore (T2) - Reduce crown by 2m all round. Leaving height of 8m and spread of 8m.	Whitchurch, Seymour Road Mannamead Plymouth PL3 5AT	Alan Rowe
22/05/2024	Approved	24/00452/TCO	Mr Alan Buckingham	Beech - Crown lift and removal of bottom branches that hang low over the garden and garage	14 Seymour Drive Plymouth PL3 5BG	Alan Rowe
22/05/2024	Approved	24/00463/TCO	Ms Cheeseright	2x Sycamore (G1) - Fell to ground level.	63 George Street Plymouth PL1 4HS	Alan Rowe
22/05/2024	Agreed Condition Details	24/00433/CDM	Mr John Smith	Condition Discharge: Condition 3 of application 23/00926/FUL	28 Athenaeum Street Plymouth PL1 2RQ	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/05/2024	Agreed Condition Details	24/00614/CDC	Sophie Carruthers	Compliance with conditions of application 13/00061/FUL	Former Hooe Lake Quarry, Land Off Barton Road Plymouth	Ms Abbey Edwards
22/05/2024	Grant Conditionally	24/00292/TPO	Lee Atkinson	Common Beech (T011) - Crown reduction to a height of 26 metres.	Widely Court Primary School Widely Lane Plymouth PL6 5JS	Alan Rowe
22/05/2024	Grant Conditionally	24/00296/TPO	Gareth Patton	Horse Chestnut (T1) - Re-pollard points. Cherry (T2) - Remove the two lowest limbs growing in the garden of number 3 Mena Park Road	Rear Of 3 Mena Park Road Plymouth PL9 8PY	Alan Rowe
22/05/2024	Grant Conditionally	24/00328/TPO	Miss Anita Bennett	Leyland Cypress (T1) - Crown reduce by 6m.	42 St Boniface Drive Plymouth PL2 3QW	Alan Rowe
22/05/2024	Grant Conditionally	24/00331/FUL	Dr Lauren Carr	Rear extension and garage conversion	10 Rockingham Road Plymouth PL3 5BN	Natasha Batorijs
22/05/2024	Grant Conditionally	24/00343/FUL	S Youen & M Harvey	Proposed roof alterations including hip to gable and rear dormer	69 Underlane Plympton Plymouth PL7 1QX	Natasha Batorijs
22/05/2024	Grant Conditionally	24/00366/TPO	Mr Shaun Newman	Various tree works as required and highlighted in the attached tree report.	Glenholt Park, Glenfield Road Plymouth PL6 7NJ	Alan Rowe
22/05/2024	Grant Conditionally	24/00375/TPO	Mr Nick Polson	T1 - 20% thinning and reduction in height to 7M and width to 6M.	7A Thornyville Close Plymouth PL9 7LE	Alan Rowe

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22/05/2024	Grant Conditionally	24/00381/TPO	Mr Ian Shephard	Leylandii hedge to cut back all overhanging branches	92 Lynwood Avenue Plymouth PL7 4SG	Alan Rowe
22/05/2024	Grant Conditionally	24/00391/LBC	Mr Tom Lowry	Removal of internal fittings and new fit out works	Brewhouse, 8 Royal William Yard Plymouth PL1 3QQ	Joanna Churchill
22/05/2024	Grant Conditionally	24/00403/S73	Mr & Mrs Robins	Variation of Condition 1 (Approved Plans) of application 22/01572/FUL	4 Leander Way Plymouth PL5 3UH	Cody Beavan
22/05/2024	Grant Conditionally	24/00414/TPO	Mr Daniel Hunt	All dead standing trees within G001 will be felled due to their poor structural condition.	Brook Green Centre For Learning, 38 Bodmin Road Plymouth PL5 4DZ	Alan Rowe
22/05/2024	Grant Conditionally	24/00420/TPO	Mr Tim Octon	Oak (T1) - Reduce by 1.5m vertical hight on upper crown leaving a finish height of 5m, lateral growth on all sides 0.5m, crown spread from 4m to 3m aprox. Oak (T2) - Reduce by 1.5m vertical hight on upper crown leaving a finish height of 6m aprox, lateral growth on all sides 0.5m, crown spread from 4m to 3m aprox.	62 Shaw Way Plymouth PL9 9XH	Alan Rowe
22/05/2024	Grant Conditionally	24/00424/FUL	Sainsbury's Supermarkets Ltd	Replacement and new rooftop plant, inc. associated works	Unit G, Armada Centre Armada Way Plymouth PL1 1LE	Mr Sam Lewis
22/05/2024	Grant Conditionally	24/00425/FUL	A Spurrell & K Noone	Erection of canopy to rear of garage	11 Home Park Plymouth PL2 1BQ	Mr Sam Lewis
22/05/2024	Grant Conditionally	24/00426/TPO	Mr Robert Fitzsimmons	Beech (T1) - Crown reduce 3/4m and a 10% crown thin.	10 Bedford Terrace Plymouth PL4 8EY	Alan Rowe

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22/05/2024	Grant Conditionally	24/00438/TPO	Mr Darrell Sanderson	Chestnut - remove ivy and the suckers around the base.	7 Queens Gate Lipson Plymouth PL4 7PW	Alan Rowe
22/05/2024	Grant Conditionally	24/00445/TPO	Mr Neil Luzmore	3x Lime (T1, T2, T3) -Pollard	1 Belmont Villas Plymouth PL3 4DP	Alan Rowe
22/05/2024	Grant Conditionally	24/00455/TPO	Mrs Jan Hogan	Eucalyptus - Fell dead tree	Seymour House, Mount Wise Garrison Cumberland Road Plymouth PL1 4JQ	Alan Rowe
22/05/2024	Grant Conditionally	24/00481/TPO	Sharon Wood	Ash (G005) - remove. Lime and Chestnut - Re-pollard (except for the hornbeam). 2x Ash (G010) - fell.2x Alder (G011) - Crown reduce by 2-3m allowing for up to 2m clearance from building. 4x Black Hybrid Poplar (G017) - Pollard all 4 trees at 4m in height.Row of Alders (G020) - Re-pollard all trees to previous pollard points. Poplar (T001) - Re-pollard at previous cut points approximately 8m from ground level. Weeping Ash (T002) - fell.Alder (T007) - Reduce NW aspect away from building by leaving a 2m gap. Alder (T008) - Reduce NW aspect away from building by leaving a 2m gap. Alder (T009) - fell. Black Poplar Hybrid (T013) - Monolith tree at 4m from ground level. Common Ash (T018) - fell.	Jan Cutting Healthy Living Centre, Scott Business Park Beacon Park Road Plymouth PL2 2PQ	Alan Rowe
22/05/2024	Refuse	24/00402/TPO	Springhall	Sycamore (T1) - Remove 1 stem and crown raise whole tree	9 Kernow Gate Plymouth PL5 1FB	Alan Rowe
23/05/2024	Agreed Condition Details	24/00398/CDM	Mr Ian Carnwell	Condition Discharge: Condition 10 of application 23/01559/S73	22 Millbay Road Plymouth PL1 3EG	Helen Blacklock

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
23/05/2024	Grant Conditionally	24/00361/FUL	Mrs Tracey Hammond	Proposed erection of a rear and side extension	9 St Thomas Close Plymouth PL7 1PB	Luke Valentine
23/05/2024	Grant Conditionally	24/00415/ADV	Mr David Walker	Application to replace the existing Peugeot fascia signage with 2no. Omoda and Jaecoo illuminated fascia signage.	10 Marsh Mills Park Plymouth PL6 8LX	Luke Valentine
23/05/2024	Refuse	23/01795/FUL	Mr James Rogers	Temporary siting of wheel on yearly basis	Hoe Park Armada Way Plymouth PL1 2PA	Miss Emily Godwin
23/05/2024	Condition Discharge Split	24/00573/CDC	Mr Lee Nolan	Compliance with conditions of application 16/00332/FUL	66 Norwich Avenue Plymouth PL5 4JQ	Luke Valentine
24/05/2024	Grant Conditionally	24/00376/FUL	Mr Ben Medlin	Two-storey rear extension and loft conversion with rear dormer	102 Randwick Park Road Plymouth PL9 7QW	Joanna Churchill
24/05/2024	Grant Conditionally	24/00399/FUL	MR P Johnson	Replacement cycle store	Block 2, Gilwell House Tavistock Place Plymouth PL4 8AP	Mr Sam Lewis
24/05/2024	Grant Conditionally	24/00447/LBC	Mr Sean Harrison	New door to existing wall facing Hoegate Street. Ashlared stone quoins and lintel to match the existing. Timber door to match existing joinery.	60 Southside Street Plymouth PL1 2LA	Joanna Churchill
28/05/2024	Agreed Condition Details	24/00432/CDM	Mr Tim Lewis	Condition Discharge: Condition 2 of application 23/01747/REM	North Prospect Library Greatlands Place Plymouth PL2 3JG	Mr Daniel Thorning

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
28/05/2024	Grant Conditionally	24/00407/TPO	Mr Daniel Hunt	T1 - Remove a windblown fallen Mimosa tree. T2 - Reduce Eucalyptus by 50% in height and pollard. Cut back overhanging Leylandii from Neighbouring Property.	Flat 1, 9 Collingwood Villas Collingwood Road Plymouth PL1 5NZ	Alan Rowe
28/05/2024	Grant Conditionally	24/00423/FUL	Mr & Mrs Buttress	Construction of raised platform to create walkway, replacement timber steps, window alterations and associated works	16 Boringdon Terrace Plymouth PL9 9TQ	Miss Emily Godwin
28/05/2024	Grant Conditionally	24/00428/FUL	Mr Richard Deane	Single storey rear extension (existing conservatory to be removed) and formation of new pitched roof over side bedroom	1 Hemerdon Heights Plymouth PL7 2EX	Cody Beavan
28/05/2024	Grant Conditionally	24/00450/FUL	Nando's Chickenland Ltd	Replacement of internal plant comprising installation of 2no. air conditioning condenser units to rear external plant area	14 Barbican Approach Plymouth PL4 0LG	Miss Emily Godwin
29/05/2024	Grant Conditionally	23/01375/FUL	Mr Adam Chaudhury	Removal of small raised terraces, construction of a flat roof over the current courtyard parking, together with garage doors, forming an amenity terrace	99 Citadel Road Plymouth PL1 2RN	Mr James Burnett
29/05/2024	Grant Conditionally	24/00427/FUL	Mr Ward & Ms Corr	Single storey rear extension	22 Haddington Road Plymouth PL2 1RR	Cody Beavan
29/05/2024	Grant Conditionally	24/00493/LBC	Mr Guy Hockaday	Internal alterations and replacement windows	Jessops, Horsham Lane Tamerton Foliot Plymouth PL5 4NP	Luke Valentine
30/05/2024	Agreed Condition Details	23/01630/CDM	Miss Shelley Oliver	Condition Discharge: Condition 3 of application 23/00921/FUL	Fitzroy Building University Of Plymouth Drake Circus Plymouth PL4 8AA	Mr Sam Lewis

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30/05/2024	Agreed Condition Details	24/00410/CDM	Mr Greg Browne	Condition Discharge: Conditions 3, 4, 5 & 6 of application 23/01767/FUL	Car Park, Colin Campbell Court Plymouth PL1 1PZ	Helen Blacklock
30/05/2024	Grant Conditionally	23/00821/FUL	Mr & Mrs Wayne Henderson-Smith	Install a potting shed	21 Forget Me Not Lane Plymouth PL6 7FA	Cody Beavan
30/05/2024	Grant Conditionally	24/00251/S73	Mr Matthew Stead	Variation of Condition 1 (Approved Plans) of application 21/00390/S73 to include solar photovoltaic panels on specific plots	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth	Ms Abbey Edwards
30/05/2024	Grant Conditionally	24/00368/FUL	Ms Xia Ming	Change existing 1st floor flat from 2 bedrooms to a 3 bedroom flat	First Floor Flat 148 Albert Road Plymouth PL2 1AQ	Natasha Batorijs
30/05/2024	Grant Conditionally	24/00401/FUL	Christopher Hughes	New dropped kerb and creation of driveway	51 Frogmore Avenue Plymouth PL6 5RT	Natasha Batorijs
31/05/2024	Grant Conditionally	24/00469/FUL	Mrs Johanna Taylor-Jones	Change of use of former carehome (Class C2) to a single dwellinghouse (Class C3)	262 Fort Austin Avenue Plymouth PL6 5SS	Mr Macauley Potter
03/06/2024	Agreed Condition Details	23/00768/CDM	Mr Paul Huish	Condition Discharge: Condition 3 of application 20/01904/FUL	Plot 23, West Park Wanstead Drive West Park Plymouth PL5 2LU	Mr Daniel Thorning
03/06/2024	Agreed Condition Details	23/00803/CDM	Mr Paul Huish	Condition Discharge: Condition 3 of application 20/01905/FUL	Plot 30, West Park Wanstead Drive West Park Plymouth PL5 2LU	Mr Daniel Thorning
03/06/2024	Agreed Condition Details	24/00581/CDM	Mick Hanson	Condition Discharge: Condition 16 of application 21/02060/FUL	Land At St Peters Close Plymouth PL7 1NW	Mr Jon Fox

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03/06/2024	Grant Conditionally	24/00418/ADV	Mr Jon Walton	2no stainless steel coloured signs; one free-standing on metal posts; the other fixed to railings	West Pier And Madeira Road Plymouth	Joanna Churchill
03/06/2024	Grant Conditionally	24/00472/ADV	Miss Ying He	Alteration to existing shop signage	36 Marlborough Street Plymouth PL1 4AH	Mr Daniel Thorning
04/06/2024	Grant Conditionally	24/00367/FUL	Mr Neil Deaton	Formation of additional bedroom in roof space including rear dormer	18 Orchard Avenue Plymouth PL6 5SA	Cody Beavan
04/06/2024	Grant Conditionally	24/00429/FUL	Mr & Mrs J Marney	Loft conversion including hip to gable roof extension and rear dormer	16 Church Road Plymstock Plymouth PL9 9AH	Joanna Churchill
04/06/2024	Grant Conditionally	24/00443/FUL	Mr Laurie de Mel	New boundary walls and fencing to property including entrance piers and gate (retrospective)	16 Powisland Drive Plymouth PL6 6AA	Cody Beavan
04/06/2024	Refuse	23/01651/FUL	Mr Richard Jenkins	Proposed vehicle off-road parking hardstanding/driveway for one vehicle.	396 Blandford Road Plymouth PL3 6JB	Natasha Batorijis
04/06/2024	Condition Discharge Split	24/00467/CDC	Keiren Cordery	Compliance with conditions of application 18/01275/FUL	Tavy House, Tamar House, Lynher House, Duke Street, James Street, And Curtis Street Mount Wise Plymouth	Mr Simon Osborne
05/06/2024	Agreed Condition Details	24/00267/CDM	Mr B Lynch	Condition Discharge: Conditions 3 & 4 of application 22/01057/FUL (Appeal Ref: APP/N1160/W/23/3314988)	3 - 8 Connaught Lane Plymouth PL4 7BZ	Ms Abbey Edwards

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05/06/2024	Grant Conditionally	24/00300/FUL	Mrs Elisabeth Knell	Extend garage. New vehicle hardstand in front garden. Extend existing rear raised patio and relocate external rear stairs down to garden.	18 Longfield Villas Plymouth PL9 7RS	Joanna Churchill
05/06/2024	Grant Conditionally	24/00532/LBC	Ms Jacqueline Berry	Repairs to front dormer and parapet wall	18 Athenaeum Street Plymouth PL1 2RH	Mr Sam Lewis
06/06/2024	Grant Conditionally	24/00323/FUL	Mr Daniel Thomson	Single storey rear extension and works to improve driveway	43 Higher Mowles Plymouth PL3 6PY	Cody Beavan
07/06/2024	Agreed Condition Details	23/00829/CDM	Mr Simon Stone	Condition Discharge: Condition 8 & 9 of application 19/00313/FUL	Perimeter Building Royal William Yard Plymouth	Miss Katherine Graham
07/06/2024	Grant Conditionally	23/00520/FUL	Kevin Richards	Retention and alteration of existing outdoor seating area (part-retrospective)	33 Notte Street Plymouth PL1 2AZ	Mr Sam Lewis
07/06/2024	Grant Conditionally	24/00550/FUL	Mr Huw Trotman	Single storey rear/side extension	5 Springfield Road Plymouth PL9 8EB	Mr Sam Lewis
07/06/2024	Refuse	24/00051/FUL	Annette Vickery	Provision of car parking area	Torr Home The Drive Plymouth PL3 5SY	Miss Emily Godwin
10/06/2024	Grant Conditionally	24/00462/FUL	Mr & Mrs Liesching	Single storey side, front and rear extensions	The Birches, Plymbridge Road Plymouth PL6 7LF	Natasha Batorijs

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10/06/2024	Grant Conditionally	24/00464/FUL	Mr Shane Banks	Demolition of existing garage and new larger garage on existing concrete hardstanding (Part retrospective)	9 Inverdene Plymouth PL3 4LE	Natasha Batorijs
10/06/2024	Grant Conditionally	24/00515/FUL	Mr Thomas Davies	Two-storey side extension	2 Perryman Close Plymouth PL7 4BP	Luke Valentine
10/06/2024	Grant Conditionally	24/00541/FUL	Ms Holt	Extension of front dormer	32 Frensham Avenue Plymouth PL6 7JN	Luke Valentine
12/06/2024	Grant Conditionally	24/00344/FUL	KW Brothers	Partial change of use from shop (Class E) to restaurant/takeaway (Sui Generis) (retrospective)	25 - 27 Durnford Street Plymouth PL1 3QF	Mr Sam Lewis
12/06/2024	Grant Conditionally	24/00430/LBC	Plymouth City Council	Waterproofing works to terrace of Lido Building, removal and replacement of existing balustrades	Tinside Pool Hoe Road Plymouth PL1 3NZ	Miss Amy Thompson
12/06/2024	Grant Conditionally	24/00504/FUL	Mr Liam Cross	First floor rear roof terrace	30 Rosebery Avenue Plymouth PL4 8SU	Joanna Churchill
13/06/2024	Agreed Condition Details	24/00675/AMD	Mr Tim Lewis	Non-material Amendment: Raising the ground levels of the rear gardens and the omission of raised patios and external steps of application 23/01747/REM	North Prospect Library Greatlands Place Plymouth PL2 3JG	Mr Daniel Thorning
13/06/2024	Grant Conditionally	24/00002/FUL	Mr & Mrs Evelyn	Construction of residential annex	7 Outland Road Plymouth PL2 3BZ	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/06/2024	Grant Conditionally	24/00538/FUL	Mr Matthew Thompson	Front/rear rooflights and window in rear mansard slope	8 Acre Cottages Plymouth PL1 4QS	Mr Sam Lewis
14/06/2024	Grant Conditionally	24/00055/FUL	Mr Nick Grech-Cini	Part demolition of Unit 3 and the erection of new external elevations to the remaining building, along with associated landscaping works.	Princess Yachts Ltd. Company Number 00856633 2 Newport Street Plymouth PL1 3QG	Helen Blacklock
14/06/2024	Grant Conditionally	24/00451/FUL	Mr P Sykorova	Replacement porch	83 Peters Park Lane Plymouth PL5 1PT	Natasha Batorijs
14/06/2024	Grant Conditionally	24/00564/FUL	Mr Leo Lawson-O'Neil	Addition of tattoo parlour use (Sui Generis)	Unit 19 And 20, 10 Sawrey Street Plymouth PL1 3LA	Mr Sam Lewis
17/06/2024	Approved	24/00227/TCO	Mr Tim Cresswell	Malus Domestica (T1) - Fell	8 Providence Place Plymouth PL1 5QS	Alan Rowe
17/06/2024	Approved	24/00489/TCO	Metcalfe	Maple (T1) - Reduce overall crown by 2m to a height of 5m. Cherry (G1) - Reduce height by 3m to a height of 9m.	69 Fore Street Plympton Plymouth PL7 1NA	Alan Rowe
17/06/2024	Approved	24/00494/TCO	Mr Berryman	3x Cherry (T1, 2 & 3) - Re-pollard to previous pollard points.	101 West Hoe Road Plymouth PL1 3BH	Alan Rowe
17/06/2024	Approved	24/00554/TCO	S Prance	Ash - Fell tree due to poor condition caused by ash dieback. Mimosa - Fell due to poor condition.	7 Penlee Gardens Plymouth PL3 4AN	Alan Rowe

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17/06/2024	Approved	24/00586/TCO	Mr Richard Cantrill	Pittosporum and Bay (G1) - Reduce height by 2m/2.5m and trim sides in to match leaving the approximatly 4-5m high and 3-4m wide.	65 Mannamead Road Plymouth PL3 4SS	Alan Rowe
17/06/2024	Agreed Condition Details	19/01900/CDM	Mr Simon Wagemakers	Condition Discharge: Condition 22 of application 07/01094/OUT	Plymstock Quarry, The Ride Plymstock Plymouth	Ms Marie Stainwright
17/06/2024	Agreed Condition Details	23/01618/CDM	Plymouth City Council	Condition Discharge: Condition 9 (Surface Water Drainage) of application 20/00056/FUL	Southern Boundary Of Derriford Hospital, The Bircham Valley Local Nature Reserve, Seaton Valley, Forder Valley Link Road And The	Mrs Janine Warne
17/06/2024	Agreed Condition Details	23/01619/CDM	Plymouth City Council	Condition Discharge: Condition 14 (Surface Water Management) of application 18/00307/REM	Land At Seaton Neighbourhood And Derriford Community Park, Between Forder Valley Rd, Novorossiysk Road, Blunts Lane	Mrs Janine Warne
17/06/2024	Grant Conditionally	24/00096/FUL	Mr Steve Short	Demolition of existing garage and erection of larger garage with side dormer for use as annexe. Raised front boundary walls.	16 Longfield Villas Plymouth PL9 7RS	Natasha Batorijs
17/06/2024	Grant Conditionally	24/00252/LBC	Ms Fiona Fox	Installation of sewer pipe, requiring drilling through wall, excavation of adjacent ground and associated fixings	Land At Royal William Yard Plymouth PL1 3RS	Miss Emily Godwin
17/06/2024	Grant Conditionally	24/00384/TPO	Mrs Theodosia Vasiliou	Fell 1, Fir tree - 2, Cherry tree - 3, Over grown Flowering shrub - 4, Tree - 5, Dead Wisteria tree	8 Kingsland Gardens Close Plymouth PL3 5NR	Alan Rowe
17/06/2024	Grant Conditionally	24/00392/TPO	Mr Sid Remmer	TR1 - Fell T380 - Fell T381 - Fell G382 - Fell	Land To The Rear Of Grantley Gardens Plymouth PL3 5BS	Alan Rowe

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17/06/2024	Grant Conditionally	24/00514/TPO	Mr Daniel Houston	Sycamore (T1) - Reduce lateral growth by 2-2.5m cutting no greater than 50mm, reducing crown spread from 4.5m to 2.5m cuts to NGP, BS3998. Ash (T2) - Cut back overhanging branches back to boundary line. cutting no greater then 75mm.	17 Walters Road Plymouth PL5 1NR	Alan Rowe
17/06/2024	Grant Conditionally	24/00530/TPO	Mr Nicholas West	7x Holm Oaks - To have them topped approximately 4m from left to approximately 3m on right. This will be the point to which they were topped at last approval.	6 Robert Adams Close Plymouth PL7 2FE	Alan Rowe
17/06/2024	Grant Conditionally	24/00534/TPO	Mrs Whittle	Norway Maple (T1) - Re-pollard to previous pollard points	51 Kimberly Drive Plymouth PL6 5WA	Alan Rowe
17/06/2024	Grant Conditionally	24/00570/FUL	Mrs Anne Hope	Raised side decking with sun-room.	39 Brynmoor Park Plymouth PL3 5LB	Joanna Churchill
17/06/2024	Refuse	24/00377/TPO	Mr Colin Knight	Large Oak (labelled B on plan) - Prune back all branches on my side of the tree to leave the size of the crown and branches post pruning at 2 metres. Holme Oak (labelled A on plan) - To Pollard the dying Holme Oak to 1 metre above the boundary wall.	15 Wellsbourne Park Plymouth PL3 5JJ	Alan Rowe
17/06/2024	Refuse	24/00449/S73	Mr & Mrs Harris	Variation of Condition 2 (Approved Plans) to make amendments to the house and garage design including removal and addition of windows, new entrance porch, extension to the balcony, new external walls, underbuild to the garage to create a store and other associated development, and removal of Conditions 3 (CEMP), 5 (Provision of Sight Lines) & 8 (Car Parking Provision) of application 15/02183/FUL (retrospective)	Land Adjacent 865 Wolseley Road Plymouth PL5 1JX	Miss Amy Thompson

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18/06/2024	Non-material Minor Amendment Agreed	24/00758/AMD	Mrs Amy Hopes	Non-material Amendment: Changing the proposed extension to render across all elevations of application 23/01699/FUL	44 Thornyville Villas Plymouth PL9 7LB	Joanna Churchill
18/06/2024	Grant Conditionally	24/00182/FUL	Chaz Lawrence	Convert garage into a home based beauty business.	12 Hatshill Close Plymouth PL6 8NN	Mr Macauley Potter
18/06/2024	Grant Conditionally	24/00294/FUL	Ms R Hameed	Two-storey side extension and single storey rear extension	7 Cuffe Road Plymouth PL3 4HR	Natasha Batorijs
18/06/2024	Grant Conditionally	24/00312/FUL	Steve Berriman	Widening of existing dropped kerb and associated works	117 Larkham Lane Plymouth PL7 4PW	Cody Beavan
18/06/2024	Grant Conditionally	24/00458/FUL	Mr & Mrs Greeno	Demolition of existing conservatory and erection of single storey extension	32 Powisland Drive Plymouth PL6 6AB	Natasha Batorijs
18/06/2024	Grant Conditionally	24/00492/FUL	Mr Tim Warner	Demolition of existing single garage and replace with single storey side extension. Removal of small section of front boundary wall to open existing driveway.	15 Amados Drive Plymouth PL7 1TS	Natasha Batorijs
19/06/2024	Grant Conditionally	24/00523/FUL	Mr & Mrs Loft	Single storey front extension	111 Thurlestone Walk Plymouth PL6 8QQ	Luke Valentine
20/06/2024	Grant Conditionally	24/00495/FUL	Mr Paul May	Construction of rear outbuilding to provide cattery (Sui Generis)	120 Stuart Road Plymouth PL1 5LP	Miss Emily Godwin

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20/06/2024	Refuse	24/00620/TPO	Mr Ian Warmington	Oak (T01) - Whole crown reduction to 5m above ground level, to provide sufficient clearance to property and to cut back of all branches overhanging main road through the estate.	24 Jellicoe Road Plymouth PL5 3UU	Alan Rowe
21/06/2024	Non-material Minor Amendment Agreed	24/00692/AMD	Mr Dominic Elliott	Change to agreed dimensions for application 22/00418/FUL	112A Underlane Plympton Plymouth PL7 1QZ	Mr Macauley Potter
21/06/2024	Grant Conditionally	24/00439/FUL	Mr O'Friel	Loft conversion with rear dormer and roof alterations to provide balcony at first floor level	178 Peverell Park Road Plymouth PL3 4QE	Miss Emily Godwin
21/06/2024	Grant Conditionally	24/00606/FUL	St Austell Brewery	2no. pergolas and enclosed decked seating area.	George Hotel, 191 Ridgeway Plymouth PL7 2HJ	Mr Macauley Potter
21/06/2024	Grant Conditionally	24/00607/LBC	St Austell Brewery	2no. pergolas and enclosed decked seating area.	George Hotel, 191 Ridgeway Plymouth PL7 2HJ	Mr Macauley Potter
24/06/2024	Agreed Condition Details	24/00065/CDM	Mr Jon Rowson	Condition Discharge: Condition 3 of application 23/01179/FUL	Phase 13, Seaton Neighbourhood Plymouth	Cody Beavan
25/06/2024	Grant Conditionally	24/00277/FUL	Mr Cottam	Regularisation of existing HMO use and change of use to 7-bed HMO (Sui Generis)	55 Wilton Street Plymouth PL1 5LX	Mr Sam Lewis
25/06/2024	Grant Conditionally	24/00305/FUL	Miss Naomi Pashby	Replacement of car park entrance/exit sliding shutter doors with electric roller shutter doors	Drake Circus Shopping Mall 1 Charles Street Plymouth PL1 1EA	Mr Sam Lewis

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25/06/2024	Refuse	24/00053/FUL	Ms Li Jiang	Creation of front hardstanding, installation of EV charging point, and creation of yard gully (part-retrospective)	37 North Road East Plymouth PL4 6AY	Mr Sam Lewis
25/06/2024	Refuse	24/00054/LBC	Ms Li Jiang	Creation of front hardstanding, installation of EV charging point, and creation of yard gully (part-retrospective)	37 North Road East Plymouth PL4 6AY	Mr Sam Lewis
26/06/2024	Agreed Condition Details	24/00567/CDM	Mrs L Harding	Condition Discharge: Condition 8 of application 23/00307/S73	7 Blunts Lane Plymouth PL6 8BE	Mr Daniel Thorning
26/06/2024	Agreed Condition Details	24/00592/CDM	Ms Victoria Strickson	Condition Discharge: Conditions 3 (ecology), 4 (drainage), 5 (tree replanting) & 6 (tree retention) of application 23/01733/FUL.	All Saints Church Of England Academy Honicknowle Lane Plymouth PL5 3NE	Mr Macauley Potter
26/06/2024	Agreed Condition Details	24/00680/CDM	Mark Lovell	Condition Discharge: Condition 6 (Highway Dilapidation Survey) of application 23/01622/FUL	Plymouth Albion Rugby Club Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
26/06/2024	Agreed Condition Details	24/00719/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 13 (Ecological mitigation, compensation and enhancement) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
26/06/2024	Agreed Condition Details	24/00731/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 16 (Noise mitigation measures) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
26/06/2024	Agreed Condition Details	24/00732/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 18 (Management and maintenance scheme for the artificial grass pitches) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning

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26/06/2024	Grant Conditionally	24/00422/FUL	Mr Kamal Joshi	Sub-division of single dwelling into 2no. flats (retrospective).	180 Victoria Road Plymouth PL5 1QY	Mr Macauley Potter
26/06/2024	Grant Conditionally	24/00525/FUL	Mr A Brad	Loft conversion inc. hip to gable roof extension and rear dormer	27 Quarry Park Road Plymstock Plymouth PL9 7BB	Natasha Batorijs
27/06/2024	Grant Conditionally	24/00301/FUL	Mr. Joe Sharp	Two-storey rear extension	30 Boxhill Gardens Plymouth PL2 3RF	Natasha Batorijs
28/06/2024	Grant Conditionally	24/00591/FUL	Mrs Tessa Hewins	Single storey rear extension	21 Linketty Lane West Plymouth PL3 5RX	Natasha Batorijs
28/06/2024	Grant Conditionally	24/00644/FUL	Sarah Hyatt	Window replacement on educational building	Palace Court, Palace Street Plymouth PL1 2AY	Joanna Churchill
28/06/2024	Grant Conditionally	24/00649/FUL	S Foster	Proposed front porch	36 The Old Wharf Plymouth PL9 7NP	Joanna Churchill
01/07/2024	Non-material Minor Amendment Agreed	24/00714/AMD	Mr Andy Yelland	Widening of approved bi-fold door and additional window in west facing side elevation of application 23/00530/FUL.	114 Peters Park Lane Plymouth PL5 1PT	Mr Macauley Potter
01/07/2024	Grant Conditionally	24/00405/FUL	Mr Jon Wall	Erection of 2.8m high screen wall, minor car park reconfiguration, alterations to windows and doors and installation of new cladding panels.	20 Valley Road Plymouth PL7 1RF	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/07/2024	Grant Conditionally	24/00499/ADV	Revd Nick Lear	Plain wooden cross outside church	Mutley Baptist Church Mutley Plain Plymouth PL4 6LB	Natasha Batorijs
01/07/2024	Grant Conditionally	24/00634/LBC	Mr Guy Hockaday	Internal alterations and lime render rear, gable ends and boundary wall	Jessops, Horsham Lane Tamerton Foliot Plymouth PL5 4NP	Luke Valentine
01/07/2024	Refuse	24/00347/FUL	Mrs S Roberts	Front conservatory	25 Flamborough Way Plymouth PL6 6RP	Natasha Batorijs
01/07/2024	Refuse	24/00580/ADV	Wildstone Estates Limited	Erection of new freestanding digital advertisement	Sutton Road Plymouth PL4 0HE	Miss Emily Godwin
01/07/2024	Refuse	24/00595/FUL	Mr & Mrs Wilkins	Two-storey rear and side extension	91 Underlane Plymstock Plymouth PL9 9LB	Mr Sam Lewis
02/07/2024	Approved	24/00596/TCO	Clarham Court Ltd	Holm Oak (T1) - Pollard to approximatly 2.5m high stump	Clarham Court Seymour Road Mannamead Plymouth	Alan Rowe
02/07/2024	Approved	24/00599/TCO	SMC Brown	Beech (T3) - Fell to combat subsidence damage.	The Russells, Old Warleigh Lane Plymouth PL5 4ND	Alan Rowe
02/07/2024	Grant Conditionally	24/00372/FUL	Westcountry Land (Alphington) Ltd	Erection of 5no detached residential dwellings, access, estate road, drainage and landscaping	Arcadia Road Plymouth PL9 8EG	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
02/07/2024	Grant Conditionally	24/00512/TPO	Mr Vishal Sharma	9x Beech and 1x Laurel (G1) - Fell cut to ground level, Maple (T1) - Re-pollard back to previous points leaving finish height 6m approx. from garden level.	179 Springfield Road Plymouth PL9 8JS	Alan Rowe
02/07/2024	Grant Conditionally	24/00537/TPO	Janet Perks	Walnut tree in pavement between 7 & 8 Thorn Park. Cutting back of all branches overhanging our gardens.	Land Outside 7 Thorn Park Plymouth PL3 4TG	Alan Rowe
02/07/2024	Grant Conditionally	24/00539/TPO	Mr Daniel Hunt	Tree works	Land At And Adjacent To Blindman's Wood Plymouth PL3 5TB	Alan Rowe
02/07/2024	Grant Conditionally	24/00556/FUL	Mrs Lorraine Coker	Replacement roof (re-submission of 23/00896/FUL)	869 Wolseley Road Plymouth PL5 1JX	Cody Beavan
02/07/2024	Grant Conditionally	24/00609/TPO	Mr Mann	Holm Oak (T1) - Reduce to a monolith standing at 4m/crown break following outcome of tree condition report.	14 Kernow Gate Plymouth PL5 1FB	Alan Rowe
02/07/2024	Grant Conditionally	24/00618/TPO	Mr David James	Eucalyptus (T1) - to be felled to ground level.	1 Looseleigh Close Plymouth PL6 5JQ	Alan Rowe
02/07/2024	Grant Conditionally	24/00672/TPO	Mr Turoiu	Lime (T1) - Re-pollard to previous points to continue the established established cyclical pruning.	30 Mirador Place Plymouth PL4 9HE	Alan Rowe
02/07/2024	Refuse	24/00585/TPO	Jan Epps	Fell Sycamore	35 Furzehatt Road Plymouth PL9 8QX	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
03/07/2024	Agreed Condition Details	24/00728/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 8 (Site Waste Management Plan) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
03/07/2024	Agreed Condition Details	24/00837/CDC	Jack Wilkinson	Compliance of conditions of application 95/00165/FUL	45 Burnett Road Plymouth PL6 5BH	Cody Beavan
03/07/2024	Grant Conditionally	24/00393/ADV	Mr Gavin Batty	Fascia signs installed to building elevations.	Unit 1, 145 Plymouth Road Plymouth PL7 4NF	Luke Valentine
03/07/2024	Grant Conditionally	24/00579/FUL	Mrs Laura Wyatt	Construction of new front porch area	34 West Park Drive Plymouth PL7 2GZ	Natasha Batorijs
04/07/2024	Non-material Minor Amendment Agreed	24/00832/AMD	TJ Morris Limited	Non-material Amendment: To amend the agreed details under planning condition 4 of application 24/00030/S73 for the roller shutter doors on Unit C	Errill Retail Park, Plymouth Road Plymouth PL7 4JP	Helen Blacklock
04/07/2024	Grant Conditionally	23/01792/FUL	Mr Paul Lazarevic	Conversion and re-purposing of the existing diesel-powered Flexible Generation Facility to a gas-powered Flexible Generation Facility	Former Toshiba Factory Site Ernesettle Lane Plymouth PL5 2TT	Mr Simon Osborne
04/07/2024	Grant Conditionally	24/00412/FUL	Penhaven Developments Ltd	Change of use, alterations and refurbishment of existing care home to 9 residential apartments including replacement of conservatory with extension, creation of parking area and associated works.	32 Egguckland Road Plymouth PL3 5HG	Helen Blacklock
04/07/2024	Grant Conditionally	24/00490/FUL	Mr Gavin Shelton	Change use of shop from art shop (Class E) to tattoo studio (Sui Generis)	Highbridge Court, 96 - 102 Ridgeway Plymouth PL7 2AR	Cody Beavan

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
04/07/2024	Grant Conditionally	24/00601/LBC	Mr Gareth Williams	Enabling and repair works to basin entrance including temporary barriers, removal of steel plates and provision of investigatory cores	HMNB Devonport Plymouth PL2 2BG	Mr Jon Fox
04/07/2024	Grant Conditionally	24/00658/S73	Miss Jacqueline Leyton-Barrett	Removal of Condition 4 (Cycle Provision) and 5 (Electric Vehicle Charging Provision) of application 22/01583/FUL	6 Rigdale Close Plymouth PL6 5PR	Mr Jon Fox
05/07/2024	Grant Conditionally	24/00542/FUL	Mr Daniel Bassett	Ground floor front porch and dormer to roof	11 Wood Park Plymouth PL6 8AW	Natasha Batorijs
05/07/2024	Grant Conditionally	24/00597/FUL	Mr & Mrs Beanland	Single storey rear extension with terrace above and some internal layout changes	43 Fore Street Plympton Plymouth PL7 1LZ	Luke Valentine
05/07/2024	Grant Conditionally	24/00598/LBC	Mr & Mrs Beanland	Single storey rear extension with terrace above and some internal layout changes	43 Fore Street Plympton Plymouth PL7 1LZ	Luke Valentine
05/07/2024	Grant Conditionally	24/00604/FUL	Mr & Mrs Fear	Single storey rear extension, with extended rased patio	2 Grange Road Plymouth PL7 2HY	Natasha Batorijs
05/07/2024	Grant Conditionally	24/00616/FUL	Ms Natalie Jary	First floor rear extension	6 St Michael Avenue Plymouth PL2 1LN	Natasha Batorijs
08/07/2024	Grant Conditionally	24/00572/FUL	Mrs Alison Stafford	Single storey rear extension	79 Alexandra Road Ford Plymouth PL2 3BU	Natasha Batorijs

Planning Appeal Decisions between 02/05/2024 and 09/07/2024

Date of Decision	13/05/2024
Ward	Plymstock Radford
Application Number	23/00319/FUL
Decision	Appeal Dismissed
Address of Site	90 - 92 Plymstock Road Plymouth PL9 7PJ
Proposal	Change of use from part of residential care home (Class C2) to single dwelling (Class C3); inc. partial demolition of glazed link between 90 and 92 Plymstock Road, construction of garage/turntable, erection of rear balcony and raised rear patio, and alterations to building elevations and fencing (resubmission of application 22/00451/FUL)
Appeal Process	Written Representations
Officers Name	Mr Sam Lewis
Synopsis of Appeals	Planning permission was refused for the change of use of part of a care home back into a dwelling due to the proposal of a detached front garage and turntable. Planning permission was previously granted for the change of use without the garage. Officers considered that the garage would have a negative impact on the streetscene and that the presence of the garage would limit vehicles' ability to leave the site in forward gear - with the turntable being an unreliable solution for such. Following an appeal made by the applicant, the Inspector agreed with Officers on the first ground - dismissing the appeal due to the proposed garage's visual impact. The Inspector considered, though, that, due to the over-provision of parking proposed compared to the SPD's requirements, sufficient turning could be provided on-site by removing some of the proposed parking spaces - so they disagreed with the highway refusal reason. No applications were made for costs by either side and no costs were awarded by the Inspector.

Planning Appeal Decisions between 02/05/2024 and 09/07/2024

Date of Decision	16/05/2024
Ward	Plymstock Dunstone
Application Number	23/01611/FUL
Decision	Appeal Dismissed
Address of Site	78 Furzehatt Road Plymouth PL9 8QT
Proposal	Extended existing wall out by 3000mm to allow for off road parking and charging points for EVs
Appeal Process	Householder Fast Track
Officers Name	Joanna Churchill
Synopsis of Appeals	Application for 'Extended existing wall out by 3000mm to allow for off road parking and charging points for EVs' refused DEV20 on grounds of visual impact not respecting character of the area and DEV29 on grounds of visibility and highway safety. Appeal dismissed: After visit 8 May 24, Inspector agreed that the proposal would 'materially harm the street scene' but that there would be no conflict with DEV29 but this did not outway the harm caused to the street scene. Also noted that EV charging could take place under existing layout. No applications were made for costs by either side and no costs were awarded by the Inspector.

Date of Decision	20/05/2024
Ward	Efford and Lipson
Application Number	23/00978/ADV
Decision	Appeal Allowed with Conditions
Address of Site	Rear Of 9-11 Chudleigh Road Plymouth PL4 7HU
Proposal	Conversion of existing poster advertisement to a Digital-Poster
Appeal Process	Written Representations
Officers Name	Luke Valentine
Synopsis of Appeals	DEV 20/DEV 29 - The inspector did not consider that the siting and the orientation of the advertisement display would serve as a distraction to vehicles exiting/entering Chudleigh Road or increase the chance of the vehicle/pedestrian collision along Old Laira Road. Furthermore, the inspector considered that there was insufficient detail in the information provided by the LHA and DOC Officer with regards to the 3 injury accidents referenced.

Planning Appeal Decisions between 02/05/2024 and 09/07/2024

Date of Decision	05/06/2024
Ward	Budshead
Application Number	22/01394/FUL
Decision	Appeal Dismissed
Address of Site	Land Adjacent 89 Thirlmere Gardens Plymouth PL6 5HG
Proposal	Erection of 4no three storey 4-bed detached dwellings and associated parking
Appeal Process	Written Representations
Officers Name	Mr Jon Fox
Synopsis of Appeals	<p>Inspector agreed that the proposals result in unacceptable loss of neighbourhood greenspace and impact on character and appearance of the area. Inspector also agreed there would be lack of parking and means of safely and conveniently accessing the site by cycling and walking. Inspector did not agree there would be harm to living conditions, and felt that BNG could be provided by condition, bearing in mind that BNG is (was) only required on major apps acc. to DEV26. Given that PCC had not disputed that the land is suitable for infiltration via soakaways, details of disposal of surface water could be conditioned.</p>

Planning Appeal Decisions between 02/05/2024 and 09/07/2024

Date of Decision	07/06/2024
Ward	Plymstock Radford
Application Number	22/01813/FUL
Decision	Appeal Dismissed
Address of Site	Drakes Drum, 19 Radford Park Road Plymouth PL9 9DN
Proposal	Erection of 3no dwellings (Class C3) and reconfiguration of existing public house car park, including alterations to access and landscape details
Appeal Process	Written Representations
Officers Name	Mr Sam Lewis
Synopsis of Appeals	Planning permission was refused for the erection of 3no. dwellings towards the southern end of the pub's car park. Officers considered that the dwellings would lead to an underprovision of parking for the pub and that the relocated access to the site would lead to the loss of formal on-street parking. Following an appeal made by the applicant, the Inspector agreed with Officers that the loss both on and off-street parking would be harmful and that the tightness of the access would likely lead to other negative impacts - dismissing the appeal due to the scheme's impact on highway safety and local parking impacts.No applications were made for costs by either side and no costs were awarded by the Inspector.