



#plymplanning



Oversight and Governance

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PLANNING COMMITTEE

Thursday 29 August 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. Minutes (Pages 1 - 4)

The Committee will be asked to confirm the minutes of the meeting held on 18 July 2024.

4. Chair's Urgent Business

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

5. Questions from Members of the Public

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

6. Planning Applications for Consideration

The 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.

6.1. 24/00371/FUL Land Adjacent to Wilmot Gardens, PL5 3TP (Pages 5 - 26)

Ward: Honicknowle
Applicant: Mr Darren Wills
Recommendation: Grant Conditionally.

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

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 9 July 2024 to 16 August 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>

8. Appeal Decisions (Pages 45 - 46)

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that these Delegated Planning Applications are available to view online at:

<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

9. Exempt Business

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

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Planning Committee

Thursday 18 July 2024

PRESENT:

Councillor Stevens, in the Chair.

Councillor Penrose, Vice Chair.

Councillors Mrs Bridgeman, Gilmour, Goslin, McNamara, Ney, Raynsford, Reilly, Sproston and Ms Watkin.

Also in attendance: Joanna Churchill (Planning Officer), Julie Parkin (Senior Lawyer), Stuart Wingfield (Head of Development Management), Joshua Longstaff (Democratic Advisor), Amy Thompson (Planning Officer) and Elliot Wearne-Gould (Democratic Advisor).

Apologies for absence: Councillors Allen, McCarty and M. Smith.

Absent: Councillor Darcy.

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.

1. **Declarations of Interest**

There were no declarations of interest.

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

The Committee agreed to note the appointment of Councillor Stevens as Chair and Councillor Penrose as Vice Chair for the municipal year 2024/25.

3. **Minutes**

The Committee agreed the minutes of the meeting held on 13 May 2024 as an accurate record.

4. **Chair's Urgent Business**

The Chair extended a welcome to Councillors Sproston and Ney as new members of the Committee, and Councillor Bridgeman on her return to the Committee.

The Chair congratulated Councillor Raynsford on her appointment to Vice-Chair.

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

There were no questions from members of the public.

6. **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.

7. **24/00256/FUL, St Annes House, Jennycliff Lane, PL9 9SN**

(Councillor Gilmour joined the meeting at the start of this item-16:08)

Applicant's name: St Anne's House Ltd.
Ward: Plymstock Radford
Decision: Application GRANTED conditionally

Amy Thompson (Planning Officer) presented the report.

Mr Danny Bamping spoke to the item as the applicant's nominated representative.

The Committee agreed the application as per the conditions recommended in the report.

8. **24/00497/FUL, 28 Mount Gould Road, PL4 7PT**

Applicant's Name: Mr P Stewart
Ward: Sutton and Mount Gould
Decisions: Grant Conditionally

Joanna Churchill (Planning Officer) presented the report.

Councillor Chris Cuddihee spoke to the application as Ward Councillor.

The Committee agreed the following amendments to conditions:

- I. An update to condition 4 requiring a Management Plan to be submitted to, and agreed by, the service director of SPI in consultation with local Ward Members.

The Committee agreed the application per the above condition, and the recommended conditions as set out in the report.

9. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 2 May 2024 to 8 July 2024.

10. **Appeal Decisions**

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

11. **Exempt Business**

There were no items of exempt business.

12. **Schedule of Voting**

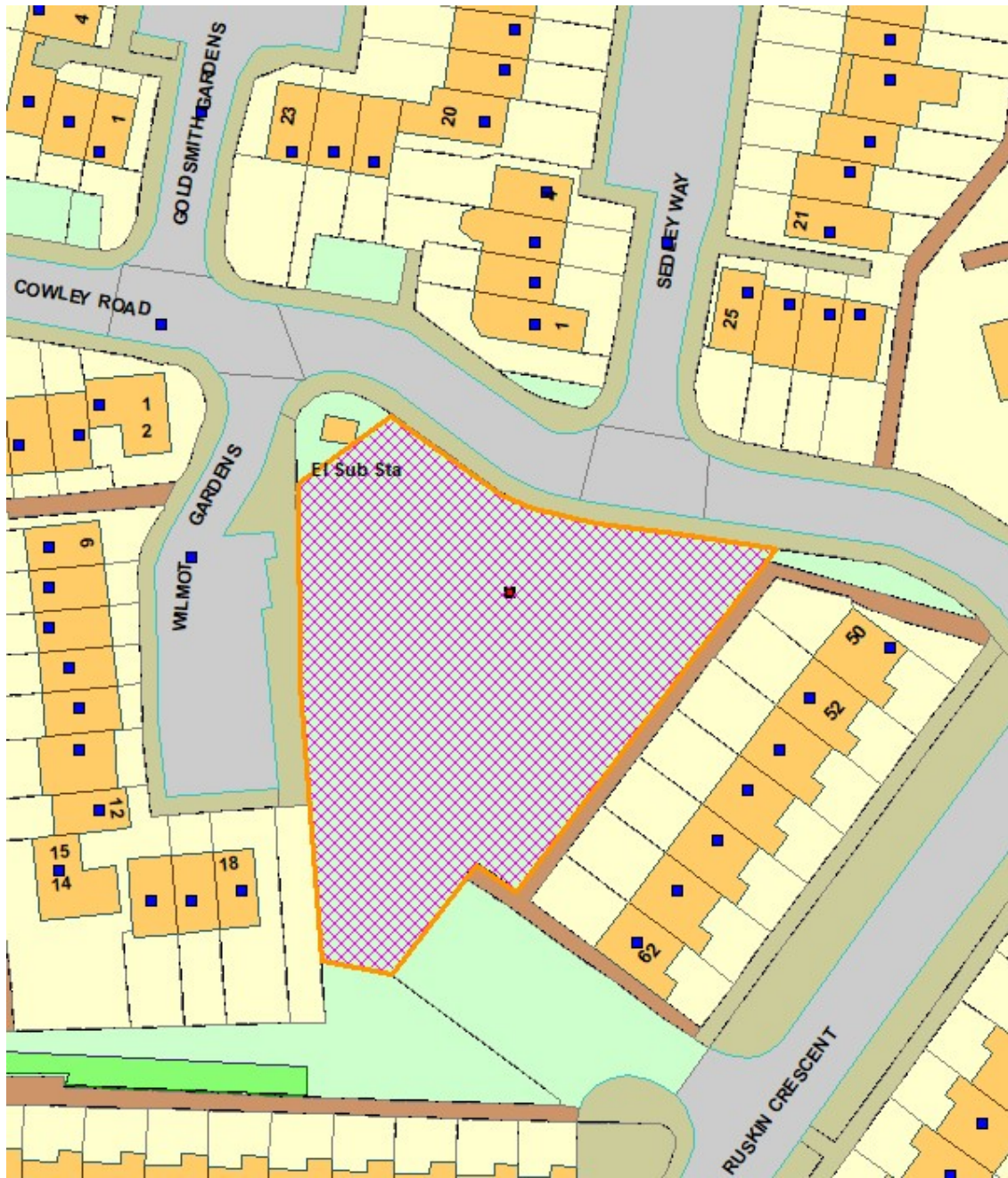
<u>Application</u>	<u>For</u>	<u>Abstain</u>	<u>Against</u>	<u>Absent/ Did Not Vote</u>
24/00256/FUL, St Anne's House, PL9 9SN	Cllrs Mrs Bridgeman, Gilmour, Goslin, McNamara, Ney, Penrose, Raynsford, Reilly, Sproston, Stevens. (10)	Cllr Ms. Watkin. (1)		
24/00497/FUL, 28 Mount Gould Road, PL4 7PT.	Cllrs Mrs Bridgeman, Gilmour, Goslin, McNamara, Ney, Penrose, Raynsford, Reilly, Sproston, Stevens, Ms. Watkin. (11)			

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PLANNING APPLICATION OFFICERS REPORT



Application Number	24/00371/FUL	Item	01
Date Valid	25.03.2024	Ward	HONICKNOWLE
Site Address	Land Adj. To Wilmot Gardens Plymouth PL5 3TP		
Proposal	Construction of 5no. affordable dwellings with associated parking.		
Applicant	Mr Darren Wills		
Application Type	Full Application		
Target Date	20.05.2024	Committee Date	29.08.2024
Extended Target Date	26.08.2024		
Decision Category	Service Director of SPI		
Case Officer	Mr Macauley Potter		
Recommendation	Grant Conditionally		



This application has been referred to the Planning Committee by the Service Director of Strategic Planning and Infrastructure due to public interest reasons and issues of probity (see Section 10 for details).

1. Description of Site

The application site comprises of a parcel of non-designated open green space on the border of Cowley Road, Ruskin Crescent and Wilmot Gardens. Established native Ash and Oak trees are situated on the western boundary and provide a buffer between the green space and Wilmot Gardens. The application site which lies in the Honicknowle Ward of the city is predominately residential in character.

2. Proposal Description

Construction of 5no. affordable dwellings with associated parking.

3. Pre-application Enquiry

23/00678/MOR - 5no. affordable dwellings - revised/reduced design considered acceptable in principle from planning perspective with more community open space incorporated into layout. Minimal tree information submitted at pre app with Natural Infrastructure (NI) response stating that mitigation hierarchy should be followed, and all tree removal should be fully justified.

4. Relevant Planning History

Planning history for the site began with application: 21/01972/FUL, which was submitted on the 1st November, 2021 for 7no. affordable dwellings and was later withdrawn due to several issues. In 2023, a pre application was submitted (ref: 23/00678/MOR), which proposed a reduction from 7no. to 5no. affordable dwellings along with other layout improvements. Whilst different layouts were considered, the impact to the 5no. trees along the west boundary could not be overcome therefore officers were of the view that appropriate tree mitigation would be required for the site.

The current application (ref: 24/00371/FUL) is therefore based upon the preferred layout as presented at pre application stage, including the proposed removal of the same 5no. trees detailed on planning application: 21/01972/FUL (7 dwellings).

5. Consultation Responses

Local Highway Authority - no objection subject to conditions.

Designing Out Crime Officer - no objections from a designing out crime perspective.

Lead Local Flood Authority - no objection following the submission of further details and pre-commencement condition.

Waste Residential (Street Services) - no objection.

Public Protection Service - No objection subject to condition.

Natural Infrastructure - Objection to the removal of 5no. trees but no in-principle objection overall (conditions recommended).

South West Water - standard response on asset protection.

Housing Delivery Team (HDT) - Supports this development and recommends condition.

6. Representations

44 letters of objection have been received which outline the following concerns:

- Loss of trees
- Loss of greenspace used extensively by the local community for a variety of uses, particularly during the Covid-lockdown
- No Biodiversity Net Gain (BNG) information provided
- Loss of ecology / wildlife
- Conflicts with Policies DEV26 and DEV27 of the Joint Local Plan
- Proximity of next nearest greenspace / only greenspace in the area
- Increased traffic and strain on parking
- Site not suitable for housing
- Loss of light
- Loss of privacy
- Overlooking
- Noise resulting from construction work

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(5B) sets out that the determination of any matter under the planning Acts must be made in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly 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, 2023 (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).
- National Design Guide: Planning practice guidance for beautiful, enduring and successful places (2019)
- National Planning Policy Framework 2024 (draft consultation version). Given this consultation is at an early stage, limited weight is given to these emerging policies.

8. Analysis

1. An application of this type will be considered under the adopted Joint Local Plan and its Strategic Policies: SPT1 (Delivering sustainable development), SPT2 (Sustainable linked neighbourhoods and sustainable rural communities), SPT3 (Provision for new homes), SPT9 (Strategic principles for transport planning and strategy), SPT10 (Balanced transport strategy for growth and healthy and sustainable communities) and SPT12 (Strategic approach to the natural environment). Strategic Objective: SO11 (Delivering high quality development); Development Management Policies: DEV1 (Protecting health and amenity), DEV2 (Air, water, soil, noise, land and light), DEV7 (Meeting local housing need in the Plymouth Policy Area), DEV9 (Meeting local housing need in the Plan Area), DEV10 (Delivering high quality housing), DEV20 (Place shaping and the quality of the built environment), DEV23 (Landscape character), DEV26 (Protecting and enhancing biodiversity and geological conservation), DEV27 (Green and play spaces) DEV28 (Trees, woodlands and hedgerows), DEV29 (Specific provisions relating to transport), DEV31 (Waste management), DEV32 (Delivering low carbon development), DEV35 (Managing flood risk and water quality impacts).

2. Other documents include the National Planning Policy Framework (2023), the National Design Guide: Planning practice guidance for beautiful, enduring and successful places (2019) and the Joint

Local Plan: Supplementary Planning Document (Adopted July 2020). The material considerations for this application are:

Principle of Development

- Design and Visual Impact
- Sustainable Linked Neighbourhoods
- Affordable Housing
- Accessibility
- Delivering High Quality Housing
- Amenity
- Flood Risk Considerations
- Highway Considerations
- Contaminated Land
- Refuse Disposal
- Natural Infrastructure Considerations
- Climate Emergency
- Planning Balance
- Other Matters

Principle of Development

3. All the DEV policies are included in the Joint Local Plan to help deliver the Plan's Strategic Objective SO11. This sets out the aim to deliver development which is sustainable and of the right type for its location. That includes providing high quality places which create a positive legacy for future generations (point 4) and responding positively to the challenges of climate change (point 6).

4. Additionally, delivering sustainable development is the fundamental baseline principle within strategic policies SPT1 and SPT2 of the Joint Local Plan.

5. The land is currently owned by Plymouth City Council and is a site which has come forward under the Plan-For-Homes programme. Plan-For-Homes sets out an ambition to deliver a minimum of 5,000 new homes in the city over the next five years. A Site Planning Statement promoting the land for residential development has been publicly available since December 2019.

6. The site is un-designated green space however Policy DEV27 is still a material consideration. Specifically, paragraph 2 sets out the following:

7. 'Existing open spaces, which also includes designated City Green Spaces and Neighbourhood Green Spaces, should not be built on unless it is demonstrated that the open space is surplus to requirements; or the loss will be replaced by equivalent or better provision in a suitable location; or the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss. In making this judgement regard will be had to evidence of the identified value of the green space's attributes as set out in relevant open space assessments and account will be taken of the plan's green space and play accessibility standards. Development will be resisted on sites where the functions and characteristics of the greenspace will be lost and mitigation is not possible.'

8. Officers acknowledge that the proposed scheme would not be fully compliant with Paragraph 2 as there would be a significant loss to the existing open space. Pursuant to the Joint Local Plan Policies Map, officers have had to consider the site's status as non-designated greenspace in conjunction with the Plan-For-Homes scheme which has promoted the site for residential development. In consideration of these two factors, officers acknowledge that any number of residential units on the land would conflict with DEV27 due to varied but significant degrees of impact to the function and characteristics of the greenspace. On this premise, the scope for retaining an open space on the site is highly constrained and the resultant creation of a smaller open space on Ruskin Crescent does not

demonstrate equivalent or better provision. However, officers consider it an improvement over the previous layout (ref: 21/01972/FUL) and does go some way to retain the limited character of the previous use whilst delivering an affordable housing scheme that will help to contribute towards housing delivery targets.

9. In considering the current application, officers note that the trees are not protected under a Tree Preservation Order (TPO) and no applications for TPO status were made/considered between the withdraw of 21/01972/FUL in January 2022 and March 2024 (the month of submission of the current application). A TPO application was however received in the month of April 2024 and is under consideration with Street Services.

Design and Visual Impact

10. In relation to the impact of the development on the character of the area, Policy DEV20 is of relevance. This policy requires development to contribute positively to both townscape and landscape and protect and improve the quality of the built environment.

11. Para 4.142 of the SPD states that: 'Local Planning Authorities (LPAs) will carefully consider new development proposals of this type to ensure it only takes place on appropriate sites in residential areas and where it does not harm the character of the area.'

12. The application proposes 5no. terraced affordable dwellings on open land adjacent to Wilmot Gardens, Cowley Road and Ruskin Crescent. The proposed dwellings are contemporary in design and massing with a total ridge height of 8 metres with an eaves height of 5 metres. Each dwelling would be finished in good quality materials (the roof would consist of Quin roof tiles and the walls would be finished in painted render).

13. Taking account of the intended site layout, due regard has been given to the character of Ruskin Crescent and Wilmot Gardens, noting that the proposed development continues the character of the surrounding street scene which provides ample grass verge buffers between the property curtilage and the pavement edge. The 5no. dwellings would be set back from the pavement edge in order to appear more subordinate and in-keeping with the surrounding area. Moreover, the dwellings would be bordered by a natural boundary treatment to the north and west (via a replanting scheme) which would provide adequate screening and would demonstrate good urban design as required in the National Design Guide.

14. It is concluded that from a visual impact perspective, the dwellings are good quality in appearance and in-keeping with the residential character of the area. On this basis, the development in accordance with policy DEV20 of the Joint Local Plan.

Sustainable linked neighbourhoods

15. Policy SPT1 sets out the overall sustainable development objectives of the Plan. Point 3i, seeks to reduce the need for green field development and protect natural assets by optimising the re-use of previously developed sites. In this case, the site is undeveloped land but not on Designated Green Space. There have been previous development proposals on the site however the principle of housing development on the subject land has not been previously established.

16. Policy SPT2 set out a series of principles that aim to ensure that development contributes to the delivery of sustainable linked neighbourhoods. Of particular significance to the current proposal are points:

- (1) 'Have reasonable access to a vibrant mixed use centre...'
- (4) 'Have a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs'.

- (5) 'Promote resilience to future change by ensuring a well-balanced demographic profile with equal access to housing and services'.
- (6) 'Are well served by public transport, walking and cycling opportunities'.
- (10) 'Provide a positive sense of place and identity, including through the recognition of good quality design, unique character, the role of culture, and the protection and enhancement of the natural and historic environment.'
- (11) 'Explore opportunities for the use of renewable energy, including community energy schemes where appropriate, and reduce the use of energy through design and energy efficiency.'

17. To refer to the above points and their numbering, in conjunction with the measures of sustainable neighbourhoods and communities (as set out in Figure 3.2 of the Joint Local Plan), would provide a range of 1-bed, 2-bed, 3-bed flats and dwellings (4 and 5), would be within 100 metres of the nearest bus stop (6) would conform to the layout character of the wider estate (10) and would propose on site climate mitigation (11). The site location is however more than 800m from the nearest primary school (1,170m) and more than 400m from the Transit Way District Centre (600m), therefore would not meet all the measures as set out in Figure 3.2.

18. Furthermore, when calculating the walking distance proximity of nearby green / natural spaces, the nearest green / natural spaces are: Manadon Sports & Community Hub (240m), Bladder Meadow (250m), playing fields adjacent to Sonnet Close (680m), Woodland Woods (650m) and neighbourhood green space at Shakespeare Road/Byron Avenue (710m). Please note that there may be slight variances in these figures depending on where the measurement is taken within the Wilmot Gardens site.

19. As set out in paragraph 3.17, the measures (Figure 3.2) are not intended to be applied through an inflexible 'tick box' exercise to determine the acceptability or otherwise of development, given that such an approach could restrict development that is fundamentally sustainable and makes a significant positive contribution to delivering the vision and strategy of the plan. However, the measures do contribute to the overall planning judgement, including the need for appropriate mitigation.

Affordable Housing

20. The Council's Housing Delivery Team (HDT) have been consulted on the application and note that the development is significantly below the threshold for delivering affordable housing as set out in Policy DEV7 but would provide 100% affordable housing provision. Therefore, the proposed development is strongly supported by the HDT and should make an important contribution to the City's urgent need for affordable housing.

Accessible and Adaptable Homes

21. The HDT note that DEV9 requires 20% of dwellings on schemes of 5 or more to meet national accessibility and adaptability standard M4(2). The proposal currently provides one unit (flat one) with the M4(2) standard. Due to the site topography effecting the required maximum gradients between the parking bay locations, the applicant has instead provided a drop-off bay outside the entrance of flats 1 and 2 which is considered an acceptable compromise by the HDT. HDT note however that the bin collection arrangement for the accessible plot would involve long walking distances around the back of the Plot 2 garden and the open space. The applicant states that this has been done to maximise as much green space as possible. Officers note that the second bin collection point is located adjacent to the Plot 2 garden and therefore is much closer than the collection point for Plots 3, 4 and 5, therefore, and on balance, this layout configuration is considered acceptable. In line with the HDT response, the M4(2) accessibility requirements and proof of compliance post completion are proposed to be conditioned.

22. Any Accessible and Adaptable provision is nevertheless encouraged by the Local Planning Authority as there is a chronic shortage of accessible affordable housing as set out in Plan for Homes

4 (2024-2029). Overall, officers have considered Plot 1 in terms of M4(2) and conclude that the unit, on balance, does not conflict with Policy DEV9 of the Joint Local Plan.

Delivering High Quality Housing

23. Point 2 of policy DEV10 states that development proposals should look for opportunities to design out crime and the fear of crime in the layout of the development. The widened natural spaces incorporated into the scheme would retain the open character of the existing footpath along the rear of Ruskin Crescent which in turn would maintain a good degree of natural surveillance. Moreover, the Council's Designing Out Crime Officer has been consulted on the layout and has raised no objections or concerns from a police perspective.

24. Point 3 states that affordable housing should be indistinguishable from other homes on the site, reflecting the type of housing on the development as a whole. The scheme would provide 100% affordable housing, externally the units are uniform in appearance and would be finished with good quality materials (see paragraph 12).

25. Point 5 states that: new dwellings (including conversions of existing properties into flats) should be of sufficient size and layout to provide good quality accommodation to meet the needs of their occupants, with developers required to meet Nationally Described Space Standards (NDSS). Officers have considered the development against the NDSS and confirm that plots would meet the minimum internal standards (Plots 1 and 2 would be 59sqm, Plots 3 and 5 would be 93sqm and Plot 4 would be 80sqm). Moreover, the plots are also considered to meet the minimum outdoor space requirements as set out in the Joint Local Plan SPD (50sqm per Plot).

26. Overall, officers consider that the development would accord with Policy DEV10 of the Joint Local Plan.

Amenity

27. In terms of the distance between Plot 5 and the rear elevations of properties along Ruskin Crescent, the current layout plan demonstrates 15 metres (compared to 12 metres under the withdrawn application). The open space along the eastern section has been widened and coupled with an existing footpath provides a sufficient buffer between the plots.

28. Moreover, a 45-degree assessment has been carried out in accordance with paragraphs 13.31-13.34 of the SPD and it is concluded that the layout would not conflict with the 45 degree line and there are no identified impacts in terms of window-to-window overlooking due to north/south arrangement of the property line. Further, officers consider there to be no conflict with sun position at various points in the day (noting the retained trees including the large Oak to south-west).

29. Overall, officers have considered all 5no. plots against guidance on natural light, privacy and outlook and conclude that the proposals do not conflict with Policy DEV1 of the Joint Local Plan.

Flood Risk Considerations

30. The Lead Local Flood Authority (LLFA) were consulted and note that the site is located in Flood Zone 1, which the Environment Agency (EA) defines as being at a low risk of fluvial or tidal flooding. Surface water flood risk mapping provided by the EA indicates the site is at low risk of surface water flooding from a 1% AEP (1 in 100 year return period) flood event. Moreover, the site is in a Critical Drainage Area (CDA) defined by the (EA) as an area where the existing drainage is at or close to its maximum capacity. Public sewer records indicate there is a 150mm diameter SWW surface water sewer located in the parking area off Ruskin Crescent.

31. The LLFA note that a drainage strategy has been submitted that proposes to discharge surface water to an existing SWW surface water sewer at an attenuated rate of 1.5l/s. The 1 in 10 year

green field run off rate for this development is calculated to be 0.55l/s. A ground investigation report has been submitted that concludes that soakaways are not suitable for the site due to poor soakaway test results.

32. As set out on the proposed drainage plan, attenuation storage is provided using underground crates beneath the parking area measuring 5m x 9m x 1m deep providing 45m³ of storage. An exceedance flow plan has also been submitted, along with a maintenance plan for the proposed drainage strategy.

33. Further details were submitted including modelling results that support a 1 in 100 year return period design standard with a 50% allowance for climate change. Modelling results indicate the surface water drainage system is surcharged but no flooding is shown. A Construction Traffic and Environment Management Plan (CTEMP) has been submitted that contains information regarding the potential contamination of oil in watercourses. The CTEMP has been updated to contain information about how surface water is managed on site to prevent contaminated surface water run-off, how the new drainage system is protected from contamination during construction and how it is brought into commission. These details along with the updated drainage plan, design calculations and SWW approval letter have been reviewed by the LLFA and are considered acceptable.

34. Having reviewed the submitted information and updated LLFA response, officers consider there to be no in-principle concerns and therefore the development would not conflict with Policy DEV35 of the Joint Local Plan. Submitted drainage details have been conditioned.

Highway Considerations

35. The Local Highway Authority (LHA) were consulted and raised no in-principle objection. The LHA note that the site was the subject of a previous planning application (21/01972/FUL) for 7 new affordable dwellings to which no in-principle objections were raised from a highways viewpoint.

36. The site will be accessed by a new direct access into the communal parking area off Cowley Road, via a dropped kerb vehicle footway crossing. It is considered inter and forward visibility at the vehicle exit would be satisfactory. Moreover, given the minor scale of development, low levels of vehicular traffic typically associated with the wider residential estate and absence of a through road officers consider that the increase in traffic movements linked to the development would be acceptable. Further to this point, officers have recommended a preservation of sight lines condition (condition 16) to ensure that line of sight is not obstructed when entering and leaving the site.

37. The application proposes 5 new dwellings; 2 flats with 1 bedroom and 3 dwellings with 2 bedrooms. In line with the Joint Local Plan SPD, the car parking demand associated with the proposed development is 8 off-street car parking spaces; 2 for the 2 bedroom dwellings and 1 for the 1 bed flats. The application proposes 8 car parking spaces including 2 designated disabled bays which is considered acceptable.

38. As illustrated on the proposed Site Plan, the application would need to provide provision for 10 cycle storage spaces (1 per bedspace), car parking (8 spaces), electrical vehicle charging (1 per property) and bin storage to be provided in accordance with Council policy. These details will be conditioned to ensure that provision is made available prior to first occupation of the units. Overall, officers consider that the proposals would be acceptable and in accordance with Policy DEV29 of the Joint Local Plan.

Contaminated Land

39. A Preliminary Investigation Report (PIR) was submitted with the application and been reviewed by the Public Protection Service (PPS). PPS are satisfied with the conclusions of the PIR and recommend a condition that in the event of any unexpected contaminated discovered during

development, that work is stopped, and an investigation carried out. Subject to compliance with the recommended condition, officers consider that the proposals would be acceptable and in accordance with Policies DEV1 and DEV2 of the Joint Local Plan.

Refuse Disposal

40. As set out in the Design and Access Statement, each plot is provided with bin storage provision (see site plan) with paved access to a roadside collection point. These details are considered to be acceptable by Waste Management (Street Services) and would not conflict with Policies DEV1, DEV2, DEV20 and DEV31 of the Joint Local Plan.

Natural Infrastructure Considerations

41. The Council's Natural Infrastructure (NI) officers have been consulted on this application (see below).

Trees

42. The proposed layout would involve the removal of 5no. trees (3no. Ash and 2no. Oaks) on the west boundary. The submitted Arboricultural Impact Assessment (AIA) highlights several points of encroachment into the Root Protection Area (RPA) relating to these 5no. trees. Furthermore, 5no. trees (4no. Oaks and 1no. Hawthorn) adjacent to the 'Community Garden' would be retained within the site.

43. Policy DEV28 states that: 'Development should be designed so as to avoid the loss or deterioration of woodlands, trees or hedgerows. If the loss of trees, woodlands or hedgerows, cannot be avoided, new native and locally appropriate trees and hedgerows will be secured as mitigation to ensure they contribute to a 'net gain'. Mitigation should be delivered on site, but if this is not achievable, offsite compensation will be required to provide a net gain in canopy cover in line with local standards.'

44. The Council's NI officers have objected to this aspect of the proposal due to the high amenity value of the trees on the western boundary and have suggested that a revised layout with a reduced number of dwellings may avoid conflict with the western boundary. However, officers must consider the scheme put forward by the applicant which proposes 5 dwellings. Whilst the removal of the 5no. trees along the western boundary is regrettable, a solution to their safeguarding during and post construction unfortunately could not be found when considering the pre-application layout options (for 5 dwellings) due to the constrained geometry within the site. Specifically, no presented layout option avoided the root zones of the western boundary trees in totality. Coupling the layout constraints with the non-protected status of the 5no. trees at the time of the submission, officers therefore considered that the proposed replanting strategy which demonstrates full compliance with the Joint Local Plan SPD was therefore the favoured option. The replanting strategy would comprise of 29 trees (as detailed in Table 4 of the Arboricultural Impact Assessment). 12 trees would be planted on-site and 17 would be planted off-site at PCC approved locations. The full specification of the soft landscaping works would be secured through a pre commencement soft and hard landscaping condition. On this basis, and given the very specific constraints of the site geometry officers are of the opinion that on-balance, there is no conflict with DEV28 as mitigation has been secured in full compliance with the Joint Local Plan SPD.

Ecology and Landscape

45. An Ecological Impact Assessment (EIA) has been completed by an appropriately qualified and experienced ecologist. The report concludes that assuming that works are timed appropriately and recommended mitigation is completed, the development is unlikely to have a significant adverse effect on ecological receptors. Compensation for loss of roosting and foraging habitat is proposed in the form of 5 bat boxes to be installed on adjacent trees and 5 boxes on new dwellings post construction, planting of replacement trees with enhancement measures proposed through

wildflower underplanting of the traditional orchard. The Council's NI officers are of the opinion that the EclA is acceptable and the conclusions drawn are supported by the survey findings. There are no further objections by NI officers on ecological grounds. These measures set out in the EclA are secured through a compliance condition and a pre commencement Construction Environment Management Plan (CEMP) and pre-damp proof course Landscape Ecology Management Plan (LEMP) conditions.

46. Subject to the submission of the above details, officers would not consider there to be no broad conflict with Policies DEV26 and DEV28 of the Joint Local Plan.

Greenspace

47. Policy DEV27 is an in-principle consideration and is discussed in paragraphs 6-8 earlier in the report and in the Planning Balance section towards the end of this report (paragraphs 50-54). Officers have carefully considered the implications of DEV27 in conjunction with other policy areas of compliance that the scheme demonstrates. The Council's NI officers have suggested that an Open Space Assessment (OSA) may be beneficial in quantitatively establishing the greenspace value, however it is noted that an OSA is only required for City and Neighbourhood Green Spaces (in accordance with the SPD). Notwithstanding this, officers are of the view that such an assessment would not have changed the consideration that this application does not comply with DEV27. In addition, officers have made reference to the Plymouth Policy Area Open Space Assessment (2017), which was an evidence base document for the JLP however this does not identify the Wilmot Gardens application site and does not provide any evidence in relation to this site.

Biodiversity Net Gain

48. The development is exempt from the mandatory national Biodiversity Net Gain (BNG) condition as the application was submitted prior to the introduction of BNG legislation for small sites/minor development. As the development is classified as a minor application and submitted prior to April 2024 there is no requirement through the JLP to provide 10% net gain. The Joint Local Plan and SPD does however require "Enhancements for wildlife within the built environment". A metric has been submitted with the application which shows a 6% net gain which is considered to represent a demonstrable gain and therefore is policy compliant.

Climate Emergency

49. A Climate Emergency Compliance Form (CECF) was submitted with the application along with an Energy Statement. The Council's Low Carbon Team have reviewed the submitted details and consider them to be acceptable. The proposals for this project are specified to achieve the 20% carbon savings above Part L to meet planning policy and requirements, through the installation of air source heat pumps (ASHPs) and increased thermal values for the project. In addition, there is the proposed inclusion of electric vehicle (EV) charging points. The application therefore would not conflict with Policy DEV32 of the Joint Local Plan.

Planning Balance

50. The report above identifies areas where the proposal does not comply with the Joint Local Plan. The areas of policy non-compliance are summarised below:

- Limited compliance with SPT1 (paragraph 3, point 1)
- Non-compliance with DEV27 (paragraph 2)

51. Officers acknowledge that the development would have limited compliance with paragraph 3, point 1 insofar that the scheme is greenfield development but does provide policy compliant low carbon mitigation on-site (see paragraph 49).

52. Officers acknowledge that the development would not fully comply with Paragraph 2 of Policy DEV27 as there will be a significant loss to the existing open space. Officers have had to consider the

status of the site as non-designated greenspace as well as the site being earmarked for residential development since December 2019 under the Plan For Homes scheme (whereby any number of units permitted on the land would result in the same unavoidable conflict with DEV27). Moreover, the scheme is exclusively for much needed affordable housing with 1 no. M4(2) compliant accessible and adaptable unit. Where possible, officers and the developer have worked together to improve the open green spaces within the site through the inclusion of improved open green space along the eastern boundary as well as a 'Community Garden' to the south, which provides some mitigation to the loss of greenspace.

53. Overall, it is considered that the public benefits that the scheme affords outweigh the two areas of non-compliance. The application is therefore recommended for conditional consent.

Other Matters

54. Condition 18 sets out the removal of specific permitted development rights for the open areas within the site post completion of development. This is to ensure the retention of the remaining open spaces which are fundamental to the recommended approval of this application. Specifically Condition 18 has addressed the following:

- Removal of right to enclose land by way of fences under Class A of Part 2 of the GPDO, for the reason it can preclude public access where PCC doesn't have another control mechanism in place (such as PCC ownership rights or covenants, or highways HMPE control);
- Removal of temporary uses of land right under Class B of Part 4, for the reason that the land is not curtilage of a residential building
- Removal of temporary use of land as a temporary recreational campsite under Class BC of Part 4, for the same reason as Class B of Part 4.
- Removal of the Use of the land for a caravan for 2 nights a time, for up to 28 nights in a rolling 12 month period, under Class A of Part 5 (to be read in conjunction with schedule 2 of Caravan Sites and Control of Development Act 1960).

9. Human Rights

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

10. Local Finance Considerations

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

The proposed scheme will receive a direct financial contribution from the Plan for Homes programme with Plymouth City Council receiving a land receipt for the site from the developer on completion of the land sale contract. The Service Director has considered that this is a probity issue and is therefore in the public interest to be determined by the Planning Committee.

11. Planning Obligations

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

Planning obligations not sought in this case due to the nature and size of proposal.

12. Equalities and Diversities

As set out in paragraph 21, DEV9 requires 20% of dwellings on schemes of 5 or more to meet national accessibility and adaptability standard M4(2). The proposed development would provide one unit (flat one) with the M4(2) standard with provision of the vehicle drop off point immediately outside the property.

This planning application therefore 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 whilst the construction of 5no. semi-detached dwellings within the site does not fully comply with policies SPT1(3) and DEV27(2) given the wider public benefits of the scheme and due consideration of local and national housing targets, officers are of the opinion that the proposal is on-balance acceptable. Moreover, officers have acknowledged that the scheme accords with other local policies in a variety of areas discussed throughout this report and therefore has applied planning balance to the overall recommendation. The proposal is therefore recommended for conditional approval for the reasons outlined.

14. Recommendation

In respect of the application dated 25.03.2024 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

Preliminary Levels Strategy C21003 - SKC - 001 Rev E received 22/03/24
Drainage Maintenance Plan C21003_C011 Rev C received 22/03/24
Exceedance Runoff Plan C21003_C012 Rev B received 22/03/24
Arboricultural Impact Assessment Plan EV-4615-AIA (Plan) Rev A received 01/05/24
Proposed Drainage Plan C21003_C010 Rev D received 18/06/24
Site Plan Indicating Landscaping P1023-02 Rev F received 18/06/24
Proposed Dwelling Elevations (Plots 1, 2, 3, 4 and 5) P1023-04 Rev C received 16/08/24
Proposed Floor Plans P1023-03 Rev C received 16/08/24

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: CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

PRE-COMMENCEMENT

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. It shall include the following;

- i. Risk assessment of potentially damaging construction activities.
- ii. Identification of 'biodiversity protection zones'.
- iii. Practical measures (both physical measures and sensitive working practices) to avoid or minimise impacts on biodiversity during construction (may be provided as a set of method statements).
- iv. The location and timing of sensitive works to avoid harm to biodiversity features. This includes the use of protective fences, exclusion barriers, warning signs and non-native invasive species protocol.
- v. The times during construction when specialist ecologists need to be present on site to monitor works to ensure compliance with the CEMP: Biodiversity, and the actions that will be undertaken (including mitigation, compensation and enhancement purposes).
- vi. Responsible persons and lines of communication, including the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person.
- vii. Ongoing monitoring, including compliance checks by competent name person(s) during construction and immediately post-construction.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest in accordance with Joint Local Plan Policies SPT12 and DEV26 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 15 of the National Planning Policy Framework.

Justification:

The submission of a CEMP is required as the site contains a variety of ecological features.

4 CONDITION: LANDSCAPE DETAILS

PRE-COMMENCEMENT

No development shall take place until the details of the landscape works have been submitted to and approved in writing by the local planning authority.

The landscape works (to include specific reference to the 29 replacement trees as set out in table 4 of the Arboricultural Impact Assessment or alternative suitable sites) shall include:

- i. Soft landscape details:
 - a. Full soft landscape specification; plant species and size (to HTA standards), soil details, planting spec and establishment care.
 - b. The arrangement of proposed soft landscape elements and soil layouts/elevations (min 1:200 scale). Plans should include a planting schedule for reference.

- c. Planting details (1:20 scale or as appropriate).
- d. All new trees will require a minimum of 15m³ root zone that is free from compaction and filled with soil conforming to BS3882 (2015). The root zone should be calculated based on 900mm depth of soil only. The applicant will need to specify sufficient underground crating to provide a 15m³ root zone where compaction from vehicles may occur.

ii. Hard Landscape Details: to provide:

- a. Drawings identifying the arrangement of proposed hard landscape elements including (but not limited to) paving materials, street furniture and boundary treatment materials (min 1:200 scale).
- b. Plans should include a specification of the hard landscape materials (e.g. paving materials), street furniture and any boundary treatments.
- c. Boundary treatment details (1:20 scale or as appropriate) e.g. mesh surrounding car park.

All landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development. Any dead or defective planting shall be replaced with a period of 5 years.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with JLP policies DEV20, DEV23, DEV26 and DEV28 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 15 of the National Planning Policy Framework.

Justification:

Landscaping details are required to ensure that development scheme meets the landscaping standards as outlined in the Joint Local Plan, to ensure the landscaping can be properly incorporated within the development proposals.

5 CONDITION: LANDSCAPE AND ENVIRONMENTAL MANAGEMENT PLAN

PRE-DAMP PROOF COURSE

A Landscape and Environmental Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority prior development above damp proof course. The approved LEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority. The content of the LEMP shall include the following;

- i. Description and evaluation of features to be managed, including extent of proposed works shown on appropriate scale maps and plans.
- ii. Ecological trends and constraints on site that might influence management.
- iii. Aims and objectives of management for both the landscape elements and the biodiversity features.
- iv. Set out maintenance operations for the first year following implementation of the scheme and for the ongoing maintenance and management.
- v. Preparation of a work schedule, demonstrating that works are aligned with the proposed phasing of construction.
- vi. Body or organisation responsible for implementation of the plan.
- vii. Monitoring and remedial measures, which should liaise with long-term maintenance initiatives.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(s) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully

functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest in accordance with Joint Local Plan Policies SPT12, DEV20, DEV23 and DEV26 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 15 of the National Planning Policy Framework.

6 CONDITION: ACCESSIBLE HOUSING

PRE-OCCUPATION

A minimum of 1 no. of the dwellings shall be built to meet national standards for accessibility and adaptability (Category M4(2) of the Building Regulations); in accordance with the Accessible Housing Statement that is contained in the Design and Access Statement.

Prior to the occupation of the M4(2) compliant dwelling, an independent verification report shall be provided which confirms that the dwelling has been constructed to the required specification. The report shall also set out the qualifications of the examiner who undertakes the verification. This dwelling shall remain an M4(2) compliant dwelling in perpetuity.

Reason:

To ensure that the development provides a range of house types to meet accessibility and adaptability needs to comply with Policy DEV9 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019).

7 CONDITION: CYCLE PROVISION

PRE-OCCUPATION

No dwelling shall be occupied until space has been laid out within the site in accordance with the approved plan for a minimum of 10 bicycles to be securely parked (1 per bedspace). 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 & South West Devon Joint Local Plan 2014-2034 and Section 9 of the National Planning Policy Framework.

8 CONDITION: LOW CARBON MITIGATION

PRE-OCCUPATION

The dwellings hereby approved shall not be occupied until the Air Source Heat Pumps (ASHP) and Electric Vehicle Charging Points (EVCP) as shown on the approved plans, have been installed (as per drawing: P1023 - 02 REV F). The ASHPs and EVCPs shall then remain in situ in perpetuity, replacing or repairing them when necessary. Moreover, the development shall be carried out and completed in accordance with the submitted Energy and Sustainability Assessment Report (submitted 22nd March, 2024).

Reason:

In order to promote on-site renewable energy systems and ensure a reduction in carbon emissions in line with policy DEV32 of the Plymouth & South West Devon Joint Local Plan 2014-2034, paragraph 7.3 of the Plymouth and South West Devon Climate Emergency Planning Statement (2022) and Sections 2 and 14 of the National Planning Policy Framework.

9 CONDITION: ARBORICULTURAL IMPACT PLAN

COMPLIANCE

The development hereby approved shall be carried out in strict accordance with the approved Arboricultural Impact Assessment (received 22nd March, 2024) and Arboricultural Impact Assessment Plan (ref: EV-4615-AIA (PLAN) REV A) (received 1st May, 2024).

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest in accordance with Joint Local Plan Policies SPT12, DEV20, DEV23 and DEV26 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 15 of the National Planning Policy Framework.

10 CONDITION: TREE PROTECTION/RETENTION

COMPLIANCE

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

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

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

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, in accordance with Policies DEV1, DEV20 and DEV26 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 15 of the National Planning Policy Framework.

11 CONDITION: ECOLOGICAL IMPACT ASSESSMENT

COMPLIANCE

The development hereby approved shall be carried out in strict accordance with the approved Ecological Impact Assessment (received 18th June, 2024).

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest in accordance with Joint Local Plan Policies SPT12, DEV20, DEV23 and DEV26 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 15 of the National Planning Policy Framework.

12 **CONDITION: DRAINAGE**

COMPLIANCE

The development hereby approved shall be carried out in strict accordance with the submitted Proposed Drainage Plan (ref: C21003-C010 REV D) (received 18th June, 2024).

Reason:

To safeguard occupant amenity and mitigate flood risk in accordance with policies DEV1 and DEV35 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 14 of the National Planning Policy Framework.

13 **CONDITION: CONSTRUCTION TRAFFIC AND ENVIRONMENT MANAGEMENT PLAN**

COMPLIANCE

The development hereby approved shall be carried out in strict accordance with the submitted Construction Traffic and Environment Management Plan (CTMP) (received 22nd July, 2024).

Reason:

To ensure that the traffic and general construction impacts associated with the construction phase of the works does not lead to adverse impacts upon the operation of the local road network as well as ecological / watercourse features within and around the site in accordance with Policies DEV1, DEV2, DEV29 and DEV35 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and Sections 9 and 14 of the National Planning Policy Framework.

14 **CONDITION: HIGHWAY DILAPIDATION SURVEY**

COMPLIANCE

The approved scheme shall be carried out in accordance with the submitted Highway Dilapidation Survey Report (received 18th June, 2024).

Reason:

To ensure that any damage to the existing highway infrastructure arising from the construction of the proposed development is properly recorded and addressed by the developer on completion of the works in the interests of the safety of all users of the highway in accordance with Policy DEV29 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 9 of the National Planning Policy Framework.

15 **CONDITION: CAR PARKING PROVISION**

COMPLIANCE

Each parking space shown on the approved plans (ref: P1023 - 02 REV F) shall be constructed, drained, surfaced and shall not be used for any purpose other than the parking of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway and enter and leave the site safely, so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policy DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 9 of the National Planning Policy Framework.

16 CONDITION: PRESERVATION OF SIGHT LINES

COMPLIANCE

In accordance with the approved Site Plan drawing (ref: P1023 - 02 REV F), no structure, erection, or other obstruction exceeding 600mm in height shall be placed, and no vegetation shall be allowed to grow above that height, within the approved sight lines to the site access/egress at any time.

Reason:

To preserve adequate visibility for drivers of vehicles at the road junction in the interests of public safety in accordance with Policy DEV29 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 9 of the National Planning Policy Framework.

17 CONDITION: LAND QUALITY - REPORTING OF UNEXPECTED CONTAMINATION

COMPLIANCE

In the event that contamination is found at any time when carrying out the approved development that was not previously identified; it must be reported in writing immediately to the Local Planning Authority. Development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination. An investigation and risk assessment shall be undertaken subject to the approval in writing of the Local Planning Authority, and where remediation is necessary a remediation scheme shall be prepared subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the environment, future users of the land and neighbouring land are minimised, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; and to avoid conflict with Policies DEV1 and DEV2 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 15 of the National Planning Policy Framework.

18 CONDITION: REMOVAL OF PERMITTED DEVELOPMENT RIGHTS

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), the permitted uses and development types set out in Class A of Part 2, Classes B and BC of Part 4 and Class A of Part 5 shall not be carried out without the written consent of the Local Planning Authority.

Reason:

The Local Planning Authority considers that, the use of the open spaces within the site boundary for the purpose specified is appropriate, but that a proposal to use or develop these public open spaces within the site boundary for any other purpose would need to be made the subject of a separate application to be considered on its merits in accordance with policies DEVI and DEV20 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and Section 4 of the National Planning Policy Framework.

INFORMATIVES

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

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

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

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

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

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

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

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

2 INFORMATIVE: CONDITIONAL APPROVAL (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 including pre-application discussions and has negotiated amendments to the application to enable the grant of planning permission.

3 INFORMATIVE: COUNCIL CODE OF PRACTICE

The applicant is directed to the Council's Code of Practice by the Public Protection Service (Control of Pollution and Noise from Demolition and Construction Sites):

<https://www.plymouth.gov.uk/sites/default/files/ConstructionCodeOfPractice.pdf>

4 INFORMATIVE: COMMERCIAL VEHICLE CROSSING

The applicant should contact the Highway Authority to facilitate the works in the highway by way of a licence and fees in accordance with this authority's procedure for the construction of a Commercial Vehicle Crossing.

5 INFORMATIVE: PUBLIC HIGHWAY APPROVAL

This planning permission does not authorise the applicant to carry out works within the publicly maintained highway. The applicant should contact Plymouth Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority and an appropriate Permit must be obtained before works commence.

6 INFORMATIVE: WILDLIFE PROTECTION

The proposed works would involve the removal of trees in order to facilitate the development which may provide suitability for bats or breeding birds. Under the Wildlife and Countryside Act (1981), bats and breeding birds are legally protected against disturbance, injury or killing and bat roosts are protected against obstruction, damage or destruction. If bats or a bat roost are present in the treeline, a licence to carry out the works from Natural England may be required. For further information please contact Plymouth City Council's Natural Infrastructure Officers.

7 INFORMATIVE: YELLOW FISH GUIDANCE MANUAL

To protect against contamination of the water environment, it is recommended that the 'Yellow Fish' scheme is used for surface water gullies and drainage features as outlined in the 'Yellow Fish Guidance Manual'.

This is required to supplement and not replace any proposed pollution prevention devices proposed for the surface water drainage system.

<http://oilcare.org.uk/wp-content/uploads/2018/11/Guidance-Manual-for-Yellow-Fish-ENGLISH.pdf>

8 INFORMATIVE: SUPPORTING DOCUMENTS

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

- Accessible and Adaptable Dwellings Statement
- Arboricultural Impact Assessment
- BNG Headline Results Table
- Energy and Sustainability Assessment Report
- Preliminary Ecological Appraisal REV 01
- Residential Accommodation Statement
- Phase 2 - Ground Investigation Report
- Construction Traffic and Environmental Management Plan
- Design Calculations
- Ecological Impact Assessment Report
- Environmental Considerations
- Highway Dilapidation Survey Report
- Small Sites Metric

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
09/07/2024	Grant Conditionally	24/00633/LBC	Mr Jamie Barwell	Installation of solar panels on roof	3 Penlee Gardens Plymouth PL3 4AN	Luke Valentine
10/07/2024	Agreed Condition Details	24/00549/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 9 (Contaminated land) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
10/07/2024	Agreed Condition Details	24/00589/CDM	Mark Lovell	Condition Discharge: Condition 9 (CEMP Biodiversity) of application 23/01622/FUL	Plymouth Albion Rugby Club Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
10/07/2024	Grant Conditionally	24/00593/FUL	Mr & Mrs Toms	Alterations and enlargement of existing dormer bungalow comprising cladding, extensions and alterations to roof including dormers, enlarged balcony, front extension, side extension.	Fernleigh, Boville Lane Plymouth PL9 8HW	Joanna Churchill
11/07/2024	Grant Conditionally	24/00094/FUL	Julian Cooper	Replacement roof to building N248 including raising the ridge height	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Cody Beavan
11/07/2024	Grant Conditionally	24/00590/FUL	Mr & Mrs Bouch	First floor side extension and front porch	22 Ward Place Plymouth PL3 6LG	Cody Beavan
12/07/2024	Grant Conditionally	23/01770/FUL	Plymouth City Council	New care facility	90 - 92 Outland Road Plymouth PL2 3DE	Miss Amy Thompson

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
12/07/2024	Grant Conditionally	24/00386/FUL	Mr Jabo Butera	Change of use to Class E, external alterations to union street facade, installation of 3no. mobile food units and meeting pod, erection of pergola, associated WCs, landscaping and seating and temporary fencing and associated works	Land At 86 - 88 Union Street Plymouth PL1 3EZ	Miss Emily Godwin
12/07/2024	Grant Conditionally	24/00533/FUL	Mr Phil Kerr	Two-storey rear extension	109 Wingfield Road Plymouth PL3 4EP	Mr Sam Lewis
12/07/2024	Grant Conditionally	24/00583/LBC	Ms Deanne Hill	Replacement of existing front elevation sash windows, guttering and downpipes and the re-rendering of the front and rear elevations	57 Fore Street Plympton Plymouth PL7 1NA	Mr Jon Fox
12/07/2024	Grant Conditionally	24/00632/FUL	Mr Adrian Mitchison	Demolition of outbuildings and erection of Pre-Delivery Inspection Unit.	447 Wolseley Road Plymouth PL5 1BL	Mr Macauley Potter
12/07/2024	Grant Conditionally	24/00666/FUL	Josie Dann & Aaron King	Two-storey rear and side extension	159 Springfield Road Plymouth PL9 8PU	Luke Valentine
12/07/2024	Refuse	24/00413/FUL	Mr A Cotterell	Change of use of ground floor from public house (Sui Generis) to 3no. flats (Class C3)	The Grenville Hotel, 82 - 84 Grenville Road Plymouth PL4 9PZ	Mr Sam Lewis
12/07/2024	Condition Discharge Split	23/01579/CDM	Mr Russell Toghill	Condition Discharge: Conditions 3, 4, 5 & 6 of application 20/00253/FUL	Site Of Former E Block, The Quadrangle, Craigie Drive The Millfields Stonehouse Plymouth	Miss Amy Thompson
15/07/2024	Grant Conditionally	24/00503/FUL	Mr Jon Winters	Detached rear garden room with balcony over	20 The Spinney Plymouth PL7 1AG	Cody Beavan

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/07/2024	Grant Conditionally	24/00643/FUL	Julian Cooper	Replacement of the roof covering to building BP047B	Building BP047B, Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Macauley Potter
15/07/2024	Grant Conditionally	24/00652/FUL	Mr Roger Knight	Single storey side extension and new level access to side porch	31 Sherford Crescent Elburton Plymouth PL9 8DU	Joanna Churchill
15/07/2024	Refuse	24/00628/FUL	Mr J Sims	Erection of one dwelling	Land Adjacent Millstones Tavistock Road Plymouth PL6 7HD	Mr Macauley Potter
16/07/2024	Approved	24/00651/TCO	Mr Tony Kallis	3x Monterey Cypress (T0005,0006+0007) to have crown thinning of 5% and crown reduction works undertaken to reduce spread from 9m-7m to the south from 8m-	Windsor Lodge, Mannamead Avenue Plymouth PL3 4SP	Alan Rowe
16/07/2024	Approved	24/00698/TCO	Mr Berryman	Carpinus Betulus (T1) - Reduce lateral branches on northern canopy to achieve a clearance of 2.5m from balcony.	8 Vauxhall Street Plymouth PL4 0ER	Alan Rowe
16/07/2024	Approved	24/00700/TCO	Mr Berryman	Salix Caprea (T1) - Fell to ground level.	12 Penlee Road Plymouth PL3 4AU	Alan Rowe
16/07/2024	Approved	24/00710/TCO	Mr Andrew Pascoe	Prune the tree, removing about 2m to 2.5m from its growth.	27 Whiteford Road Plymouth PL3 5LU	Alan Rowe
16/07/2024	Approved	24/00740/TCO	Adityani	Acer (T1) - Fell to ground level due to tree outgrowing its surroundings, to be replaced with suitable ornamental sapling.	45 Thorn Park Plymouth PL3 4TF	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/07/2024	Grant Conditionally	24/00491/FUL	Ms Elisa Van Kleef	Single storey rear extension, internal alterations and cladding to first floor existing walls of dwelling on all sides	166 Springfield Road Plymouth PL9 8PT	Joanna Churchill
16/07/2024	Grant Conditionally	24/00528/FUL	Mr D Campbell	Two-storey extension adjoining North elevation with part pitched / part flat roof and alterations to existing house.	Chantry, Lake Road Plymouth PL9 9RA	Joanna Churchill
16/07/2024	Grant Conditionally	24/00608/FUL	Mr & Mrs Adams	Single storey front extension	38 Langdale Gardens Plymouth PL6 8SN	Luke Valentine
16/07/2024	Grant Conditionally	24/00664/TPO	Pat Hendy	Holm Oak (T0682) - A crown reduction by 4-5m in height and up to 3m on lateral branches. Holly (T0681) - Fell. Holm Oaks (G2) - Crown lift over parking area to approximately 3m.	1 Acorn Gardens Plymouth PL7 4NJ	Alan Rowe
16/07/2024	Grant Conditionally	24/00679/S73	Mr Andrew Sawyer	Variation of Condition 1 (Approved Plans) of application 22/01729/FUL	9 Dunstone Road St Budeaux Plymouth PL5 2HJ	Mr Macauley Potter
17/07/2024	Agreed Condition Details	24/00797/CDM	TJ Morris Limited	Condition Discharge: Part Condition 11 of application 24/00030/S73	Errill Retail Park, Plymouth Road Plymouth PL7 4JP	Helen Blacklock
17/07/2024	Grant Conditionally	24/00370/FUL	Mr Kim Greeno	Construction of a single storey business unit comprising a showroom, office space and ancillary accommodation	5 Darklake Close Plymouth PL6 7TJ	Mr Jon Fox
17/07/2024	Grant Conditionally	24/00716/LBC	Mr & Mrs Armstrong	Reduce height of east chimney stack to match west stack, install waterproof cap and reinstate existing chimney pots (part-retrospective)	4 The Square Plymouth PL1 3JX	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
18/07/2024	Approved	24/00783/TCO	Mr & Mrs Tham	Unknown Species (T1) - Fell due to over 50% dead/dying.	Eglinton, Mannamead Avenue Plymouth PL3 4SP	Alan Rowe
18/07/2024	Grant Conditionally	23/00774/FUL	Mr Simon Woods	Replacement of boundary fencing with weld mesh fence	Regimental Training Wing Hoe Road Plymouth	Mr Sam Lewis
18/07/2024	Grant Conditionally	24/00656/FUL	Mrs Alexandra Miller	Single storey side extension and front porch	6 Lavinia Drive Plymouth PL7 1ZG	Cody Beavan
18/07/2024	Grant Conditionally	24/00673/FUL	Mr & Mrs Cotton	Demolition of existing rear porch and erection of rear extension	42 Belair Road Plymouth PL2 3QH	Joanna Churchill
18/07/2024	Grant Conditionally	24/00767/TPO	Sharon Wood	Poplar (T001) - fell & remove. Grind cut stump to approximately 200mm below ground level.	Scott Business Park Beacon Park Road Plymouth PL2 2PQ	Alan Rowe
18/07/2024	Grant Conditionally	24/00768/FUL	Mr & Mrs Kinder	First floor side extension	110 Furneaux Road Plymouth PL2 3EY	Miss Emily Godwin
18/07/2024	Grant Conditionally	24/00787/TPO	Morrisons PLC	Mixed Species of Ash, Hazel, Leylandii, Alder and Hawthorn trees, cutting back by 2m, with average crowns after cutting would be approx. 6m for the smaller trees and 9 for the larger ones.	282 Outland Road Plymouth PL3 5UQ	Alan Rowe
18/07/2024	Refuse	24/00531/FUL	Ms Tyra Stephens	Raised hardstand	176 Southway Drive Plymouth PL6 6QF	Cody Beavan

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
19/07/2024	Agreed Condition Details	24/00104/CDM	Mr Darren Wills	Condition Discharge: Condition 11 of application 20/00589/FUL	95 Plymbridge Road Plymouth PL6 7LD	Mr Jon Fox
19/07/2024	Grant Conditionally	24/00584/FUL	Sam Carty	Loft extension with adaptations to rear roof, and rear infill extension to ground floor and lower ground floor with new rear glazing. Provision of new solar panels.	12 Fairview Avenue Plymouth PL3 6DR	Luke Valentine
19/07/2024	Refuse	24/00555/FUL	Mr Mark Douglas	Formation of access onto classified road and driveway across amenity area	54 Budshead Road Plymouth PL5 2RA	Luke Valentine
22/07/2024	Grant Conditionally	24/00256/FUL	St Anne's House Plymouth Limited	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	St Annes House Jennycliff Lane Plymouth PL9 9SN	Miss Amy Thompson
22/07/2024	Grant Conditionally	24/00777/FUL	Judy Harington	Replacement ground floor rear extension with undercroft	21 Whiteford Road Plymouth PL3 5LU	Mr Sam Lewis
22/07/2024	Refuse	24/00642/FUL	Mr M Fawad	Security shutters to the front ground floor shop window and entrance (retrospective)	62 Mutley Plain Plymouth PL4 6LF	Miss Emily Godwin
23/07/2024	Grant Conditionally	24/00594/FUL	Mr Simon Rundell	Single storey rear extension	20 Clifton Avenue Plymouth PL7 4BJ	Natasha Batorijs
23/07/2024	Grant Conditionally	24/00703/FUL	Miss Charlotte Hannaford	Single storey rear extension, external store to side, partial garage wall re-configuration to rear and roof and associated internal and external works	46 Lester Close Plymouth PL3 6PX	Joanna Churchill

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24/07/2024	Agreed Condition Details	24/00730/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 10 (Car Parking Management Strategy) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
24/07/2024	Grant Conditionally	24/00610/FUL	Mr & Mrs Corson	Two storey rear extension inc. rear balcony and associated roof alterations	841 Wolseley Road Plymouth PL5 1JP	Cody Beavan
24/07/2024	Grant Conditionally	24/00655/FUL	Mr Matthew Griffiths & Mrs Lucie Burch	Garage extension with first floor storage and office area and alterations to veranda (part-retrospective)	8 Yarrow Mead Plymouth PL9 8BQ	Miss Emily Godwin
24/07/2024	Grant Conditionally	24/00709/FUL	Mrs Maggie Strutt	Demolition of rear extension and construction of new larger single storey rear extension.	13 Plymstock Road Plymouth PL9 7NX	Joanna Churchill
25/07/2024	Agreed Condition Details	24/00199/CDMLB	Francis Bettison	Condition Discharge: Conditions 3, 4 & 5 of application 23/00596/LBC	Gordon Court, 4 Craigie Drive Plymouth PL1 3JB	Miss Emily Godwin
25/07/2024	Agreed Condition Details	24/00720/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 17 (Landscape Ecological Management Plan) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
25/07/2024	Agreed Condition Details	24/00798/CDM	Plymouth City Council	Condition Discharge: Conditions 2 (Surface Water Drainage), 4 (Management and Maintenance Scheme) & 5 (Tree Planting Scheme) of application 23/01592/FUL	Land At Stonehouse Playing Fields Stonehouse Plymouth PL1 3SF	Mr Daniel Thorning
25/07/2024	Grant Conditionally	24/00501/FUL	University Hospitals Plymouth NHS Trust	Creation of Argon enclosure (Retrospective).	Derriford Hospital Derriford Road Plymouth PL6 8DH	Joanna Churchill

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
25/07/2024	Grant Conditionally	24/00524/FUL	Phillip Brokenshire	Two-storey side and single storey rear extension inc. raised decking/patio area	16 Kirkdale Gardens Plymouth PL2 2RQ	Luke Valentine
25/07/2024	Grant Conditionally	24/00547/REM	Mr Mark Russell	Reserved Matters application further to outline consent 22/00458/OUT for a detached dwelling including access, appearance, landscaping, layout and scale	19 Meadow Park Plymouth PL9 9NX	Ms Abbey Edwards
25/07/2024	Grant Conditionally	24/00548/S73	University Hospitals Plymouth NHS Trust	Variation of Condition 1 (Approved Plans) of application 23/00031/FUL10 to amend design	Derriford Hospital Derriford Road Plymouth PL6 8DH	Helen Blacklock
25/07/2024	Grant Conditionally	24/00568/FUL	Majestic Wine	Change of use from Office to Retail (Class E) and minor external alterations.	Ground Floor 17 William Prance Road Plymouth PL6 5ZD	Mr Macauley Potter
25/07/2024	Grant Conditionally	24/00669/FUL	Mr Jones & Miss Reece	Addition of 2no. dormer windows to the northern elevation, porch roof modifications, and internal layout alterations.	Orchard Lea, Station Road Tamerton Foliot Plymouth PL5 4LD	Luke Valentine
25/07/2024	Grant Conditionally	24/00676/FUL	Robin Knight	Single-storey rear extension with first floor rear balcony	16 Stoggy Lane Plymouth PL7 2DN	Luke Valentine
25/07/2024	Grant Conditionally	24/00689/FUL	Mr D Wyatt	Rear and side extensions	40 Warleigh Crescent Plymouth PL6 5BS	Natasha Batorijs
25/07/2024	Grant Conditionally	24/00773/FUL	Mr & Mrs Bowrick	Single storey rear extension	4 Moor View Plymstock Plymouth PL9 7RT	Joanna Churchill

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26/07/2024	Agreed Condition Details	24/00624/CDM	Plymouth City Council	Condition Discharge: Condition 7 of application 22/00583/S73	Fields Around Drake Memorial Park Haye Road Plympton Plymouth PL7 1UQ	Mr Simon Osborne
26/07/2024	Agreed Condition Details	24/00702/CDM	Mr Guy Hockaday	Condition Discharge: Condition 3 of application 24/00258/FUL	Jessops, Horsham Lane Tamerton Foliot Plymouth PL5 4NP	Luke Valentine
26/07/2024	Non-material Minor Amendment Agreed	24/00864/AMD	Plymouth City Council	Non-material Amendment: Re-positioning of cladding at the top of chimney stack for application 22/00583/S73	Fields Around Drake Memorial Park Haye Road Plympton Plymouth PL7 1UQ	Mr Simon Osborne
26/07/2024	Grant Conditionally	24/00442/FUL	Mr Alfred Reilly	Annex to provide additional family unit and dayroom	26 And 28 Ridge Road Plymouth PL7 1UF	Mr Jon Fox
26/07/2024	Grant Conditionally	24/00500/FUL	University Hospitals Plymouth NHS Trust	New Xylene and Medigas store and external alterations to existing compressor store (part-retrospective)	Derriford Hospital Derriford Road Plymouth PL6 8DH	Joanna Churchill
26/07/2024	Grant Conditionally	24/00701/FUL	Mr & Mrs Lister	Single and first floor rear extensions	9 Winsbury Court Plymouth PL6 5JU	Luke Valentine
29/07/2024	Grant Conditionally	24/00497/FUL	Mr P Stewart	Change of use from 7-bed student-only HMO (Sui Generis) to large open-market HMO (Sui Generis) with increased occupancy.	28 Mount Gould Road Plymouth PL4 7PT	Joanna Churchill
29/07/2024	Grant Conditionally	24/00582/ADV	Plymouth City Council	2no. entrance signs to Plymouth crematorium	205 Merafield Road Plymouth PL7 1UQ	Cody Beavan
30/07/2024	Agreed Condition Details	23/01337/CDM	Plymouth City Council	Condition Discharge: Conditions 3 & 4 of application 22/00541/FUL	Poole Farm Blunts Lane Plymouth PL6 8NF	Mr Jon Fox

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30/07/2024	Agreed Condition Details	24/00726/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 15 (Travel Plan) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
30/07/2024	Agreed Condition Details	24/00865/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 7 (Surface Water Drainage) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
31/07/2024	Agreed Condition Details	24/00729/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 6 (CEMP Biodiversity) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
31/07/2024	Agreed Condition Details	24/00878/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 11 (Agronomy) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
31/07/2024	Grant Conditionally	24/00510/FUL	Mr & Mrs Nicholas Dean	Construction of a hardstand parking space, widening of dropped kerb, new relocated larger garage and demolition of existing garage.	1 The Drive Plymouth PL3 5SU	Joanna Churchill
31/07/2024	Grant Conditionally	24/00522/LBC	Ms Suzy West	Proposed listed building repairs - roof valley gutter, rainwater goods, eaves and parapet details and window repairs to main building. Window replacements in single storey rear tenement only	5 Lipson Terrace Plymouth PL4 7PR	Luke Valentine
31/07/2024	Grant Conditionally	24/00560/S73	Universities Superannuation Scheme/The Salvation Army	Variation of Condition 4 of application 96/00773/FUL to allow additional goods ranges to be sold to facilitate occupation of vacant Unit 2 as a donation centre with charity shop	Retail Park, Vospers, Wickes, Land Of Leather And Car Phone Warehouse, Marsh Mills Park Plymouth PL6 8LX	Mr Daniel Thorning
31/07/2024	Grant Conditionally	24/00796/FUL	Mrs Alice Miller	1no. EV charging point in McDonald's car park	1 Pomphlett Road Plymouth PL9 7BH	Mr Sam Lewis

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31/07/2024	Refuse	24/00434/FUL	Mr Steve Dormer	Erection of detached dwelling and provision of parking platform (part retrospective)	Land At Yeats Close Plymouth PL5 3SD	Mr Macauley Potter
01/08/2024	Agreed Condition Details	24/00623/CDM	Mr Darren Wills	Condition Discharge: Conditions 3, 4, 8, 9, 10 & 11 of application 23/01742/FUL	Land Adjacent To 93 Chaucer Way Plymouth PL5 3EQ	Mr Jon Fox
01/08/2024	Agreed Condition Details	24/00833/CDM	TJ Morris Limited	Condition Discharge: Condition 17 (Site Management Plan) of application 24/00030/S73	Errill Retail Park, Plymouth Road Plymouth PL7 4JP	Helen Blacklock
01/08/2024	Agreed Condition Details	24/00875/CDM	Aspire Student Living (2) Limited	Condition Discharge: Condition 3 (Management Plan) of application 23/01274/FUL	170 - 174 Armada Way Plymouth PL1 1LB	Mr Sam Lewis
01/08/2024	Grant Conditionally	24/00647/FUL	Mr Simeon Morgan	Change of use of carehome (Class C2) to dwellinghouse (Class C3)	2 - 3 Brandreth Road Plymouth PL3 5HQ	Miss Emily Godwin
05/08/2024	Agreed Condition Details	24/00184/CDM	Robyn Potts	Condition Discharge: Conditions 3 (ecology) & 4 (drainage) of application 23/01687/FUL	Mill Ford School Rochford Crescent Plymouth PL5 2PY	Mr Macauley Potter
05/08/2024	Agreed Condition Details	24/00587/CDM	Mark Lovell	Condition Discharge: Condition 4 (Surface water drainage) of application 23/01622/FUL	Plymouth Albion Rugby Club Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
05/08/2024	Agreed Condition Details	24/00636/CDM	Mark Lovell	Condition Discharge: Condition 3 (Employment and Skills Plan) of application 23/01622/FUL	Plymouth Albion Rugby Club Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
05/08/2024	Agreed Condition Details	24/00727/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 3 (Employment and Skills Plan) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning

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05/08/2024	Agreed Condition Details	24/00914/CDM	Plymouth City Council	Condition Discharge: Condition 6 (Car Park Management Plan) of application 23/01592/FUL	Land At Stonehouse Playing Fields Stonehouse Plymouth PL1 3SF	Mr Daniel Thorning
05/08/2024	Agreed Condition Details	24/00925/CDM	Mr B Lynch	Condition Discharge: Condition 3 (Solar PV Panels) of application 23/00959/FUL	97 - 99 Mutley Plain Plymouth	Mr Sam Lewis
05/08/2024	Non-material Minor Amendment Agreed	24/00961/AMD	Ms R Hameed	Change approved side extension flat roof to a pitched roof on application 24/00294/FUL	7 Cuffe Road Plymouth PL3 4HR	Natasha Batorijs
05/08/2024	Non-material Minor Amendment Agreed	24/00978/AMD	Greenshaw Learning Trust	Non-material Amendment: Update the Flood Risk Assessment and Drainage Strategy referenced in Condition 7 of 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
05/08/2024	Grant Conditionally	24/00660/FUL	CareCo (UK) Ltd	Change of use from storage/distribution (Class B8) to storage/distribution and mobility/care products showroom inc. ancillary storage, new customer entrance and associated works (Sui Generis)	2 Cot Hill Close Plymouth PL7 1SR	Mr Macauley Potter
05/08/2024	Grant Conditionally	24/00696/FUL	Mr Mark Wyatt	Rear decking	11 Ivanhoe Road Plymouth PL5 1PG	Cody Beavan
05/08/2024	Grant Conditionally	24/00715/FUL	Mr & Mrs Carlisle	Proposed porch and annex in the rear garden	83 Hessary Drive Plymouth PL6 7DQ	Luke Valentine
05/08/2024	Grant Conditionally	24/00772/FUL	Mr Paul Stewart	Flat roof overlay at the rear of Holy Cross School, including, new insulation layer, new roof light, refurbished vertical spigot outlets, raised parapet wall, reduction in widow height (abutting wall) and introduction of a Permanent Counterweighted Guardrail System (PCGS).	Holy Cross Catholic Primary School Beaumont Road Plymouth PL4 9BE	Miss Emily Godwin

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05/08/2024	Grant Conditionally	24/00782/FUL	Mr Chris Miller	Two-storey side extension and garage	44 Flamsteed Crescent Plymouth PL5 2AX	Natasha Batorijs
05/08/2024	Grant Conditionally	24/00800/FUL	Mr Dean Dyer	Loft conversion including hip to gable roof extension and rear dormer.	34 Jean Crescent Plymouth PL3 6PZ	Joanna Churchill
06/08/2024	Grant Conditionally	24/00763/FUL	Plymouth City Council	Replacement roof covering.	16 Chapel Street Devonport Plymouth PL1 4DP	Mr Macauley Potter
06/08/2024	Grant Conditionally	24/00764/LBC	Plymouth City Council	Replacement roof covering.	16 Chapel Street Devonport Plymouth PL1 4DP	Mr Macauley Potter
07/08/2024	Agreed Condition Details	24/00721/CDM	Greenshaw Learning Trust	Condition Discharge: Condition 4 (Biodiversity Net Gain) of application 23/01596/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
07/08/2024	Grant Conditionally	24/00653/FUL	Mr Lukman Kader	Change of use of ground floor flat (Class C) to ice cream parlour (Class E), inc. single storey rear extension and shopfront	Ground Floor Flat, 143 King Street Plymouth PL1 5JE	Mr Sam Lewis
08/08/2024	Grant Conditionally	24/00707/FUL	Mrs Vicky Conibeer	Two-storey extension to the rear of the property and two-storey side extension above existing garage	58 Frontfield Crescent Plymouth PL6 6SA	Cody Beavan
08/08/2024	Grant Conditionally	24/00753/FUL	Alex Lecerf	Installation of air source heat pump to the front of the property	5 Castle Bank Gardens Plymouth PL3 6DZ	Luke Valentine
08/08/2024	Grant Conditionally	24/00759/FUL	Mr Simon Jakins	Two-storey side extension, single storey rear extension and hardstand	1 Wain Park Plymouth PL7 2HU	Luke Valentine

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08/08/2024	Grant Conditionally	24/00844/FUL	Mr & Mrs Evans	Single storey rear/side extension	56 Peverell Park Road Plymouth PL3 4NB	Ethan Bell
09/08/2024	Grant Conditionally	24/00788/FUL	Mr Paul Bryant	Single storey front extension	92 Bearsdown Road Plymouth PL6 5TT	Natasha Batorijis
12/08/2024	Grant Conditionally	24/00657/TPO	Mr Daniel Hunt	Lime (T1) - Re-pollard Lime (T2) - Prune from overhead utility lines ascertaining 0.5m clearance. Holm Oak (T3) -Fell. 4x Cordyline Australis (T4) - Clients request to fell.	Netherton Cottage The Elms Plymouth PL3 4BR	Alan Rowe
12/08/2024	Grant Conditionally	24/00761/TPO	Kingdom	T1 - Full Crown reduction. T2 - Full crown reduction. Crown lift on car park side to achieve a 3.5m clearance from ground level.	St Boniface Close Plymouth	Alan Rowe
12/08/2024	Grant Conditionally	24/00802/TPO	Mr Srikanth Gangidi	Oak (T1) - Crown raise to 6m above road, crown thin by upto 20% and reduce lateral growth on house side only by 2-3m. Oak (T2) - Crown raise to 6m above road, crown thin by upto 20% and reduce lateral growth on house side only by 2-3m. T3 - Crown raise to 6m above road, crown thin by up to 20%. T4 - Crown raise to 6m above road, crown thin by upto 20%. T5 Lime crown raise over road to 6m.	Netherton The Elms Plymouth PL3 4BR	Alan Rowe
12/08/2024	Grant Conditionally	24/00804/TPO	Wudecki	Beech (T1) - Reduce by 3m to a height of 7m Oak (T3) - Reduce by 6m to a height of 10m.	9 Esthwaite Lane Plymouth PL6 5FQ	Alan Rowe
12/08/2024	Grant Conditionally	24/00824/TPO	Mrs Eyre	Beech (T1) - Reduce the canopy	54 Southway Lane Widewell Plymouth PL6 7DL	Alan Rowe

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12/08/2024	Grant Conditionally	24/00828/TPO	Sovereign Housing	London Plane - Reduce crown to previous reduction points. Horse Chestnut - Reduce crown to previous reduction points.	1 Wantage Gardens Plymouth PL1 5DN	Alan Rowe
12/08/2024	Grant Conditionally	24/00830/TPO	Mrs Chrissy Holdsworth	Horse Chestnut (T1) - Fell. Lime (T2) - Crown lift to 5.5m all round. Lime (T3) - Crown lift to 5.5m all round + reduce height by 3.5m from height 18m to 14.5m. Laurel (T4) - Reduce height by 1m, lateral growth on East side (drive) back 1m + lateral growth over road (West side) back to fence line, 2.5m Width reduction from 7m to 3.5m.	4 Collingwood Villas Collingwood Road Plymouth PL1 5NZ	Alan Rowe
12/08/2024	Grant Conditionally	24/00848/TPO	Mrs Cathie Gillspie	Cedar (T1) - Mature tree standing dead. Reduce to 7m monolith.	Pearn Cottages, Egguckland Road Plymouth	Alan Rowe
13/08/2024	Grant Conditionally	24/00659/FUL	Mr Michael Walton	Single storey rear extension to provide a granny annexe and a rear extension to the main dwelling	21 Weir Road Plymouth PL6 8RR	Luke Valentine
13/08/2024	Grant Conditionally	24/00791/LBC	Plymouth City Council	Re-construction of the dockyard wall at Oceansgate following vehicular damage	8 Vivid Approach Plymouth PL1 4RW	Luke Valentine
13/08/2024	Grant Conditionally	24/00805/ADV	Mr Chris Worswick	Installation of 6no. replacement signs	The Unicorn, 158 - 160 Plymouth Road Plymouth PL7 4NE	Luke Valentine
13/08/2024	Grant Conditionally	24/00829/ADV	Lesley Park	Store signage, include 2no. name signs on front and side elevations, 1no. vinyl applied window sign with product list, 2no. aluminium sign panels with product lists and 1no. small name sign on rear elevation.	3 Bravo Way Plymouth PL6 5GA	Joanna Churchill

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14/08/2024	ESRI - Completed	24/00899/ERS103	Andy England	EIA screening opinion request in relation to expanded marine employment proposals including land reclamation, pontoon berthing, full-tidal access hoist, two test tank facilities and associated development.	Turnchapel Wharf Plymouth	Ms Abbey Edwards
14/08/2024	Agreed Condition Details	24/00662/CDM	Mark Lovell	Condition Discharge: Condition 7 (Programme of works) of application 23/01622/FUL	Plymouth Albion Rugby Club Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
14/08/2024	Agreed Condition Details	24/00882/CDC	Mr Bray	Compliance with conditions of application 07/02070/FUL	Flat 19 15 Ridge Park Road Plymouth PL7 2BS	Mr Jon Fox
14/08/2024	Grant Conditionally	24/00574/LBC	Mr Ben Philipps	Removal of three dormer sash windows. Replacement with new timber sash windows of the same design.	154 Durnford Street Plymouth PL1 3QR	Natasha Batorijs
14/08/2024	Grant Conditionally	24/00799/FUL	Brunswick Ltd	External alterations and installation of mechanical plant equipment	2 Old Town Street Plymouth PL1 1DP	Joanna Churchill
15/08/2024	Agreed Condition Details	24/00918/CDM	Mark Lovell	Condition Discharge: Condition 21 (Landscape Ecological Management Plan) of application 23/01622/FUL	Plymouth Albion Rugby Club Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
15/08/2024	Grant Conditionally	24/00478/ADV	Plymouth City Council	Proposed free-standing advertising information unit featuring 2x internally illuminated digital displays (H 1635mm x W 924mm).	Outside 29 - 31 New George Street Plymouth PL1 1RA	Miss Emily Godwin
15/08/2024	Grant Conditionally	24/00708/FUL	Nicola Vangorph	Rear extension	101 Aberdeen Avenue Plymouth PL5 3UN	Ethan Bell

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
15/08/2024	Grant Conditionally	24/00794/FUL	Mr Koby Graff	Single storey rear extension, two-storey side extension including dormer with annexe accommodation at first floor level, cladding, raised ramp accesses and associated external alterations.	8 Thornhill Way Plymouth PL3 5NP	Miss Emily Godwin
15/08/2024	Grant Conditionally	24/00888/ADV	Reverend Darren Middleton	1no. non-illuminated fascia sign and 1no. window etching	26 Mutley Plain Plymouth PL4 6LD	Ethan Bell
16/08/2024	Grant Conditionally	24/00845/FUL	Mr Adam Tingle	Loft conversion including rear dormer, hip to gable roof extension and external cladding (retrospective)	2 Marine Road Plymouth PL9 7NL	Joanna Churchill

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Planning Appeal Decisions between 09/07/2024 and 19/08/2024

Date of Decision	23/07/2024
Ward	Plympton St Mary
Application Number	23/00093/FUL
Decision	Appeal Dismissed
Address of Site	1 Peacock Close Plymouth PL7 4QL
Proposal	Custom self-build single dwelling
Appeal Process	Written Representations
Officers Name	Mr Jon Fox
Synopsis of Appeals	The Inspector agreed that the Flooding sequential test (ST) search area could not be confined to the Plympton area, and that it should be Plymouth Plan Area. Nor could it be confined to self-build development. The lack of such a supply (of self-build) would not mean that the ST search area should be limited to these types of schemes. To do so would undermine the purpose of the ST.

Date of Decision	16/08/2024
Ward	St Budeaux
Application Number	23/01704/FUL
Decision	Appeal Dismissed
Address of Site	843 Wolseley Road Plymouth PL5 1JP
Proposal	Demolition of existing dwellinghouse and erection of 2no. new dwellings (re-submission of 22/01600/FUL)
Appeal Process	Written Representations
Officers Name	Mr Macauley Potter
Synopsis of Appeals	Planning permission was refused for the erection of 2no. new dwellings on the grounds of inadequate site and provision of parking. The inspector agreed that the proposed parking did not meet minimum policy standards and would have led to inconvenient roadside parking arrangements likely resulting in an impact on highway safety and as such would have conflicted with policy DEV29 of the Joint Local Plan. Overall, the inspector concluded that the proposed development would fail to accord with the development plan as a whole and that there were no considerations individually or cumulatively that outweighed this. The appeal was therefore dismissed.

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