



#plymplanning

Oversight and Governance

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PLANNING COMMITTEE

Thursday 26 June 2025
4.00 pm
Council House

Members:

Councillor Stevens, Chair

Councillor Penrose, Vice Chair

Councillors Allen, Mrs Bridgeman, Darcy, Freeman, Goslin, Loveridge, McCarty, McNamara, P.Nicholson, M.Smith and Tuohy.

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

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Tracey Lee

Chief Executive

Planning Committee

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 24 April 2025 as a correct record.

4. Chair's Urgent Business

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

5. Questions from Members of the Public

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

6. Planning Applications for consideration

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

6.1. 25/00521/FUL - 5 Springfield Avenue Plymouth PL9 8PZ (Pages 5 - 12)

Applicant: Ms Neale
Ward: Plymstock Dunstone
Recommendation: Grant Conditionally

6.2. 25/00749/GPD - 41 Houndiscombe Road Plymouth PL4 6EX (Pages 13 - 20)

Applicant: Kallis
Ward: Drake
Recommendation: Grant Conditionally

7. Planning Application Decisions Issued

(Pages 21 - 42)

The Service Director for Strategic Planning and Infrastructure, acting under powers delegated to them by the Council, will submit a schedule outlining all decisions issued from 24 April 2025 to 17 June 2025 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 43 - 44)

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 24 April 2025

PRESENT:

Councillor Stevens, in the Chair.

Councillor Penrose, Vice Chair.

Councillors Allen, Freeman, McCarty, McNamara, P. Nicholson (Substituting for Councillor Bridgeman), Penberthy (Substituting for Councillor Sproston), M. Smith and Ms Watkin.

Apologies for absence: Councillors Bridgeman, Goslin, Ney and Sproston.

Also in attendance: Stuart Wingfield (Head of Development Management), Natalie Gloyn (Lawyer), Ethan Bell (Planning Officer items 6.1, 6.2 & 6.3), Sam Lewis (Planning Officer item 6.4), Luke Valentine (Planning Officer item 6.5), Kelly Wareing (Historic Environment Officer), Nathan Coombes (Supporter item 6.3), Councillor Aspinall (Ward Councillor item 6.4, Linda Maynard (Objector item 6.4 Mr Thomas Drury (Agent of applicant item 6.4), Councillor Mrs Beer (Ward Councillor/ Referrer, item 6.5), Janet Skinner (Objector, item 6.5), Josh Longstaff (Democratic Advisor) and Elliot Wearne-Gould (Democratic Advisor).

The meeting started at 4.00 pm and finished at 6.04 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.

91. **Declarations of Interest**

There were no declarations of interest made by members.

92. **Minutes**

The minutes of the meeting held on 20 March 2025 were agreed as a correct record.

93. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

95. **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.

96. **24/01556/FUL - 27 Whiteford Road, PL3 5LU**

Applicant: Mr Andrew Pascoe

Ward: Compton

Decision: Application GRANTED conditionally

The Committee agreed to grant the application conditionally:

For (10)

Councillors: Stevens, Penrose, Allen, Freeman, Penberthy, McNamara, M.Smith, McCarty, Watkin, P.Nicholson.

Against (0)

Absent/Did Not Vote (1)

Councillor Darcy

97. **25/00454/FUL - 25 Homer Rise, PL9 8NE**

Applicant: Mr Beech and Ms Pennack

Ward: Plymstock Dunstone

Decision: Application GRANTED conditionally

The Committee agreed to grant the application conditionally:

For (10)

Councillors: Stevens, Penrose, Allen, Freeman, Penberthy, McNamara, M.Smith, McCarty, Watkin, P.Nicholson.

Against (0)

Absent/Did Not Vote (1)

Councillor Darcy

98. **25/00274/FUL - 11 Derry Avenue, PL4 6BH**

Applicant: Mr Hicks

Ward: Drake

Decision: Application GRANTED conditionally

Ethan Bell (Planning Officer) delivered the report;

Nathan Coombs (applicant) spoke to the application;

The Committee agreed to grant the application conditionally:

For (10)

Councillors: Stevens, Penrose, Allen, Freeman, Penberthy, McNamara, M.Smith, McCarty, Watkin, P.Nicholson.

Against (0)

Absent/Did Not Vote (1)

Councillor Darcy

99. **24/01455/FUL - Land Adjacent to 38 Parsonage Way, PL4 0LY**

Applicant: Ms Susan Beesley

Ward: Sutton and Mount Gould

Decision: Application GRANTED conditionally

Sam Lewis (Planning Officer) delivered the presentation;

Councillor Aspinall Spoke in the capacity of Ward Councillor;

Mrs Linda Maynard spoke in the capacity of Objector;

Mr Tom Drewry Spoke in the Capacity of Supporter (architect);

Following Committee discussions, Councillor P.Nicholson proposed a motion to defer the application, with the Committee minded to agree, conditionally. This was seconded by Councillor Watkin. This motion was not passed:

For (3)

Councillors: Watkin, Freeman and P.Nicholson.

Against: (7)

Councillors: Stevens, Penrose, McCarty, M.Smith, McNamara, Penberthy and Allen.

Absent/Did Not Vote (1)

Councillor Darcy

Following further debate, the Committee agreed to grant the application, subject to an amendment to Condition 4, construction traffic management plan, to require consultation with Ward Members on any submitted construction management details.

For (7)

Councillors: Stevens, Penrose, McCarty, M.Smith, McNamara, Penberthy and Allen.

Against (3)

Councillors: Watkin, Freeman and P.Nicholson.

Absent/Did Not Vote (1)

Councillor Darcy

Adjournment

The Committee agreed to adjourn at 17:24 for a comfort break.
The Committee reconvened at 17:30.

100. **24/01479/FUL - The Old Dairy School Lane, PL7 INQ**

Applicant: Mr Nathan Stonecliffe
Ward: Plympton Erle
Decision: Application GRANTED conditionally

Luke Valentine (Planning Officer) delivered the presentation;

Councillor Terri Beer spoke in the capacity of Ward Councillor;

Mrs Janet Skinner spoke in the capacity of objector.

Following discussions, the Committee agreed to grant the application, conditionally.

For (9)

Councillors: Stevens, Penrose, Allen, Freeman, Penberthy, McNamara, M. Smith, McCarty, Watkin,

Against (1)

Councillor P. Nicholson.

Absent/Did Not Vote (1)

Councillor Darcy

101. **Planning Application Decisions Issued**

The Committee noted the report from the Service Director for Strategic Planning and Infrastructure on decisions issued for the period 19 March 2025 to 11 April 2025.

102. **Appeal Decisions**

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

103. **Exempt Business**

There were no items of exempt business.

PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00521/FUL	Item	01
Date Valid	31.03.2025	Ward	PLYMSTOCK DUNSTONE
Site Address	5 Springfield Avenue Plymouth PL9 8PZ		
Proposal	Proposed front dormer, side garage, boundary fence and extension to rear dormer windows		
Applicant	Ms Neale		
Application Type	Full Application		
Target Date	26.05.2025	Committee Date	26.06.2025
Extended Target Date	20.06.2025		
Decision Category	Delegated Decision		
Case Officer	Ethan Bell		
Recommendation	Grant Conditionally		



This Application has been brought before committee as the applicant is an employee of PCC.

1. Description of Site

5 Springfield Avenue is a detached bungalow in the Plymstock Dunstone ward of the city. The site is located on a corner plot with the adjacent Springfield Rise to its west.

2. Proposal Description

Proposed front dormer, side garage, boundary fence and extension to rear dormer windows.

The proposed front dormer is approximately 8.7m wide, 1.85m high and 1.85m deep, with 3 white uPVC windows proposed. The rear dormer windows extension will see the dormer change from 1.67m in height, 6.1m in width and 1.67m in depth, to 2.38m in height, 8.69m in width and 2.38m in depth. This new rear dormer will have 3 uPVC windows. The loft conversion will encompass the removal of chimney stack on the principal elevation.

The proposed side garage will be flat roofed, with approximate dimensions of 3.78m in width, 2.61m in height and 7.16m in depth. 1.8m high featheredge boundary fencing is also proposed around the site to the west boundary and north boundary.

Other works that are permitted development include the proposed dropped kerb, which has already been approved, as well as a hardstanding and a small porch, with a ground area of approximately 1.2 square metres and a maximum height of 2.3m above ground level.

3. Pre-application Enquiry

None.

Relevant Planning History

Nothing relevant.

5. Consultation Responses

Natural Infrastructure - No in principle objections, subject to conditions including the provision of a bat and bird box.

Highway Authority - Objection due to loss of parking and lack of provision of parking.

The applicant has demonstrated at least 2 off street parking spaces on the permitted hardstanding so whilst the garage may not be used or supported by the highways authority as an off street space, the demand of 2 off street spaces has been met by the applicant from the permitted hardstanding and dropped kerb.

South West Water - Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into the ground (infiltration) is acceptable and meets with the Run-off Destination Hierarchy.

6. Representations

None received.

7. Relevant Policy Framework

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

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- o The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020) and the Town and Country Planning (General Permitted Development) (England) Order 2015.

8. Key Issues/Material Considerations

1. This application has been considered in the context of the development plan, The Framework and other material policy documents as set out in Section 7. The application turns upon policies DEV1 (Protecting health and amenity), DEV20 (Place shaping and quality of the built environment), DEV26 (Protecting and enhancing biodiversity), DEV29 (Specific provisions relating to transport) and DEV32 (Delivering low carbon development) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Policy Framework.

2. The material planning considerations for this planning application are:

- o Design
- o Residential amenity
- o Biodiversity
- o Provision of parking
- o Climate emergency

Principle of Development

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

Negotiations Undertaken

4. The original plans submitted were considered acceptable and have thus been considered.

Visual Impact

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

6. Firstly, the proposed garage will be constructed with a flat roof and brickwork rendered walls to match the existing dwelling. Whilst flat roofed garages are not a preference, they can be seen in the surrounding street scape including the neighbouring no.7, no.9 and no.10, and is thus considered to be a design that is in keeping with the built environment. Almost entirely flat roofed garages can be seen on Springfield Avenue and adjacent streets. With a height of approximately 2.61m, the garage is clearly subordinate to the main dwellinghouse. The visual impact of this aspect of the development is therefore considered to be negligible.

7. 1.8m tall featheredge boundary fencing around the western and northern curtilage boundary provides privacy for the rear garden space. Officers have few concerns over the visual impact of this fencing, as whilst it will be clearly visible from the junction connecting Springfield Rise to Springfield Avenue, the material is appropriate for the nature of the site. Whilst it is less desirable visually than the previous hedged curtilage boundary, there are no grounds for refusal or substantial ecological mitigation as all hedges and trees were removed from the site prior to the application. Officers would encourage planting in front of the fencing and to the side of the garage to promote biodiversity on site.

8. Finally, the extension of the rear dormer windows and the proposed front dormer are on balance deemed acceptable. The front dormer, whilst fairly large in comparison to many of the front dormers on Springfield Avenue including no.7 and no.9, is not deemed to be significantly detrimental to the surrounding area. The SPD highlights that front dormers will only be acceptable where they are a notable feature of dwellings and in this case, the surrounding part of Plymstock can be characterised by having bungalows with front dormer windows. Whilst officers requested the dormers to be reduced in size due to their large massing, at their current state there is not sufficient grounds for refusal given the recent consent (18/02001/FUL) granted at no. 2 Mena Park Close in 2018, which allowed a front dormer window with similar dimensions. Therefore, there is seen to be no grounds for refusal for the current front dormer. The extension of the rear dormer will have a

slightly reduced visual impact, but will still be prominent due to the location of the bungalow on a junction/corner plot. There is not considered to be significant visual harm from the new rear dormer window, given the reduced impact on the street scene.

9. On balance, the development has been assessed to abide by DEV20 of the JLP with no adverse visual impacts identified.

Amenity

10. Officers have considered the impact on neighbouring amenity against the guidance in the SPD and consider it acceptable. The new garage, dormers and fencing are not considered to give rise to any adverse impacts on neighbouring light, noise, outlook or privacy.

11. Firstly, with a precedent set for front dormers on Bungalows along Springfield Avenue and the surrounding streets, whilst the windows will create some new vantage points looking into the houses opposite along the south side of Springfield Avenue, the harm on amenity from the front dormer is not considered to be substantial enough to warrant refusal. With no letter of representation received, this supports the provision of the front dormer. The extension of the rear dormer window is assessed to have a small impact on amenity, with overlooking already established over the rear gardens of the neighbouring no.7, no.2 and 4 Mena Park Close, and the front gardens of no.1 to no.5 Springfield Rise. The dormers will have a negligible impact of neighbouring light and noise.

12. With the side garage adjacent to the junction, there will be no breach in the 45 degree guidance and no obstruction of neighbouring access to light. The garage is not considered to bring any harmful rise in noise, privacy or outlook with no harmful or elevated windows proposed. The 1.8m high boundary fencing similarly is considered to have a minimal impact on amenity, with the height providing sufficient privacy for the rear garden whilst not being an overbearing and unattractive structure.

13. Therefore, on balance, the proposal is considered acceptable and to be in accordance with policy DEVI of the Joint Local Plan.

Biodiversity

14. Officers have worked with Natural Infrastructure and the applicant to ensure compliance with DEV26 of the JLP. A bat and bird box will be conditioned to the application as recommended by the natural infrastructure officer. As trees and hedges were removed prior to the application, officers cannot condition mitigation for this loss in biodiversity but do encourage the applicant to promote biodiversity onsite in the form of tree planting or hedge planting to mitigate some of the loss prior to the application.

Provision of parking

15. The highway authority have been consulted and objected to the garage due to the vehicular access being within 10m from the junction and as such making the access to the garage unsupportable. Officers recognise that a drop kerb has already been approved by Network Management (ref: VXO/PH/1083TD) and the vehicle hardstanding along with the dropped kerb is permitted development. So whilst officers recognise highways concerns of accessing the garage, the proposal has no grounds for refusal as the permitted hardstand provides sufficient off street parking for at least 2 vehicles. On balance, with the off street parking demand met with the hardstanding and with the dropped crossing already approved under separate application there is deemed to be no sufficient grounds for refusal when falling back on permitted development.

16. Upon assessment of the proposed garage, the development is deemed to comply with DEV29 of the JLP.

Climate Emergency Considerations

17. This Climate Emergency Planning Statement responds directly to the Climate Emergency declarations issued across Plymouth and South West Devon and identifies exactly what all new development should do to meet the challenge of climate change. It builds on existing planning policies set out within the Plymouth and South West Devon Joint Local Plan and its supplementary planning document, embraces new standards and proposes new requirements. Officers have assessed the submitted Climate Emergency Compliance Form. The submitted details, including the potential for future EV charging, are as such are considered acceptable for the scale of the development and the development abides by DEV32 of the JLP.

Other Considerations

18. Officers consider there are no other material planning considerations relevant to this planning application.

9. Human Rights

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

10. Local Finance Considerations

None.

11. Planning Obligations

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

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

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

The development does not pose any unacceptable adverse impacts on street scene, and neighbouring amenity and is therefore compliant with policies DEV1, DEV20, DEV26, DEV29 and DEV32 of the Joint Local Plan. Therefore, and having taken account of the NPPF and s38(6) of the Planning and Compulsory Purchase Act 2004, officers have concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 31.03.2025 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

Existing and Proposed Elevations J700 - 10-02 received 28/05/25

Proposed Plans J700 - 15-01 received 28/03/25

Reason:

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

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: ECOLOGICAL ENHANCEMENT MEASURES

PRE-FIRST USE

Prior to the first use of the development hereby approved, 1. no. enclosed bat and bird box will be constructed within the fabric of the site. Evidence of this box within the building is to be submitted and approved in writing to 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 & DEV26 and paragraphs 187, 192, 193 in the NPPF (2024).

INFORMATIVES

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

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

2 INFORMATIVE: BIODIVERSITY NET GAIN

In accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, Householder applications are exempt from Biodiversity Net Gain requirements and therefore this application is not subject to the mandatory Biodiversity Gain condition.

3 INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

4 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>

5 INFORMATIVE: BATS AND BREEDING BIRDS

The proposed works may take place within a site/in a building with 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 is present in the building, a licence to carry out the works from Natural England may be required. Please note bats are incredibly sensitive, so any alterations to buildings including roof lining, timber treatment may impact significantly upon them or their roosts. For further information please contact a suitably qualified ecologist. In practice, if any protected species are found on site (such as nesting birds, bats or reptiles) works must cease immediately, and a suitably qualified Ecologist consulted.

PLANNING APPLICATION OFFICERS REPORT

Application Number	25/00749/GPD	Item	02
Date Valid	23.05.2025	Ward	DRAKE
Site Address	41 Houndiscombe Road Plymouth PL4 6EX		
Proposal	Change of use from office (Class E) to 3no. flats (Class C3)		
Applicant	Kallis		
Application Type	GPD All others		
Target Date	18.07.2025	Committee Date	26.06.2025
Extended Target Date	N/A		
Decision Category	Councillor Referral		
Case Officer	Mr Sam Lewis		
Recommendation	Prior Approval Required & Given		



This application has been referred to the Planning Committee by Cllr. Steve Ricketts.

1. Description of Site

41 Houndiscombe Road is a terraced office building which was last used by a firm of accountants who have since relocated. The site falls within the Drake ward of the city.

2. Proposal Description

Change of use from office (Class E) to 3no. flats (Class C3) via Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

3. Pre-application Enquiry

None.

4. Relevant Planning History

None.

5. Consultation Responses

Highway Authority - No objections.

Public Protection Service - No objections.

Lead Local Flood Authority - Response pending.

6. Representations

4no. letters of representation have been received by Officers: 1no. of which expresses support for the scheme and 3no. of which express objections. The concerns raised include:

- Loss of office space.

As this application is being considered under Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the loss of office space is considered acceptable in principle. As such, this concern does not fall to be considered here.

7. Relevant Policy Framework

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

8. Analysis

This is a notification for prior approval for a change of use from of a building from commercial use (Class E) to a dwellinghouse (Class C3) under Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The development meets the requirements of Paragraph MA.1 for the following reasons:

- (b) The old use class of the property would have been A2;
- (d) The site is not a SSSI, listed, a scheduled monument, within a safety hazard area, or within a military explosives storage area;
- (e) The site is not within an AONB, the Broads, a National Park, or a World Heritage Site;
- (f) The site is not within an agricultural tenancy;
- (g) There are no Article 4 Directions relating to Class O of Part 3 of Schedule 2 relevant to the site.

This application is considered to accord with the above points. For clarity points (a) and (c) of the above list no longer exist.

Development under Class MA is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

- (a) Transport impacts of the development, particularly to ensure safe site access;
- (b) Contamination risks in relation to the building;
- (c) Flooding risks in relation to the building;
- (d) Impacts of noise from commercial premises on the intended occupiers of the development;
- (e) The impact of that change of use on the character and sustainability of a conservation area;
- (f) The provision of adequate natural light in all habitable rooms of the dwellinghouses;

- (g) The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses;
- (h) Where the development involves the loss of services provided by a registered nursery or a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost; and
- (i) Where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

The provisions of paragraph W (prior approval) also apply in relation to the application.

In respect of the relevant considerations the following assessments have been made:

- (a) Transport impacts of the development, particularly to ensure safe site access - The Highway Authority acknowledged that the development would likely lead to an increased demand, but due a Controlled Parking Zone in the area which operates between 10am - 5pm Monday - Saturday and the site being sustainable (walkable from the city centre, railway station, and several bus routes) they raised no objections. The flats would not be eligible for parking permits. Cycle and bin storage could be provided within the rear courtyard, and a cycle storage condition has been added below.
- (b) Contamination risks in relation to the building - No concerns relating to contamination have been raised throughout the process of the application.
- (c) Flooding risks in relation to the building - No concerns relating to flood risk have been raised throughout the process of the application.
- (d) Impacts of noise from commercial premises on the intended occupiers of the development - the area is predominantly residential in nature so no concerns relating to such have been raised throughout the process of the application.
- (e) The impact of that change of use on the character and sustainability of a conservation area - Not relevant to this application.
- (f) The provision of adequate natural light in all habitable rooms of the dwellinghouses - The plans show that adequate natural light would be provided for each flat.
- (g) The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses - Not relevant to this application.
- (h) Where the development involves the loss of services provided by a registered nursery or a health centre maintained under section 2 or 3 of the National Health Service Act 2006, the impact on the local provision of the type of services lost - Not relevant to this application.
- (i) Where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building - Not relevant to this application.

Additionally, Officers have assessed the scheme in the context of the Nationally Described Space Standards 2015 and consider that the proposed flats are all large enough to provide a good level of amenity relative to the number of bedrooms in each instance.

9. Human Rights

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

10. Local Finance Considerations

The scheme is not considered to be liable for CIL. Additionally, the proposal underwent a Habitat Regulations Assessment (HRA) to ascertain whether there would be an impact on the Tamar Estuary Marine Site. The scheme would trigger a sum of money to be paid through the HRA, however, given that the scheme is not CIL liable, this money would not come from the applicant.

11. Planning Obligations

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

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

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposals accord with Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

14. Recommendation

In respect of the application dated 23.05.2025 it is recommended to Prior Approval Required & Given.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Existing Plans P1313-01 received 22/05/25

Proposed Plans P1313-11 received 22/05/25

Reason:

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

2 **CONDITION: TIME LIMIT**

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

Reason:

To comply with Paragraph MA.2(5) of Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3 **CONDITION: CYCLE PROVISION**

PRE-OCCUPATION

The flats hereby permitted shall not be occupied until space has been laid out within the site for a minimum of 4no. bicycles to be securely parked. The secure area for storing bicycles 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:

To ensure that space is available to park bicycles within the site in accordance with Paragraph MA.2(2a) of Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4 **CONDITION: USE OF FLATS**

The flats hereby permitted shall be used as dwellinghouses within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

Reason:

To comply with Paragraph MA.2(6) of Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

INFORMATIVES

I **INFORMATIVE: (£0 CIL LIABILITY) DEVELOPMENT DOES NOT ATTRACT A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule. The Levy is subject to change and you should check the current rates at the time planning permission first permits development (if applicable) see www.plymouth.gov.uk/cil for guidance.

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: PROPERTY RIGHTS

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

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: RESIDENT PARKING PERMIT SCHEME

The applicant should be made aware that the property lies within a resident parking permit scheme which is currently over-subscribed. As such the development will be excluded from obtaining permits and purchasing visitor tickets for use within the scheme.

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
24/04/2025	Agreed Condition Details	25/00576/CDM	Benjamin Stein	Condition Discharge: Condition 5 (Highway Dilapidation Survey) of application 22/01988/FUL	6 Victoria Place Millbay Road Plymouth PL1 3LP	Ms Abbey Edwards
24/04/2025	Grant Conditionally	25/00125/FUL	Miss Kelly Grunnill	Works to stabilise the Amphitheatre which include installation of rock bolts and mesh	Amphitheatre, Saltram Merafield Road Plymouth PL7 1UH	Miss Amy Thompson
24/04/2025	Grant Conditionally	25/00143/FUL	Mr Adam Cooper	Two-storey rear extension inc extended rear raised decking, new first floor front window, removal of chimney stack and internal alterations	16 Cornwood Road Plymouth PL7 1AL	Cody Beavan
24/04/2025	Grant Conditionally	25/00309/S73	Mr Dean Dyer	Variation of Condition 1 (Approved Plans) of application 24/00800/FUL to allow an enlarged and additional window.	34 Jean Crescent Plymouth PL3 6PZ	Joanna Churchill
24/04/2025	Grant Conditionally	25/00316/FUL	Mr & Mrs Smith	Single storey side and rear extensions	15 Beacon Down Avenue Plymouth PL2 2RU	Cody Beavan
24/04/2025	Grant Conditionally	25/00332/FUL	Mrs S Davies	Single storey rear extension	59 Mirador Place Plymouth PL4 9HE	Ethan Bell
24/04/2025	Grant Conditionally	25/00375/FUL	Mr Bob Mills	Replacement of existing hedge with wall	Moorview, 23A Eastfield Crescent Plymouth PL3 5JX	Ethan Bell
25/04/2025	Grant Conditionally	25/00274/FUL	Mr Hicks	Single storey rear extension to HMO to create additional bedroom	11 Derry Avenue Plymouth	Ethan Bell

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
25/04/2025	Grant Conditionally	25/00454/FUL	Mr Beech & Ms Pennack	Single storey rear extension with raised deck	25 Homer Rise Plymouth PL9 8NE	Ethan Bell
25/04/2025	Refuse	25/00342/FUL	Mr Jalil Amin	Hip to gable roof extension and rear dormer window to create 1 new flat	12 Lisson Grove Plymouth PL4 7DN	Ms Abbey Edwards
28/04/2025	Approved	25/00421/TCO	Griggs	T1 - Beech x 2 - Reduce western crown spread from 4m to 1m back to boundary fence line. T2 - Conifer - Fell.	Higher Milford Cottage Old Warleigh Lane Plymouth PL5 4ND	Alan Rowe
28/04/2025	Approved	25/00481/TCO	Mr Peter Jagodzinski	T1 Willow, re pollard leaving a finish height of 4.5m T2 Cherry, reduce upper crown by 1.5m and lateral growth by 1.5m on all sides crown height from 5m to 4m crown spread from 6m to 4m.	75 Fore Street Plympton Plymouth PL7 1NA	Alan Rowe
28/04/2025	Agreed Condition Details	25/00275/CDM	Mark Lovell	Condition Discharge (Partial): Condition 5 (Surfacing Materials) of application 24/01381/S73	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
28/04/2025	Agreed Condition Details	25/00578/CDM	Mark Lovell	Condition Discharge (Partial): Condition 5 (Surfacing Materials) of application 24/01381/S73	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
28/04/2025	Grant Conditionally	25/00281/TPO	Mr Martin Armstrong	T659 Sycamore, Prune epicormics to 5m, Reduce back from roof to S & W to 1.5m clear for resident, thin/reduce whole upper crown by 1.5-2m in. height & spreadT1 Tree of Heaven reduce lateral growth from over highway lifting crown to 5.5m G1 2x whitebeams reduce lateral growth to give bilding learence of 2mT2 Field Maple, Reduce lateral growth on South side giving building clearnec of 2-3G2 2x sycmore whips to be coppiced to ground. 651 sycamoe Snip tips back up to 5m over highway, reduce E stem in height and spread by 3-4m 650 monterey Pine Remove dead wood over 110mm diameter over garage. Fell after further dieback when no longer tolerated in landscape649 Monterey cyprss remove deadwood and lift grown over highway to 5.5m	1 St Marys Court Plymouth PL7 4PE	Alan Rowe
28/04/2025	Grant Conditionally	25/00330/TPO	Mr Nigel Morris	Fell 2 Sycamore and reduce height of 4 other Sycamore.	34 Burnett Road Plymouth PL6 5BH	Alan Rowe
28/04/2025	Grant Conditionally	25/00343/FUL	Mrs Lorna Bartlett	New single storey rear/side extension	12 Fursdon Close Plymouth PL9 8UT	Ethan Bell
28/04/2025	Grant Conditionally	25/00469/TPO	Constantinou-Barnes	T2 - Pedunculate Oak - Reduce upper canopy in height by 2m leaving the tree standing at 18m and reduce lateral growth on eastern canopy by 2m leaving the limbs at 4m	9 Cheshire Drive Plymouth PL6 6SQ	Alan Rowe
28/04/2025	Grant Conditionally	25/00500/TPO	Mr David James	(T1) Cedar tree- Crown reduce radial and lateral branch spread from a height of 15 metres to 13metres. And lateral spread of 15 metres to 12metres.	1 Looseleigh Close Plymouth PL6 5JQ	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
28/04/2025	Grant Conditionally	25/00501/TPO	Mr Andy Francis	(T1) Mature Lime tree. Crown reduce the radial crown spread from a height of 17 metres to 15 metres. And a reduction of 5 metres to 3.5 metres radial spread. Group 1 - crown raise over road reducing lateral spread over road from 3 metres to 2 metres and regrowth of height from 6 metres to 5 metres.	Lismore, Fernleigh Road Plymouth PL3 5AN	Alan Rowe
29/04/2025	Grant Conditionally	24/01479/FUL	Mr Nathan Stonecliffe	Partial reduction of western boundary wall	The Old Dairy School Lane Plymouth PL7 1NQ	Luke Valentine
30/04/2025	Grant Conditionally	25/00377/FUL	Mr David Shepperd	Single story rear extension	22 Jellicoe Road Plymouth PL5 3UU	Cody Beavan
30/04/2025	Grant Conditionally	25/00460/FUL	Ms Chloe Hannah Royce-Rogers	Single storey rear extension	45 Mirador Place Plymouth PL4 9HE	Joanna Churchill
01/05/2025	Agreed Condition Details	25/00379/CDM	Taylor Wimpey Exeter	Condition Discharge: Conditions 3, 8, 9 & 10 of application 15/01858/REM	Phase 1.1 Parcel B Sherford New Community Land South And South West Of A38 Deep Lane Junction And East Of Haye Road Elburton	Ms Abbey Edwards
01/05/2025	Agreed Condition Details	25/00571/CDM	Yvonne Harris	Condition Discharge: Condition 3 (Construction Environment Management Plan (CEMP)) of application 24/00488/FUL	Wakehams Quarry The Ride Plymouth	Miss Amy Thompson
01/05/2025	Grant Conditionally	24/01405/LBC	Ms Michelle Sandell	Proposed roof replacement.	M042, Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Macauley Potter
01/05/2025	Grant Conditionally	24/01455/FUL	Ms Susan Beesley	Erection of 1no. detached dwelling (Class C3)	Land Adjacent To 38 Parsonage Way Plymouth PL4 0LY	Mr Sam Lewis

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
01/05/2025	Grant Conditionally	24/01576/S73	Mrs Amanda Sutherland	Variation of Condition 1 (Approved Plans) of application 21/00055/FUL to include changes to the size, scale of the dwellings, larger lower ground floor, changes to the parking and turning areas, new and amended windows and doors (part retrospective).	Greenbank Cottages Greenbank Road Plymouth	Miss Amy Thompson
01/05/2025	Grant Conditionally	25/00201/FUL	Mr Peter Jonathan Beever	Proposed roof replacement.	Building M042, Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Macauley Potter
01/05/2025	Grant Conditionally	25/00209/FUL	Mr & Mrs A Harris	Front hardstand with associated handrail (retrospective)	29 Parade Road Plymouth PL5 2NT	Luke Valentine
01/05/2025	Grant Conditionally	25/00344/FUL	Ms Rhiannon Jones	Single storey rear extension	3 Princess Avenue St Budeaux Plymouth PL5 2NZ	Cody Beavan
01/05/2025	Grant Conditionally	25/00368/FUL	Mr Barrie Nicholls	new vehicle hardstand to front of property with new drop kerb from the highway.	57 Bonville Road Plymouth PL6 6TE	Luke Valentine
01/05/2025	Grant Conditionally	25/00387/FUL	Mr & Mrs Osborne	Single storey rear and side extension	7 Michael Road Plymouth PL3 5BL	Ethan Bell
01/05/2025	Grant Conditionally	25/00388/FUL	Ms Kirsty Giles	Single storey rear extension	28 Kings Tamerton Road Plymouth PL5 2AZ	Luke Valentine
02/05/2025	Agreed Condition Details	24/00419/CDM	Mr Alistair Macdonald	Condition Discharge: Conditions 3, 4, 5, 7 & 18 of application 23/01404/REM	Plymstock Quarry, The Ride Plymstock Plymouth	Ms Marie Stainwright

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
02/05/2025	Grant Conditionally	25/00407/FUL	Mr & Mrs D Richards	Extension to provide residential annex	92 Efford Road Plymouth PL3 6NQ	Luke Valentine
06/05/2025	Agreed Condition Details	25/00542/CDMLB	Plymouth City Council	Condition Discharge: Condition 24 (Stage Recording and Design) of Listed Building Consent 23/00311/LBC	The Guildhall Royal Parade Plymouth PL1 2EL	Helen Blacklock
06/05/2025	Grant Conditionally	25/00165/FUL	Mr Ben Palmer	Single storey rear extension to existing garage	5 The Spinney Plymouth PL7 1AG	Luke Valentine
06/05/2025	Grant Conditionally	25/00389/FUL	Mr Jon Parr	Replacement of existing strip window with floor-to-ceiling glazed curtain wall	Mount Batten Sailing & Watersports Centre 70 Lawrence Road Plymouth PL9 9SJ	Miss Amy Thompson
07/05/2025	Grant Conditionally	25/00345/LBC	Mr David Brown	External front alterations including door and windows	12 Wellington Street Stoke Plymouth PL1 5RT	Joanna Churchill
07/05/2025	Grant Conditionally	25/00385/FUL	Mr & Mr Brown	Change of use of hotel/guesthouse (Class C1) to single dwellinghouse (Class C3)	2 Alfred Street Plymouth PL1 2RP	Joanna Churchill
07/05/2025	Grant Conditionally	25/00394/FUL	Mr Alex Tozer	Replacement rear decking and associated steps	32 Torr View Avenue Plymouth PL3 4QW	Ethan Bell
07/05/2025	Grant Conditionally	25/00531/FUL	Mr John Gaydon	Installation of rooftop handrail	Flats 1 - 40, Citadel Court 2 Elliot Street Plymouth PL1 2PP	Mr Sam Lewis
07/05/2025	Refuse	24/01476/FUL	Mrs M Rowland	Erection of 2no 'self-build' semi-detached dwellings	Land Rear Of Coles Cottages Lucas Lane Plymouth PL7 4AP	Mr Jon Fox

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
08/05/2025	Agreed Condition Details	25/00537/CDM	Pinwood Homes Ltd	Condition Discharge: Partial discharge, for Block B only, of Condition 9 (Contaminated Land) of application 23/00266/S73	Millbay Marina Village, Custom House Lane Plymouth PL1 3TG	Mrs Janine Warne
08/05/2025	Grant Conditionally	25/00299/FUL	Mr Chris Wood	Demolition of existing garage and construction of two-storey side extension with balcony	85 Darwin Crescent Plymouth PL3 6DT	Luke Valentine
08/05/2025	Grant Conditionally	25/00362/FUL	Straits Two (Jersey) Ltd C/o Student Castle Ltd	Partial removal/replacement of cladding/external wall materials and associated works	Discovery Heights 27 - 31 Cobourg Street Plymouth PL1 1UH	Mr Sam Lewis
08/05/2025	Grant Conditionally	25/00547/FUL	YMCA Plymouth	Replacement roof	The Kitto Centre Honicknowle Lane Plymouth PL5 3NG	Mr Macauley Potter
09/05/2025	Grant Conditionally	24/00563/FUL	Devonport Royal Dockyard Limited (DRDL)	Demolition of single storey office building including ancillary structures and erection of three storey replacement office building	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Simon Osborne
09/05/2025	Grant Conditionally	25/00221/FUL	Dr Gemma Kulk	Loft conversion including hip to gable end, raising the ridge height to match the existing terrace, two-storey rear extension, single storey side extension and new car port with an attached garden room	30 St Barnabas Terrace Plymouth PL1 5NN	Ethan Bell
09/05/2025	Grant Conditionally	25/00233/FUL	Mr Greg Tooze	Additional storey to existing property, ground floor side extension to replace existing garage, two-storey side and rear extensions, and extension to rear patio. New garage to the front.	14 Cornwood Road Plymouth PL7 1AL	Cody Beavan
09/05/2025	Grant Conditionally	25/00347/FUL	Mr Desmond Wall	Rear hardstanding	36 Shakespeare Road Plymouth PL5 3JS	Cody Beavan

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
09/05/2025	Grant Conditionally	25/00419/FUL	Sutton Harbour Group	Temporary use of the site for car parking and associated works, including demolition of existing buildings and areas of hardstanding, alterations to the access, surfacing works and lighting	Former Sawmill And Timber Yard Sutton Road Plymouth PL4 0HN	Ms Abbey Edwards
09/05/2025	Grant Conditionally	25/00432/FUL	Tracy Dewar	Single storey rear extension	25 Dockray Close Plymouth PL6 8UT	Cody Beavan
09/05/2025	Grant Conditionally	25/00453/FUL	Mr Brown	Shopfront extension	29 Segrave Road Plymouth PL2 3DR	Ethan Bell
13/05/2025	Agreed Condition Details	24/00860/CDM	Ms Eve Somerville	Condition Discharge: Conditions 11 (Cycle Storage), 13 (Bin and Recycling Storage) & 18 (Roof - External Materials) of application 21/02071/FUL	Land To The West Of Phase 9, Seaton Neighbourhood (Palmerston Heights) Plymouth	Mrs Janine Warne
13/05/2025	Grant Conditionally	25/00458/S73	Mr & Mrs Harris	Variation of Condition 2 (Approved Plans) to vary the plans so they are in accordance with what has been built on site. Variation of Condition 5 (Provision of Sight lines) Condition 7 (External Materials), Condition 8 (Car Parking Provisions), Condition 12 (Biodiversity) and removal of Condition 3 (Construction Environment Management Plan) and Condition 6 (Arboricultural Method Statement) of application 15/02183/FUL (retrospective)	Land Adjacent 865 Wolseley Road Plymouth PL5 1JX	Miss Amy Thompson
14/05/2025	Agreed Condition Details	25/00456/CDM	Mark Lovell	Condition Discharge: Condition 4 (Surface Water Drainage) of application 24/01381/S73	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
14/05/2025	Agreed Condition Details	25/00674/CDM	University Hospitals Plymouth NHS Trust	Condition Discharge: Condition 13 (Electric Vehicle Charging Provision) of application 23/00015/FUL10	Derriford Hospital Derriford Road Plymouth PL6 8DH	Ms Marie Stainwright

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
14/05/2025	Grant Conditionally	25/00417/FUL	Mr Richard North	Removal of rear conservatory and construction of new two storey extension	93 Kitter Drive Plymouth PL9 9UH	Joanna Churchill
14/05/2025	Grant Conditionally	25/00437/FUL	Mr Michael Heywood	First floor side extension over garage (re-submission of 20/01822/FUL)	29 Jennycliff Lane Plymouth PL9 9RN	Ethan Bell
14/05/2025	Grant Conditionally	25/00442/FUL	C Laird	Proposed front hardstanding and pavement crossing	171 Blandford Road Plymouth PL3 6JY	Luke Valentine
14/05/2025	Grant Conditionally	25/00471/FUL	Mr. Colwill	Two-storey side extension	5 Tay Gardens Plymouth PL3 6SE	Cody Beavan
15/05/2025	Approved	25/00532/TCO	Mrs Helen Fisher	T1 Beech. Reduce crown by 3- 3.5m back to previous points T2 Eucalyptus, Fell due to decay and close proximity to out building.	3 Albemarle Villas Plymouth PL1 5QZ	Alan Rowe
15/05/2025	Approved	25/00549/TCO	Berryman	T1 - Cherry - Fell	Abbey Court, Palace Street Plymouth PL1 2AY	Alan Rowe
15/05/2025	Approved	25/00569/TCO	Mr Steve And Joanne Evans	G1 Group of Conifer and cedar tree-Crown raise above garden path to 2.2m and selectively prune limbs away from green house by approximatly 2-2.5m leaving a crown spread of approximately 9m after with no height reductionG2 Conifer hedge take off approximately 0.7-1m from all sides and top leaving it with a crown spread of approximatly 5m wide and 5m height	Glenfield House, Whitsoncross Lane Plymouth PL5 4NR	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
15/05/2025	Agreed Condition Details	25/00246/CDM	Balance Power Projects Limited	Condition Discharge: Conditions 6 (Ground Investigation) & 7 (Drainage) of application 22/01922/FUL	Agricultural Land To The West Of Tamerton Road / Belliver Way Roborough Plymouth PL6 7BQ	Mr Jon Fox
15/05/2025	Agreed Condition Details	25/00583/CDM	Mark Lovell	Condition Discharge: Condition 10 (Construction Traffic Management Plan) of application 23/01622/FUL	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
15/05/2025	Agreed Condition Details	25/00600/CDM	Mr Ian Wade	Condition Discharge: Condition 3 (External Materials) for application 20/01569/FUL	4A Copse Close Plymouth PL7 1QD	Miss Josephine Maddick
15/05/2025	Non-material Minor Amendment Agreed	25/00599/AMD	Mr Ian Wade	Non-material Amendment to 20/01569/FUL: Amendment of planning condition 5 to remove the wording cut back in anyway - in order to allow for maintenance of the tree.	4A Copse Close Plymouth PL7 1QD	Miss Josephine Maddick
15/05/2025	Grant Conditionally	25/00398/TPO	Mr Peter Bowden	21 Ash trees with ash deback to be felled and replaced	8 Woodland Avenue Plymouth PL9 8JE	Alan Rowe
15/05/2025	Grant Conditionally	25/00490/TPO	Mr Phillip Woodgate	T1- Oak- Reduce crown height to 16 metres and reduce lateral branches so that the width of the crown is 8 metres T2- Oak tree, cut back large stem of the tree on twin stem tree	58 Erlstoke Close Plymouth PL6 5QP	Alan Rowe
15/05/2025	Grant Conditionally	25/00518/TPO	Mr Alexander Leskin	2 Bay Trees- cut back to hedge level	Flat 1, The Hollies Thorn Park Plymouth PL3 4TA	Alan Rowe
16/05/2025	Grant Conditionally	25/00312/FUL	Mr Charlie Foster	Loft conversion including a rear dormer, and new garden room	12 Birchfield Avenue Plymouth PL2 3LA	Ethan Bell

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
16/05/2025	Grant Conditionally	25/00433/FUL	Miss Carolyn Coleman	Hardstanding and dropped kerb	336 St Peters Road Plymouth PL5 3DR	Cody Beavan
16/05/2025	Grant Conditionally	25/00450/FUL	Mrs Laura Coode-Bate	Formation of 4no. new windows, replacement of 2no. existing windows.	Higher Milford Cottage Old Warleigh Lane Plymouth PL5 4ND	Luke Valentine
16/05/2025	Grant Conditionally	25/00472/FUL	Mrs Tyler	Single storey side extension	57 Kingston Drive Plymouth PL7 2UZ	Luke Valentine
16/05/2025	Grant Conditionally	25/00496/FUL	Dr Jim Collier	Balustrading to the rear extension roof to form a roof terrace	50 Seymour Road Mannamead Plymouth PL3 5AX	Ethan Bell
16/05/2025	Grant Conditionally	25/00505/LBC	Mr Raymond Garratt	Alterations to windows in rear elevation	Grange House, 3 George Lane Plymouth PL7 1LJ	Luke Valentine
16/05/2025	Grant Conditionally	25/00533/FUL	Legal And General Leisure Fund Limited Partnership	Removal of 3no. spire structures to the north and east facades of Barbican Leisure Park.	Barbican Leisure Park Barbican Approach Plymouth PL4 0LG	Miss Emily Godwin
16/05/2025	Refuse	25/00439/FUL	Mr And Mrs Taggart	Proposed loft conversion including hip to gable extensions and dormers	40 Venn Grove Plymouth PL3 5PH	Ethan Bell
16/05/2025	Refuse	25/00479/FUL	Mr & Mrs Hallam	Rear and side dormers	2 Underhill Road Plymouth PL3 4BP	Ethan Bell
19/05/2025	Grant Conditionally	25/00151/FUL	Mr Paul Davenport	Change of use of existing 6-bed HMO (Class C4) to create 7-bed HMO (Sui Generis) with minor external reconfiguration.	96 Saltash Road Keyham Plymouth PL2 1QS	Mr Macauley Potter

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
19/05/2025	Grant Conditionally	25/00280/FUL	Mr Jesse Leach	Ground floor and first floor rear extension with balcony and roof terrace above	10 Sussex Place Plymouth PL1 2HT	Ethan Bell
19/05/2025	Grant Conditionally	25/00530/FUL	Mr Tim Locke	Proposed single storey side and rear extension	4 Lucas Lane Plymouth PL7 4ET	Luke Valentine
20/05/2025	Agreed Condition Details	25/00502/CDM	Mr Lynch	Condition Discharge: Condition 5 (External Materials) of application 22/01057/FUL (appeal reference APP/N1160/W/23/3314988)	3 - 8 Connaught Lane Plymouth PL4 7BZ	Ms Abbey Edwards
20/05/2025	Agreed Condition Details	25/00577/CDM	Mark Lovell	Condition Discharge: Condition 14 (Artificial Pitch Management and Maintenance Scheme) of application 24/01381/S73	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
20/05/2025	Grant Conditionally	25/00480/FUL	Mr S Ray	Balcony and first floor rear extension	23 Manadon Drive Plymouth PL5 3DH	Cody Beavan
20/05/2025	Grant Conditionally	25/00506/LBC	Mr Neil Tancock	Replacement windows, doors and rainwater goods	67 Church Road Plymstock Plymouth PL9 9AU	Joanna Churchill
21/05/2025	Agreed Condition Details	25/00514/CDM	Mr Sonny Rowland	Condition Discharge: Condition 3 (CEMP) & 4 (Screening/Soft Landscaping Plan) of application 24/00966/FUL	West Hoe Park, Hoe Road Plymouth PL1 2NZ	Miss Emily Godwin
21/05/2025	Non-material Minor Amendment Agreed	25/00470/AMD	Dave Lancaster	Non-material Amendment: Amend Condition 1 (Approved Plans) of application 24/00667/FUL	1 Long Rowden Plymouth PL3 4PL	Luke Valentine

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
21/05/2025	Grant Conditionally	25/00504/FUL	Mr Sam Curran	Replacement casement window and external staircase	Flat 5, 24 Elliot Street Plymouth PL1 2BE	Joanna Churchill
21/05/2025	Grant Conditionally	25/00508/FUL	Mr Alex Bennett	Rear single-storey extension, and two-storey side extension	22 Amados Close Plymouth PL7 1SW	Cody Beavan
21/05/2025	Grant Conditionally	25/00512/S73	Mark Lovell	Variation of Condition 1 (Approved Plans) of application 24/00092/S73 for amendments to the forecourt layout	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
21/05/2025	Refuse	25/00495/FUL	Mr Dan Freeman	Proposed detached, single storey garage	38 Alderney Road Plymouth PL6 6EH	Cody Beavan
22/05/2025	Agreed Condition Details	25/00516/CDM	Mr & Mrs McConaghy	Condition Discharge: Condition 3 (Further Details Materials) of application 24/01243/FUL	3 Hazel Grove Plymouth PL9 8DW	Joanna Churchill
22/05/2025	Grant Conditionally	25/00049/S73	John Steven	Variation of Condition 1 (Approved Plans) of application 21/01761/FUL to alter the roof design, internal floor heights, and internal layout of the approved dwellinghouse	1 - 2 Highland Cottages 47 New Street Plymouth PL1 2ND	Mr Sam Lewis
22/05/2025	Refuse	25/00468/FUL	Mr T Lee	Change of use and conversion of offices at first and second floors, plus two storey extension to create 4 x HMOs and associated works	78 New George Street Plymouth	Ms Abbey Edwards
23/05/2025	Grant Conditionally	25/00488/FUL	Mr Donald Nuttall	Installation of air source heat pump	Emmanuel Church 1 Compton Avenue Plymouth PL3 5BZ	Miss Emily Godwin

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
23/05/2025	Grant Conditionally	25/00491/FUL	Mr & Mrs Elmes	First floor front extension and rear balcony	36 Grange Road Plymouth PL7 2HY	Cody Beavan
23/05/2025	Grant Conditionally	25/00515/FUL	Mr David Skinner	First floor side extension over garage and internal alterations	9 Wensum Close Plymouth PL7 2YG	Luke Valentine
23/05/2025	Grant Conditionally	25/00523/FUL	Mr Currie	Single storey rear extension replacement and terrace	4 Penrose Villas Plymouth PL4 7BD	Joanna Churchill
27/05/2025	ESRI - Completed	25/00623/ERS103	Plymouth City Council	Request for EIA screening opinion for highway works including road widening, cycle lanes and associated works	Marsh Mills Roundabout Plymouth	Mr Daniel Thorning
27/05/2025	Grant Conditionally	25/00427/FUL	Miss Kelly Grunnill	Alterations to cobbles and paving at stable block yard and new boardwalk	Saltram, Merafield Road Plymouth PL7 1UH	Miss Amy Thompson
27/05/2025	Grant Conditionally	25/00428/LBC	Miss Kelly Grunnill	Internal alterations within the house, alterations to cobbles and paving at stable block yard and new boardwalk	Saltram, Merafield Road Plymouth PL7 1UH	Miss Amy Thompson
28/05/2025	Grant Conditionally	25/00484/FUL	Mr & Mrs Yalden	Proposed front extension and porch	27 Widey Lane Plymouth PL6 5JS	Cody Beavan
28/05/2025	Grant Conditionally	25/00525/FUL	Mr J Rose	Detached garage	Glencroft, Tamerton Foliot Road Plymouth PL6 5ES	Cody Beavan
28/05/2025	Grant Conditionally	25/00585/FUL	Mr P Dissanayake	Install conservatory to the rear of the property	1 Sir Leonard Rogers Close Plymouth PL3 5AQ	Ethan Bell

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
29/05/2025	Non-material Minor Amendment Agreed	25/00710/AMD	Mr Warren Kressinger-Dunn	Non-material amendment of 24/00920/FUL: Internal alterations, enlarged bin store and associated door alterations, introduction of louvre in place of west elevation window	Vine Hotel, 5 Admirals Hard Plymouth PL1 3RJ	Miss Emily Godwin
29/05/2025	Grant Conditionally	24/01556/FUL	Mr Andrew Pascoe	Reduce the width of existing decking and build a patio in rear garden, with the construction of steps from the decking to patio and a new garage	27 Whiteford Road Plymouth PL3 5LU	Ethan Bell
30/05/2025	Agreed Condition Details	25/00503/CDMLB	Mr Sam Curran	Condition Discharge: Conditions 3 (Stairs and Handrails) & 4 (Window Details) of application 25/00052/LBC	Flat 5, 24 Elliot Street Plymouth PL1 2BE	Joanna Churchill
30/05/2025	Grant Conditionally	25/00287/FUL	Mrs Julie Pay	Front bay window and hardstanding	153 Fore Street Plympton Plymouth PL7 1TE	Luke Valentine
30/05/2025	Grant Conditionally	25/00553/FUL	Mr & Mrs Brown	Detached garage	11 Brook Close Plymouth PL7 1JR	Cody Beavan
30/05/2025	Refuse	25/00285/FUL	Mr Angelos Sanders	Erection of 2no. dwellings (Class C3)	Rear Of 11A And 15 Albert Road Plymouth PL2 1AB	Mr Sam Lewis
30/05/2025	Refuse	25/00286/LBC	Mr Angelos Sanders	Erection of 2no. dwellings (Class C3)	Rear Of 11A And 15 Albert Road Plymouth PL2 1AB	Mr Sam Lewis
02/06/2025	Approved	25/00487/TCO	Mrs Emma Ring	Conifer and Bay tree. Reduce the height and trim back and fell	5 Raynham Road Plymouth PL3 4EU	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
02/06/2025	Approved	25/00524/TCO	Mr Andrew Pascoe	Fell Yew tree	27 Whiteford Road Plymouth PL3 5LU	Alan Rowe
02/06/2025	Approved	25/00538/TCO	Mrs Jill Moore	Crown raise trees	Townsend House 1 Hermitage Road Plymouth PL3 4RT	Alan Rowe
02/06/2025	Approved	25/00594/TCO	Mr Cooper	G001 - Prune back to boundary T002 - Remove epicormic growth up to crown break. Remove rubbing branches. T003 - Sever Ivy at ground level and at 2m. Remove deadwood. Crown lift to 4m. T004 - Crown lift over highways to 5.2m.	53 Fore Street Plympton Plymouth PL7 1NA	Alan Rowe
02/06/2025	Approved	25/00602/TCO	Wendy Wilson	G001 - Beech. Prune to clear property ascertaining 2m clearances.	Flat 1, 107 Mannamead Road Plymouth PL3 5LJ	Alan Rowe
02/06/2025	Approved	25/00609/TCO	Mr Jack Burns	T1: Mature Ash- NE to SE side reduce 1st and 2nd rungs of primary and secondary limbs to aprox 2m. Major deadwood removed over school and boundary.	23 Longbrook Street Plymouth PL7 1NJ	Alan Rowe
02/06/2025	Approved	25/00644/TCO	Mrs Debra Hewitt	T1 Eucalyptus - Fell. T2 Magnolia - reduce by approximatly 2m overall leaving and approximate finish height of 5m and width of 7m. T3 Dead Holly- Fell.	13 The Grove Stoke Plymouth PL3 4AL	Alan Rowe
02/06/2025	Grant Conditionally	25/00348/TPO	Mr Daniel Gregory	Reduce the tree to 20m in height and 20m in width	73 Reddington Road Plymouth PL3 6PT	Alan Rowe
02/06/2025	Grant Conditionally	25/00526/TPO	Miss Taylor Blood	Removal of a tree at 26 Vanguard Close.	26 Vanguard Close Plymouth PL5 3JX	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
02/06/2025	Grant Conditionally	25/00572/TPO	Scantlebury	G3 - 2 x Stone pine & 1 x Sawara Cypress - Replace with silver leaf lime standard. G4 - 3 x Copper Beech - Reduce canopies of 3 trees by 1.5 metres to reduce seasonal nuisance and to prevent damage being inflicted to dwelling in future. T001 - Sycamore - Replace with acer x freemanii standard. T002 - Common Ash - Replacement tree not necessary due to existing neighbouring yew. Please see QTRA for justification.	27 Furzehatt Road Plymouth PL9 8QX	Alan Rowe
02/06/2025	Grant Conditionally	25/00588/TPO	Barry	Tree Works	1 Lopwell Close Plymouth PL6 5BP	Alan Rowe
02/06/2025	Grant Conditionally	25/00606/TPO	Cameron Beech	Fell T1- Birch, T2- Japanese Red Cedar, T3- Weeping Willow	21 Reddicliff Close Plymouth PL9 9QJ	Alan Rowe
02/06/2025	Grant Conditionally	25/00636/TPO	Mrs Janet Dicker	G1 Mixed species hedge cut back lateral growth on East side growing over property boundaries, crown spread from 4.5m to 2.5m	45 Warwick Orchard Close Plymouth PL5 3NZ	Alan Rowe
02/06/2025	Grant Conditionally	25/00653/TPO	Mr Lee Durand	T0003Pedunculate Oak: Remove deadwood T0577 Lime - Fell T0671 Lime - Fell C4 - Lime: 12 x Lime pollard to re-pollard cutting regrowth back to previous cut points. C5 - Lime: 3 x lime pollards to be cut back by 1 metres all over to previous cut points.	Plymouth Garden Centre Fort Austin Avenue Plymouth PL6 5NU	Alan Rowe
03/06/2025	Grant Conditionally	25/00331/S73	Plymouth City Council	Variation of Conditions 1 (Approved Plans) to change the profile of the roof and discharge Conditions 4 (Landscape and Environmental Management Plan), 8 (Details of Boundary Treatment), 9 (External Materials Building) and 15 (Electrical Vehicle Charging Provision) of application 23/01770/FUL	90 - 92 Outland Road Plymouth PL2 3DE	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
04/06/2025	Agreed Condition Details	25/00581/CDM	University Hospitals Plymouth NHS Trust	Condition Discharge: Condition 7 (Construction Traffic Management Plan) of application of 24/01661/S73	Derriford Hospital Derriford Road Plymouth PL6 8DH	Ms Marie Stainwright
04/06/2025	Grant Conditionally	25/00566/FUL	Mr Ashley Robinson	Proposed single storey front extension incorporating existing garage	48 Wolrige Way Plymouth PL7 2RU	Cody Beavan
05/06/2025	Non-material Minor Amendment Agreed	22/01977/AMD	Mr David Ridley	Non-material Amendment: Omission of parapets to the front of plots 13, 14, 15, 25, 26, 27, 28 & 29 on Parcel 3 for application 19/00225/REM	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth	Mr Tom French
05/06/2025	Non-material Minor Amendment Agreed	25/00671/AMD	Mr Paul Elliott	Non-Material Amendment: Change the trigger point for Conditions 3, 5, 6, 7, 8, 9, 10 and 11 to enable works to commence on site for application 22/00219/FUL	Chelson Meadow Plymouth PL9 7JS	Miss Amy Thompson
05/06/2025	Grant Conditionally	25/00529/FUL	Mr Richard White	Ground floor, rear extension to form residential annexe.	30 Chelson Gardens Plymouth PL6 8SA	Luke Valentine
05/06/2025	Grant Conditionally	25/00568/ADV	Ms Abbie Bannerman	1no. digital display screen to east elevation	41 Torridge Way Plymouth PL3 6JG	Luke Valentine
05/06/2025	Grant Conditionally	25/00587/FUL	Mr Paul Soley	Single storey rear extension with associated works	196 Pike Road Plymouth PL3 6HJ	Libby Hyndman
05/06/2025	Grant Conditionally	25/00590/FUL	Mr & Mrs Lilley	Part single and part two-storey side extension	35 Wolrige Avenue Plymouth PL7 2RT	Cody Beavan

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
05/06/2025	Grant Conditionally	25/00601/FUL	Mr Geoffery Walker	Hardstand with dropped kerb	190 Kings Tamerton Road Plymouth PL5 2BS	Cody Beavan
05/06/2025	Refuse	25/00541/FUL	Mr V Singh	Change of use of retail unit (Class E) to restaurant/takeaway (Sui Generis), inc. installation of rear flue	34 Mutley Plain Plymouth PL4 6LD	Mr Sam Lewis
06/06/2025	Agreed Condition Details	25/00560/CDM	Mr Bob Simpson	Discharge of Condition 3 (Construction Traffic Management Plan) and Condition 4 (Access) of application 24/01336/FUL.	Land At 802 Wolseley Road Plymouth PL5 1JP	Mr Macauley Potter
06/06/2025	Grant Conditionally	25/00363/FUL	North Coast Developments Ltd	Change of use to a flexible use class incorporating B2, B8 (with trade counter), E (g)i Offices, E (g) ii Research and development and E (g) iii industrial process.	9 Lister Close Plymouth PL7 4BA	Mr Macauley Potter
06/06/2025	Refuse	25/00575/PIP	Maltford Limited	Permission in principle for the erection of up to 6no. dwellings	Land At Mary Dean Avenue Tamerton Foliot Plymouth PL5 4LS	Mr Macauley Potter
10/06/2025	Grant Conditionally	25/00234/FUL	Mr Francis Mason	Hardstanding, cross over and drop kerb (retrospective)	134 Efford Road Plymouth PL3 6NQ	Luke Valentine
10/06/2025	Grant Conditionally	25/00604/FUL	Mr Tom Jenkin	Single storey rear and side extension	16 Crossway Plymouth PL7 4HX	Cody Beavan
10/06/2025	Grant Conditionally	25/00614/FUL	Mr & Mrs Ellis	Residential ancillary annexe (detached)	169 Stanborough Road Plymouth PL9 8NY	Joanna Churchill

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
11/06/2025	Grant Conditionally	25/00615/FUL	Fiona Radford	Part two-storey, part single-storey rear extension	2 Great Churchway Plymouth PL9 8JY	Ethan Bell
11/06/2025	Grant Conditionally	25/00616/FUL	Mr & Mrs Shaw	Front and rear extensions, raising of roof to increase the second floor level with dormers, rear terrace/balcony area with privacy screens and creation of new integrated garage.	4 Roborough Avenue Plymouth PL6 6AG	Luke Valentine
11/06/2025	Grant Conditionally	25/00622/FUL	Mr & Mrs Illangantilaka	Replacement of front flat roof with a pitched roof	95 Moorland View Derriford Plymouth PL6 6AP	Cody Beavan
11/06/2025	Grant Conditionally	25/00625/FUL	Mrs Diana Bruty	Rear detached annexe	14 Rothbury Close Plymouth PL6 8TX	Cody Beavan
11/06/2025	Grant Conditionally	25/00664/FUL	Dr Oriolowo	Change of use of HMO (Class C4) to 2no. self-contained flats (Class C3)	53 Lisson Grove Plymouth PL4 7DL	Mr Sam Lewis
11/06/2025	Refuse	25/00382/FUL	Miss Abbie Naylor	Front hardstand and dropped kerb	32 Lakeside Drive Plymouth PL5 2QJ	Cody Beavan
12/06/2025	Agreed Condition Details	22/00125/CDM	Mr Matthew Williams	Condition Discharge: Conditions 3, 4, 5, 7 & 8 of application 16/01354/FUL	St Andrews Court, 12 St Andrew Street Plymouth PL1 2AH	Mrs Katie Saunders
12/06/2025	Agreed Condition Details	25/00444/CDM	Mr Simon Pugh-Jones	Condition Discharge: Conditions 3 (CTMP), 4 (Dilapidation Survey), 5 (Landscape Details), 6 (CEMP), 7 (Surface Water Drainage) & 8 (LEMP) of application 23/01719/FUL.	Land Formerly Garages Maidstone Place Plymouth	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
12/06/2025	Grant Conditionally	24/01217/FUL	Babcock	Change of use of building M070 from storage to offices and erection of glazed lobby, access ramps and steps	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Simon Osborne
12/06/2025	Grant Conditionally	24/01218/LBC	Babcock	Change of use of building M070 from storage to offices and erection of glazed lobby, access ramps and steps and various internal work	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Simon Osborne
12/06/2025	Grant Conditionally	25/00543/FUL	Mr Mike Oldrieve	Retrospective application for installation of five air conditioning units located on perimeter of building	Endurance House Longbridge Road Plymouth PL6 8LR	Mr Jon Fox
13/06/2025	Grant Conditionally	25/00552/FUL	Plymouth City Council	Temporary construction compound (Retrospective).	Land Adjacent To Roundabout, William Prance Road Plymouth	Joanna Churchill
13/06/2025	Refuse	25/00486/ADV	Mr Matthew Manfield	1no. projecting sign	5 St Andrews Cross Plymouth PL1 1AB	Joanna Churchill
16/06/2025	Grant Conditionally	25/00279/FUL	Mr Liam Arrowsmith	Demolition of rear ground floor extension and new two-storey rear extension	Woodlands, Honcray Plymouth PL9 7RP	Joanna Churchill
16/06/2025	Grant Conditionally	25/00613/FUL	Mr & Mrs Waldron	New front porch and rear/side conservatory, with associated steps	2 Russell Avenue Plymouth PL3 5RA	Ethan Bell
17/06/2025	Grant Conditionally	24/01656/FUL	Mr Lawton	Change of use from dwelling into 3no flats, with single storey rear extension and parking to rear	357 St Levan Road Plymouth PL2 1JR	Mr Macauley Potter

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
17/06/2025	Grant Conditionally	25/00466/OUT	Mr M Morrison	Outline application with all matters reserved except for access for development of up to 3,530 sqm of general industrial (Class B2) and/or storage and distribution (Class B8)	17 Bell Close Plymouth PL7 4JH	Mr Daniel Thorning
17/06/2025	Grant Conditionally	25/00632/S73	Mr Maciej Meldner	Variation of Condition 1 (Approved Plans) of application 23/01348/FUL.	27 Boringdon Avenue Plymouth PL5 1UU	Mr Macauley Potter

Planning Appeal Decisions between 24/04/2025 and 26/06/2025

Date of Decision	15/05/2025
Ward	Compton
Application Number	24/00971/FUL
Decision	Appeal Dismissed
Address of Site	65 Mutley Plain Plymouth PL4 6JH
Proposal	Change of use from betting shop to hot-food (eat in and takeaway) (Sui Generis) and installation of extractor flue pipe
Appeal Process	Written Representations
Officers Name	Cody Beavan
Synopsis of Appeals	Planning permission was refused for the conversion of a Class E unit to a Hot Food Takeaway along Mutley Plain on the grounds of the proximity to two secondary educational facilities within 400m. The inspector agreed that the hot food takeaway would be in easy walking distance of the school and college and therefore the proposal would have conflicted with Policy DEV6 of the Joint Local Plan. The Appellants Statement of Case proposed to amend the opening hours for the unit to be open from 1700 hours however, the LPA found that this would in turn be contrary to DEV18 and would result in an inactive frontage within a busy designated shopping centre. The inspector agreed that the revised opening hours would be harmful to the vitality and viability of Mutley Plain and thus contrary to policy DEV18. The NPPF 2025 re-worded paragraph 97a to "within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre", previously the reference to designated town centres was not included therefore the LPA did not know how this change would affect the appeal outcome. Overall, the inspector concluded that the proposed development would fail to accord with DEV6 and DEV18 and that there were no considerations individually or cumulatively that outweighed this. The appeal was therefore dismissed.

Planning Appeal Decisions between 24/04/2025 and 26/06/2025

Date of Decision	30/05/2025
Ward	Stoke
Application Number	24/01031/FUL
Decision	Appeal Dismissed
Address of Site	132 Devonport Road Plymouth PL1 5RF
Proposal	Conversion of rear garage into 1no. dwelling (Class C3), inc. single storey rear extension and creation of second storey
Appeal Process	Written Representations
Officers Name	Mr Sam Lewis
Synopsis of Appeals	Planning permission was refused for the conversion and extension of the property's rear garage to create a dwelling. Officers considered that the scheme would have a negative impact on the Stoke conservation area due to the rear lane location proposed, would lead to poor living conditions for its future occupiers, and would lead to unacceptable parking/highway safety impacts. Following an appeal made by the applicant, the Inspector agreed with Officers on the first and second grounds - dismissing the appeal due to the proposal's impact on the conservation area and the poor living conditions which would ensue. The Inspector considered, though, that the underprovision of parking and the potential highway safety concerns identified were not sufficiently harmful to warrant being included as an additional refusal reason.No applications were made for costs by either side and no costs were awarded by the Inspector.