



#plymplanning

Oversight and Governance

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PLANNING COMMITTEE

Thursday 21 August 2025
4.00 pm
Council Chamber, 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

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 24 July 2025.

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. 25/00215/FUL - 1 Pound Street Plymouth PL1 3RH (Pages 5 - 12)

Applicant:	Mr Peter Sach
Ward:	St Peter and the Waterfront
Recommendation:	Grant Conditionally

6.2. 25/00214/LBC - 1 Pound Street Plymouth PL1 3RH **(Pages 13 - 22)**

Applicant: Mr Peter Sach
Ward: St Peter and the Waterfront
Recommendation: Grant Conditionally

6.3. 25/00220/FUL - Hoe Park, Armada Way The Hoe Plymouth PL1 2PA **(Pages 23 - 44)**

Applicant: Brittany Whitelegg
Ward: St Peter and the Waterfront
Recommendation: Grant Conditionally

6.4. 25/00788/PRUS - 68 Craven Avenue Plymouth PL4 8SW **(Pages 45 - 50)**

Applicant: Keys Group Ltd
Ward: Sutton and Mount Gould
Recommendation: Issue lawful certificate (Proposed)

7. Planning Application Decisions Issued (Pages 51 - 62)

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 15 July 2025 to 11 August 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 (Verbal Report)

To receive an update of any decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council. 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 July 2025

PRESENT:

Councillor Stevens, in the Chair.

Councillor Penrose, Vice Chair.

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

Also in attendance: Stuart Wingfield (Head of Development Management), Julie Parkin (Senior Lawyer), Alan Rowe (Natural Infrastructure Officer), Elliot Wearne-Gould (Democratic Advisor), Jake Metcalfe (Democratic Advisor), Mr Flemming (Objector, 6.1), Mr Sean McCarthy (Objector 6.2), and Elizabeth Bricknell (Agent of Applicant, 6.2).

The meeting started at 4.00 pm and finished at 6.30 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.

11. **Declarations of Interest**

There were two declarations of interest in respect of items on this agenda:

Councillor	Minute No.	Interest	Description
Freeman	17	Open	Spoke to the item as Ward Councillor
P.Nicholson	17	Pecuniary	Employee of Babcock

12. **Minutes**

The minutes of the meeting held on 26 June 2025 were agreed as a correct record.

13. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

15. **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.

16. **24/00371/FUL - Land Adj. To Wilmot Gardens Plymouth PL5 3TP**

Applicant: Mr Darren Wills

Ward Honicknowle

Decision: REFUSED in accordance with Paragraph 11(d)(ii) of the NPPF. The adverse impacts include the unacceptable loss of public open space contrary to Paragraph 104 of the NPPF and Policy DEV27 of the Local Plan, and the loss of high amenity value trees contrary to Paragraph 136 of the NPPF and DEV28 of the Local Plan.

Macauley Potter (Planning Officer) presented the report.

Mr Matt Flemming spoke to the application as an objector.

Councillor P.Nicholson proposed a motion to defer the application to a future meeting to enable a site visit to be conducted. This was seconded by Cllr Loveridge. The motion was not passed:

For (4)

Councillors P.Nicholson, Bridgeman, Loveridge and McCarty.

Against (8)

Councillors Stevens, Tuohy, Goslin, Allen, Penrose, McNamara, Freeman and M.Smith.

Abstained (0)

Absent/Did Not Vote (1)

Councillor Darcy.

In response to questions from the Committee, contributions were made by Stuart Wingfield (Head of Development Management) and Alan Rowe (Natural Infrastructure Officer).

Following discussions, Councillor P.Nicholson proposed a motion to defer the application to a future meeting to enable the determination of the Tree Preservation Order (TPO). This was seconded by Cllr Bridgeman.

The motion was not passed:

For (3)

Councillors: Bridgeman, Loveridge and P.Nicholson.

Against (8)

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

Abstained (1)
Councillor Freeman

Absent/Did Not Vote (1)
Councillor Darcy

Following further discussions, the Committee refused the application in accordance with Paragraph 11(d)(ii) of the NPPF because the adverse impacts of the development would significantly and demonstrably outweigh the benefits of the proposal for affordable homes when assessed against the policies in the NPPF taken as a whole. The adverse impacts included the unacceptable loss of public open space contrary to Paragraph 104 of the NPPF and Policy DEV27 of the Local Plan, and the loss of high amenity value trees contrary to Paragraph 136 of the NPPF and DEV28 of the Local Plan.

For refusal (10)
Councillors: Bridgeman, Freeman, Loveridge, P.Nicholson, Allen, Goslin, M.Smith, McCarty, Stevens and Tuohy.

Against refusal (2)
Councillors McNamara and Penrose.

Abstained (0)

Absent/Did Not Vote (1)
Councillor Darcy

(The Committee agreed to adjourn at 5:52 pm for a comfort break. The Committee reconvened at 6:00 pm)

17. **25/00236/S73 - 186 - 190 Keyham Road Plymouth PL2 1RB**

Applicant: Liam Lynch
Ward: Devonport
Decision: GRANTED CONDITIONALLY

(Councillor Freeman declared an 'open' interest and left her seat for the duration of the item, as she would speak to the application in the capacity of Ward Councillor.)

Daniel Thorning (Planning Officer) presented the report.

Councillor Freeman spoke to the application as Ward Councillor.

Mr McCarthy spoke to the application as an objector.

Elizabeth Bricknell spoke to the application as agent of the applicant.

(Councillor P.Nicholson declared a pecuniary interest and left his seat for the remainder of this item.)

The Committee agreed to request that an update on progress of the ongoing enforcement action was brought to a future meeting.

Following discussions, the Committee agreed to grant the application per the conditions set out in the report, subject to the amendment of condition 5, 'Hours of operation' to:

'No machinery shall be operated, no process shall be carried out other than administrative functions, and no deliveries taken at or despatched from the site outside the following times: 07:00 to 19:00 hours Monday to Friday inclusive, 09:00 to 13:00 hours Saturday, and at no time on Sundays and Bank or Public Holidays.'

For (10)

Councillors: Bridgeman, Loveridge, McNamara, Allen, Goslin, M.Smith, McCarty, Stevens, Penrose and Tuohy.

Against (0)

Abstained (0)

Absent/Did Not Vote (3)

Councillors: Darcy, Freeman and P.Nicholson

18. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 17/06/2025 to 11/07/2025, including –

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

19. **Appeal Decisions**

The Committee noted that there had been no appeal decisions made by the Planning Inspectorate since the last meeting.

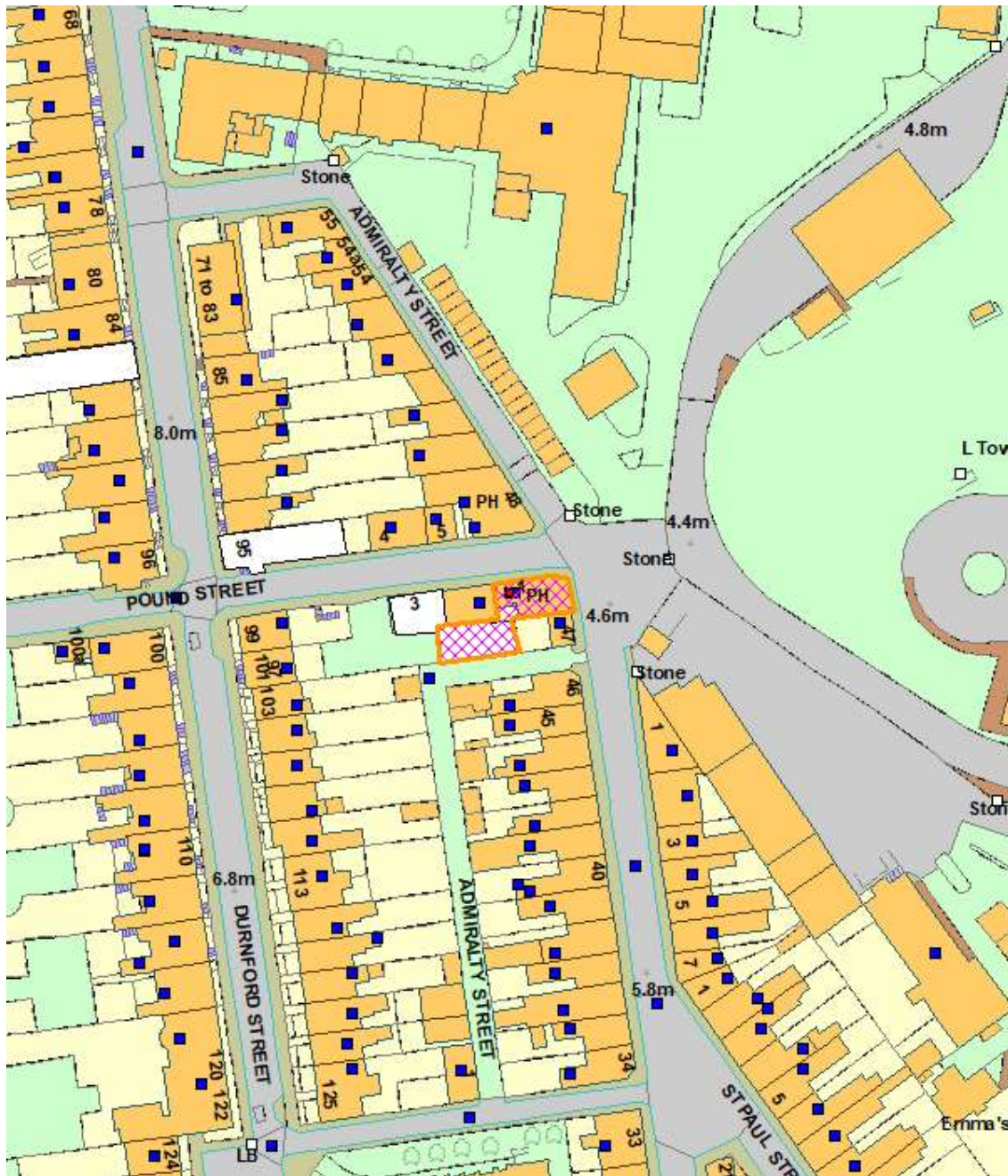
20. **Exempt Business**

There were no items of exempt business.

PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00215/FUL	Item	01
Date Valid	26.02.2025	Ward	ST PETER AND THE WATERFRONT
Site Address	I Pound Street Plymouth PL1 3RH		
Proposal	Boundary wall alterations, installation of gate, window and door alterations, pergola and associated works (part retrospective)		
Applicant	Mr Peter Sach		
Application Type	Full Application		
Target Date	23.04.2025	Committee Date	21.08.2025
Extended Target Date	26.08.2025		
Decision Category	PCC Employee		
Case Officer	Miss Emily Godwin		
Recommendation	Grant Conditionally		



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

1. Description of Site

1 Pound Street is a Grade II listed property, which was previously used as a pub before being converted to a dwelling. The site is a corner plot property which fronts onto Admiralty Street to the east and Pound Street to the north. The south elevation of the property is bound by a stone boundary wall which fronts a rear service lane, there is no rear access to the property.

The property includes a tenement which fronts onto Pound Street, adjoining the neighbouring property, no.2 pound street. This tenement steps down to the south, creating a flat roof area which is currently used as a roof terrace.

The site falls within the St Peter and the Waterfront ward of the city and the Stonehouse Peninsula Conservation Area.

2. Proposal Description

The proposal is for boundary wall alterations and installation of a gate, window and door alterations, a pergola and associated works.

The pergola has already been installed within the garden of the property as such, the proposal is part retrospective.

3. Pre-application Enquiry

There was no pre-application enquiry.

4. Relevant Planning History

96/00214/FUL - Change of use and conversion public house to dwellinghouse including retention of corner door (Granted Conditionally)

96/00215/LBC - Conversion of public house to dwellinghouse including retention of corner door (Granted Conditionally)

15/01729/FUL - Creation of a car park in the rear yard, with an associated access gate in the rear boundary wall (Granted Conditionally)

15/01730/LBC - Creation of a car park in the rear yard, with an associated access gate in the rear boundary wall (Granted Conditionally)

21/01217/LBC - Roof repairs, tiling of dormer windows, re-instatement of fireplace, basement room conversion, other minor internal alterations/ repairs. (Granted Conditionally)

25/00214/LBC - Alterations to windows, doors and balcony, works to boundary wall inc. installation of gate, pergola, internal alterations inc. installation of lift and associated works (part-retrospective) (Pending Decision)

5. Consultation Responses

LPA Historic Environment - Initial comments requested justification and an options appraisal to be submitted to assess the harm of the proposal. Do not object the proposed development on heritage grounds, consider the scheme would result in less than substantial harm which is balanced against conserving and upgrading the wider fabric of the building.

Historic Societies - No response received.

Natural England Online Consultation - Standing advice regarding Site of Special Scientific Interest.

6. Representations

One letter of representation was received which supported the application and its intention to provide opportunities for multi-generational living and alterations would provide back lane access.

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) of the 2004 Planning and Compensation Act 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).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guidance, the scale and urgency of the climate change emergency, and Plymouth City Council's Declaration on Climate Emergency (March 2019) for a carbon neutral city by 2030. 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) and the Stonehouse Peninsula Conservation Area Appraisal and Management Plan (2007).

8. Analysis

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

Principle of Development

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

Negotiations Undertaken

3. The original plans submitted were considered acceptable and the assessment has been based on the original plans. Further information was requested by the Historic Environment Officer to justify the proposed development; an amended heritage statement was submitted which has been taken into consideration in the assessment of this application.

Visual Impact and Impact on the Historic Environment

4. The south elevation of the site is bound by a shillet and limestone boundary wall, backing onto a service lane. It is proposed that an opening within this wall will be created to accommodate a solid framed hardwood gate, above the lintel of which would be built up using red brick to a height of approximately 2.6m.

5. Officers consider the creation of a new opening within the wall regrettable as it will involve the removal of some original stone walling. However, officers note that many other properties along the rear service lane have provided openings within boundary walls, and so the proposed works would not be an out-of-keeping addition to the streetscene. The proposal would include the use of red brick which is evident elsewhere in the surrounding area and so is considered appropriate within the local development context.

6. The proposed pergola will be concealed by the property's existing boundary wall and so is not considered to result in a negative visual impact.

7. Officers do not raise concerns with the proposed window and door alterations, the proposed use of timber is supported given the site's listed status and siting with the Stonehouse Peninsula Conservation Area. Full window and door details have been submitted which demonstrate that the windows will sit comfortably within the existing openings and will remediate the use of inappropriate materials installed previously and will be in-keeping with the property's traditional fenestration.

8. Repair works are also proposed to the existing roof terrace. Officers consider that an appropriate material palette has been proposed which would retain the existing external appearance of the property.

9. Officers in consultation with the Historic Environment Team do not raise concerns with the proposed external works, considering that the works and materials proposed are acceptable as proposed and would not be out of keeping with the historic streetscape and Conservation Area. Various works to the internal of the property have been considered under the listed building consent application submitted alongside this application.

10. To this end, officers consider the scheme to accord with DEV20 and DEV21 of the JLP.

Amenity

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

12. The proposed window and door alterations will be sited in the same locations as present, and so would not create any additional vantage points for overlooking. Officers are satisfied that the proposal would not result in a loss of privacy for neighbouring properties.

13. In considering the impact on daylight and outlook, officers raise no concerns in relation to the proposed pergola and boundary wall height increase. These interventions are considered to be minimal and given the relationship between these works and neighbouring habitable room windows, there is not considered to be a significant impact.

14. To this end, officers consider the works to comply with DEVI of the JLP.

Biodiversity Net Gain

15. The application is exempt as the proposal is for householder development.

Other Considerations

16. Officers have assessed the details submitted with the Climate Emergency Compliance Form. It is regrettable that no specific climate emergency measures have been proposed as part of the scheme. However, given the limited nature of the proposed works, and that options for mitigation are limited, officers consider that to request additional climate mitigation would be disproportionate in this case.

17. As such, officers take the on-balance view that in this case the scheme is in compliance with DEV32 and the Climate Emergency Planning Statement (2022).

Intentional Unauthorised Development

18. Since August 2015 national planning policy requires consideration to be given as to whether intentional unauthorised development has been carried out. The new policy applies to all relevant planning decisions made by Local Planning Authorities and Planning Inspectors. The policy has been introduced largely as a result of Government concerns about the harm caused by unauthorised developments in the Greenbelt, but applies equally elsewhere.

19. The policy does not indicate exactly how much weight should be afforded to this in relation to the weight to be given to other material planning considerations. Neither does the policy clarify exactly what evidence is required to demonstrate the unauthorised development has been carried out intentionally.

20. It is clearly highly undesirable for any development to take place before planning permission has been properly sought, and obtained, in any circumstances. However, it should be noted that this new policy only applies where unauthorised development has taken place with the full knowledge of the person(s) undertaking the work that it lacks the necessary consent. In reality, given the difficulties in interpreting these points, it is considered that little or no weight can be given to this aspect, unless

the Council has clearly indicated to the applicant that unauthorised development is being carried out, and that works have then continued beyond that point, or where there is some other compelling evidence that such work has intentionally been carried out.

21. Neither of these factors appear to apply in this case, and so it is considered that no weight should be afforded to this particular point in the determination of this 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 are not sought due to the nature and size of proposal.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability. Wider works at the site involve internal alterations which will provide improved internal access for disabled occupiers of the dwelling.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance, and is acceptable on the grounds of its visual and heritage and amenity impact and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 26.02.2025 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Site Location Plan SP_00 received 07/02/25

Proposed Site Plan S_01 received 07/02/25

Proposed Ground Floor Plan P_01 received 07/02/25

Proposed First Floor Plan P_02 received 07/02/25
Proposed Roof Plan P_04 received 07/02/25
Proposed South and West Elevations P_06 received 07/02/25
Proposed Replacement Window Details P_08 received 07/02/25
Proposed Back Door P_09 received 07/02/25
Proposed Lower Ground Floor Plan P_00 received 07/02/25
Proposed Roof Plan P_05 received 07/02/25
Proposed Replacement Door Details P_07 received 07/02/25
Proposed Second Floor Plan P_03 received 08/08/25
Proposed Garden Area-Plan and Elevations P_03 received 30/07/25

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).

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: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)

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 granted planning permission.

3 INFORMATIVE: PROPERTY RIGHTS

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

4 INFORMATIVE: BIODIVERSITY NET GAIN

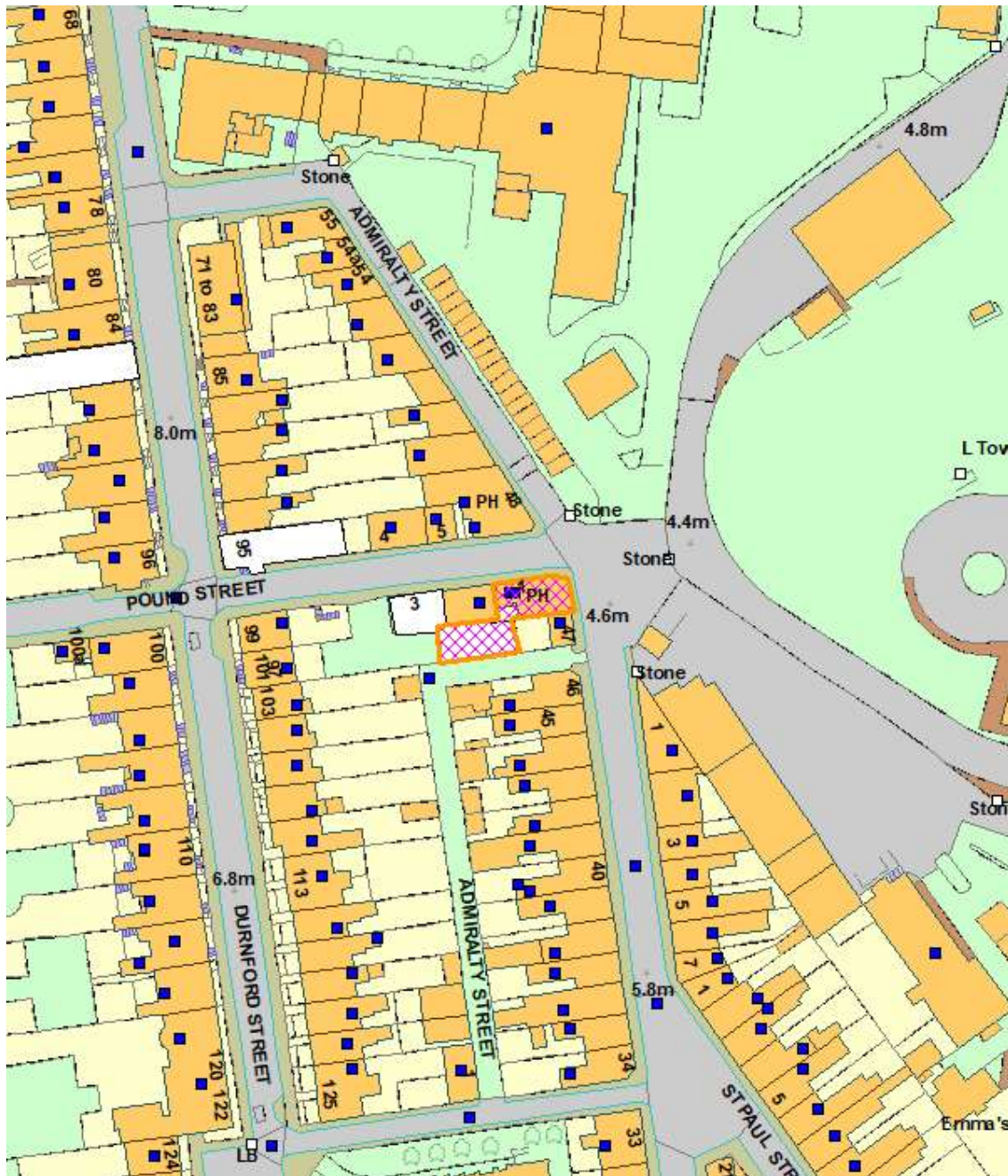
In accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, Householder applications are exempt from Biodiversity Net Gain requirements and therefore this application is not subject to the mandatory Biodiversity Gain condition.

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PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00214/LBC	Item	02
Date Valid	12.02.2025	Ward	ST PETER AND THE WATERFRONT
Site Address	I Pound Street Plymouth PL1 3RH		
Proposal	Alterations to windows, doors and balcony, works to boundary wall inc. installation of gate, pergola, internal alterations inc. installation of lift and associated works (part retrospective)		
Applicant	Mr Peter Sach		
Application Type	Listed Building Consent		
Target Date	09.04.2025	Committee Date	21.08.2025
Extended Target Date	26.08.2025		
Decision Category	PCC Employee		
Case Officer	Miss Emily Godwin		
Recommendation	Grant Conditionally		



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

1. Description of Site

1 Pound Street is a Grade II listed property, which was previously used as a pub before being converted to a dwelling. The site is a corner plot property which fronts onto Admiralty Street to the east and Pound Street to the north. The south elevation of the property is bound by a stone boundary wall which fronts a rear service lane, there is no rear access to the property.

The property includes a tenement which fronts onto Pound Street, adjoining the neighbouring property, no.2 pound street. This tenement steps down to the south, creating a flat roof area which is currently used as a roof terrace.

The site falls within the St Peter and the Waterfront ward of the city and the Stonehouse Peninsula Conservation Area.

2. Proposal Description

The proposal includes alterations to windows, doors and balcony, and work to the boundary wall including the installation of a gate. The installation of a pergola and various internal alterations including the installation of a lift and associated works. The proposal is part-retrospective as the pergola has been erected at the site.

3. Pre-application Enquiry

There was no pre-application enquiry.

4. Relevant Planning History

96/00214/FUL - Change of use and conversion public house to dwellinghouse including retention of corner door (Granted Conditionally)

96/00215/LBC - Conversion of public house to dwellinghouse including retention of corner door (Granted Conditionally)

15/01729/FUL - Creation of a car park in the rear yard, with an associated access gate in the rear boundary wall (Granted Conditionally)

15/01730/LBC - Creation of a car park in the rear yard, with an associated access gate in the rear boundary wall (Granted Conditionally)

21/01217/LBC - Roof repairs, tiling of dormer windows, re-instatement of fireplace, basement room conversion, other minor internal alterations/ repairs. (Granted Conditionally)

25/00215/FUL - Boundary wall alterations, installation of gate, window and door alterations, pergola and associated works (part-retrospective) (Pending Decision)

5. Consultation Responses

LPA Historic Environment - Initial comments requested justification and an options appraisal to be submitted to assess the harm of the proposal. Do not object the proposed development on heritage grounds, consider the scheme would result in less than substantial harm which is balanced against conserving and upgrading the wider fabric of the building.

Historic Societies - No response received.

6. Representations

None received.

7. Relevant Policy Framework

The legislation under which listed building consent applications, and those in Conservation Areas, are considered is the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works (and planning permission where these impact on a listed building) the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This Act has an equivalent requirement for applications within a Conservation Area.

The NPPF (December 2024) Chapter 16 Conserving and enhancing the historic environment paragraphs 208, 210, 212, 213 are also particularly relevant to this application.

Paragraph 208 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 210 states:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 states:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

The relevant heritage assets to this application is the listed building itself, and the setting of listed buildings located in the wider area.

8. Analysis

1. This application has been considered in the context of the Planning (Listed Buildings and Conservation Areas) Act 1990 as set out in Section 7.

2. The following is an extract from the Historic England listing description, dating from 09.11.1998:

PLYMOUTH

SX4653NW POUND STREET, Stonehouse 740-1/65/828 (South side) 01/05/75 No.1 The Longroom Hotel (Formerly Listed as: POUND STREET, Stonehouse The Longroom Public House)

GV II

Public house. Early C19. Stucco with stucco detail; roof hidden behind parapet with moulded cornice; rendered brick end stacks. Corner-site plan with bowed corner. 2 storeys; 2:1:2 bays including bowed corner bay as centre, the bays divided by giant pilasters. 3 late C19 horned sashes

to 1st floor, the corner sash bowed; blind window right of corner and openings of left-hand bay boarded up, the ground-floor openings with moulded hoods. 3 central bays to ground floor have moulded entablature on pilasters: 2 x 2-light shopfronts flanking a tripartite doorway with blind side bays. Shop windows have small panes over panelled aprons; plinth as stall riser; bowed overlight and doorway and bowed steps. Further doorways at left and right of shopfronts. INTERIOR: not inspected, except to note no features of interest in bar area. Forms part of group with the Royal Naval Barracks (qqv) and many listed buildings in Durnford Street.

Listing NGR: SX4643553880

Impacts on the Special Architectural and Historic Interest of the Building

3. Consent is sought for various alterations to the listed building comprising of:

- Replacement French doors at first floor level
- Replacement of UPVC window with hardwood sash window
- Alterations to garden wall including installation of timber gate, and increase in height to accommodate lintel.
- Installation of pergola within the rear garden
- Works to balcony including new waterproof tanking membrane, deck and handrail
- Installation of domestic lift and associated internal works to provide access between the basement, ground and first floor.

4. Comments from the Historic Environment (HE) Officer have set out the historic significance of the building. The property is listed as the Longroom Hotel, a 19th century Grade II listed former public house which appears to be two-storey from street level but comprises of a lower ground, ground, first and second floor. The external elevations are decorative with a bay configuration and bowed central corner bay acting as the central entrance, the bays are divided by giant pilasters.

5. There are three late 19th century horned sashes and demonstrates a traditional window arrangement. The HE officer notes that the former public house forms part of a group with the Royal Naval Barracks and listed buildings in Durnford Street.

6. Overall, the HE officer raises no in-principle objections to the proposed works.

Replacement French doors and replacement of UPVC window

7. Window and door alterations seek to provide suitable alternatives. Full details of the proposed timber window and door have been submitted, and officers note that conservation double glazing has been proposed. On balance, the level of harm to the listed building is reduced compared to the current use of inappropriate materials. The details submitted include sections showing the proposed profiles of the window and door, demonstrating they would sit comfortably within the existing profile and therefore would not result in harm to the architectural quality of the building. The HE officer raises no concerns with the proposed windows.

New waterproof tanking membrane and access deck, including new handrail and balustrade

8. The existing roof terrace/balcony has a felt covering and so works to replace this with a fibreglass waterproof membrane are considered by the HE officer to be an improvement. The existing railings are to be replaced with galvanised steel railings to be fixed with resin-bolt anchors through the roof terrace structure. Given their appearance is in-keeping with the existing railings, and that no concerns have been raised by the HE officer, officers consider their replacement to be in-keeping with the heritage value of the site.

Works to the boundary wall including addition of timber gate

9. The south elevation of the site is bound by a shillet and limestone boundary wall, backing onto a service lane. It is proposed that an opening within this wall will be created to accommodate a solid framed hardwood gate, above the lintel of which would be increased in height using red brick.

10. Although the removal of a portion of the limestone boundary wall is not favourable, officers note that the walls along the service lane have undergone various alterations including the creation of openings. Officers do not raise concerns with the proposed use of red brick, considering that this material is reflected within the wider conservation area and therefore would not result in significant harm to the proposal.

Installation of pergola

11. A pergola has been erected within the rear garden of the property. The property's rear garden is surrounded by high walls, meaning that the pergola would not be easily seen and will limit the structure's visual impact. The pergola is free-standing and would not be attached in any way to the building's historic fabric, therefore if the structure was to be removed in the future, it would not damage the building itself. The use of timber for the pergola is considered to be a suitable material to be used within the garden of a listed building.

Installation of a lift and associated works

12. A platform lift is proposed to be installed which would provide access between the lower ground and first floors of the property. The lift would be located within the living space of the property which serves as some of the principle rooms.

13. Comments from the HE officer have raised initial concerns with the proposed lift. The submitted heritage statement outlines that the proposed location of the lift is the "optimum location". The HE officer has defined the installation of the lift as resulting in less than substantial harm to the significance of the listed building. Paragraph 213 of the NPPF sets out that any harm to, or loss of, the significance of a designated heritage asset requires clear and convincing justification and the identified level of harm should be weighed against the public benefit of the proposal. Initially, the HE officer considered that a sufficient level of justification had not been submitted in support of the application and no public benefit had been presented. Furthermore, the HE officer requested that a more detailed options appraisal be submitted which defines why this proposed location is preferred and that it is justifiable, conserving the significance of the building whilst providing an installation that is of public benefit and conserves the former public house.

14. In response to HE officers' comments, an amended heritage statement was submitted providing further justification for the proposed lift. The statement sets out that a platform lift was selected over other options such as a stair lift or passenger lift, stating that no lifting beam and minimal intervention is required. Furthermore, it is set out that the landing doors would incorporate lapped timber on the ground floor to provide an interior reference to the former bar area, reactivating vertical movement between the barrel room and original bar.

15. The amended heritage statement sets out public benefit, highlighting that the installation of the lift is balanced against securing the optimum viable use of the heritage asset by "enabling equity of access across multiple floors of the property that as yet have been beyond the scope and access of non-ambulant persons since the building itself was erected". The heritage statement goes further to outline that this "meets the social objectives of Paragraph 8 of the National Planning Policy Framework and supports "healthy communities by ensuring that a sufficient number and range of homes can... meet the needs of present and future generations".

16. An options appraisal has also been submitted which considers 6 other locations within the property, each of which has been discounted for various reasons including the loss of original fabric,

substantial associated works, proximity to windows, restricted space and disruption to movement between rooms. The appraisal sets that the option brought forward as part of this proposal minimises the extent of harm to the asset with the minimum loss of fabric, allowing utilisation of the current foundational walls and would not require the loss of original stone wall. It is also set out to be the least visually intrusive in its positioning due to its siting within an alcove which appears to be a modern internal addition.

17. Comments were received from the HE officer which considered that the public benefit for the proposal remained weak in referring to a sufficient number and range of homes as stipulated in the NPPF given that this is a high-level objective focused primarily on new build development rather than the retrofit of designated heritage assets. Furthermore, no details have been submitted to demonstrate that there is an insufficient number of homes that could accommodate a lift for multi-generational living including unlisted buildings within Stonehouse and the wider Plymouth area that could accommodate accessible alterations without resulting in harm to designated heritage assets.

18. The HE officer does however note that establishing public benefit within a private dwelling to meet the requirements of Chapter 16 of the NPPF is particularly challenging. During a visit to the site, it was noted that works at the site, including the removal of the UPVC window for a more sympathetic alteration, is of public benefit and also notes the significant investment to date into the building fabric. Taking into consideration that the options appraisal further demonstrates that all of the options proposed would result in a level of harm to the historic fabric; when balancing the harm to the two principle rooms of the listed building as a result of the lift's installation against the broader commitments to conserving and upgrading the wider fabric, the HE officer takes an on-balance view that they do not object to the proposed development on heritage grounds.

19. Officers therefore consider the proposal to be compliant with DEV21 of the Joint Local Plan, the National Planning Policy Framework (2024) and The Planning (Listed Buildings and Conservation Areas) Act 1990.

Intentional Unauthorised Development

20. Since August 2015 national planning policy requires consideration to be given as to whether intentional unauthorised development has been carried out. The new policy applies to all relevant planning decisions made by Local Planning Authorities and Planning Inspectors. The policy has been introduced largely as a result of Government concerns about the harm caused by unauthorised developments in the Greenbelt, but applies equally elsewhere.

21. The policy does not indicate exactly how much weight should be afforded to this in relation to the weight to be given to other material planning considerations. Neither does the policy clarify exactly what evidence is required to demonstrate the unauthorised development has been carried out intentionally.

22. It is clearly highly undesirable for any development to take place before planning permission has been properly sought, and obtained, in any circumstances. However, it should be noted that this new policy only applies where unauthorised development has taken place with the full knowledge of the person(s) undertaking the work that it lacks the necessary consent. In reality, given the difficulties in interpreting these points, it is considered that little or no weight can be given to this aspect, unless the Council has clearly indicated to the applicant that unauthorised development is being carried out, and that works have then continued beyond that point, or where there is some other compelling evidence that such work has intentionally been carried out.

23. Neither of these factors appear to apply in this case, and so it is considered that no weight should be afforded to this particular point in the determination of this 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 are not sought due to the nature and size of proposal.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability. The application will provide improved internal access for disabled occupiers of the dwelling.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990, and have concluded that on balance, the identified level of less than substantial harm to the listed building's special architectural and historic interest has been appropriately justified when balanced against the identified public benefits of the improvements to the historic fabric and therefore, for the reasons discussed above, is recommended for conditional approval.

14. Recommendation

In respect of the application dated 12.02.2025 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Site Location Plan SP_00 received 07/02/25

Proposed Site Plan S_01 received 07/02/25

Proposed Ground Floor Plan P_01 received 07/02/25

Proposed First Floor Plan P_02 received 07/02/25

Proposed Roof Plan P_04 received 07/02/25

Proposed South and West Elevations P_06 received 07/02/25

Proposed Replacement Window Details P_08 received 07/02/25

Proposed Back Door P_09 received 07/02/25

Proposed Lower Ground Floor Plan P_00 received 07/02/25

Proposed Roof Plan P_05 received 07/02/25

Proposed Replacement Door Details P_07 received 07/02/25

Proposed Garden Area-Plan and Elevations P_03 received 30/07/25

Proposed Second Floor Plan P_03 received 08/08/25

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).

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: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)

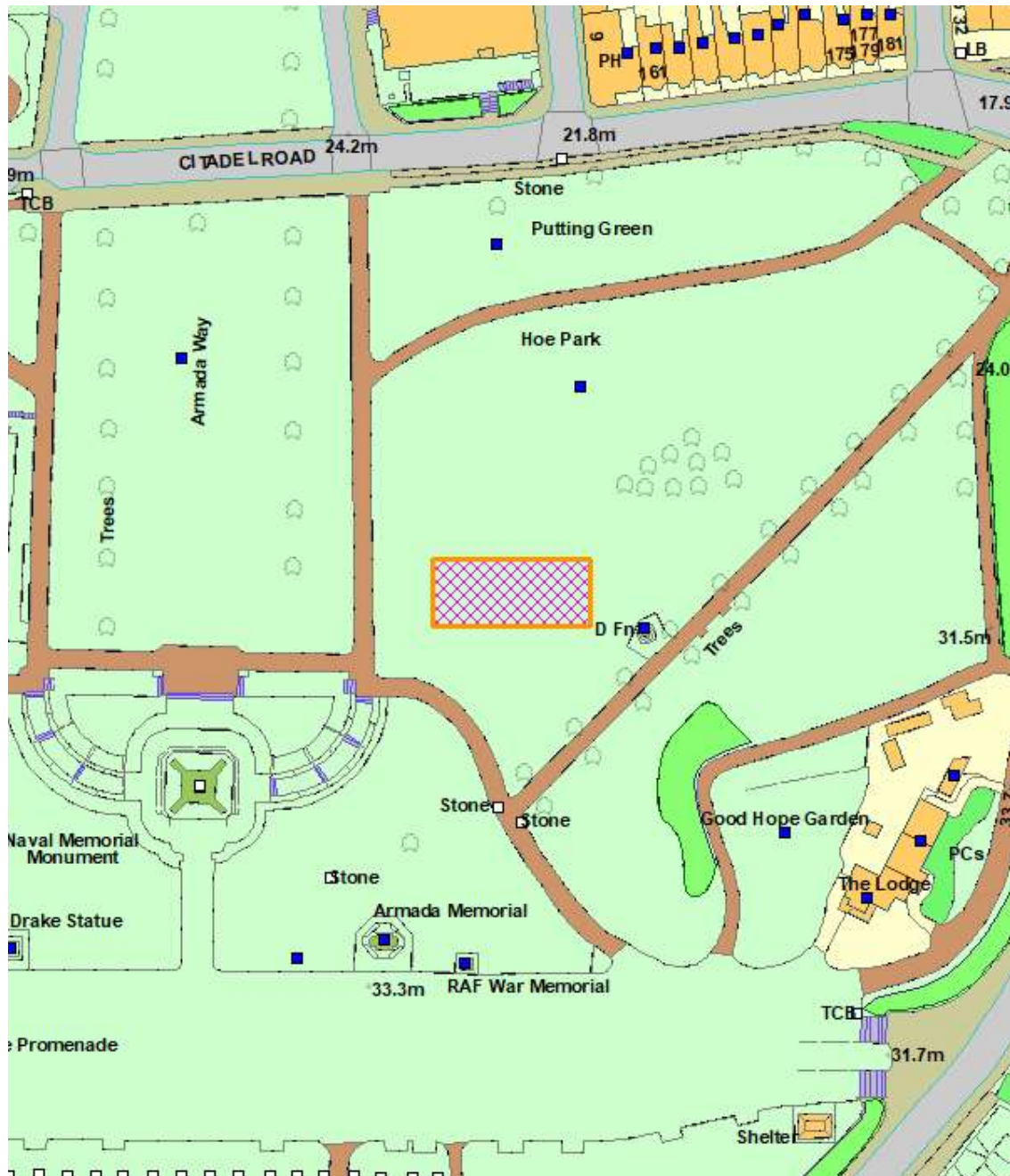
In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework, the Council has worked in a positive and pro-active way and has granted planning permission.

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PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00220/FUL	Item	03
Date Valid	19.05.2025	Ward	ST PETER AND THE WATERFRONT
Site Address	Hoe Park, Armada Way The Hoe Plymouth PL1 2PA		
Proposal	Siting of observation wheel on an annual temporary basis		
Applicant	Brittany Whitelegg		
Application Type	Full Application		
Target Date	14.07.2025	Committee Date	21.08.2025
Extended Target Date	26.08.2025		
Decision Category	Service Director of SPI		
Case Officer	Miss Emily Godwin		
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 further details) and as the application has finely balanced policy considerations due to the site's sensitive context and impact on designated heritage assets.

1. Description of Site

The site relates to a grassed area of the Hoe Park located to the east of Armada Way and north of the Promenade. The Hoe Park is a Grade II Registered Park and Garden and is situated with the Hoe Conservation Area. The site is surrounded by many listed memorials and is within the setting of The Royal Citadel Scheduled Ancient Monument. The site is also designated as city greenspace.

Officers have been advised that the wheel is currently in situ on site, and has been erected temporarily under permitted development rights as stipulated by Class B (Temporary Use of Land) of Part 4 of Schedule 2 of the (General Permitted Development) Order 2015.

2. Proposal Description

The proposal is for the temporary siting of a wheel on a yearly basis for four years. The applicant has proposed that the wheel would be in place between 1st March - 30th September.

The proposed wheel would be approximately 34m in height and 33m in width. The wheel would sit on sleepers sitting on ground protection .

3. Pre-application Enquiry

There was no pre-application enquiry.

4. Relevant Planning History

06/00100/FUL - Erection of giant wheel (on land south of putting green) for temporary period (Refused)

06/00311/FUL - Erection of 40m high observation wheel (on land south of putting green) for operation 29 April to 30 September 2006 (Granted Conditionally)

11/00284/FUL - Erection of temporary 53 metre high observation wheel until 30 September 2011 (Granted Conditionally)

11/001361/FUL - 53m high observation wheel on Plymouth Hoe - extension to existing permission until 31st December 2011 (Granted Conditionally)

11/02026/FUL - 53m high observation wheel on Plymouth Hoe - extension to existing permission until 31 December 2012 (Granted Conditionally)

13/00279/FUL - Retention of 53m high observation wheel, associated building and catering unit until 28th February 2014 (Granted Conditionally)

23/01795/FUL - Temporary siting of wheel on yearly basis (Refused).

5. Consultation Responses

Local Highway Authority - No objections from a highway viewpoint.

Environmental Health - Recommend approval.

LPA Historic Environment - Initial Comments: Consider the scheme unacceptable at this stage. There is inadequate justification within the heritage statement or consideration of alternative locations. Visualisations provided are not sufficient to assess the impact on the setting or heritage assets. Concerns that the scheme will result in damage to the grassed area.

Re-consultation comments: Following the submission of further information maintain their concerns that the proposal is unacceptable and recommend refusal.

Urban Design - Initial comments: Raise various concerns including the length of the temporary time period, the proposed location, public realm surrounding the wheel. Request additional visualisations from pedestrian viewpoints, further information on the site options, details of public realm design and recommend alternative locations for the wheel.

Re-consultation comments: Do not considered the submitted options appraisal to overcome concerns, maintain concerns that a less sensitive location should be selected.

Economic Development - No response received.

Land and Property Team - No response received.

Natural Infrastructure - Initial comments: No in-principal objection subject to the submission of further information in order to assess the proposal's ecological and landscape impacts.

Re-consultation comments: Agree with the conclusions of the options appraisal subject to recommended conditions.

Ministry of Defence DIO safeguarding - No objection to the development proposed.

Re-consultation comments: No objection to the development proposed.

Kings Harbour Master - No response received.

South West Water - The proposed surface water disposal (ground infiltration) is considered to be acceptable. Advise that the applicant should contact South West Water if they are unable to comply with requirements relating to asset protection.

Environment Agency - No response received.

Natural England - Do not consider that the proposed development will have significant adverse impacts on statutorily protected nature conservation sites or landscapes, no objections raised.

Waste (Commercial) - No response received.

Historic England - Initial comments: Raise concerns with the proposed location of the wheel and the harm to the setting of adjacent monuments.

Re-consultation comments: Additional information submitted is minimal, and concerns remain as previously expressed.

Public Health - No response received.

Designing out Crime Officer - Note that the wheel will lead to more footfall and therefore policing demand, raise no specific concerns or issues.

The Gardens Trust - Initial comments: Raise concerns that the proposal would obstruct key views within the park which have not been adequately assessed within the submitted heritage statement.

Re-consultation comments: Maintain concerns with the proposal including the level of visual impact, and impact on designated heritage assets, the level of public benefit and ancillary structures

Hoe Neighbourhood Forum - Initial comments: Concerns with the proposed wheel location on parkland and close to monuments. Proposal could lead to further damage to the grass area, parkland and trees. Displacement of children's fair. The proposal would block an open amenity area. Propose that bonds should be increased in value and enforced when damage occurs.

Re-consultation comments: No response received.

Lead Local Flood Authority - No objection subject to consultation with South West Water due to sewer within the site.

Waterfront Partnership - State they fully support this application.

6. Representations

One letter of representation has been received objecting to the proposal, raising the following concerns:

- Removal of designated public space
- Previous damage to the site from the placement of a wheel
- Impact on the views of Plymouth Hoe
- Four years is too long

The letter also raises concerns that the wheel is not viable to run during the winter, and that the financial aspect must be considered as part of this application. Officers note that the wheel is proposed to be removed by 30th September each year. Officers consider that the financial viability of the wheel is not a material planning consideration.

A councillor call-in was received outside the consultation period, the ward councillor requested this be treated as a letter of representation raising the following concerns:

- Location of the wheel
- Displacement of amenity area and change how people are able to access and use the area which plays an important role
- Concerns of damage to the ground from wheel placement - effective ground protection or repair plan is required

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) of the 2004 Planning and Compensation Act 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).

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

- Plymouth and South West Devon Supplementary Planning Document (2020).
- The Hoe Conservation Area Appraisal and Management Plan (2009)

8. Analysis

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

Principle of Development

Waterfront Development and the Visitor Economy

2. Policy PLY20 (Managing and enhancing Plymouth's waterfront) states that: "improving key waterfront destinations and opportunities, through a strategic approach which ensures that the

waterfront's potential is fulfilled, as the centrepiece of the Mayflower 400 celebrations, a regional visitor economy hub and a high quality place for the local community to enjoy".

3. The policy further states:

"2.ii Protecting and enhancing the Hoe's unique man-made and natural heritage and using development and public realm measures proactively to repair damaged environments, re-use historic buildings and enhance the overall enjoyment of the area by visitors and residents".

"3.v Protecting iconic and historic landscapes and green space sites that enable a visual and physical connection to the water environment and seascapes and views that define the city, whilst enhancing the relationship between Plymouth and the surrounding landscapes that provide its enviable setting".

"3.vi Safeguarding and further enhancing public access to and along the waterfront and water access points, providing increased opportunity for enjoyment of the marine environment for residents and visitors alike".

4. Furthermore, Policy PLY21 (Supporting the visitor economy) sets out that "support will be given for proposals which protect and deliver growth for Plymouth's visitor economy in its core tourism area. This includes the waterfront stretching from Sutton Harbour/ The Barbican to Royal William Yard, including the Hoe and Millbay as well as the City Centre". Point 3 further states that "Proposals which help enhance Plymouth as a destination for all seasons, including the effective use of the waterfront and the City Centre for events, and which support business tourism and tourist related business development, will be supported".

5. The development is supported by the Waterfront Partnership, it is considered that the proposal would create a new visitor attraction within the tourist location of the Hoe and Waterfront. Officers consider it would also provide new perspectives to view many of the heritage monuments in and around the Hoe Park which in turn would contribute to the overall enjoyment of the area, encouraging visitors to spend more time on the hoe due to the improvement of the existing visitor offering.

6. As a result officers are supportive of the principle of the wheel, and consider that it would both enhance Plymouth's waterfront in a prominent location, and would support the visitor economy in compliance with Policies PLY20 and PLY21.

Designated Green Space

7. Letters of representation and comments from the Hoe Neighbourhood Forum have raised concerns that the scheme will lead to the removal of publicly accessible space. The application site is designated as City Green Space. As such, Policy DEV27 (Green and Play Spaces) which seeks to protect and support a diverse, multifunctional network of green space applies to the proposal. Specifically, DEV27.2 states that "existing open spaces, which also includes City Green Spaces and Neighbourhood Green Spaces, should not be built on", setting out the three tests, of which one should be met to demonstrate the safeguarding of open spaces as detailed in paragraph 7.119 of the SPD:

"Applicants bringing forward proposals will need to include an open space assessment which demonstrates that one of the following tests is satisfied:

- Test one - the open space is surplus to requirements;
 - Test two - the loss will be replaced by equivalent or better provision in a suitable location;
- or,
- Test three - the development is for alternative sports and recreation provision, the needs of which clearly outweigh the loss".

8. DEV27 goes on to state that "development will be resisted on sites where the functions and characteristics of the greenspace will be lost and mitigation is not possible".
9. The proposed development would result in the installation of a wheel for 7 months of the year for 4 years, and the site is proposed to be fully restored back to its original grassland condition. An Open Space Assessment has been submitted which states that the wheel is expected to enhance the recreational offering and complement the existing leisure activities on the Hoe.
10. Officers, in consultation with Natural Infrastructure officers consider that the wheel would be temporary and so would not result in a permanent loss of green space. It is also noted that the wheel's approximate 48 square metres footprint is minimal within 12.48ha Hoe Park.
11. Whilst the submitted information has not sufficiently demonstrated full compliance with the tests of DEV27, officers take the view that the proposal would provide a temporary attraction to bring people to enjoy the area. As a result, the greenspace will not be lost, resulting in a temporary impact. Officers have recommended conditions to secure its temporary use, and for a landscape ecological management plan to address the physical impact upon the lawn and are satisfied that this would provide appropriate mitigation.
12. To this end, officers take the on balance view that the proposal would not fundamentally conflict with DEV27.
13. Overall, officers consider the scheme to be acceptable in principle, subject to compliance with national and local policy and guidance as set out below.

Visual Impact and the Historic Environment

14. Policy DEV20 of the JLP outlines that development proposals will be required to meet good standards of design, contributing positively to both townscape and landscape, and protect and improve the quality of the built environment. DEV21 relates to development affecting the historic environment, and requires proposals to conserve and enhance the historic environment. Policy DEV23 sets out the development will conserve and enhance landscape, townscape and seascape character and scenic and visual quality.

Landscape and Visual Impact

15. By virtue of its scale, location and lighting, the Wheel would be a highly visible addition to the landscape in a prominent location on Plymouth's waterfront. Reference has been made to the "Plymouth and Plymouth Urban Fringe Landscape and Seascape Assessment" as referenced in the SPD. Officers consider that the wheel would result in being a prominent feature in views from various vantage points within Character Areas CA26: Drakes Island, CA27: Cattewater and Sutton Harbour and CA29: Inner Plymouth Sound.

16. Visualisations have been provided detailing both aerial and pedestrian-level views of the wheel in its proposed locations, officers note these do not include the proposed fencing and platform however consider they provide additional context to how the massing of the wheel would be experienced in relation to the surrounding area in conjunction with a Landscape Appraisal which sets out some visual receptors of the wheel and how this impact has been mitigated through its siting and temporary nature.

17. Concerns have been raised by the Gardens Trust that the visual impact of the wheel will be increased by the potential light glare on the capsule pods and LED lighting. Officers acknowledge the visibility of the proposal. However, given the structure is generally lightweight and offers a level of visual permeability, officers raise minimal concerns with the design of the wheel itself, accepting that this design is largely fixed by the nature of the structure.

18. It is undeniable that the wheel would result in visual and landscape impact, as a result, the key considerations of this proposal rest on its impact on the wider surrounding area and the historic environment as set out below.

Historic Environment

19. Paragraph 207 of the National Planning Policy Framework (NPPF, 2024) requires "an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". A heritage statement has been submitted to accompany the application, which provides limited detail on some of the relevant heritage assets that may potentially be impacted by the Wheel. Following concerns raised by the Council's Historic Environment, Historic England and the Gardens Trust; a further assessment of the impact on effected heritage assets was requested by officers. Further information on the setting of listed memorials and structures was subsequently provided however; consultees maintain their concerns and consider that a full assessment has not been undertaken by the applicant.

20. Officers note that a previous application (23/01795/FUL) for a wheel at Hoe Park was refused for reasons including insufficient information to assess visual impact and the impact on the historic environment.

21. Supporting information for this current application remains limited in its scope, and it is highly regrettable that a more comprehensive assessment of the impacted designated heritage assets and their setting has not been undertaken. However, officers consider that, further than the previous application, the heritage statement provides a general outline of the heritage assets closest to the proposed development and provides some level of commentary as to some of the impacts and mitigation measures for the wheel. In line with consultee comments, officers do not agree with the conclusions of the heritage information submitted, which concludes that there would be a "minor visual impact on the conservation area" and the wheel could avoid harm to the Registered Park and Garden and associated listed monument. However, officers consider that an adequate level of detail has been received to allow officers to undertake their assessment of the scheme.

22. Paragraph 208 of the NPPF sets out that local planning authorities should also identify and assess the particular significance of any heritage asset, or the setting of which that may be affected by a proposal.

23. The Hoe Park is a unique and highly prominent area of open space within the city, it provides a high-quality setting and views and is a highly regarded area of amenity space. The site is north-east of a cluster of memorial monuments and is to the west of the Royal Citadel Scheduled Monument. The Hoe is highly sensitive in the context of the Historic Environment due to its siting within the Hoe Conservation Area, and its designation and a Grade II Registered Park and Garden. In addition, the site is within close proximity to the Naval War Memorial and Smeaton's Tower, which are both Grade I listed, and the Armada Memorial and statue of Sir Francis Drake are listed at Grade II*, among other listed monuments, residential buildings and non-designated heritage assets including RAF and Merchant Navy memorials. As identified within the submitted visualisations, and comments from The Gardens Trust, the site will also be visible from designated heritage assets further afield including the Grade I listed Mount Edgecumbe, Grade II listed Plymouth Civic Square and the City Centre and Barbican Conservation Areas.

24. The Hoe Conservation Area Appraisal and Management Plan (CAAMP, 2008) sets out that these rich historical associations are enhancing The Hoe's "civic and symbolic focus as the city's heart, and has attracted visitors for many years. Its history has also left an extensive legacy of fine buildings, monuments, landscape, traditions and uses, which all contribute to the special character of the Hoe". The Hoe's significance is further detailed by consultees who consider that the "simple linear form [of

memorial and monuments] are set against the promenade and the open nature of the surroundings give a dignified setting to memorials and monuments".

25. Officers therefore acknowledge the paramount significance of the application site given the multiple, overlapping heritage assets which would be impacted by the proposed wheel, and that the significance of these assets is derived by their setting, in the open nature of the Hoe Park. This sensitive context is therefore key in assessing the level of harm of the proposed development and as such the scheme is finely balanced.

26. Historic England and the Council's Historic Environment officer generally support the principle of a temporary observation wheel within Hoe Park, and define the level of harm to designated heritage assets as less than substantial. The proposed location of the wheel would primarily affect the setting of the Grade I listed Naval war memorial, which given the asset's exceptional significance, harm should be wholly exceptional. As outlined by Historic England, and the CAAMP, the memorial is designed to be viewed axially, and the position of The Hoe at the heart of the city has been created through the central axis and vista of Armada Way, focused to the Naval War Memorial. Historic England are concerned that by virtue of its height and siting, the wheel would detract from this symmetrical street layout which acts as the termination of views along Armada Way, the primacy of which would be challenged by the wheel. The Gardens Trust additionally consider that wheel would be a circular addition to the area, contrasting the distinctive vertical aspect of the structures.

27. Furthermore, the LPA Historic Environment officer questions the appropriateness of a modern recreational attraction within the setting of the dignified and symbolic commemorative monuments surrounding proposed site and the impact of a competing tall recreational object within their setting, as well as the physical impacts on the grass, eroding the lawns and soils of the Registered Park and Gardens. The Historic Environment officer therefore suggests that there may be more appropriate locations for a wheel within the Hoe Park further, recommending that alternative options were considered for the siting of the proposed wheel, away from key monuments and memorials.

28. Officers are especially mindful of Historic Environment's concerns that the wheel may diminish the solemnity and dignity of the memorials and monuments which characterise Hoe Park.

29. The Urban Design officer suggested that a wheel may be more appropriately sited on the west end of the Promenade, West Hoe Park or the Former Quality Hotel Site.

Options Appraisal

30. An options appraisal has been submitted which assesses eight potential sites within Hoe Park, including the site brought forward as part of this proposal. Whilst it is regrettable that not all of the options suggested by UD have been appraised, the appraisal sets out that other sites, despite in some cases being located further away from listed structures within Hoe Park are not feasible for various reasons, including the steep topography of green spaces below the promenade, proximity to trees, the relationship with designated heritage assets, vulnerability to high winds, the impact on residential properties and conflict with the wider operation of The Hoe as a tourist attraction.

31. Historic Environment, Historic England and UD consider that the information provided remains insufficient on heritage grounds and fails to overcome the concerns raised. They maintain that the wheel would result in a competing vertical feature which would compromise the memorial's intentional dominance within the Hoe Park.

32. Officers have carefully considered the concerns raised and are mindful that the constraints impacting on Hoe Park are multifaceted, as demonstrated by the options appraisal. Officers agree with the conclusions of the appraisal that some areas of the Hoe Park would be further inappropriate for the siting of the wheel. In particular some options have the potential to block

direct and key views as identified within figure 3 of the CAAMP, and of the most significant heritage assets such as the Grade I listed Naval War Memorial and Smeatons Tower. It is further appreciated that there are other considerations which play into the balance of finding an acceptable location.

33. UD maintain their recommendation to site the wheel in West Hoe Park (WHP). It is regrettable that WHP was not included within the options appraisal. In considering its potential, officers concur that WHP is set away from many of the most sensitive designated heritage assets, and that West Hoe Park is generally characterised by more permanent recreational offerings such as the Gus Honeybun Train and Treasure Island Adventure Golf Course. However, WHP is located within closer proximity to residential properties and comprises one of the key panoramic views as identified within figure 3 of the CAAMP.

34. Further correspondence from the agent was received which highlighted that the West Hoe Park is enclosed by high cliffs which may limit the views available from the wheel, in turn limiting the advantages its siting in the Hoe Park itself.

Previous wheel siting and temporary use

35. The submitted heritage statement places emphasis on the planning history for Hoe Park, highlighting that the proposal aligns with the history of the Hoe Park as a site for public enjoyment and attractions.

36. An observation wheel has been sited within this location previously on a temporary basis. Initially, a 40m high wheel was in situ for six months in 2006. Following this, consent was granted in 2011 for a six month consent for a 53m high observation wheel. This consent was extended multiple times, resulting in the wheel being in situ over a 4 year period. The longest consented time period under any application was 12 months.

37. The proposed wheel is proposed to be approximately 34m in height, and so whilst still of significant height, is reduced compared to previously consented installations at the site.

38. The wheel is proposed to be in situ for seven months of the year, between 1st March - 30th September for four consecutive years. The heritage statement outlines that "as a non-permanent feature, it will not result in the long term alteration or loss of heritage fabric". However, the Historic Environment and Urban Design officers do raise concerns that the time period for operation proposed would result in the level of harm caused to be intermittent over this period, and would be experienced as a semi-permanent feature of Hoe Park, raising a higher level of concern compared to previous one-off arrangements that have previously been approved at the site. Urban Design raise further concerns that this would set a precedent for further consents, however officers are only able to assess the scheme which has been brought forward, any amendments to the proposed time period would require consideration by the Local Planning Authority.

39. Officers acknowledge that the previous wheel did, by virtue of the total time period it was sited, comprise a more permanent feature of Hoe Park, and appreciate that the wheel is now proposed to be in situ for more than half of the year at a time.

40. The temporary nature of the wheel and its planning history is a finely balanced consideration for officers. Officers find that there is a tipping point, at which the transient nature of the wheel would be lost. In this case, Officers are satisfied with the proposed temporary nature, and find that a continuous five-month period in which the wheel would not be in place provides level of transience that would result in intermittent harm to designated heritage assets. Officers also place considerable weight on the fact that following its final year, the wheel would be removed entirely.

41. Taking this into consideration, officers are confident that the impact of the wheel would be both temporary and reversible. Placing significant weight on this fact, officers take the view that the wheel's siting would be at the lower end of less than substantial harm.

Impact on grassland/ lawn re-instatement

42. Public representations and the Hoe Neighbourhood Forum raise that previously the wheel caused damage to the site. Historic Environment also have concerns that the proposal will impact on the lawns of the Registered Park and Garden (RPG); expecting that any damage to the grass should be managed by a re-instatement plan to maintain the significance of this area of the RPG.

43. Some previous planning applications for the wheel have included the submission of a method statement which included limited details on the re-instatement of the grass following the dismantling of the wheel.

44. In this case of the current application, a Landscaping Scheme Statement has been submitted which sets out the intentions to restore the land to its original condition after the wheel is removed. Officers are supportive of the intention to restore the lawns impacted by the siting of the wheel, however are mindful of the concerns raised regarding previous damage. In line with recommendations from the Natural Infrastructure team, Officers have recommended a condition for the submission of a Landscape Ecological Management Plan (LEMP) to set out how the lawns will be re-instated both between periods of siting and following the removal of the wheel to ensure that an impact of the proposed development can be appropriately managed. The recommended condition includes monitoring and remedial measures should it become clear that the aims and objectives of the LEMP are not being met. As such, officers are satisfied that, subject to this condition, any impact on the grassland will be temporary and reversible.

Public Benefit

45. Where a proposed development will lead to less than substantial harm to the significance of designated heritage assets, this harm should be weighed against the public benefits of the proposal, in line with paragraph 215 of the NPPF.

46. A level of public benefit has been set by the applicant, consider that the wheel would enhance the enjoyment and visitor experience for visitors to established tourist area, encouraging visitors to stay longer and engage more with the Hoe Park.

47. Both Historic England and Historic Environment officer consider that the wheel could provide a good attraction for Plymouth, defining the public benefits as providing additional recreational opportunities within the park. However, Historic Environment and The Gardens Trust do not find that the identified less than substantial harm would be outweighed by the identified level of public benefit.

48. Overall, officers are mindful that the proposal would result in less than substantial harm to the designated heritage assets, some of which are of the highest significance, and consider that as defined in paragraph 213(b), any harm should be wholly exceptional. The proposal as such, is considered to be very finely balanced. However, a key consideration in this case is the temporary nature of the permission, which has been afforded significant weight.

49. The Gardens Trust raise that no quantitative analysis of the economic or social impact of the wheel has been provided to justify the public benefit.

50. The Hoe CAAMP sets out that the "greater part of the Hoe Park and Waterfront is given over to informal recreation [...] the park and waterfront is one of the most visited and well used parts of the city, especially when crowds are drawn to the area by events or celebrations" whilst

acknowledging that "It has also served for centuries as one of the prime foci of the city's identity [...] reflected too in the number of memorials that have accumulated over the years".

51. In consequence there is a clearly established interaction between the uses and value of the Hoe Park which is present through the Hoe Park's historical significance, in addition to regularly hosted fairs, events and other attractions which contribute to the value of the Hoe as an asset of the city.

52. Officers acknowledge that given the nature of the wheel, it is challenging to quantify specific visitor numbers or the anticipated generated footfall. However, officers consider that the proposed scheme would result in various public benefits including providing new opportunities to interact with and interpret the historic environment. The wheel would also lead to the creation of 2 FTE jobs and providing a new visitor attraction within this established tourist location, improving the visitors offering at Hoe Park and encouraging visitors to spend more time in the area.

Conclusion

53. In summary, officers have carefully considered the application in light of the submitted information and consultee comments received. By its nature, the Hoe Park is a highly sensitive site, home to some of the City's most highly significant heritage assets and fundamental to Plymouth's identity and so to site the wheel, in any location requires careful consideration of its visual impact and impact on heritage assets. As such, the proposal is finely balanced.

54. Officers are minded that the commentary provided sets out that alternative locations in Hoe Park are unlikely to be feasible and subject to various constraints. Whilst it is undeniable that the proposed location for the wheel would result in less than substantial harm to identified heritage assets, a level of public benefit has been identified. Although consultees do not consider this benefit to outweigh the level of harm, officers give considerable weight to its temporary and reversible nature, defining this at the lowest end of less than substantial harm and lessening its visual and landscape impact, in this case tipping the balance in favour of officers supporting this proposal.

55. To this end, officers take the finely balanced view that by virtue of its temporary nature and the identified level of public benefit, the impact of the proposal on the visual and scenic quality of Hoe Park and its impact on heritage assets and their setting does not conflict with DEV20, DEV21 and DEV23 of the JLP or the NPPF.

Ancillary Structures, Public Realm and Landscaping

56. The Natural Infrastructure and Urban Design officers note that at present, no details have been provided for any ancillary works including a ticket booth, crowd control measures or boundary treatments for the wheel, including how it would be secured at night. Verbal confirmation has been received from the agent that no other structures are proposed as part of the scheme, and tickets would be sold from the platform of the wheel proposed. Urban Design Officers have requested that a planning condition is put in place to ensure no additional structures or boundary treatments are put in place. Officers consider that any ancillary structures are likely to require planning permission and so would be subject to assessment from the Local Planning Authority, however have recommended a condition restricting permitted development rights to install any further boundary treatment without consent from the LPA.

Amenity

57. Policy DEV1 highlights that development proposals will be required to safeguard the health and amenity of local communities. Policy DEV2 relates to air, water, soil, noise, land and light, protecting human health and the natural environment.

58. The closest residential properties to the wheel are located approximately 95m to the north along Citadel Road and 150m to the west on Osborne Place. Whilst the wheel would be visible from

these properties, officers consider that by virtue of their proximity from the application site, the wheel would not result in a harmful loss of daylight or outlook. Furthermore, officers do not envisage that the wheel would provide clear overlooking opportunities to these neighbouring properties.

59. A noise statement has been submitted alongside the application which outlines that the wheel is powered by electric motors and therefore provides minimal noise disturbance. The statement sets out that previous wheels have produced noise level of less than 60 dB within 5 metres of the wheel, with reduced levels to around 50dB 10-15 metres away from the wheel and no reported increase in noise levels beyond 50m, concluding that the wheel would not result in noise disturbances for nearby properties.

60. Lighting details have also been provided, the wheel would feature LED lighting around its perimeter, as well as LED lights along the wheel spokes, within the gondola hoods and at the loading and unloading areas of the platform. Structural spotlights are also proposed to illuminate the main structure. It is stated that the wheel would be operated almost entirely during daylight hours.

61. The wheels operating hours are proposed to be 08:00 - 21:00 Monday to Saturday and 09:00 - 21:00 on Sundays and Bank Holidays. Officers do not raise concerns with the lighting in relation to the hours of operation, considering that the wheel will largely be used during the lighter, summer months. Officers expect that light pollution will be more apparent towards the beginning and the end of the proposed period where evenings would be darker, however, taking account of the proximity from residential properties, officers do not consider that levels of glare would be significant.

62. Furthermore, Environmental Health have not objected to the use within the proposed opening hours. As such, cessation of operation at 21:00 hours is considered to be acceptable.

63. Officers therefore do not raise concerns with the amenity impact of the property wheel. The Council's Environmental Health have been consulted on the application and raise no concerns with the proposal.

Highway Impact

64. The Local Highway Authority were consulted on the scheme and raised no objections.

65. Given the central tourist location of the site, and the nature of the proposal, no off-road parking would be available for users of the wheel. Customers would need to make use of on-street parking and public car parks. Officers also note that the site is accessible by sustainable modes of transport with bus services linking the site to Royal Parade, West Hoe and the Barbican.

66. The proposed use of the site would not be considered to generate any significant additional traffic movements and as such is considered to accord with DEV29 of the Joint Local Plan.

Ecology

67. DEV26 requires development to support the protection, conservation and enhancement and restoration of biodiversity and geodiversity across the plan area. The application is accompanied by an Ecological Impact Assessment (EclA) prepared by Western Ecology which highlights that the site has the potential to support protected species including bats, birds and hedgehogs. The report concluded that no further surveys were required and sets out the requirements to mitigate potential ecological impacts.

68. The Council's Natural Infrastructure (NI) officers were consulted on the application and raise no in-principle objections subject to a condition requiring the submission of a Construction Environmental Management Plan (CEMP) and Operational Environmental Management Plan (OEMP),

to incorporate protections for sensitive ecological features during construction and operation, in line with the recommendations of the EclA. Officers have secured an overarching Environmental Management Plan including details during construction, operation and de-construction via condition to ensure that the proposal would comply with DEV26.

69. The applicant is advised that any activities affecting potential nesting habitats adjacent to the red line boundary must be completed outside of bird nesting season. An informative has been included detailing this further.

70. NI officers have raised concerns with the level of information relating to the proposed lighting of the wheel, including how light pollution on nearby trees will be mitigated. As such, further details are recommended to be secured via condition.

71. Overall, officers consider that subject to conditions, the proposed development would not cause direct harm to protected species, and is therefore in compliance with DEV26.

Trees

72. Trees are located within close proximity to the proposed wheel. As these trees are located within the Hoe Conservation Area, they have protected status. The proposal has been assessed against DEV28 of the JLP which seeks to avoid the loss or deterioration of trees, woodlands and hedgerows. Officers note that concerns have been raised by the Hoe Neighbourhood Forum that the proposal may result in damage to trees.

73. The submitted tree survey report sets out that no trees would require management works or removal for site access or operation, and all surveyed trees will be retained. A Tree Protection Plan has also been submitted which sets out how trees will be protected during construction, through the creation of a construction exclusion zone and identified access routes for pedestrians and contractors. Officers, and Natural Infrastructure officers are satisfied that the subject to conditions for the implementation of protective measures as outlined in the Tree Survey Report and Tree Protection Plan, the scheme would not impact upon the trees surrounding the proposed site. As such, the scheme is considered to comply with DEV28 of the JLP.

Habitats Regulations Assessment

74. The project has been considered in light of the assessment regulations of Regulation 63(1) of the Habitat Regulations 2017. NI officers note that the Plymouth Sound and Estuaries Special Area of Conservation (SAC) is approximately 275m away.

75. Following a detailed Likely Significant Effects (LSE) Screening Assessment that considers the nature, scale, timing, duration and location of the project, it was concluded that it be eliminated from further assessment because it cannot have a conceivable effect on a European Site due to its proximity and that it would not result in additional pressures to the SAC. NI officers consider that in conjunction with the mitigation measures to be secured through the recommended Environmental Management Plan and that Natural England have raised no objections with the application, it is reasonable to conclude that there will be no LSEs on the European Sites.

Biodiversity Net Gain

76. Due to the nature of the work proposed, the mandatory BNG condition is considered to apply. Whilst the works proposed would include the re-instatement of impacted grassland, as the scheme would result in habitat degradation, the de-minimis exemption is not considered to apply, therefore a 10% net gain is required. The submitted Biodiversity Net Gain strategy sets out that this net gain will not be achieved and as such off-site compensation in the form of biodiversity credits will be required.

77. Consultation with Natural Infrastructure officers has raised concerns regarding wider degradation of modified grassland surrounding the site due to increased recreational use and footfall, stating that this should be accounted for within this application. The application site is defined by the red line boundary, which is fixed by the dimensions of the proposed wheel, officers note that no development is proposed outside of this red line boundary. The BNG legislation sets out that net gain is required on habitats within the red line boundary. Officers further consider that the area surrounding the site is currently publicly accessible green space, which by its nature is impacted by footfall and recreational activities taking place. Whilst this may increase if a wheel were sited in Hoe Park, as it falls outside the red line boundary, officers consider that the habitat surrounding the wheel is not subject to the mandatory BNG condition.

78. BNG is a post-permission matter, officers are confident that a 10% net gain is possible to be achieved off-site via the purchase of biodiversity credits, and have included an informative which outlines the required information to be submitted to the Local Planning Authority to discharge the Biodiversity Gain Condition.

Drainage

79. The site is located within Flood Zone 1 and is considered to be at low risk from fluvial and tidal flooding. Surface water flood risk mapping indicates that the site is at low risk from a 1 in 100 year return period event.

80. The site is located in a critical drainage area where the Environment Agency considers the existing drainage system to be at or close to capacity.

81. A drainage strategy has been submitted alongside the application. The Lead Local Flood Authority (LLFA) have provided comments, stating that they have no in-principle objections with the proposed works which would occupy a relatively small footprint where the surrounding grassland and topsoil are permeable and capable of efficiently absorbing rainwater with no significant increase in impermeable area.

82. The LLFA note that a South West Water (SWW) foul sewer is located within the proposed site, and recommend that SWW are consulted for consent to build over or near the sewer.

83. SWW have provided comments on the application, and advise that they will need to be notified of any works within 3m of the sewer as permission from SWW will be required to proceed, an informative has been included which details this further.

Climate Emergency

84. Officers have reviewed the submitted Climate Emergency Compliance Form and sustainability statement and raise no concerns. Whilst officers welcome the general ambitions to ensure that the wheel minimises carbon emissions, officers consider that given the nature of the proposal, to request additional climate mitigation would be disproportionate in this case.

85. As such, the scheme is considered to accord with DEV32 and the CEPS (2022).

Other matters

86. Concerns have been raised by the neighbourhood forum that other fairs and attractions are usually sited in the location of the wheel which would be displaced by the proposal, impacting further on amenity greenspace, grass and trees.

87. This application relates solely to the siting of the wheel within the red line boundary, no further attractions have been brought forward as part of this proposal, and so have not been taken into consideration.

Planning Balance

88. The proposal is considered to be very finely balanced, officers acknowledge that the wheel would result in visual impact, less than substantial harm to designated heritage assets and would be sited on designated city greenspace. However, a key consideration in this case is the temporary nature of the proposal, which has been afforded significant weight. The proposed scheme would deliver identified public benefits and would result in securing maintenance and management of the lawns both between periods of the wheel's siting and following its final removal. It is therefore considered that when weighing up the planning balance, the proposed development would be reversible and this tips the balance in favour of supporting the proposal.

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 proposed scheme would result in financial gain for Plymouth City Council through tourist income as a result of the wheel being sited on the Council's land. 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 are not sought due to the nature and size of proposal.

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that when weighing up the level of harm to designated heritage assets against the identified public benefits and in considering the temporary nature of the proposal, it is clear that the scheme is finely balanced, but in this case, the planning decision is tipped in the officers view in favour of conditional approval.

14. Recommendation

In respect of the application dated 19.05.2025 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

Proposed Site Plans and Perspectives 2501/02 received 07/02/25

Proposed Plans and Elevations 2501/03 received 07/02/25

Observation Wheel Site 01 received 15/05/25

Tree Constraints Plan TCP received 15/05/25

Tree Protection Plan TPPVI received 15/05/25

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: 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: TEMPORARY USE/REINSTATEMENT

The observation wheel hereby permitted shall be in situ and operate only between 1 March - 30 September each year, for a period of 4 years from the date of first installation.

Prior to the final removal of the wheel, a scheme of work to restore the land to its former condition shall be submitted and approved in writing by the Local Planning Authority. After 4 years from the date of first installation, the wheel shall be removed by the 30th September and the land restored in accordance with these approved details.

Reason:

In the opinion of the Local Planning Authority the temporary use to which this permission relates will by the said date have fulfilled its required purpose. This condition is imposed to comply with Policy DEV20, DEV21 and DEV27 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

4 CONDITION: LANDSCAPE ECOLOGICAL MANAGEMENT PLAN

PRE-COMMENCEMENT

A Landscape Ecological Management Plan (LEMP) shall be submitted to approved in writing by the Local Planning Authority prior to commencement of the development. The content of the LEMP shall include the following:

- i. Description and evaluation of features to be managed, including the extent of the proposed works shown on appropriate scaled plans. This should include as a minimum the strategy for repair/reinstatement of the grass in the intervening periods between the siting of the wheel which

shall include the measures to deal with compaction, seeding mixtures, mowing schedules for re-seeded lawn and/or details of turf removal, storage and reinstatement.

- ii. Ecological trends and constraints on site that might influence management
- iii. Aims and objectives of management of both landscape elements and biodiversity features
- iv. Set out maintenance operations for the periods between the siting of the wheel and following the final year of the wheel's operation, for a further 4 years following to achieve aims and objectives. This should include commitment to replace dead or defective stock.
- v. Preparation of a work schedule to include mowing, seeding and watering.
- vi. Body or organisation responsible for implementation of the plan
- vii. Monitoring and remedial measures which should liaise with long-term maintenance activities.

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, and the quality of the Registered Park and Garden and to ensure that satisfactory remediation works are carried out, in accordance with Joint Local Plan Policies DEV26 and DEV21 and the NPPF.

Justification:

Necessary to mitigate the impact of the wheel on the grassland of the Hoe Registered Park and Garden.

5 CONDITION: ENVIRONMENTAL MANAGEMENT PLAN

PRE-COMMENCEMENT

No development shall take place until an Environment Management Plan and Operational Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Environmental Management Plan shall include the following:

- i. Risk assessment of potentially damaging construction and de-construction activities;
- ii. Identification of "biodiversity protection zones"
- iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction and de-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 and warning signs. Any protective fences shall provide sufficient gaps for the movement of hedgehogs.
- v. The times during construction and de-construction when specialist ecologists need to be present on site to monitor works to ensure compliance with the CEMP and the actions that will be undertaken
- vi. Responsible persons and lines of communication. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person

The Operational Management Plan shall include the following:

- i. Risk assessment of potentially damaging operational activities;
- ii. Identification of "biodiversity protection zones"
- iii. Details of Rigid control of worksite boundaries

- iv. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during operation (may be provided as a set of method statements). To include measures for crowd control, waste management, and pollution prevention.
- v. An identified area for the storage of materials and waste.
- vi. Responsible persons and lines of communication. Statement of the role and responsibilities of personnel on site.

The approved Environmental and Operational Management Plans shall be adhered to and implemented throughout the construction, de-construction and operational periods strictly in accordance with the approved details and the mitigation measures as set out within Chapter 6 of the Ecological Impact Assessment prepared by Western Ecology (dated 15.05.2025) 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 during construction work in accordance with Joint Local Plan Policies SPT12 and DEV28 and Government advice contained in the National Planning Policy Framework.

Justification:

Necessary to ensure the development does not harm the environment or wildlife during construction, de-construction or operation.

6 CONDITION: LIGHTING STRATEGY

PRE-INSTALLATION

Prior to the installation of any lighting for the development hereby approved, an update to the lighting scheme must be submitted to and approved in writing by the Local Planning Authority. Details of the lighting scheme shall include the lighting operational hours and plans detailing how light pollution on nearby trees will be mitigated including the provision of appropriate technical specifications and methods to control lighting.

All lighting shall be installed in accordance with the specifications and locations outlined in the aforementioned strategy and should be maintained thereafter in adherence with the strategy.

Reason:

In the interests of the retention, protection and enhancement of wildlife and biological features in accordance with Policies DEV2 and DEV26 of the Plymouth and South West Devon Joint Local Plan 2014-2034 and the National Planning Policy Framework.

Justification:

There is potential for protected species on site that are sensitive to light pollution.

7 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

Notwithstanding the provisions of Article 3 of Class A of Part 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no boundary treatments, including temporary fencing, aside from those hereby approved shall be erected without prior consent from the Local Planning Authority.

Reason:

To ensure that any boundary treatments are in-keeping with the character of the area in line with policies DEV20 and DEV21 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

8 CONDITION: HOURS OF OPERATION

Hours of operation are restricted to the following times; Monday to Saturday 08:00-21:00hrs Sunday and Bank Holidays 09:00-21:00hrs.

Reason:

To protect the residential and general amenity of the area from noise emanating from the general operation of the wheel and to avoid conflict with Policy DEV2 of the Plymouth and South West Devon Joint Local Plan 2014-2034.

9 CONDITION: TREE PROTECTION

The works hereby approved shall be carried out in accordance with the details within the submitted "Tree Survey Report and Preliminary Constraints Analysis" (received 15.05.2025) and "Tree Protection Plan" (drawing no. TPPV1) (received 15.05.2025) and shall be undertaken in accordance with Section 6.1 of BS: 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations. The measures contained in the plan shall be fully implemented at all periods of construction and de-construction at the site.

Reason:

To ensure that trees on site are protected during construction work in accordance with Policy DEV28 of the Plymouth and South West Devon Joint Local Plan (2014-2034) and the National Planning Policy Framework

10 CONDITION: NOISE ASSESSMENT

The development hereby approved shall play music only in accordance with the noise details as submitted within the Noise Assessment (received 15 May 2025) and shall not exceed the levels set out at all times, unless a change is otherwise agreed in writing by the Local Planning Authority.

Reason:

To limit amenity impacts of noise on nearby residents and the surrounding area in line with policies DEV1 and DEV2 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

INFORMATIVES

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

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

2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy

Framework, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3 INFORMATIVE: BIODIVERSITY GAIN PLAN REQUIRED

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) A Biodiversity Gain Plan has been submitted to the Local Planning Authority; and
- (b) The Local Planning Authority has approved the plan.

The Local Planning Authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required, in respect of this permission would be Plymouth City Council.

Based on the information available this permission is considered to be one which will require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

4 INFORMATIVE: BATS AND BIRDS

Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2000, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection of the trees should be undertaken prior to the commencement of works to determine if any bats or birds reside in the trees. No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk. Further advice on bats is available from The Bat Conservation Trust 0845 1300 228.

5 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>

6 INFORMATIVE: SOUTH WEST WATER

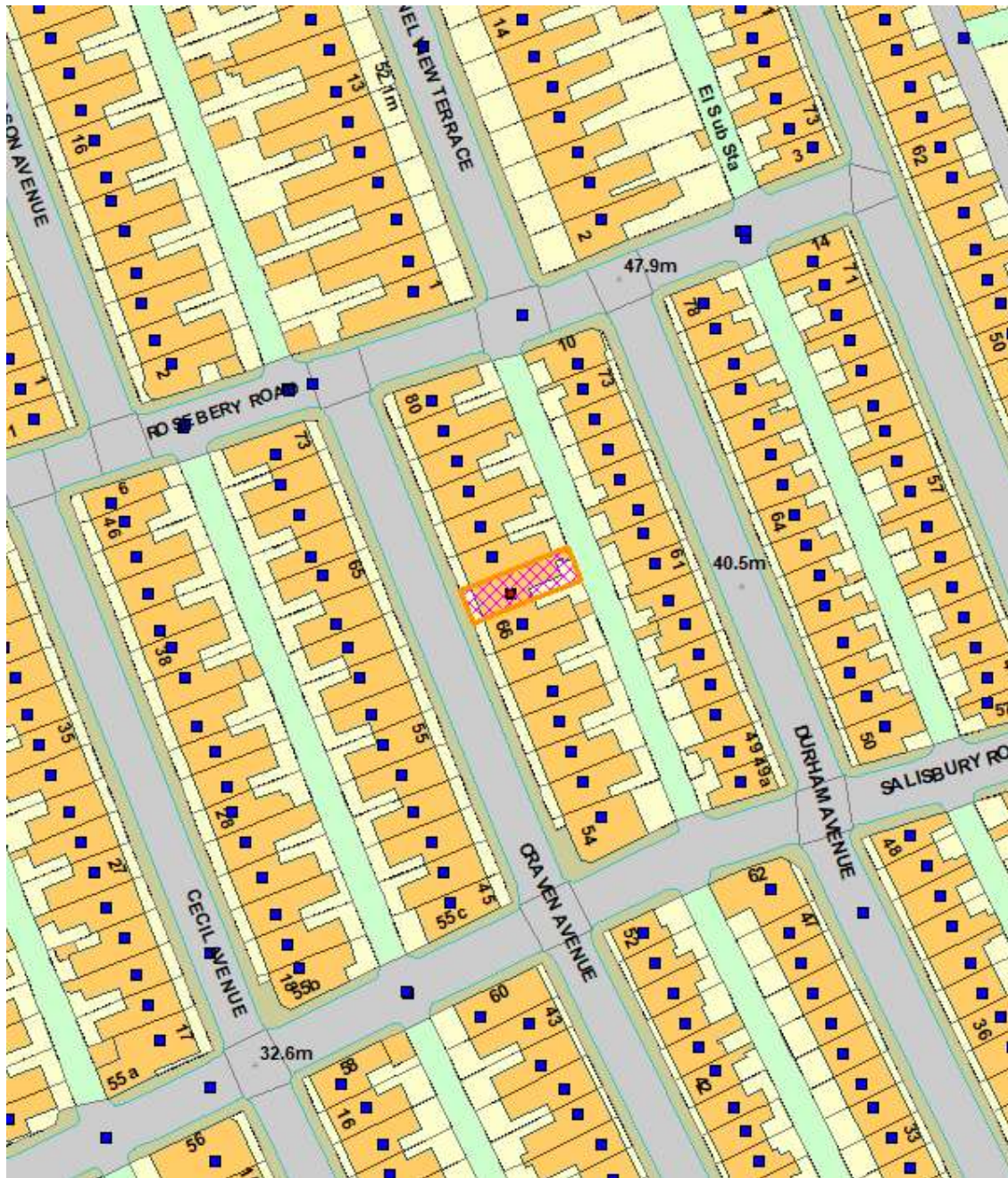
The applicant is advised to liaise with South West Water to ensure that the development complies with requirements relating to asset protection.

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PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00788/PRUS	Item	04
Date Valid	02.06.2025	Ward	SUTTON AND MOUNT GOULD
Site Address	68 Craven Avenue Plymouth PL4 8SW		
Proposal	Change of use from dwelling (Class C3) to supported living accommodation (Class C2) for up to 3no. young people		
Applicant	Keys Group Ltd		
Application Type	LDC Proposed Use		
Target Date	28.07.2025	Committee Date	21.08.2025
Extended Target Date	N/A		
Decision Category	Councillor Referral		
Case Officer	Mr Sam Lewis		
Recommendation	Issue lawful certificate (Proposed)		



The application has been referred to the Planning Committee by Cllr. Chris Cuddihee.

1. Description of Site

68 Craven Avenue is a terraced residential property located in the Sutton and Mount Gould ward of the city. The property has 4no. bedrooms and a small rear garden/yard space. The property is not served by any off-street parking.

2. Proposal Description

This is a Lawful Development Certificate for a Proposed Use for the Change of use from dwelling (Class C3) to supported living accommodation (Class C2) for up to 3no. young people.

3. Pre-application enquiry

None.

4. Relevant planning history

None.

5. Consultation responses

Legal Services - Confirmed that a Lawful Development Certificate should be issued.

6. Representations

Despite not being subject to a public consultation period, the application has received 17no. letters of representation - 8no. against the proposal and 9no. in support. The usual planning material considerations do not apply to Lawful Development Certificates, so Officers cannot consider the views expressed in the letters, unless they relate to lawfulness of the proposed change of use.

Notwithstanding this, for transparency the letters of objections received raised the following concerns:

- The proposed use is out of character with the area;
- The proposal would lead to disruption to local residents;
- Safety concerns;
- Local residents have not had an opportunity to object to the proposal.

The letters of support raised the following points:

- The area is suitable for such a use;
- The importance for such uses to support young people;
- The young people to be housed would benefit from living in the area;
- On-street parking would improve.

7. Relevant Policy Framework

The Town and Country Planning (General Permitted Development)(England) Order 2015, The Town and Country Planning (Use Classes) Order 1987, and The Town and Country Planning Act 1990.

Specifically, under the Town and Country Planning Act 1990, Section 192 deals with Certificate of lawfulness of proposed use or development. This states: *If, on an application under this section, the local planning authority are provided with information satisfying them that the use or operations described in the application would be lawful if instituted or begun at the time of the application, they shall issue a certificate to that effect; and in any other case they shall refuse the application.*

8. Analysis

8.1 This Lawful Development Certificate is for a proposed change of use from dwelling (Class C3) to supported living accommodation (Class C2) for up to 3no. young people.

8.2 Our records show that the property is currently used as a single family dwelling (use class C3) and there is no planning history to suggest that it has changed or ever been in any other use class.

8.3 The applicant has sought to use the property as supported living accommodation for up to 3no. young people. It needs to be decided whether, on the basis of the information provided, the use sought is lawful within the terms of S192(2) of the Town and Country Planning Act. If it is deemed lawful, a certificate should be issued and legislation is clear on this. As previously noted, other material planning considerations do not apply. Paragraph 008 of the government's Planning Practice Guidance on Lawful Development Certificates states: *Views expressed by third parties on the planning merits of the case, or on whether the applicant has any private rights to carry out the operation, use or activity in question, are irrelevant when determining the application.*

8.4 It has been confirmed by the applicant that the supported living accommodation would have no more than 3no. young people between 16 and 18 living at the property, with 1no. member of staff living on site on a shift basis, with occasional support from a manager. There would be no external changes to the building - and the internal changes proposed would be extremely limited. To clarify, the below is taken from the applicant's Planning Statement:

It should be stressed that the young people in this case are likely to have been through the care system and are in the next stage of their journey to independence. During this time, they still require support on a 24-hour basis but to a lesser degree that would be provided in a children's residential home.

8.5 The proposed use would fall under use class C2. Whilst there is no permitted change between C3 and C2 under Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development)(England) Order 2015, the applicant has provided case law in the form of 6no. appeal decisions where the Inspector came to the view that similar proposals did not constitute material changes of use and issued Certificates - as well as broader legal views on the topic. Based on the similarities between the cases discussed in the appeals and the proposal under consideration here, Officers are of the view that the proposal would not constitute a material change of use. The occupancy level and use of the property would not be materially different from a C3 use, and the overall impacts of the use would likely be similar. The Council's legal team have also confirmed that a certificate can be issued.

8.6 Given the public interest in the case, Officers did some deeper case law research but only found further appeals which backed up the applicant's case. There were examples of dismissed appeals, but these were generally dismissed due to poor levels of information relating to the existing or proposed uses, which meant that no clear decision could be made, or in cases where the change of use would have been much more pronounced and intense whereby a more formal care home would have been created. No evidence to counter the applicant's position has been provided to Officers - with many of the objections received seemingly doing so based on statements on the applicant's website, which relate to a wide range of services they offer, rather than the application details itself. The statements made in some of the objections that the change of use should be considered material are therefore not considered to be backed up with relevant evidence. The applicant provided further information in response to the letters of representation received - clarifying that the accommodation would provide support to young people as a step towards independence who are moving on from other forms of support and accommodation.

8.7 It is concluded that the applicant has provided sufficient evidence in support of their application and the proposed use is deemed to be lawful and in accordance with S192 of the Town and Country Planning Act.

9. Human Rights

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

No charge under current schedule.

11. Planning Obligations

None.

12. Equalities and Diversities

None.

13. Conclusions

The proposal does not require planning permission and on this basis, it is recommended that a Certificate of Lawfulness can be issued.

14. Recommendation

In respect of the application dated 02.06.2025 it is recommended to Issue lawful certificate (Proposed).

15. Conditions / Reasons

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

I ISSUE LAWFUL USE CERTIFICATE: REASON

The proposal is not considered to constitute a material change of use and therefore does not require planning permission. On this basis a Certificate of Lawfulness can be issued.

INFORMATIVES

**I 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).

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
15/07/2025	Grant Conditionally	25/00497/FUL	Mr Mark & Paul Yeoman	Part single and part two storey rear and side extension with enlargement of existing garage & driveway	11 Braddons Hill Plymouth PL7 4RT	Luke Valentine
15/07/2025	Grant Conditionally	25/00750/FUL	Mr Gerhard Telloke	Side garage extension	12 Coleman Drive Plymouth PL9 9UN	Ethan Bell
16/07/2025	Agreed Condition Details	25/00806/CDM	Sixteen Management Ltd	Condition Discharge: Conditions 3 (Construction Traffic Management Plan) and 5 (External Maintenance Management Plan) of application 24/01520/FUL	16 - 20 North Street Plymouth PL4 8DL	Ms Abbey Edwards
16/07/2025	Grant Conditionally	25/00555/LBC	Parnell	Replacement roof coverings, leadwork, rainwater goods and windows, part-removal of chimney and various associated works, repairs and maintenance (part retrospective)	Middleton Lodge, 14 The Square Plymouth PL1 3JX	Miss Emily Godwin
16/07/2025	Grant Conditionally	25/00651/FUL10	Tamar Education Trust	Phased demolition of the existing school facilities and construction of purpose-built educational facilities	One School Global UK, Foulston Avenue Plymouth PL5 1HL	Mr Daniel Thorning
16/07/2025	Grant Conditionally	25/00729/FUL	Mr John George	Single storey rear extension with raised decking	2 Delgany View Delgany Drive Plymouth PL6 8AQ	Luke Valentine
16/07/2025	Grant Conditionally	25/00734/ADV	Barnaby LeBeau	5x Non-illuminated fascia signs	73 - 75 New George Street Plymouth PL1 1RP	Ethan Bell
16/07/2025	Grant Conditionally	25/00743/FUL	Mr James Reed	Proposed hardstand to the rear of the property to allow for disabled access	65 Reservoir Road Plymstock Plymouth PL9 8NL	Ethan Bell

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
16/07/2025	Grant Conditionally	25/00744/FUL	Mrs Samantha Barker	Replacement single storey rear extension	2 Abney Crescent Plymouth PL6 6LH	Cody Beavan
16/07/2025	Grant Conditionally	25/00762/ADV	Miss Victoria Sharp	1x illuminated fascia sign and 1x projection sign	6B Woolwell Crescent Plymouth PL6 7RB	Cody Beavan
16/07/2025	Grant Conditionally	25/00800/FUL	Mr Daniel Barritt	Installation of Helios Fire Suppression and Prevention System	Chelson Meadow Waste Reception Centre The Ride Plymouth PL9 7JT	Mr Sam Lewis
16/07/2025	Condition Discharge Split	25/00742/CDM	Mrs Sarah Lock	Condition Discharge: Conditions 5 (Deliveries and Servicing), 6 (External Seating Area) & 7 (Flood Emergency Plan) of application 23/01693/FUL	12 Quay Road Plymouth PL1 2JZ	Miss Amy Thompson
17/07/2025	Agreed Condition Details	25/00478/CDM	Kelly Grunnill	Condition Discharge: Condition 3 (HMMP) and Statutory Biodiversity Net Gain Plan Condition of application 24/00775/FUL	Land At Wixenford Saltram Estate Plympton PL7 1UH	Miss Amy Thompson
17/07/2025	Agreed Condition Details	25/00752/CDM	Mark Lovell	Condition Discharge: Conditions 5 (Renewable Energy) of application 24/00092/S73	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
21/07/2025	Agreed Condition Details	18/01209/CDM	Sherford New Community Consortium	Condition Discharge: Conditions 8 (Wildlife Bat Corridor), 17 (Implementation Plan - Biodiversity), 18 (Ecological Update Assessments and Review of the Vision Statement), 19 (Ecological Monitoring and Remediation Measures), 24 (Construction Environmental Management Plans (CEMPS)) and 26 (Construction Management Plan) of application 06/02036/OUT	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth	Mr Tom French

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
21/07/2025	Agreed Condition Details	25/00809/CDM	University Hospitals Plymouth NHS Trust	Condition Discharge: Condition 17 (Signage Strategy) of application 25/00381/S73	Derriford Hospital Derriford Road Plymouth PL6 8DH	Helen Blacklock
21/07/2025	Agreed Condition Details	25/00888/CDM	Owen Howells	Condition Discharge: Condition 3 (Louvre Details) of application 25/00155/FUL	Scott Building University Of Plymouth Drake Circus Plymouth PL4 8AA	Mr Sam Lewis
21/07/2025	Agreed Condition Details	25/00894/CDM	Ms Eve Somerville	Condition Discharge: Conditions 10 (Accessible and Adaptable dwellings) and 14 (Eastern Linkage) of application 21/02071/FUL	Land To The West Of Phase 9, Seaton Neighbourhood (Palmerston Heights) Plymouth	Mrs Janine Warne
21/07/2025	Grant Conditionally	25/00739/FUL	Mr Steven Skittrall	Single storey side extension and car port located on the northern edge	The Willows, Rock Hill Plymouth PL5 4NY	Cody Beavan
21/07/2025	Grant Conditionally	25/00786/ADV	Mr Mehmet Isik	Replacement signage above shop front	26 Morshead Road Plymouth PL6 5AH	Luke Valentine
22/07/2025	Grant Conditionally	25/00673/FUL	Mr Tom Gullis	Part change of use to Gym (Class E(d)) with retention of existing use (Class E(g)(iii)).	6 Galileo Close Plymouth PL7 4JW	Mr Macauley Potter
22/07/2025	Grant Conditionally	25/00801/FUL	Mt Roger Knight	Single storey extension with raised deck and associated steps (part retrospective)	118 Green Park Road Plymouth PL9 9LJ	Miss Emily Godwin
23/07/2025	Approved	25/00834/TCO	Jonathan Bushby	Fell one Yew tree	77A Mannamead Road Plymouth PL3 4SX	Alan Rowe
23/07/2025	Approved	25/00873/TCO	Mr Tim Lambie	Trimming Yew Trees to leave 20cm overhanging	18 Thorn Park Plymouth PL3 4TG	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
23/07/2025	Approved	25/00875/TCO	Mr John Mcconnell	Felling of T001,T007,T0013,T014.T1340 and red dot on map T0015. Lateral reduction works to give 2m clearance from buildings and 0.5m clearance around utility lines to G001,T002,T003,T004.T006. T1139 Selective reduction on SE limb by approximately 1.5m to reduce mechanical loading on union. G006 Crown raise over roads to give 6m clearance and 2.5m clearance above grassed/play areas.	Devonport High School For Boys Paradise Road Plymouth PL1 5QP	Alan Rowe
23/07/2025	Agreed Condition Details	25/00867/CDMLB	Mr Chris Duggan	Condition Discharge: Condition 13 (Main Entrance Door) of Listed Building Consent 23/00311/LBC	The Guildhall, Royal Parade Plymouth PL1 2EL	Helen Blacklock
23/07/2025	Non-material Minor Amendment Agreed	25/00887/AMD	University Hospitals Plymouth NHS Trust	Non-material amendment to 25/00381/S73: To Change the 'buff' coloured tarmac around the perimeter of the Building and the 'bracken' hydropave surface to rear seating area/amenity space to black top tarmac; and change the approved anti-terror bollards with anti-terror concrete vehicle defences, planters and seats.	Derriford Hospital Derriford Road Plymouth PL6 8DH	Helen Blacklock
23/07/2025	Grant Conditionally	25/00757/TPO	Mr Mark Ingall	Trim the 2 lower branches on the west side to within about 1 metre of the trunk.	10 Shackleton Court Plymouth PL5 3UL	Alan Rowe
23/07/2025	Grant Conditionally	25/00760/TPO	Mr James Edmonds	Tree Works	Grounds Of Former Marsh Mills China Clay Works Coypool Road Plymouth PL7 4QR	Alan Rowe
23/07/2025	Grant Conditionally	25/00794/TPO	Stuart and Vera Koehler -Lewis	T1 Wild Cherry - section fell to ground level. G2 - Hazel hedge - reduce in height to approximately 3 metres.	19 Hazel Grove Plymouth PL9 8DW	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
23/07/2025	Grant Conditionally	25/00797/TPO	T Evans	Tree T1 Holm Oak - remove. T3 Ash - remove. T4 and T5 Holm Oaks - reduce in height by 1m to leave a tree 9m. And reduce in crown spread on all sides by 1m to leave trees with crown spreads of 4m.	31 Coltness Road Plymouth PL9 8HA	Alan Rowe
23/07/2025	Grant Conditionally	25/00815/TPO	Mrs Carley Fallon	T1 Sycamore - Fell. G1 3x Sycamore - Reduce upper height by unto 2m back to previous points height from 10m to 8m lateral growth on Western side only, by 1-1.5m back to previous points, crown spread from 6m to 5m.	2 The Old Wharf Plymouth PL9 7NP	Alan Rowe
23/07/2025	Grant Conditionally	25/00816/TPO	Mike Flack	Prune overhanging branches to the back of the line of the fence from (1) Blackthorn and (2) Laurel.	5 Old Mill Court Plymouth PL7 2AJ	Alan Rowe
23/07/2025	Grant Conditionally	25/00828/TPO	Mrs Sarah Marner	T1 Ash- Fell	12 Beatty Close Plymouth PL6 6LJ	Alan Rowe
23/07/2025	Grant Conditionally	25/00829/TPO	Mr Jeff Boswell	T1 Sycamore, remove lower branch on west side over building, reduce upper crown height with lean on west side from 10m to 8.5, crown spread from 4m to 2.5m	16 Whitby Road Plymouth PL6 5LE	Alan Rowe
23/07/2025	Grant Conditionally	25/00830/TPO	Mr & Mrs Coultas	T1 Alder - Owners would fell and replant with a Silver Birch.	3 Blue Haze Close Plymouth PL6 7HR	Alan Rowe
23/07/2025	Refuse	25/00836/TPO	Tim Octon	Coppice the Hazel and Hawthorns and remove deadwood and ivy from the oak trees.	62 Shaw Way Plymouth PL9 9XH	Alan Rowe
24/07/2025	Agreed Condition Details	25/00831/CDM	Mr Jon Samuels	Condition Discharge: Conditions 3 (Construction Traffic Management Plan) and 4 (Flood Risk Assessment) of application 25/00520/GPD	1 Princess Street Ope Plymouth PL1 2EJ	Ms Abbey Edwards

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
24/07/2025	Grant Conditionally	25/00694/FUL	Mr & Mrs Bentley	Single storey rear extension with extension of decking and internal alterations along with the repositioning of the front door and creation of a hardstanding in the front garden	20 Grantham Close Plymouth PL7 1UL	Cody Beavan
24/07/2025	Grant Conditionally	25/00791/FUL	Mr Adam Harvey	Rear two-storey extension	59 Old Laira Road Plymouth PL3 6BL	Luke Valentine
24/07/2025	Grant Conditionally	25/00793/FUL	Mrs S Dalley	Installation of porch to the front of the property	18 Braemar Close Plymouth PL7 2FA	Cody Beavan
28/07/2025	Grant Conditionally	24/01308/FUL	Yvonne Harris	Refurbishment of existing Depot including partial demolition, new extension, alterations to external yard and parking areas	Electricity House Elliott Road Plymouth PL4 OSD	Ms Abbey Edwards
28/07/2025	Grant Conditionally	25/00476/FUL	Mr Williams	Single storey side and rear extension, front alterations, new enlarged driveway and access	5 Church Hill Road Plymouth PL9 9SE	Joanna Churchill
28/07/2025	Grant Conditionally	25/00603/LBC	Babcock International Group	Erection of scaffolding in connection with works to roof of the building (ref 24/01076/LBC)	N186, Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Jon Fox
28/07/2025	Grant Conditionally	25/00789/LBC	Andrew Spr	Replacement external door	Norbury Court, 10 Craigie Drive Plymouth PL1 3LL	Joanna Churchill
29/07/2025	Agreed Condition Details	24/01360/CDM	University Hospitals Plymouth NHS Trust	Condition Discharge: Condition 6 (Further Details Drop Off / Taxi Rank) of application 24/01661/S73	Derriford Hospital Derriford Road Plymouth PL6 8DH	Ms Marie Stainwright

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
29/07/2025	Agreed Condition Details	25/00621/CDM	University Hospitals Plymouth NHS Trust	Condition Discharge: Condition 3 (Traffic Management Plan) of application of 24/01655/FUL	Derriford Hospital Derriford Road Plymouth PL6 8DH	Ms Marie Stainwright
29/07/2025	Grant Conditionally	25/00528/FUL	Mr Graham Kittle	Proposed driveway on front/side garden	7 Southernway Plymouth PL9 8TB	Ethan Bell
29/07/2025	Grant Conditionally	25/00638/FUL	Mr David Day	EV charging point	33 Salcombe Road Plymouth PL4 7NE	Cody Beavan
29/07/2025	Grant Conditionally	25/00680/LBC	Mr Andy Collins	Listed building consent for various minor alterations to the property inc roof material on conservatory and levelling works/associated steps (retrospective)	2A Roborough Close Plymouth PL6 6AH	Cody Beavan
29/07/2025	Grant Conditionally	25/00707/ADV	Ms Sue Ponter	Powder coated aluminium non-illuminated tray sign and projecting sign with applied vinyls	131 Union Street Plymouth PL1 3HF	Ethan Bell
29/07/2025	Grant Conditionally	25/00790/FUL	Mr & Mrs Gilbert	Demolition of garage and erection of two-storey side extension	55 Slatelands Close Plymouth PL7 1XJ	Luke Valentine
30/07/2025	Agreed Condition Details	25/00980/CDM	Mark Lovell	Condition Discharge: Condition 8 (Contaminated Land) of application 23/01622/FUL	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
30/07/2025	Grant Conditionally	25/00716/FUL	Mrs Angela Perring	Front porch extension	3 Manadon Close Plymouth PL5 3DQ	Luke Valentine

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
30/07/2025	Grant Conditionally	25/00730/FUL	Ms Melanie Hajianni	Proposed side porch with enclosed rendered log store to front, and new stepped access to garden with adjusted external floor levels	13A Compton Avenue Plymouth PL3 5DA	Ethan Bell
30/07/2025	Grant Conditionally	25/00761/FUL	Mr Adam Rose	Demolish rear extension, new single storey rear extension. Rear deck. Single storey side extension.	134 Furzehatt Road Plymouth PL9 9JT	Joanna Churchill
30/07/2025	Grant Conditionally	25/00775/FUL	Mr Kevin Pascoe	Electric Vehicle Charging	26 Thirlmere Gardens Plymouth PL6 5HF	Cody Beavan
30/07/2025	Grant Conditionally	25/00776/S73	Julian Cooper	Variation of Condition 1 (Approved Plans) of application 24/00094/FUL to alter the roof height	Devonport Dockyard Saltash Road Keyham Plymouth PL2 2DQ	Cody Beavan
30/07/2025	Grant Conditionally	25/00792/FUL	Mrs Karen Sargison	Replacing the existing conservatory with a new single storey extension	68 Windermere Crescent Plymouth PL6 5HX	Cody Beavan
30/07/2025	Grant Conditionally	25/00802/FUL	Mr & Mrs Chitty	Addition of side glass pergola	44 Rockingham Road Plymouth PL3 5BW	Libby Hyndman
30/07/2025	Grant Conditionally	25/00822/FUL	Victoria Bentham	EV charger on front of house	32 Western Drive Plymouth PL3 6BQ	Cody Beavan
31/07/2025	Agreed Condition Details	25/00848/CDM	Mr Simon Lawrence	Condition Discharge: Condition 4 (CTMP) of application 21/02227/FUL	177 - 183 Grenville Road Plymouth PL4 9QD	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
31/07/2025	Grant Conditionally	25/00236/S73	Liam Lynch	Variation of conditions 1 (Temporary Use: Reinstatement) and 5 (Hours of Operation) of planning permission 20/02031/S73 to allow the current B8 use to continue for 5 years with amended hours of operation	186 - 190 Keyham Road Plymouth PL2 1RB	Mr Daniel Thorning
31/07/2025	Grant Conditionally	25/00418/FUL	Mrs Paice	Single storey side and front extension (part retrospective)	1 - 2 Winnicott Close Plymouth PL6 6JW	Mr Macauley Potter
31/07/2025	Grant Conditionally	25/00559/FUL	Mr Chris Harding	Permeable hardstand inc. excavation, retaining walls and associated works	174 Holmwood Avenue Plymouth PL9 9EX	Libby Hyndman
31/07/2025	Grant Conditionally	25/00767/LBC	Mrs Dayana Gonzalez Ojeda	New roof window (rear)	69 Church Road Plymstock Plymouth PL9 9AU	Joanna Churchill
31/07/2025	Grant Conditionally	25/00783/FUL	Mrs Sharon Gathercole	Proposed rear single storey extension	80 Powisland Drive Plymouth PL6 6AE	Luke Valentine
31/07/2025	Refuse	24/00371/FUL	Mr Darren Wills	Construction of 5no. affordable dwellings with associated parking.	Land Adj. To Wilmot Gardens Plymouth PL5 3TP	Mr Macauley Potter
01/08/2025	Refuse	25/00558/FUL	Mr Nigel Searles	Proposed engineering works to level rear garden	13 Reynolds Road Plymouth PL7 4PY	Mr Jon Fox
05/08/2025	Agreed Condition Details	25/00850/CDM	Miss Kelly Grunnill	Condition Discharge: Conditions 4 (Construction Traffic Management Plan), 6 (Construction Environmental Management Plan), 7 (Tree Mitigation), 8 (Cellweb Details), 9 (Landscape and Ecological Management Plan) & 13 (Landscape Details) of application 24/00775/FUL	Land At Wixenford Saltram Estate Plympton PL7 1UH	Miss Amy Thompson

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
05/08/2025	Grant Conditionally	25/00359/FUL	Mr Richard Barker	Single storey rear extension and conversion of loft space to provide two additional bedrooms for existing HMO	16 Grafton Road Plymouth PL4 6QR	Miss Emily Godwin
05/08/2025	Grant Conditionally	25/00473/FUL	Mr Terry Purse	Two floor extension to the rear of the property	43 Colston Close Plymouth PL6 6AY	Luke Valentine
05/08/2025	Grant Conditionally	25/00626/FUL	Persimmon Home Ltd	Removal and replacement of existing combustible cladding and external wall elements with new non-combustible alternatives and associated works.	Pinnacle Quay 4 Harbour Avenue Sutton Plymouth PL4 0BJ	Miss Emily Godwin
05/08/2025	Grant Conditionally	25/00684/FUL	Mr Tony Deacon	Conversion of care facility (Class C2) to 4no. dwellings (Class C3), inc. removal of conservatory (part retrospective)	50 Dunstone Road Plymstock Plymouth PL9 8SF	Mr Sam Lewis
06/08/2025	Grant Conditionally	25/00841/LBC	Mrs Amelia Bray	Removal of existing garden door/section of wall and replace with a garage-style door	16 Athenaeum Street Plymouth PL1 2RH	Mr Sam Lewis
07/08/2025	Agreed Condition Details	25/00821/CDM	Urban Splash	Condition Discharge Condition 5 (Landscape Design Proposals) of application 19/00675/S73. Change of surfacing material to the Reservoir car park to a reinforced gravel	Melville Building Royal William Yard Plymouth PL1 3RP	Miss Katherine Graham
07/08/2025	Grant Conditionally	25/00765/FUL	Mr James Ponting	Erection of ground floor retail unit (Class E), a flat at first floor level (Class C3), and a rear single storey storage unit (Class B8); inc. access and parking arrangements	Land Adjacent To 27A Stuart Road Plymouth PL3 4EB	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/08/2025	Tree Split Decision	25/00758/TPO	Cumberland Park Gardens Management Limited	G002 - Remove western lowest limb back to branch collar G003 - Re-Pollard Ash G004 - Reduce eastern crown spread overhanging to 5m away from property gardens on the east side. G005 - Remove Epicorminc growth up to the break of the crown. G006 - Remove hung up branch in Alder tree. G013 - Prune to clear property ascertaining 1m clearances. T007 Reduce crown spread on eastern limb to 5m. Remove cankered limb on north side. T004 - Improve form by reducing in height to 10m. Reduce crown spread on Southern, south eastern and southwestern aspects to 6m. T002 - Reduce broadly spreading limb southside over car park to 9m. T010 - Pollard Ash tree. T011 - Reduce eastern crown spread to 6m over property gardens. T012 - Fell cherry tree and replant. T013 - Fell tree.	1 Mills Road Plymouth PL1 4NF	Alan Rowe
08/08/2025	Approved	25/00898/TCO	Mr Jack Burns	T1 - Goat willow, Salix caprea. Pollard the tree to a height of 8m	Spring Cottage, Back Lane Plymouth PL7 1TH	Alan Rowe
08/08/2025	Non-material Minor Amendment Agreed	25/00457/AMD	Balance Power Projects Limited	Non-material Amendment: Alteration to conditions attached to application 22/01922/FUL	Agricultural Land To The West Of Tamerton Road / Belliver Way Roborough Plymouth PL6 7BQ	Mr Jon Fox
11/08/2025	Agreed Condition Details	25/00826/CDM	Classic Builders (South West) Ltd	Condition Discharge: Conditions 12 (External Materials) and 18 (Details of Enclosure and Screening) of application 17/01216/FUL	Land Off Colebrook Road Plympton Plymouth	Mrs Katie Saunders
11/08/2025	Grant Conditionally	25/00635/FUL	Mr Steve Jackson	Demolition of conservatory and addition of two-storey side extension and single storey rear extension	26 Furzeacre Close Plymouth PL7 5DZ	Luke Valentine

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
11/08/2025	Grant Conditionally	25/00799/FUL	Liam Babcock	Proposed roof replacement, new rainwater hoppers / downpipes, external metal access staircase with security gate and roof mounted perimeter guard rails.	Post Box 136M, Rnad Bullpoint Kinterbury Road Plymouth PL5 1ER	Mr Macauley Potter