



#plymplanning

**Oversight and Governance**

Chief Executive's Department  
Plymouth City Council  
Ballard House  
Plymouth PL1 3BJ

Please ask for Elliot Wearne-Gould  
T 01752 668000  
E [democraticservices@plymouth.gov.uk](mailto:democraticservices@plymouth.gov.uk)  
[www.plymouth.gov.uk/democracy](http://www.plymouth.gov.uk/democracy)  
Published 09 September 2025

## PLANNING COMMITTEE

Thursday 18 September 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.

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

The Council is a data controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with authority's published policy.

You can watch any of our webcast meetings on [YouTube](#). For further information on attending Council meetings and how to engage in the democratic process please follow this link – [Get Involved](#)

**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 21 August 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 exceed 50 words in length and the total length of time allowed for public questions shall not exceed 10 minutes. Any question not answered within the total time allowed shall be the subject of a written response.

#### 6. Planning Applications for consideration

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

##### 6.1. 25/00852/FUL - 38 North Hill Plymouth PL4 8ET (Pages 5 - 20)

Applicant:	Mr Justin Bryce
Ward:	Drake
Recommendation:	Grant Conditionally

##### 6.2. 25/00869/FUL - 6 Tor Crescent Plymouth PL3 5TW (Pages 21 - 28)

Applicant: Mr David Harris  
Ward: Peverell  
Recommendation: Grant Conditionally

**7. Planning Application Decisions Issued (Pages 29 - 40)**

The Service Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued from 12 August 2025 to 08 September 2025 including –

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- 3) Applications withdrawn;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

Please note that these Delegated Planning Applications are available to view online at:  
<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

**8. Appeal Decisions (Pages 41 - 42)**

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

**9. Exempt Business**

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

This page is intentionally left blank

## **Planning Committee**

**Thursday 21 August 2025**

### **PRESENT:**

Councillor Stevens, in the Chair.

Councillor Penrose, Vice Chair.

Councillors Freeman, Goslin, Loveridge, McNamara, P.Nicholson, Simpson (Substitute for Councillor Allen), Steel (Substitute for Councillor M.Smith) and Tuohy.

Apologies for absence: Councillor Mrs Bridgeman.

Also in attendance: Emily Godwin (Planning Officer), Katherine Graham (Strategic Developments Manager), Kelly Wareing (Historic Environment Officer), Natalie Gloyn (Lawyer), Olivia Jones (Natural Infrastructure Officer), Sam Lewis (Planning Officer), Elliot Wearne-Gould (Democratic Advisor) and Jake Metcalfe (Democratic Advisor).

The meeting started at 4.00 pm and finished at 5.34 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.*

#### **21. Declarations of Interest**

There were no declarations of interest made by members.

#### **22. Minutes**

The Committee agreed the minutes of the meeting held on 24 July 2025 as a correct record.

#### **23. Chair's Urgent Business**

There were no items of Chair's urgent business.

#### **24. Questions from Members of the Public**

There were no questions from members of the public.

#### **25. 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.

26. **25/00215/FUL - 1 Pound Street Plymouth PL1 3RH**

Applicant: Mr Peter Sach  
Ward: St Peter and the Waterfront  
Decision: Application GRANTED Conditionally

Emily Godwin (Planning Officer) delivered the report.

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

For (10)  
Councillors: Freeman, Goslin, Loveridge, McNamara, P.Nicholson, Penrose, Simpson, Steel, Stevens and Tuohy.

Against (0)

Abstentions (0)

Absent / Did Not Vote (3)  
Councillors: Bridgeman, Darcy and McCarty.

27. **25/00214/LBC - 1 Pound Street Plymouth PL1 3RH**

Applicant: Mr Peter Sach  
Ward: St Peter and the Waterfront  
Decision: Application GRANTED Conditionally

Emily Godwin (Planning Officer) delivered the report.

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

For (10)  
Councillors: Freeman, Goslin, Loveridge, McNamara, P.Nicholson, Penrose, Simpson, Steel, Stevens and Tuohy.

Against (0)

Abstentions (0)

Absent / Did Not Vote (3)  
Councillors: Bridgeman, Darcy and McCarty.

28. **25/00220/FUL - Hoe Park, Armada Way The Hoe Plymouth PL1 2PA**

Applicant: Brittany Whitelegg  
Ward: St Peter and the Waterfront  
Decision: GRANTED Conditionally

Emily Godwin (Planning Officer) delivered the report.

Councillor Sally Haydon (Cabinet Member for Community Safety, Libraries, Events, Cemeteries and Crematoria) spoke to the application on behalf of the applicant.

In response to questions, clarifications were provided by Kelly Wareing (Historic Environment Officer) and Olivia Jones (Natural Infrastructure Officer).

Following discussions, the Committee agreed to grant the application conditionally, subject to the amendment of condition 5, Environmental Management Plan, to include:

- vii. An agreement of any sensitive dates/times that the Council would require the wheel operation to cease.

For (10)

Councillors: Freeman, Goslin, Loveridge, McNamara, P.Nicholson, Penrose, Simpson, Steel, Stevens and Tuohy.

Against (0)

Abstentions (0)

Absent / Did Not Vote (3)

Councillors: Bridgeman, Darcy and McCarty.

29. **25/00788/PRUS - 68 Craven Avenue Plymouth PL4 8SW**

Applicant: Keys Group Ltd  
Ward: Sutton and Mount Gould  
Decision: Issue lawful certificate (GRANTED)

Sam Lewis (Planning Officer) delivered the report.

Councillor Chris Cuddihee spoke to the application as Ward Councillor.

Mr Mike Spencer (Keys Group) spoke as agent of the applicant.

Following discussions, the Committee agreed to issue the Lawful Development Certificate.

For (10)

Councillors: Freeman, Goslin, Loveridge, McNamara, P.Nicholson, Penrose, Simpson, Steel, Stevens and Tuohy.

Against (0)

Abstentions (0)

Absent / Did Not Vote (3)

Councillors: Bridgeman, Darcy and McCarty.

30. **Planning Application Decisions Issued**

The Committee noted the report from the Service Director for Strategic Planning and Infrastructure on decisions issued for the period 15 July 2025 to 11 August 2025.

31. **Appeal Decisions**

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

32. **Exempt Business**

There were no items of exempt business.



# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	25/00852/FUL	<b>Item</b>	01
<b>Date Valid</b>	25.06.2025	<b>Ward</b>	DRAKE
<b>Site Address</b>	38 North Hill Plymouth PL4 8ET		
<b>Proposal</b>	Erection of two storey extension to extend adjacent purpose built student accommodation (24/00646/FUL)		
<b>Applicant</b>	Mr Justin Bryce		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	20.08.2025	<b>Committee Date</b>	18.09.2025
<b>Extended Target Date</b>	N/A		
<b>Decision Category</b>	Councillor Referral		
<b>Case Officer</b>	Ms Abbey Edwards		
<b>Recommendation</b>	Grant Conditionally		



The application has been referred to the Planning Committee by Councillor Ricketts.

### **1. Description of Site**

This application relates to No. 38 North Hill, a mid-terraced, single storey commercial unit, constructed in the mid-19th century. The building is currently in use as a Barbers (Use Class E). No. 40-42 North Hill, immediately north of the site, has recently gained permission for its change of use and conversion to purpose built student accommodation (16 bed). No. 34-36 North Hill, immediately south of the site, is a double fronted café.

The internal layout of No. 38 North Hill has not been surveyed as this planning application seeks to construct two floors above the unit but does not propose any changes to the commercial unit itself.

The surrounding area is mixed-use in character. This includes a range of commercial units along North Hill (offices, shops, cafes, bars and solicitors), student accommodation and residential

dwellings. Residential is the predominant use in the wider locality. The site is within walking distance to Mutley Plain District Centre and the City Centre, is well served by public transport and is considered a sustainable location.

### **2. Proposal Description**

This full planning application is for the erection of a two-storey extension above No. 38 North Hill.

This is to provide an extension to the purpose built student accommodation at 40-42 North Hill which is currently under construction. The proposed development would provide 6 additional studio bedrooms, split across the two floors.

### **3. Pre-application Enquiry**

None.

### **4. Relevant Planning History**

90/03622/FUL - Change of use of basement and ground floor to café/restaurant

84/02694/FUL - Alterations and extension to sale rooms - Granted conditionally

83/00831/FUL - Extension of car port - Granted conditionally

82/03605/FUL - Conversion of Auction Rooms into Estate Agent's Office - Granted conditionally

40-42 North Hill

24/00646/FUL - Change of use, conversion and extension of existing building to provide purpose built student accommodation - Grant conditionally

24/01469/CDM- Condition Discharge: Conditions 3 (Drainage), 4 (Construction Traffic Management Plan), 5 (Dilapidation Survey), 6 (Landscaping), 7 (LEMP), 8 (Materials), 9 (Maintenance Schedule), and 10 (Ecological Mitigation) of application 24/00646/FUL - Condition details agreed

25/00219/S73 - Variation of Conditions 1 (Approved Plans) and 13 (As-Built SAP Assessment) of application 24/00646/FUL to replace aluminium framed windows on upper floors with UPVC, remove air source heat pumps and provide additional solar PV panels - Refused

### **5. Consultation Responses**

Highway Authority- No objection, conditions recommended

Public Protection team - No objection, conditions recommended

Urban Design - No objection subject to further consideration around design

Natural Infrastructure team - No objection subject to conditions

University of Plymouth - No comments received

Designing out Crime Officer - No objection subject to compliance with the Student Management Plan approved under application 24/00646/FUL

Lead Local Flood Authority - No objection, conditions recommended

Natural England - Site of Special Scientific Interest (SSSI) Impact Risk Zones - Recreational Impacts (Standing Advice)

### **6. Representations**

One letter of representation was received, objecting to the proposed development on the grounds that building student flats would damage the atmosphere of North Hill.

The application was referred to Planning Committee by a local ward Member, objecting to the application on the basis that the proposed development would amount to overdevelopment and this would be detrimental to the visual impact of the historic North Hill landscape.

## **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, the Plymouth & South West Devon Joint Local Plan (JLP) 2014 - 2034 is part of the development plan for Plymouth City Council. The Plymouth & South West Devon Supplementary Planning Document sets out guidance relating to the implementation of the policies of the JLP.

The relevant policies and/or provisions of the following documents also have the potential to be material to the consideration of the application: National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guidance, the Plymouth and South West Devon Supplementary Planning Document (SPD) 2020, the Plymouth and South West Devon Climate Emergency Planning Statement (CEPS) 2022, and the Joint Local Plan Five Year Review Report, 2024.

Following adoption of the Joint Local Plan, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG) of their choice to monitor the Housing Requirement at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the Five-Year Housing Land Supply (5YHLS) assessment. A letter from MHCLG to the Authorities was received on 13 May 2019 confirming the change. On 12 December 2024 the Ministry of Housing, Communities and Local Government published the HDT 2023 measurement. This confirmed the Plymouth, South Hams and West Devon's joint measurement as 113% and there are no policy consequences.

A 5% buffer is required to be applied for the purposes of calculating a five-year housing land supply at the whole plan level. As a result of the new standard method set out in national planning practice guidance, and the housing provisions of the NPPF, the combined authorities are only able to demonstrate a 2.53year housing land supply. This means that the presumption in favour of sustainable development set out in paragraph 11d applies for decision-making purposes, and that planning permission should be granted unless the specific circumstances set out in sub-points (i) or (ii) in paragraph 11d are satisfied.

## **8. Analysis**

8.1 This application has been considered in the context of the development plan, the Framework and other material considerations as set out in Section 7.

### **Need for housing development**

8.2 The publication of the updated NPPF on 12th December 2024, alongside new guidance, sets out a new standard method to calculate local housing need with the clear aim of increasing housing delivery nationally. Policy SPT3 (Provision for new homes) of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) (JLP) sets an overall housing requirement for the JLP Plan Area of 26,700 dwellings (net), which is 1,335 per annum for the Plan Period between 2014 and 2034.

8.3 The new standard method, however, identifies a housing need for the Plan Area of 2,643 dwellings per annum. The LPA therefore accepts that, given the provisions of NPPG (Paragraph: 062, Reference ID: 61-062-20190315, Revision Date: 15/03/2019) and paragraph 34 of the NPPF, that SPT3 is now out of date.

8.4 The extent of the shortfall in relation to the 5YHLS is such that significant weight needs to be given to it in the planning balance.

### Principle of Development

8.5 Paragraph 63 of the National Planning Policy Framework states that the need for housing should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

8.6 This application is for an extension to the consented purpose built student accommodation at 40-42 North Hill, currently under construction. The consented scheme comprises of 16 studio bed spaces plus communal areas.

8.7 The intention is that the development under consideration would read as a seamless continuation of the neighbouring student accommodation development, providing 6 additional bed spaces.

8.8 Officers note that the City can no longer demonstrate a 5 year land supply and this application would contribute to the City's housing figures, through the provision of alternative residential use, in the form of student accommodation. As stipulated in Policy DEV12, it is preferable that student needs are met as far as possible in purpose built student accommodation (PBSA) as this reduces the need to convert more housing that is currently available for families and can enable the re-purposing of existing HMOs currently occupied by students. Officers have given this significant weight in the consideration of this application.

8.9 The Joint Local Plan identifies site allocations in the City Centre which make a provision for purpose built student accommodation (PBSA). The application site is not within an allocated site and therefore must be assessed against the policy criterion of DEV12 (Purpose Built Student Accommodation in the Plymouth Policy Area).

8.10 Policy DEV12 recognises that there is a need to provide accommodation for students and it is preferable that student needs are met as far as possible in purpose built student accommodation (PBSA) as this can; reduce the need to convert more housing that is currently available for families, create sustainable locations for student accommodation which reduces the need to travel in areas that serve the needs of students and provide a stock of well-managed, secure and regulated environments that will minimise the impact on amenity on other households in residential neighbourhoods. The Policy also seeks to prevent an oversupply and excessive concentrations of student accommodation in one locality.

8.11 This report will now go through each of the Policy DEV12 criteria.

### 1. The development meets an identified need for the type of accommodation proposed

8.12 During the assessment of the consented scheme, the Applicant provided substantial information to demonstrate an identified need for purpose built student accommodation. Submitted data demonstrated an increase in student enrolment numbers within Plymouth from 2019/20 to 2022/23. It was noted that in March 2023, Council figures show the total full time student enrolment numbers for 2022/23 were 24,824 across the 3 universities in Plymouth. As of the 31st March 2023, there were 7,197 PBSA bed spaces in the City with 556 bed spaces under construction, and planning permission (not started) for a further 270 spaces. Comparing these numbers against student

enrolment numbers, it is noted that at least 68% of students do not have access to PBSA. It is noted that the Applicant's existing student accommodation supply is oversubscribed and has been fully let for the past 26 years.

8.13 The submitted information also highlighted a demonstrable increase in the desirability of PBSA, evidenced through an increase in students at the University of Plymouth choosing to live in private sector halls accommodation (43% increase in 2021/22 compared with 2020/21). This is noted to be likely due to the advantages of PBSA including security, social interactions and on-site management.

8.14 This aligned with comments provided by the University of Plymouth's Head of Facilities and local lettings agent who noted they are experiencing a higher proportion of students now selecting purpose-built student accommodation beyond their first year of study, a gradual migration of students from less suitable HMO houses in the City to purpose built student accommodation and a continual high demand for student accommodation more generally, which is expected to increase as Plymouth University enrolment numbers are predicted to grow in the coming years.

8.15 Officers consider the above information remains relevant and adequate for the purpose of identifying the need for purpose built student accommodation for this application.

2. The development is in an appropriate location, which is easily accessible to university/college facilities by sustainable modes of transport.

8.16 The application building is located a 4-minute walk from Plymouth University and a 7-minute walk from Plymouth College of Art. The building sits on North Hill, a key strategic route into the City where there are a number of bus links to the University of St Mark and St John (1A, 1, 42A/C) averaging around 36 minute travel time. The development is therefore considered to be in an appropriate location.

3. The proposal does not result in an excessive concentration of student accommodation in one locality

8.17 There are a number of PBSA and student bed spaces within the local area and this application will add to the concentration. There are currently no family dwellings immediately adjacent to the site. There are family dwellings located within Skardon Place, above commercial units at 46 - 54 North Hill and within Bedford Terrace and the surrounding streets.

8.18 The proposal seeks to provide 6 student bed spaces which is not considered a significant increase in student numbers, particularly when taking into consideration the busy North Hill location. Officers appreciate the number of student bed spaces are generally higher in this location compared to other areas of the City but note that this is not uncommon in areas adjacent to Universities.

8.19 Given the limited scale of development and separation to family dwellings, Officers do not consider this would warrant a refusal of the application on the grounds of excessive concentration, in line with criteria 3 of DEV12.

4. The proposal does not result in a harmful loss of an existing use

8.20 This proposal does not result in the loss of an existing use.

5. The layout, design and facilities provided within the development is of a high standard and meet identified student needs including adequate laundry provisions, communal space and social learning facilities

8.21 The proposed studios measure between 21-25sqm in size. This is comparable to existing purpose built student accommodation developments within the City. The students would benefit from the large communal area within the basement of 40-42 North Hill which comprises of a seating area, dining area, games room, cinema room and laundry room.

8.22 Daylight and outlook to the rear studios is somewhat restricted due to the constrained nature of the site. However, Officers acknowledge secondary windows have been provided and consider outlook and daylight to these rooms wouldn't be such as to warrant a refusal of the application.

8.23 There is no external amenity space proposed, however, it is acknowledged that the site is located within a densely developed urban area and Officers consider the absence of external amenity space is mitigated by the site's close proximity to Drake's Place (1 minute walking distance) and Beaumont Park (11 minutes walking distance).

8.24 Information relating to noise has been provided which states the building will be designed to achieve the internal noise levels as set out within British Standard 8233:2014. This is accepted and it is recommended that this is conditioned.

8.25 Overall, Officers consider the development would provide good quality living accommodation for students.

6. The development does not conflict with adjacent uses or the general amenity of the surrounding area

8.26 The application building would form an extension to existing student accommodation and the surrounding area contains a mix of commercial and residential uses. It is considered that the proposal would not conflict with these uses.

7. Appropriate management plans are submitted ensuring that a positive and safe living environment is created for students and to minimise the potential negative impacts on the local community

8.27 A student management plan was submitted and approved as part of the consented scheme at 40-42 North Hill. This contained measures including CCTV, video door entry systems and a regular presence on site by the management team and maintenance staff. The plan also referred to collaborative working with Student Minds, a government charity to support student's mental health and Safe Space Alliance, to enhance security. The security plan will be put in place and consultation with the Local Ward Councillors will take place prior to its implementation.

8.28 An updated management plan is required which will take account of the additional bed spaces proposed under this application. This is recommended to be secured via condition.

8. Detailed arrivals plans are submitted ensuring that adequate facilities are in place to accommodate vehicular movements in particular at the start and end of terms

8.29 The management company seeks to utilise two existing parking spaces within Bedford Terrace to facilitate student arrivals, with arrival dates staggered to alleviate pressure on the local highway. This should be set out within an updated travel plan and student management plan, both of which have been recommended to be secured via condition.



9. All proposals are future proofed in terms of design to support potential alternative uses as appropriate.

8.30 Layout options have been provided which demonstrate how the additional units could be reconfigured to create residential flats. Officers consider the site could be capable of conversion to alternative residential uses without significant intervention.

10. The levels of on street parking required can be reasonably accommodated or regulated through parking control measures

8.31 The Local Highway Authority note the site is located within a sustainable area of the city within close proximity of the train station, bus stops and cycle routes. The site is adjacent to three controlled parking zones C, D and J and residents would not be eligible to obtain parking permits or visitor tickets for these zones. An informative has been added to alert the Applicant that if the zones were to be extended, the property would be excluded from obtaining parking permits or visitor tickets. This would limit the opportunity for overspill on-street parking in the area. For these reasons, the Highway Authority consider the site could be deemed car free.

8.32 There are a number of public car parks within the locality which can be used by students, staff and contractors.

8.33 As noted above, there are two existing vehicle parking spaces adjacent to the building, within the Applicant's ownership that will be utilised for student arrivals and departures. Officers acknowledge that these two spaces currently serve other developments and therefore there is likely to be pressure on them at particular times. However, this would be mitigated through the student management plan.

8.34 Officers recommend a construction traffic management plan is conditioned to ensure the traffic impacts associated with the construction phase of the works do not lead to adverse impacts on the highway. The Highway Authority team recommend a highway dilapidation survey is submitted via condition, however, Officers note a survey has been submitted for the consented scheme and this proposal would likely provide a continuation of this.

11. There is adequate storage for recycling/refuse and cycles

8.35 In line with the Plymouth and South West Devon SPD, 6 additional cycle spaces should be provided within the building. The cycle store within the consented scheme has been increased in size to accommodate this and Officers consider this to be acceptable.

8.36 The development will utilise the approved refuse storage (four 2,200 litre bins for recycling and general waste) which are to be housed in timber bin stores.

8.37 Overall, Officers consider the proposal complies with the criteria of Policy DEV12 and the guidance contained within the Plymouth and South West Devon SPD.

Design

8.38 The intention is to maintain a seamless continuation of the consented development at 40-42 North Hill. The proposed extension would match the material palette, window proportions, and articulation of the approved scheme. Officers support this approach and consider the submitted plans achieve this.



8.39 The proposed plans provide an appropriate level of modelling and interest for the southern elevation and this would not prevent future development of the remainder of the terrace.

8.40 Whilst render is generally discouraged due to City wide issues with staining, following Officer discussions, the colour of the proposed render has been changed from white to a more stain forgiving grey. Officers consider this plus an external materials maintenance plan, which is recommended to be conditioned, sufficiently addresses the concerns.

8.41 Officers discourage the use of uPVC window frames on the extension as this is not consistent with what was approved on 40-42 North Hill. Officers consider a condition would need to be attached for full details of external materials and this would then be dealt with at condition discharge stage.

8.42 Overall, with the addition of conditions as outlined above, the proposed design complies with Joint Local Plan Policy DEV20.

### Drainage and Flooding

8.43 The application site is located within Flood Zone I and is considered to be at low risk from fluvial and tidal flooding. The site is at low risk from surface water flooding. Unmanaged surface water run-off from this site has the potential to increase surface water flooding downstream.

8.44 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. There are no SWW surface water sewers in the vicinity of the site. There is a SWW combined sewer running through the site.

8.45 There will be no increase in impermeable area as a result of the development. The Lead Local Flood Authority raise no objection to the proposal subject to the submission of details relating to the existing and proposed surface water drainage system and written confirmation from South West Water approving the proposed connection to the combined sewer. Both of these aspects are recommended to be conditioned, and the proposal is then considered to comply with Policy DEV35 of the Joint Local Plan.

### Climate Emergency

8.46 The development would provide an extension to the consented scheme which seeks to use sustainably sourced materials where possible and incorporates renewable energy solutions such as solar PV panels and air source heat pumps to meet energy demands. As the proposed development would provide additional roof space, the Applicant has agreed to additional solar PV panels, the details of which should be submitted via condition. With the addition of conditions, Officers are of the view that the development complies with Policy DEV32 of the Joint Local Plan and would contribute to the City's climate emergency initiatives.

### Biodiversity Net Gain

8.47 This application was submitted after the national biodiversity net gain requirement came into effect for minor development. However, as the site does not contain any priority habitat and/or less than 25sqm of other habitat, the development is considered 'de minimise' and is therefore exempt from the requirement.

### HRA

8.48 The site underwent a Habitats Regulation Assessment by the Natural Infrastructure Team, which concluded that the application would have significant effect, without any avoidance or mitigation measures, on European and Internationally Protected sites. However, the effects are within those detailed in the Tamar Estuaries Management Plan and the Yealm Estuary Environment Management Plan and there is no significant impact on the protected sites.

## **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 development will be CIL liable.

## **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 have not been requested to mitigate the impact of development.

## **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. Officers consider that this application will not cause discrimination based on gender, age or 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 conclude that the proposed extension, which would provide an additional 6 bed spaces to the consented student accommodation at 40-42 North Hill, accords with the Joint Local Plan, Plymouth and South West Devon SPD and the National Planning Policy Framework. The application is therefore recommended for conditional approval.

## **14. Recommendation**

In respect of the application dated 25.06.2025 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**

Proposed Ground Floor 9007E-DR-A-00-1100 Rev A received 08/08/25

Proposed Roof Plan 9007E-DR-A-03-1102 Rev A received 08/08/25

Proposed South Elevation 9007E-DR-A-X-1210 Rev A received 08/08/25

Proposed West Elevation 9007E-DR-A-X-1211 Rev A received 08/08/25

Proposed First and Second Floor 9007E-DR-A-X-1101 Rev D received 03/09/25

Site Location Plan and Site Block Plan 9007E-DR-A-X-1000 Rev C received 03/09/25

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: PROVISION OF DRAINAGE WORKS**

### **PRE-COMMENCEMENT**

No development shall take place until details of the existing and proposed surface water drainage system have been submitted to and approved in writing by the Local Planning Authority. SWW should be consulted for any drainage strategy that proposes to connect to the existing SWW combined sewerage system and written confirmation from SWW should be submitted.

A construction environment management plan incorporating method statements should be submitted to demonstrate how the new drainage system and water environment is protected during the demolition and construction phase.

Reason:

To reduce the risk of flooding to and from the development, and minimise the risk of pollution of surface water by ensuring the provision of satisfactory surface water management in accordance with Policies DEV2 and DEV35 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

Justification: Necessary because of the essential need to ensure the drainage provisions within the development are adequately provided for before development.

## **4      CONDITION: CONSTRUCTION TRAFFIC MANAGEMENT PLAN**

### **PRE-COMMENCEMENT**

The development works hereby proposed shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The said CTMP shall be submitted prior to the commencement of the development works and shall include details relating to the detailed programme of works, details of construction vehicle movements including number, type and size of vehicles; construction operation hours; routes being used by construction vehicles and contractors parking arrangements. The development works hereby proposed shall be carried out strictly in accordance with the approved CTMP.

Reason:

To ensure that the traffic impacts associated with the construction phase of the works does not lead to adverse impacts upon the operation of the Local Road Network in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan

Justification: Necessary to ensure traffic impacts associated with the construction works are managed.

## 5 **CONDITION: EXTERNAL MATERIALS**

### PRE-DPC

Notwithstanding the approved elevation plans, development shall not proceed past damp proof course, until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

## 6 **CONDITION: MAINTENANCE SCHEDULE**

### PRE-DPC

Development shall not proceed past damp proof course until a Maintenance Schedule for the exterior of the building has been submitted to and approved in writing by the Local Planning Authority. The said Maintenance Schedule will provide details relating to how all external materials shall be maintained in a good, clean condition and appearance for the building's lifetime and how any problems with corrosion, discolouration, weathering, or other defects will be rectified promptly. Once approved, the building shall be operated in accordance with the approved schedule.

Reason:

To ensure that the appearance of the building remains satisfactory throughout its lifetime and that the building is in keeping with the standards of the vicinity in accordance with Policy DEV20 of the Plymouth & South West Devon Joint Local Plan and the National Planning Policy Framework.

## 7 **CONDITION: CYCLE PROVISION**

### PRE-OCCUPATION

The residential accommodation hereby approved shall not be occupied until space has been laid out within the site in accordance with approved plan 9007E-DR-A-00-1100 REV A for 6 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

## 8 **CONDITION: TRAVEL PLAN**

### PRE-OCCUPATION

The development hereby permitted shall not be occupied until a Residential Travel Plan (RTP) has been submitted to and approved in writing by the Local Planning Authority. The RTP shall seek to encourage residents and visitors to use modes of transport other than the private car to get to and from the site. It shall also include details of the measures/initiatives that will be implemented in order to secure the modal shift targets, an agreed arrangement for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation. From the date of occupation, the developer shall operate the approved Residential Travel Plan. The applicant should contact the Sustainable Transport Team within Strategic Planning and Infrastructure for site-specific advice prior to preparing the Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

## **9      CONDITION: AS-BUILT SAP ASSESSMENT**

### **PRE-OCCUPATION**

Prior to the occupation of the development hereby approved, an as-built SAP Assessment shall be submitted to and approved in writing by the Local Planning Authority which demonstrates that the scheme has achieved regulated carbon emissions levels of 20% less than that required by Building Regulations Part L.

Details of Solar PV panels and their location shall be submitted to and approved in writing by the Local Planning Authority. The panels shall be provided for prior to occupation of the development hereby approved and thereafter be retained.

Reason:

To ensure that the scheme provides sustainable and low carbon development in line with policy DEV32 of the Plymouth and South West Devon Joint Local Plan and the Plymouth and South West Devon Climate Emergency Planning Statement (2022).

## **10     CONDITION: MANAGE STUDENT ACCOMMODATION**

### **PRE-OCCUPATION**

Prior to occupation of the development hereby approved, a management plan for the operation of the accommodation, which shall include contact details (including postal address, email address and telephone number) of the person to be contacted regarding any issues arising from the use of the building or its curtilage and shall include a commitment to keep this information up to date, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall thereafter be adhered to strictly at all times. Consultation with Local Ward Members shall be carried out prior to implementation of the plan.

The management plan shall be adhered to strictly at all times.

Reason:

In the interests of resident's safety, local amenity and to provide a ready point of contact for any person who needs to address an issue in relation to the use of the property, in accordance with

Policies DEV2 and DEV10 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

**11 CONDITION: DROP-OFF CAR PARKING PROVISION**

**PRE-OCCUPATION**

The building shall not be occupied until the drop off space shown on the approved plans has been brought into use in accordance with the approved details and details regarding the management and enforcement measures for the drop-off spaces have been submitted to and approved in writing by the Local Planning Authority.

That area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan.

**12 CONDITION: BIN STORAGE**

**PRE-OCCUPATION**

The development hereby approved shall not be occupied until the bin storage area shown on the approved plan (9007E-DR-A-00-1100 REV A ) has been made available for use. The bin storage area shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority. Waste and recycling bins shall be stored in this area at all times except for collection day.

Reason:

To prevent street clutter and polluting effects from refuse storage in accordance with Policies DEV1, DEV2 and DEV31 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

**13 CONDITION: STUDENT BEDROOMS**

No more than 6 student rooms within the application building shall be used as bedrooms. The Local Planning Authority must give written approval to any variation of this requirement.

Reason:

The proposed layout, together with the use of the remaining rooms for communal facilities has been assessed and considered acceptable in planning terms and any other arrangement would need to be assessed on its merits. This condition is in accordance with Policies DEV10 and DEV12 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

**14 CONDITION: STUDENT USE**

The units of residential accommodation within the buildings shall only be occupied by students in full-time education , by a warden (who may not be in full-time education), by student delegates attending university conferences or courses during vacation periods (No such delegate shall occupy the premises for more than four weeks in any calendar year), or any registered student of any college or university , provided that the student is studying a for a qualification at Higher Education level on a

course that satisfies the criteria on eligibility for council tax exemption for student occupation of premises that is in force at the date of this planning permission, or any future such criteria as apply from time to time and for no other purpose. If any occupation is required not in-line with the above, a written request detailing the type and duration of the occupation required and justification for it shall be submitted to and approved in writing prior to said occupation taking place. The occupation shall then accord with the approved request.

Reason:

The proposed development has been designed for the specific use as student accommodation. It is not suited to other residential uses without substantial alterations given the limited internal space per unit to comply with policies DEV10 and DEV12 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

#### **15      CONDITION: NOISE**

The development shall be constructed in accordance with BS8233:2014 so as to provide sound insulation against externally generated noise. The good room criteria shall be applied, meaning there must be no more than 35 dB LAeq for living rooms (07:00 to 23:00 daytime) and 30 dB LAeq for bedrooms (23:00 to 07:00 night-time), with windows shut and other means of ventilation provided.

Reason:

To ensure that the student accommodation hereby permitted achieves a satisfactory living standard and do not experience unacceptable levels of noise disturbance to avoid conflict with Policies DEV1 and DEV2 of the Plymouth & South West Devon Joint Local Plan and Section 15 of the National Planning Policy Framework.

#### **16      CONDITION: HOURS OF CONSTRUCTION**

Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:30 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays

Reason:

To protect the residential and general amenity of the area from noise emanating from the business and avoid conflict with Policies DEV1 and DEV2 of the Plymouth and Southwest Devon Joint Local Plan.

### **INFORMATIVES**

#### **I      INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION**

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

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

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

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

[https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5)

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

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

### **2 INFORMATIVE: RESIDENT PARKING PERMIT**

The development has been assessed as 'car free' development. To ensure that the development remains car free the occupiers of the property shall be exempt from obtaining any parking permits should the site be included in any new or expanded Controlled Parking Zones in the future.

### **3 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)**

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

### **4 INFORMATIVE: BIODIVERSITY NET GAIN EXEMPTION**

In accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, this application is exempt from mandatory BNG as the development is subject to the de minimise exemption (development that does not impact a priority habitat and impacts less than 25sqm of habitat).



# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	25/00869/FUL	<b>Item</b>	02
<b>Date Valid</b>	03.07.2025	<b>Ward</b>	PEVERELL
<b>Site Address</b>	6 Tor Crescent Plymouth PL3 5TW		
<b>Proposal</b>	Demolition of existing rear extensions, new rear single storey extension and rear raised terrace.		
<b>Applicant</b>	Mr David Harris		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	28.08.2025	<b>Committee Date</b>	18.09.2025
<b>Extended Target Date</b>	N/A		
<b>Decision Category</b>	PCC Employee		
<b>Case Officer</b>	Joanna Churchill		
<b>Recommendation</b>	Grant Conditionally		



**This application has been called into planning committee as an employee of Plymouth City Council resides at the dwelling and is a close family member of the applicant.**

### **1. Description of Site**

6 Tor Crescent is a two-storey semi-detached dwelling house in the Peverell ward. The principal elevation faces West, with 4 Tor Crescent attached on the South side. The rear garden faces East and backs on to gardens of dwellings on Torland Road. To the North is a driveway leading to a semi-detached garage and 8 Tor Crescent.

The site lies within a SSSI impact zone, flood zone I and a critical drainage area. There are no designated heritage assets in close proximity to the site.

## **2. Proposal Description**

The proposal seeks to demolish the existing rear extensions which include a glass roofed lean-to. A new rear extension stretching the full width of the main dwelling is proposed that will measure 5.4m in depth from the rear elevation of the main dwelling and 7.0m across. The extension will have a height of 3.7m to the top of the flat roof (inset with roof light 0.1m high). Patio doors will open at the rear to a small patio terrace 0.5 high by 4.8m wide and 0.9m deep with steps down into the garden (which is lower than the rear of the dwelling). The external walls of the extension will be rendered and the windows and doors will be uPVC with matching rainwater goods.

## **3. Pre-application Enquiry**

None received.

## **4. Relevant Planning History**

97/01156/FUL Rear Conservatory. Granted conditionally 30 September 1997.

## **5. Consultation Responses**

Natural England SSSI Impact Zone - online consult. No net increase in units - no further action required.

## **6. Representations**

South West Water: The method proposed to discharge into the ground (infiltration) is acceptable and meets with South West Water's Run-off Destination Hierarchy

## **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 Council's Declaration on Climate Emergency (March 2019) for a carbon neutral city by 2030 and the Climate Emergency Planning Statement (CEPS) 2022. 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).

## **8. Analysis**

This application has been considered in the context of the development plan, the Framework and other material considerations as set out in Section 7. The relevant policies for consideration are:  
DEV1 Protecting health and amenity  
DEV20 Place shaping and the quality of the environment  
DEV32 Delivering low carbon development.

## **Principle of Development**

Joint Local Plan policies indicate that the proposal is acceptable in principle as it relates to alterations to a dwelling place which are within the curtilage.

### Negotiations Undertaken

The original plans submitted were considered acceptable and the assessment has been based on the original plans.

### Visual Impact

The scale of the proposed extension is subservient in scale and massing to the main dwelling.

The proposed extension is to the rear and will not project past the side elevation of the main dwelling and as such, officers conclude that the proposal will not impact on the street scene.

Whilst the flat roof is in contrast to the pitched roof of the main dwelling, given the position at the rear, officers find this acceptable as it will help to reduce the height of the extension.

The external materials will be sympathetic to the main dwelling.

Officers have considered the visual impact of the development against the guidance in the SPD and consider it acceptable as per DEV20 of the JLP.

### Amenity

Officers are content that the occupiers will continue to enjoy sufficient private outdoor amenity space. The occupiers and surrounding properties will continue to enjoy sufficient outlook as defined in the SPD.

Officers have considered potential overshadowing and loss of light from the new extension for the neighbouring attached property, 4 Tor Crescent, as per paragraphs 13.30 to 13.34 in the SPD. Officers note that 4 Tor Crescent has an existing single storey rear extension and the new proposed extension for 6 Tor Crescent will extend 2.3m beyond this. Whilst officers note that there is potential for some loss of light and overshadowing to the rear extension of 4 Tor Crescent, officers conclude the level of harm will not be sufficient to warrant a refusal given the orientation (North / North East of the rear of 4 Tor Crescent).

Officers considered the issue of privacy. There are no side windows proposed in the extension. The terrace to the rear is set back 0.8m from the boundary and is only 0.9m deep. Given the narrow depth of the terrace, officers consider that it is unlikely to be used as a significant sitting out space. Therefore, officers do not consider it proportionate to require a privacy screen to the South side.

In conclusion, officers have considered the impact on neighbouring amenity against the guidance in the SPD and consider it acceptable as per DEVI of the SPD.

### Climate Emergency

The proposal will not result in the loss of trees and only a small amount of green garden space will be lost, the development being mostly built over the footprint of an existing building.

Surface water run-off will be discharged to the ground.

The application does not relate to parking and therefore officers consider a requirement for electric vehicle charging would not be proportionate.

The flat roof of the proposed extension faces East and PV could be added to ensure a more Southerly angle. However, officers note that the roof has a central roof light to help ensure sufficient natural light into the dwelling. The neighbour's extension roof will also cause a small amount of overshadowing from the South with the main dwelling of 6 Tor Crescent causing overshadowing from the West.

Given the limited scale of the development and the issues for PV outlined above, officers do not consider it proportionate to require PV as part of this application.

Officers therefore consider the proposal to be compliant with DEV32 of the JLP.

### Other Considerations

Officers note the application involves demolition and received information from the applicant to justify that a Preliminary Ecological Appraisal was not required. Evidence was shown of a glass roof and other interior photos revealing limited loft space due to a vaulted ceiling. Officers are satisfied that the structure and use of the building makes it an unlikely host for bats and birds and recommend the use of an informative to remind the applicant of their obligations under the Wildlife Act.

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

### **9. Human Rights**

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

### **10. Local Finance Considerations**

None required.

### **11. Planning Obligations**

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

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

### **12. Equalities and Diversities**

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

### **13. Conclusions and Reasons for Decision**

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with the Joint Local Plan for Plymouth and South West Devon (2019) and national guidance and is therefore recommended for conditional approval.

#### **14. Recommendation**

In respect of the application dated 03.07.2025 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 Elevations 815 - 3a   received 23/06/25  
Site Location Plan 23062025   received 23/06/25  
Proposed Layout 815 - 4a   received 23/06/25  
Site Plan 815 - 5   received 23/06/25

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.

#### **INFORMATIVES**

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

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

##### **2      INFORMATIVE: BIODIVERSITY NET GAIN**

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

##### **3      INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)**

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

#### **4 INFORMATIVE: 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.

#### **5 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 building should be undertaken prior to the commencement of works to determine if any bats or birds reside in the building. 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](mailto:wildlife@naturalengland.org.uk). Further advice on bats is available from The Bat Conservation Trust 0845 1300 228.

This page is intentionally left blank



# Planning Applications Determined Since Last Committee

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
12/08/2025	Agreed Condition Details	24/01082/CDM	University Hospitals Plymouth NHS Trust	Condition Discharge: Condition 9 (District Heating and Low Carbon) of application 24/01661/S73	Derriford Hospital Derriford Road Plymouth PL6 8DH	Ms Marie Stainwright
12/08/2025	Agreed Condition Details	25/00879/CDM	Mr Daniel Banks	Condition Discharge: Condition 4 (External Materials) for application 24/01337/FUL	108 Bowden Park Road Plymouth PL6 5NQ	Cody Beavan
12/08/2025	Non-material Minor Amendment Agreed	25/00985/AMD	Mr Anderson	Non-material Amendment: Amendments for simplification of roof and other construction for application 24/01190/FUL	26 Southway Lane Widewell Plymouth PL6 7DJ	Cody Beavan
12/08/2025	Grant Conditionally	25/00755/FUL	Mr M Evans	Proposed single storey rear extension (part retrospective)	Acacia, Beckham Place Plymouth PL3 5EZ	Ethan Bell
12/08/2025	Grant Conditionally	25/00907/ADV	Mr Simon Walters	Installation of 4x sets of externally applied window graphics, 2x sets of internally applied graphics 1x panel to existing stone monolith, x non illuminated totem sign, 1x internally illuminated fascia sign, 1x wall mounted parking sign, 1x post mounted parking sign and 1x set of fret cut letters and wave	26 William Prance Road Plymouth PL6 5WR	Luke Valentine
13/08/2025	Agreed Condition Details	25/00937/CDMLB	Jeremy Chadburn	Condition Discharge: Condition 4 (Archaeological Watching Brief) of application 25/00573/LBC	24 New Street Plymouth PL1 2NB	Mr Sam Lewis
13/08/2025	Grant Conditionally	25/00823/FUL	Mr & Mrs Field	New porch and first floor side extensions. Internal alterations and new rear Juliette balcony	117 Furzehatt Road Plymouth PL9 9JU	Joanna Churchill

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
13/08/2025	Refuse	25/00844/FUL	Mr Wells	Change of use to temporary car park, inc. pole mounted camera and associated works	2 Cliff Road Plymouth PL1 3BP	Mr Sam Lewis
14/08/2025	Non-material Minor Amendment Agreed	25/00956/AMD	Mr Brian Oliver	Non-material Amendment: Amendments to bin stores positions and design, boundary treatments, canopies, provision of broadband box, and layout of substation for application 22/00878/FUL	Land At Poole Park Road, Savage Road, Roberts Road & Roope Close Plymouth	Mr Simon Osborne
14/08/2025	Grant Conditionally	25/00746/FUL	Devonport Royal Dockyard Limited	Temporary excavation of existing public highway (Saltash Road) to install new underground ducts beneath the highway.	Section Of Public Highway, Saltash Road Plymouth PL1 4SG	Mr Simon Osborne
14/08/2025	Grant Conditionally	25/00748/FUL	The Co-operative Group	New plant and ventilation to rear of store. New external lighting, di-bond panels, trolley bay rails and armco barrier	98 Glen Road Plympton Plymouth PL7 2XS	Mr Jon Fox
14/08/2025	Grant Conditionally	25/00893/LBC	Megan Williams	Internal alterations (retrospective)	Ground Floor Flat, 42 Emma Place Plymouth PL1 3QT	Joanna Churchill
14/08/2025	Grant Conditionally	25/00912/FUL	Ione Georgakis	Cross pavement channel for electric vehicle charging	22 Rosebery Avenue Plymouth PL4 8SX	Ethan Bell
14/08/2025	Grant Conditionally	25/00920/FUL	Mr Mike Holwill	Single storey rear extension	99 Lakeside Drive Plymouth PL5 2SL	Cody Beavan
15/08/2025	Tree Split Decision	25/00840/TPO	Strickland	T2- Oak, removal of lowest limb on the South Eastern side of the tree and included union/ crossing secondary branches T3- Sycamore-Fell	Elstow, Franklyns Plymouth PL6 5JG	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
15/08/2025	Approved	25/00890/TCO	Mr Michael Halligan	Fell- G1 group of 2 Apple trees and 1 ornamental Plum trees	10 The Grove Stoke Plymouth PL3 4AL	Alan Rowe
15/08/2025	Approved	25/00891/TCO	Mr Alan Rogers	T1 Chusan Palm Fell.	12 The Grove Stoke Plymouth PL3 4AL	Alan Rowe
15/08/2025	Approved	25/00902/TCO	Mr Jon Fox	To fell 2 Italian Alder trees and cut back 3 Birch trees to the trunk	Land To The Rear Of 20 Redvers Grove Plymouth PL7 1HU	Alan Rowe
15/08/2025	Approved	25/00915/TCO	Litton	T1 - Willow - Fell	106 Molesworth Road Stoke Plymouth PL3 4AQ	Alan Rowe
15/08/2025	Agreed Condition Details	25/00846/CDM	Ms Sandra Harris	Condition Discharge: Conditions 3 (Management And Monitoring), 8 (Landscape Details), 9 (Construction Environment ManagementPlan) and 10 (Landscape And Environmental Management Plan) of application 24/00697/FUL	Mount Tamar School Row Lane Plymouth PL5 2EF	Mr Macauley Potter
15/08/2025	Grant Conditionally	25/00640/FUL	Mr Smith & Ms Franklin	Replacement of window with door to give access to roof with installation of perimeter guarding and new decking over flat roof	28 Athenaeum Street Plymouth PL1 2RQ	Ethan Bell
15/08/2025	Grant Conditionally	25/00641/LBC	Mr Smith & Ms Franklin	Replacement of window with door to give access to roof terrace with the installation of perimeter guarding and new decking over flat roof	28 Athenaeum Street Plymouth PL1 2RQ	Ethan Bell
15/08/2025	Grant Conditionally	25/00845/TPO	Mr William Cooper	To take the overhang back to where it is level with the bank the hedge line site on.	51 Owen Drive Plymouth PL7 4RN	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
15/08/2025	Grant Conditionally	25/00859/TPO	Barry	G1 - oak trees standing at 4m re-coppice to ground level	1 Lopwell Close Plymouth PL6 5BP	Alan Rowe
15/08/2025	Grant Conditionally	25/00861/TPO	Plymouth City Council	T1, Oak - Crown lift to give 2m clearance from garage roof. T2, Beech - Crown lift/prune back to give 2m clearance from garage roof.	49 Temeraire Road Plymouth PL5 3UA	Alan Rowe
15/08/2025	Grant Conditionally	25/00862/TPO	Plymouth City Council	T1 - Dead tree, dismantle, T2 - Acer platanoides, repollard back to previous pollard points/knuckles and brace with flexible system. T3 - Crataegus monogyna, dismantle tree down to 3-4m to leave as standing deadwood. T4 - Acer platanoides, remove dying back/delaminating branch on SE side back to collar and clear street light.	Open Space, Houndiscombe Road Plymouth	Alan Rowe
15/08/2025	Grant Conditionally	25/00864/TPO	Ms Sophie Woolley	G1 - 3 x Beech (Fagus sylvatica) Reduce lateral growth of 3x beech trees on the side facing the building to provide an approximate 3-metre clearance from the structure. G2 - 3 x English Oak (Quercus robur) Located on grass verge adjacent to Owen drive and footpath. Carry out sympathetic pruning to provide appropriate clearance 5.2 metres over the road and 2.5 metres over the footpath. G3 - . Mixed species group Cherry (Prunus avium), Beech (Fagus sylvatica), and Hornbeam (Carpinus betulus). Crown lifted to provide statutory 5.2m clearance over the road and low level growth to be pruned back to main stem. Pruning will be selective and sympathetic, targeting only necessary branches while maintaining overall canopy form and tree health.	19 Owen Drive Plymouth PL7 4RN	Alan Rowe
15/08/2025	Grant Conditionally	25/00868/TPO	Ms Sophie Woolley	One mature Norway Maple (Acer platanoides) to dismantle/fell to near ground level.	22 Rowland Close Plymouth PL9 9TH	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
15/08/2025	Grant Conditionally	25/00880/TPO	Miss Sara Barron	G1 2x Birch - reduce height 6m to 3.5m and lateral reduction road side only to lift above 5m from lower ground level any branches over road.	Flats 1, 2, 5 And 6, Wixenford Court Plymouth PL9 8LU	Alan Rowe
15/08/2025	Grant Conditionally	25/00881/TPO	Mrs Patricia Wass	T1 Beech, reduce height 12m to 9.5m back to previous location, lateral growth reduce crown spread from 12m to 9.5m, thin internal growth inside the crown by 30%. T2 Liquid Amber, reduce height from 5m to 4m, lateral growth reduce spread from 4m to 2m	21 Hill Lane Plymouth PL3 5QX	Alan Rowe
15/08/2025	Grant Conditionally	25/00899/TPO	Plymouth City Council	T1, Ash, Lift lower canopy on East side to a hight of 5.5m, reduce the upper East crown from 10m to 8m	436 - 438 Tavistock Road Plymouth PL6 7HQ	Alan Rowe
15/08/2025	Grant Conditionally	25/00916/TPO	Mrs Susan Crabtree	T1 Pine, lateral growth growing on West side removing lower limbs to match in with East sides. cutting 200mm laetal growth from 4m to stem. lifted to height of 5m. T2 Ash fell, due to Ash die back. T3 Pine clear ivy. T4 Ash Fell T5 Pine lift lower branches over drive on south east side to a height of 4m	3 Candish Drive Plymouth PL9 8DB	Alan Rowe
15/08/2025	Grant Conditionally	25/00919/TPO	Mr John Voaden	T1 and T2 Owner would like to re-pollard approximatly 1m bellow previous pollard points leaving a height of approximatly 7m and a width of approximatly 4mReasons are to allow more light into their garden and neighbouring property's.	11 Standarhay Close Plymouth PL9 8PL	Alan Rowe
15/08/2025	Grant Conditionally	25/00946/FUL	Mr Ben Williams	Change of use of former care home (Class C2) to a single dwellinghouse (Class C3)	7 Lockington Avenue Plymouth PL3 5QR	Mr Macauley Potter
15/08/2025	Grant Conditionally	25/00959/TPO	Mr Daniel Gregroy	T1 Elm - Prune leaving an approximate finished size of 19m high and 15m wide. T2 Elm - crown raise over garden area to 6m. leaving tree with an approximate finished height of 14m and width of 8.5m.	73 Reddington Road Plymouth PL3 6PT	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/08/2025	Refuse	25/00892/TPO	Devon Block Management	T1 Beech (Fagus sylvatica) - Crown reduction T2 Sycamore - Dismantle and remove T3 & T4 Holm Oak -formative pollarding to an approximate height of 4 metres from ground level. T5 Ash- Fell Hawkers Lane to Mutley Park Tree Alley. Crown reduction on all specimens	1 Trelorin Gardens Plymouth PL3 4QD	Alan Rowe
18/08/2025	Grant Conditionally	25/00856/FUL	Mr & Mrs S Chown	Single storey rear extension	17 Portway Close Plymouth PL9 8BA	Ethan Bell
19/08/2025	Agreed Condition Details	25/00986/CDMLB	Miss Kelly Grunnill	Condition Discharge: Condition 4 (Provenance of Cider Press) of application 25/00163/LBC	Saltram House, Saltram Merafield Road Plymouth PL7 1UH	Miss Amy Thompson
19/08/2025	Agreed Condition Details	25/00987/CDMLB	Kelly Grunnill	Condition Discharge: Condition 9 (Victorian Sanitaryware) of application 25/00428/LBC	Saltram, Merafield Road Plymouth PL7 1UH	Miss Amy Thompson
19/08/2025	Non-material Minor Amendment Agreed	25/01004/AMD	Mr Leo Lawson-O'Neil	Non-material Amendment: To vary trigger points of Conditions 4, 7, 8, 9, 10, 11, 12, 13 & 14 of application 23/01477/S73 to allow occupation of the existing Window Building	Alma Yard St Johns Bridge Road Plymouth PL4 0JJ	Miss Amy Thompson
19/08/2025	Grant Conditionally	25/00338/FUL	Mr Paul Bushby	Demolition and replacement of sunroom	17 Butt Park Road Plymouth PL5 3NW	Mr Jon Fox
19/08/2025	Grant Conditionally	25/00922/FUL	Mr Jonathan Brown	Replacement of the lighting heads of the existing AGP and MUGA from metal halide to LED	Plympton Academy Moorland Road Plymouth PL7 2RS	Mr Jon Fox
19/08/2025	Grant Conditionally	25/00926/FUL	Mr Richard Jenkins	Proposed front hardstanding and boundary wall	396 Blandford Road Plymouth PL3 6JB	Luke Valentine

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/08/2025	Agreed Condition Details	25/00300/CDM	Pinwood Homes Ltd	Condition Discharge: Partial discharge, for Block B only, of Conditions 2 (CEMP), 7 (Street Details), 11 (Foul Water Drainage and Disposal of Sewage) & 13 (Surface Water Drainage) of application 23/00266/S73	Millbay Marina Village, Custom House Lane Plymouth PL1 3TG	Mrs Janine Warne
20/08/2025	Grant Conditionally	24/01609/FUL	Mr & Mrs Prater	Loft conversion with side dormer with clear glazing and rear balcony	111 Green Park Road Plymouth PL9 9LL	Joanna Churchill
20/08/2025	Grant Conditionally	25/00896/FUL	The Crescent (Plymouth) Management Company Limited	Removal and replacement of existing combustible cladding and external wall elements with new non-combustible alternatives and associated works	Ocean Crescent Plymouth PL1 3FG	Mr Sam Lewis
20/08/2025	Grant Conditionally	25/00966/ADV	Mr Rodney Ackland	1x non-illuminated external signage	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Libby Hyndman
21/08/2025	Agreed Condition Details	25/00929/CDM	Mr Donald Britz	Condition Discharge: Condition 3 (Cycle Provision) and Condition 4 (Privacy Screen) of application 24/00217/FUL	4 St Lawrence Road Plymouth PL4 6HN	Miss Emily Godwin
21/08/2025	Grant Conditionally	25/00993/FUL	Mr David Brighton	EV Charging Point	46 Coombe Park Lane Plymouth PL5 2LQ	Cody Beavan
22/08/2025	Grant Conditionally	25/00214/LBC	Mr Peter Sach	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)	1 Pound Street Plymouth PL1 3RH	Miss Emily Godwin
22/08/2025	Grant Conditionally	25/00215/FUL	Mr Peter Sach	Boundary wall alterations, installation of gate, window and door alterations, pergola and associated works (part retrospective)	1 Pound Street Plymouth PL1 3RH	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/08/2025	Grant Conditionally	25/00220/FUL	Brittany Whitelegg	Siting of observation wheel on an annual temporary basis	Hoe Park, Armada Way The Hoe Plymouth PL1 2PA	Miss Emily Godwin
22/08/2025	Grant Conditionally	25/00858/FUL	Mr Mike Durston	Single storey annex extension to the side and rear of the existing house, with associated external works	35 Burnett Road Plymouth PL6 5BH	Luke Valentine
22/08/2025	Grant Conditionally	25/00885/FUL	University Of Plymouth	Alterations to building facades and associated works	Rolle Building, University Of Plymouth Drake Circus Plymouth PL4 8AA	Mr Sam Lewis
22/08/2025	Grant Conditionally	25/00903/FUL	Van Blankenstein	Single story rear extension to existing dwelling within the curtilage of a listed building	69 Haye Road Plymouth PL9 8AT	Ethan Bell
22/08/2025	Grant Conditionally	25/00904/LBC	Van Blankenstein	Single story rear extension to existing dwelling within the curtilage of a listed building	69 Haye Road Plymouth PL9 8AT	Ethan Bell
22/08/2025	Grant Conditionally	25/00924/FUL	Midland House (Plymouth) Ltd	New entrance to existing office	1 Princess Street Ope Plymouth PL1 2EJ	Ms Abbey Edwards
22/08/2025	Grant Conditionally	25/00948/FUL	BT Developments Ltd	Conversion of basement from Class E to 1no. flat (Class C3), inc. creation of front light well	41 Houndiscombe Road Plymouth PL4 6EX	Mr Sam Lewis
26/08/2025	Approved	25/00934/TCO	Mr Phil Simpson	(T1) Sycamore - Re-pollard, (T2) Horse Chestnut - Fell. (G3) Hornbeams - Crown reduction to 12m above ground level.	Langdon House, Whitsoncross Lane Plymouth PL5 4NT	Alan Rowe
26/08/2025	Approved	25/00949/TCO	Cooper	T1 - Willow - Repollard to previous pollard points, leaving the tree standing at 3m	10 Havelock Terrace Plymouth PL2 1AU	Alan Rowe



Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
26/08/2025	Approved	25/00952/TCO	Mr James Monteiro De Barros	G1 - reduce height of hedges from approximatly 4.5m height to 2.5m high	25 College Avenue Plymouth PL4 7AL	Alan Rowe
26/08/2025	Approved	25/00954/TCO	Mrs Amelia Julio	Raising the crowns of any trees which are over a footpath or road to 2.4m to allow free pedestrian and vehicular movement.	10 Endeavour Court Plymouth PL1 5AX	Alan Rowe
26/08/2025	Approved	25/00960/TCO	Ms Vikki West	Relocate 2 Apple trees and replace with a mulberry tree	Hamoaze House, Mount Wise Garrison Cumberland Road Plymouth PL1 4JQ	Alan Rowe
26/08/2025	Approved	25/00972/TCO	Mr Dave Shannon	T1 Cherry - Owner would like to reduce overall by upto approximately 2.5m on top and 3m on sides leaving a finished size of approximatly 4.5m heigh and 3.5m wide. To allow more light into property and reduce the overhang over his and neighbours parking bays.	8 St Michaels Terrace Plymouth PL1 4QG	Alan Rowe
26/08/2025	Agreed Condition Details	25/01026/CDM	Babcock International	Condition Discharge: Condition 4 (Contaminated Land) of application 19/01904/FUL	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Jon Fox
26/08/2025	Grant Conditionally	25/00941/TPO	Miss Kerry Malton	Fir - Fell.	16 Beatty Close Plymouth PL6 6LJ	Alan Rowe
26/08/2025	Grant Conditionally	25/00944/TPO	Mr Daniel Jones	T1 - Re-pollard Sycamore T2 - Fell 2 x diseased ash trees. T3 - Re-coppice hazel T4 - Reduce laurel hedge from 6m to 4m height and trim sides. T5 - Reduce bay tree in height from 7m to 6m	11 Venn Court Plymouth PL3 5NS	Alan Rowe
26/08/2025	Grant Conditionally	25/00967/TPO	Mr Charles John Perry	Turkey Oak - Reduce the crown to 17m high and 13m wide and raise to 5.5m over road.	7 Lodge Gardens Plymouth PL6 5DP	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
26/08/2025	Refuse	25/00728/LBC	Mr Fearon	Removal of the existing defective roof covering, installation of a new roof covering	22 Lockyer Street Plymouth PL1 2QW	Ethan Bell
26/08/2025	Refuse	25/00940/TPO	Mr Michael Buckthought	Sycamore - Fell.	19 Kingsway Gardens Plymouth PL6 5BY	Alan Rowe
28/08/2025	Grant Conditionally	25/00939/FUL	Mr Peter Graham	Retrospective application to form off-road parking hardstand with dropped kerb.	83 Kirkwall Road Plymouth PL5 3TJ	Mr Jon Fox
29/08/2025	Grant Conditionally	25/00705/FUL	Mr Matthew Hawes	Erection of two-storey rear extension, first-floor access to garden and level changes to terrace rear garden (part retrospective)	25 Downgate Gardens Plymouth PL2 3TA	Luke Valentine
01/09/2025	Grant Conditionally	25/00914/FUL	Mr Eshan Rujak	Pavement channel and electric vehicle charging	16 De La Hay Villas De La Hay Avenue Plymouth PL3 4HU	Ethan Bell
01/09/2025	Grant Conditionally	25/00925/FUL	Mr Hadi	Continued use of site for car wash/valeting on a permanent basis	Millbridge Garage Wilton Road Plymouth PL1 5LS	Mr Sam Lewis
02/09/2025	Prior Approval Required & Given	25/00998/16	MBNL (EE (UK) Ltd & H3G (UK) Ltd)	Mobile telecommunications mast	Ply172, Goschen Centre Car Park Pit Plymouth PL2 1NN	Mr Macauley Potter
02/09/2025	Grant Conditionally	24/00981/FUL	Motor Fuel Group	Installation of jet wash facilities, creation of an EV charging zone, substation, LV panel and associated works	19 Pomphlett Road Plymouth PL9 7BH	Miss Emily Godwin
02/09/2025	Grant Conditionally	25/00751/LBC	Maloney	Replacement of boundary fence	80 Paradise Road Plymouth PL1 5QR	Mr Sam Lewis

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
02/09/2025	Grant Conditionally	25/00837/FUL	Mr M Sargent	Proposed two-storey side/rear extension, single storey rear extension, and enlargement of porch	45A Beaconfield Road Plymouth PL2 3LE	Ethan Bell
02/09/2025	Grant Conditionally	25/00847/FUL	Bradley Phillips	Formation of vehicular access and hardstanding onto classified road	12 Plymstock Road Plymouth PL9 7NU	Ethan Bell
02/09/2025	Grant Conditionally	25/00988/FUL	Dr Abdul Shakoor	Single storey rear conservatory	21 Ambleside Place Plymouth PL6 8EN	Libby Hyndman
02/09/2025	Refuse	25/00779/FUL	Mr James Alford	Use of site for van sales/storage (Sui Generis), inc. erection of ancillary office building (part retrospective)	Land At Dale Road/East Park Avenue Plymouth	Mr Sam Lewis
03/09/2025	Agreed Condition Details	25/00747/CDM	Taylor Wimpey Exeter	Condition Discharge: Conditions 11 (Building Construction Details), 12 (Bin Storage Details), and 13 (Cycle Spaces) of planning consent 15/01858/REM for units 1-14 and 28-33, 34 and 35 of Parcel B in Phase 1.1 (partial discharge)	"Sherford New Community" Land South/Southwest Of A38 Elburton Plymouth	Ms Abbey Edwards
03/09/2025	Grant Conditionally	25/00169/FUL	Cookstown Developments Ltd	Removal and replacement of existing combustible cladding and external wall elements with new non-combustible materials and associated works	11 Moon Street Plymouth PL4 0AL	Ms Abbey Edwards
03/09/2025	Grant Subject to S106 Obligation - Full	24/00617/FUL	Mr Justin Cartwright	Demolition of remaining buildings and erection of 25 dwellings, open space, landscaping, parking and other associated and ancillary development	Talbot Gardens Barne Barton Plymouth PL5 1BU	Mr Simon Osborne
04/09/2025	Grant Conditionally	25/00562/FUL	Mr & Mrs Metcalfe	Proposed roof refurbishment	69 Fore Street Plympton Plymouth PL7 1NA	Mr Matthew Follis

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
04/09/2025	Grant Conditionally	25/00563/LBC	Mr & Mrs Metcalfe	Proposed roof refurbishment	69 Fore Street Plympton Plymouth PL7 1NA	Mr Matthew Follis
05/09/2025	Agreed Condition Details	25/00818/CDM	Mr Adam Tingle	Condition Discharge: Condition 3 (Surface Water Management) and Condition 4 (Construction Traffic Management Plan) of application 23/01730/FUL	2 Marine Road Plymouth PL9 7NL	Miss Emily Godwin
05/09/2025	Grant Conditionally	24/00225/FUL	Plymouth City Council	Construction of approx. 160m of pedestrian/cycle path from west of Colesdown Hill, to Elburton Road via an underbridge under Colesdown Hill	Land At Colesdown Hill Plymouth PL9 8AH	Ms Abbey Edwards
05/09/2025	Grant Conditionally	25/00703/S73	Mr Adam Tingle	Variation of Condition 1 (Approved Plans) for application 23/01730/FUL to amend the design and layout of the dwelling inc. increase in height (part retrospective)	2 Marine Road Plymouth PL9 7NL	Miss Emily Godwin
08/09/2025	Agreed Condition Details	25/01052/CDM	Mr Chris Faulkner	Condition Discharge: Condition 13 (Lock Details) of application 21/01368/S73	Land At Tamerton Foliot Road Plymouth PL6 5DR	Mr Simon Osborne
08/09/2025	Grant Conditionally	25/00878/FUL	Mr Robert Hodgson	Proposed front/side extension to existing attached garage	6 Venn Court Plymouth PL3 5NS	Ethan Bell
08/09/2025	Grant Conditionally	25/00997/FUL	Ms Christina Dixon	Installation of an external EV charging point to facilitate cross-pavement EV charging	2 Stangray Avenue Plymouth PL4 6PT	Ethan Bell

# Planning Appeal Decisions between 12/08/2025 and 08/09/2025

Date of Decision	08/09/2025
Ward	Plymstock Dunstone
Application Number	24/00585/TPO
Decision	Appeal Dismissed
Address of Site	35 Furzehatt Road Plymouth PL9 8QX
Proposal	Fell Sycamore
Appeal Process	Written Representations
Officers Name	Alan Rowe
Synopsis of Appeals	The planning inspector agreed that the group of trees form a prominent landscape element which makes a significant contribution to the character and appearance of the area and therefore the removal of the trees would cause considerable harm to the character and appearance of the area. The work would therefore need a clear and convincing justification and, in the judgement of the inspector, the trees are not such a source of inconvenience nor has sufficient compelling justification been demonstrated for the proposed work. The planning inspector therefore dismissed the appeal.

This page is intentionally left blank