



#plymplanning

Oversight and Governance

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PLANNING COMMITTEE

Thursday 18 December 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.

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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 30 October 2025 as a correct record.

4. Chair's Urgent Business

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

5. Questions from Members of the Public

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

6. Planning Applications for consideration

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

6.1. 25/01194/FUL - 87 North Hill, Plymouth, PL4 8JT (Pages 5 - 14)

Applicant:	Mr B Lynch
Ward:	DRAKE
Recommendation:	Grant Conditionally

6.2. 25/00371/FUL - 28 Woodland Terrace Lane, Plymouth, PL4 8QL **(Pages 15 - 40)**

Applicant: Mr Essy Kamaie
Ward: DRAKE
Recommendation: Grant Conditionally

7. Planning Application Decisions Issued (Pages 41 - 56)

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 21 October 2025 to 08 December 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 57 - 60)

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

9. Exempt Business

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

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Planning Committee

Thursday 30 October 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: Abbey Edwards (Planning Officer), Matthew Follis (Planning Officer), Emily Godwin (Planning Officer), Julie Parkin (Senior Lawyer), Kate Saunders (Head of Development Management) Elliot Wearne-Gould, Jake Metcalfe (Democratic Advisor), Councillor Steve Ricketts (Ward Councillor, Item 6.2), and Councillor Dylan Tippetts (Ward Councillor, Item 6.3).

The meeting started at 4.00 pm and finished at 5.37 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.

43. **Declarations of Interest**

There was one declaration of interest made:

Item	Councillor	Interest	Description
6.2 (25/00717/FUL 49-51 North Hill)	Councillor Bill Stevens	Personal	Family member owned property near the application site

44. **Minutes**

The Committee agreed the minutes of the meeting held on 18 September 2025 as a correct record.

45. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

47. **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.

48. **25/00860/FUL - 4 Cundy Close, Plymouth, PL7 4QH**

Applicant: Mr R Gibbons & Ms M Price
Ward: Plympton St Mary
Application GRANTED conditionally

The Committee agreed to grant the application conditionally, as set out in the report:

For (12)

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

Against (0)

Abstentions (0)

Absent / Did not Vote (1)
Councillor Darcy

49. **25/00717/FUL - 49-51 North Hill, Plymouth, PL4 8HB**

(Please note, there was a site visit for this application on 29/10/2025)

Applicant: Mr D Fellows
Ward: Drake
Decision: Application GRANTED Conditionally, subject to S106

Abbey Edwards (Planning Officer) delivered the report;

Councillor Steve Ricketts spoke to the application as Ward Councillor;

Mr Dan Fellows spoke to the application as the applicant.

In response to questions, clarifications were provided by Matthew Coombe (Urban Design Officer).

Following discussions, the Committee agreed to grant the application conditionally, subject to S106, as set out in the report.

For (7)

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

Against (4)

Councillors: Bridgeman, Goslin, Loveridge and P.Nicholson

Abstentions (1)
Councillor Freeman

Absent / Did not Vote (1)
Councillor Darcy

50. **25/00642/FUL - Former Dispensary, 29 Widey View, Plymouth, PL3 5JQ**

(Please note, there was a site visit for this application on 29/10/2025)

Applicant: Mr Martin Jones
Ward: Compton
Decision: Application GRANTED conditionally

Emily Godwin (Planning Officer) delivered the report;

Councillor Dylan Tippetts spoke to the application as Ward Councillor.

Following discussions, the Committee agreed to grant the application per the conditions set out in the report, subject to the following addition:

CONDITION: CODE OF PRACTICE

PRE-COMMENCEMENT

The development hereby permitted shall not commence until a Code of Practice for the site that outlines measures to prevent or control any nuisance arising from any work carried out has been submitted to and approved in writing by the Local Planning Authority, with such approval to be delegated to the Director of Strategic Planning and Infrastructure in consultation with ward councillors. The Code of Practice must comply with all sections of the Public Protection Service, Code of Practice for construction and demolition sites, with particular regards to the hours of working, crushing and piling operations, control of mud on roads and the control of dust. The applicant should also be mindful of the "Safer School Streets" scheme in operation in the area when preparing their Code of Practice. All sensitive properties surrounding the site boundary shall be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom an enquiry/complaint should be directed.

The approved Code of Practice shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To maintain residential and general amenity during the construction period in accordance with DEVI of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and 187 and 198 of the National Planning Policy Framework 2024.

Justification: To ensure that the construction phase does not unduly impact on local amenity such as disturbance to local residents or disruption to traffic and parking.

For (12)

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

Against (0)

Abstentions (0)

Absent/Did Not Vote (1)

Councillor Darcy

51. **Planning Application Decisions Issued**

The Committee noted the report from the Strategic Director for Strategic Planning and Infrastructure on decisions issued for the period 09/09/2025 to 29/10/2025.

52. **Exempt Business**

There were no items of exempt business.

53. **Appeal Decisions**

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

PLANNING APPLICATION OFFICERS REPORT



Application Number	25/01194/FUL	Item	01
Date Valid	22.09.2025	Ward	DRAKE
Site Address	87 North Hill Plymouth PL4 8JT		
Proposal	Change of use from a HMO (Class C4) to a large HMO (Sui Generis)		
Applicant	Mr B Lynch		
Application Type	Full Application		
Target Date	17.11.2025	Committee Date	18.12.2025
Extended Target Date	19.12.2025		
Decision Category	Councillor Referral		
Case Officer	Ethan Bell		
Recommendation	Grant Conditionally		



This Application has been brought before committee as it has been referred by Councillor Ricketts

1. Description of Site

87 North Hill is a terraced dwellinghouse in the Drake ward of the city. The site currently operates as a House in Multiple Occupation (HMO) under Use Class C4, which can be supported by the lawful development certificate issued establishing this use (under application 25/00773/EXUS).

2. Proposal Description

The proposal is for a change of use from a 6-bed HMO to a large HMO (Sui Generis).

3. Pre-application Enquiry

There was no pre-application enquiry.

4. Relevant Planning History

25/00773/EXUS - Establish the existing use as a C4 HMO (3-6 persons) - Granted Conditionally

5. Consultation Responses

Community Connections - Neutral on the application.

Lead Local Flood Authority - No objection.

Local Highway Authority - No objection.

Natural England - Online consult re SSSI Impact Zone. No further action required

Public Protection Service - No objection.

Waste residential - No objection.

6. Representations

A letter of representation was received objecting to the application, which raises the following issues;

- o Overdevelopment
- o Poor standard of accommodation

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 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). The Plymouth & South West Devon Supplementary Planning Document 2020 provides amplification of the policies of the Joint Local Plan.

The relevant policies and/or provisions of the following documents will 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 Climate Emergency Planning Statement (CEPS) 2022, Southwest Marine Plan 2021 and the Joint Local Plan Five Year Review Report, 2024.

The most relevant Policies of the JLP in relation to the development proposed are:

- SPT1 Delivering sustainable development
- SPT2 Sustainable Linked Neighbourhood
- DEV1 Protecting health and amenity
- DEV10 Delivering high quality housing
- DEV11 Houses in Multiple Occupation in the Plymouth Article 4 Direction Area
- DEV20 Place shaping and the quality of the built environment
- DEV26 Protecting and enhancing biodiversity and geological conservation
- DEV29 Specific provisions relating to transport

8. Analysis

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.

Principle of Development

2. Policy DEV11 of the JLP sets a maximum threshold level of 10% HMOs, including the application site, within a 100m radius of the application site. This is to ensure an adequate balance of residential character and community cohesion and avoid impacts such as parking, anti-social behaviour or noise and disturbance. As the property's lawful use is already that of a HMO under use class C4, officers do not need to assess the property against DEV11. This is because the principle of the property's use as a HMO has already been established.

3. Officers therefore consider that the scheme is in accordance with DEV11 of the JLP.

Design

4. No external alterations to the property have been proposed. As such, there will be no noticeable impact on the dwelling visually and the proposal is deemed to comply with DEV 20 of the JLP.

Occupant Amenity

5. The Council's Community Connections Team have been consulted on the application and were neutral to the proposal, stating they would likely grant a license for 9 residents. Community Connections also set out the licensable standards for HMOs.

6. With reference to the Council's HMO standards, all bedrooms are an adequate size, with the smallest room approximately 9.7 square metres, larger than the required 6.51 square metres minimum. In addition, all bedrooms will be served by en-suite bathrooms which is strongly supported for a HMO of this size. The HMO standards do not directly require a separate shared lounge, which is not provided.

7. The multi-functional kitchen/diner/living room space is seen to be fairly minimal given the 9 occupants proposed, with a width and length of approximately 3m and 9.6m. Whilst unconventional in design, the proposed dining area is L-shaped but is seen to be of sufficient size to accommodate dining space and seating to serve at least 2/3 of the occupiers at once, which is highlighted in the HMO standards. Additionally, the standards state you should aim to provide 3m squared for each person using a shared kitchen. Officers recognise a shortfall of around 10 square metres, but the measurements were provided to Community Connections who did indicate a HMO license would likely, following a site visit, be granted for 9 occupants. Overall, given the generous size of the bedrooms, the provision of ensuites, and the amended layout that has been proposed for the communal space officers consider, on balance, that the property will provide a good level of amenity to future occupants. Whilst a communal lounge would enhance the ability for future occupants to socialise together, this is not required through the licensing process and officers consider suitable space will be available for future residents.

8. Furthermore, the location of the HMO is seen to be in one of the most sustainable locations in Plymouth, within a short walk of the city centre and the university. The property is situated a short distance from high quality amenity space at Houndiscombe Park and Drakes Place.. Also, as the alterations are entirely internal, the rear courtyard will remain with bike and refuse storage provided on site.

Neighbour Amenity

9. The property has been used as an HMO for a number of years and is within a student centric and traffic heavy area of the city. As such, officers do not consider the addition of 3 residents to the

HMO will be detrimental to neighbouring amenity. Planning history indicates that the adjoined neighbours no.85 is operational as student accommodation , with a granted change of use from offices to student accommodation in 2011. The neighbour to the North, no.89, has planning history from 2013 that granted the ground floor to be used for office accommodation with residential flats above. The addition of 3 residents is not viewed be harmful to neighbouring amenity and these adjoined neighbours.

10. Officers note that the HMO must be licensed in order to operate. Officers have also conditioned that each new resident of the property must be given a welcome pack which will set out how to limit disturbances to neighbouring properties, alongside details on sustainable transport uses and guidance on refuse storage. Subject to such a condition, officers consider the amenity impact of the HMO will be sufficiently managed.

11. The Council's Public Protection Team have been consulted on the application and raise no objections. As a result, the proposal is considered in accordance with DEVI of the JLP.

Highways Considerations

12. Officers have considered the potential for increased traffic movements and parking in the area as a result of the scheme. The Local Highway Authority (LHA) have been consulted on the application and raise no in-principle objections.

13. The application site is located in Parking Permit Zone J, which is in operation between 10am and 5pm, Monday to Saturday. Confirmation from the LHA notes that no additional permits will be given to the additional households and that currently the property is exempt from being issued any parking permits. This exemption will be retained and no parking permits will be issued to current or future residents. Given the highly sustainable nature of the site, within close walking distance to the city centre as well as rail and bus links including the main Plymouth train station, officers do not raise concerns with the lack of off-street parking at the site. Officers do recognise the retention of the rear hardstanding which would provide one off street parking space but have no concerns regarding this space. Cycle storage will be provided in the rear courtyard of the HMO, which is conditioned to accommodate a minimum of 5 cycle spaces.

14. Overall, given the very sustainable location of the site and subject to the condition regarding bike storage, officers do not have concerns regarding impact on the public highway and see the proposal to abide by DEV29 of the JLP.

Refuse and Waste

15. The proposed site plan shows the dedicated bin storage area, and officers consider the bin storage to be acceptable. The residential waste team raised no concerns regarding the increase in occupancy, but they noted that the site is subject to communal bins in the rear lane. The annotated bin storage area should be used to store the bins serving the dwelling at all times apart from on waste collection day.

16. Overall, the development is seen to abide by DEV31 of the JLP.

Drainage

17. The site is located in flood zone 1 and is considered to be at low risk from fluvial or tidal flooding. Surface water flood risk mapping indicates the site is at low risk from a 1 in 100 year return period event. The site is also located within a critical drainage area.

18. The Lead Local Flood Authority have been consulted on the application and raise no objections, stating there will be no significant increase in the total impermeable area of the site. With no external alterations, the scheme is seen to be in accordance with DEV35 of the JLP.

Biodiversity Net Gain

19. The application is exempt under the de minimis exemption as it proposed a change of use with minimal alterations that would impact on habitat.

Other Considerations

20. Officers have considered the details as submitted in the Climate Emergency Compliance Form. It is regrettable that no low carbon mitigation or adaptation measures are proposed. However, given the limited nature of the scheme which comprises only of a change of use with no external alterations, it is considered disproportionate to request additional mitigation in this case. The wildlife trigger table also indicated no further ecology information was required.

21. Due to the increase in bedrooms, officers have conducted a Habitats Regulations Assessment (HRA02 - recreational only). The authority has concluded that the adverse effects arising from the proposal are wholly consistent with and inclusive of the effects detailed in the Tamar Estuary Estuaries Management Plan and the Yealm Estuary Environmental Management Plan. The authority's assessment is that the application complies with this strategy and that it can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above.

9. Human Rights

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

10. Local Finance Considerations

None.

11. Planning Obligations

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

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

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the development will provide a good standard of accommodation for future occupiers without prejudicing the amenity of existing residents in the locality. The proposal accords with policy and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 22.09.2025 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 Plans and Elevations J729 - 15-01 Rev A received 22/10/25
Location Plan 11092025 received 11/09/25

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: CYCLE PROVISION

PRE-OCCUPATION

The development hereby permitted shall not be occupied until secure and covered cycle storage for 5 bicycles has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The secure area for storing bicycles shall remain available for its intended purpose in perpetuity and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and the National Planning Policy Framework.

4 CONDITION: NUMBER OF BEDROOMS

COMPLIANCE

No more than 9 bedrooms shall at any time be present in the property and these bedrooms shall be as marked on the approved proposed floor plans (ref: J729 - 15-01 REV A). No other part of the property shall at any time be used as a bedroom.

Reason:

The use of other rooms as bedrooms could lead to an over-intensification of use of the building resulting in harm to the amenities of neighbours and the character of the area in accordance with policies DEV1, DEV10, DEV11, and DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

5 CONDITION: WELCOME PACK

COMPLIANCE

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

Reason:

In the interests of the amenity of occupants and the amenity of the surrounding area in accordance with policies DEV1, DEV2 DEV11, DEV29, and DEV31 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

6 CONDITION: BIN STORAGE

PRE-OCCUPATION

The HMO hereby approved shall not be occupied until the bin storage area shown on the approved plans has been made available for use. This area shall remain available for its intended purpose and shall not be used for any other purpose without the written consent of the Local Planning Authority. 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 & 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: CODE OF PRACTICE

During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working. Demolition or construction works shall not take place outside: 08:00 hours to 18:00 hours Mondays to Fridays; 08:30 hours to 13:00 hours on Saturdays; nor at any time on Sundays or Bank Holidays.

The applicant is also 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>

3 INFORMATIVE: BIODIVERSITY NET GAIN EXEMPTION

In accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, this application falls under the de minimis exemption due to the minor scale of physical works proposed. This application is therefore not subject to the mandatory Biodiversity Gain condition.

4 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.

5 INFORMATIVE: DESIGNING OUT CRIME

The applicant is advised to review the submitted Designing Out Crime Letter (dated 08.10.2025) for guidance on safety and security for tenants.

6 INFORMATIVE: RESIDENT PARKING PERMIT SCHEME

The applicant should be made aware that the property lies within a resident parking permit scheme therefore in accordance with Council policy the development will be excluded from obtaining permits and purchasing visitor tickets for use within the scheme.

7 INFORMATIVE: HMO LICENCE

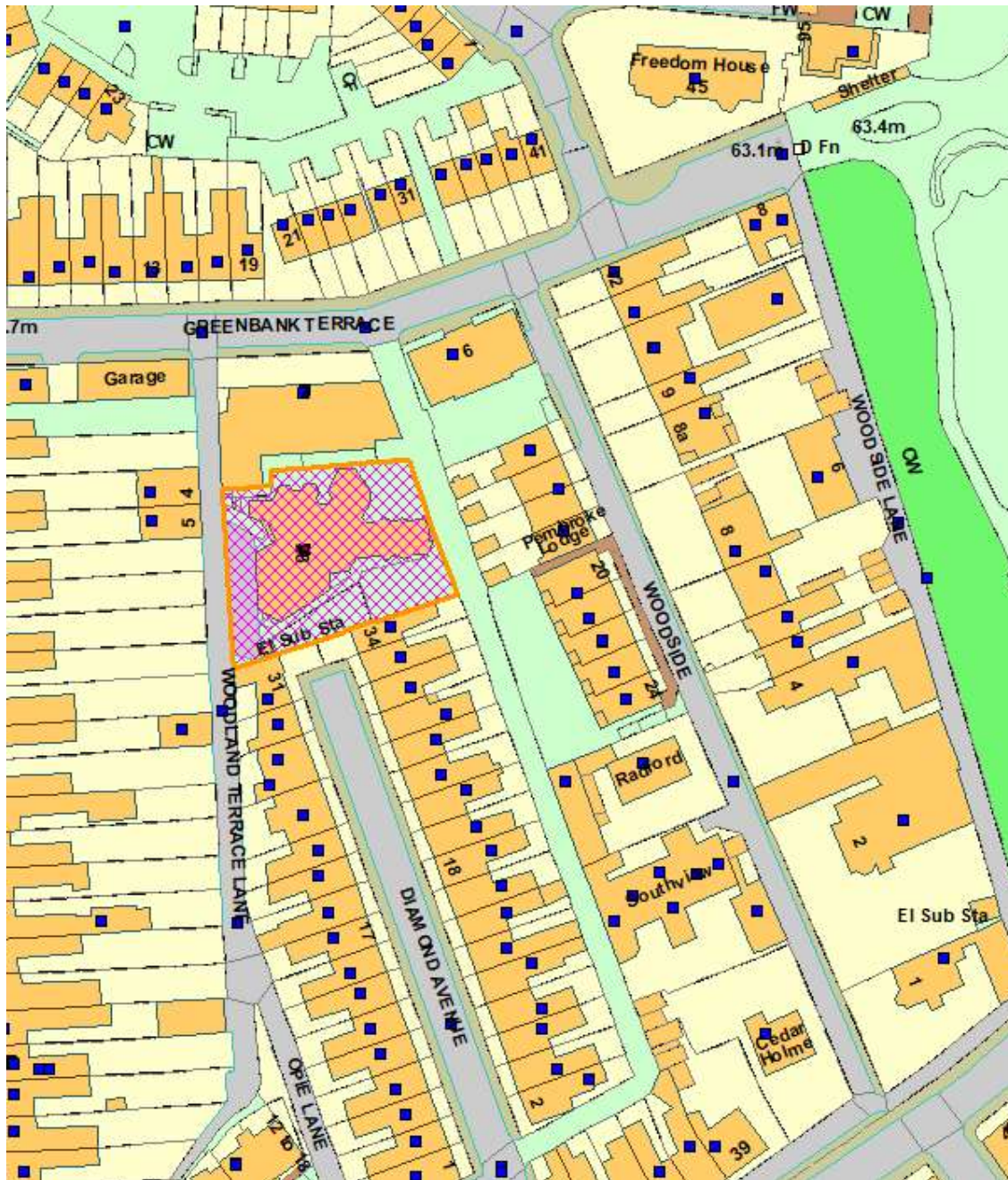
The applicant should be made aware that the necessary HMO Licence will need to be obtained from the Council's Community Connections team. For further guidance please review the submitted Community Connections Letter for this application (dated: 05.11.2025).

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PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00371/FUL	Item	02
Date Valid	07.04.2025	Ward	DRAKE
Site Address	28 Woodland Terrace Lane Plymouth PL4 8QL		
Proposal	Demolition of existing language school, erection of 6no dwellings (Class C3) and associated works		
Applicant	Mr Essy Kamaie		
Application Type	Full Application		
Target Date	02.06.2025	Committee Date	18.12.2025
Extended Target Date	30.11.2025		
Decision Category	Councillor Referral		
Case Officer	Miss Emily Godwin		
Recommendation	Grant Conditionally		



This application has been brought before committee as it has been referred by Councillor Ricketts

1. Description of Site

The application site is a vacant single-storey building located between two single-track lanes, Woodland Terrace Lane and Thomas Lane. The site was most recently used as a language school. The site is located within the Drake ward of the city.

2. Proposal Description

The proposal is for the demolition of the existing language school, erection of 6no. dwellings (Class C3) and associated works.

3. Pre-application Enquiry

There was no pre-application enquiry.

4. Relevant Planning History

05/01245/FUL - Alterations/provision of external facilities to improve access for disabled persons, car parking space and internal alterations to provide for disabled persons (Granted Conditionally)

21/01162/MJR - Pre-application for erection of 12no. self-contained apartments.

22/00307/FUL - Demolition of existing building and construction of 7 townhouses (Refused).

25/00260/TPO - T1 Beech - Remove. (Granted Conditionally)

5. Consultation Responses

Local Highway Authority - Raise no in-principle objections to the proposal subject to various recommended conditions.

Public Protection Service - Recommend approval subject to conditions

Urban Design - Generally consider the principle of the scheme is acceptable, specific concern raised to more detailed elements of the scheme

Economic Development - Have reviewed the marketing activity and have no specific requests

Natural Infrastructure - Object to the application on the basis of insufficient information.

South West Water - Advise that the applicant should contact South West Water should they be unable to comply with requirements regarding the surface water run-off hierarchy.

Environment Agency - No comments received.

Natural England - Advise that a HRA assessment should be undertaken to determine the impacts on designated sites.

Residential Waste Team - Once properties are occupied will be required to present bins at kerbside, such an arrangement may present access and egress issues.

Designing Out Crime Officer - Raise no objections

Lead Local Flood Authority - Object to the proposal on the basis of insufficient drainage information

Natural England SSSI IRZ - Standing advice received.

6. Representations

Representations were received objecting to the proposed development. The following material planning considerations were raised:

- Over-development and over-population
- Parking is constrained
- Additional traffic and disruption along Woodland Terrace Lane and Thomas Lane
- Noise and disruption
- Increase in waste and litter where there are existing waste issues
- Amenity impacts from increased refuse
- Removal of a valuable community resource
- The property could be used as an early years or care facility

- Proposal should be assessed against the need for childcare
- The site is not large enough to accommodate the development
- Design is not in-keeping with the surrounding area
- No visitor parking spaces have been allocated
- Proposal will result in overspill parking onto the lanes
- Garage access would be restricted
- Disruption from construction traffic and deliveries
- Loss of privacy and increased overlooking into neighbouring gardens and windows
- Loss of daylight
- Increased crime along the lanes
- Measures in the transport statement will not mitigate disturbance during construction
- Pressure on and degradation to the environment
- Increased pressure on services
- Questions over whether the tree should be felled and whether replacement planting is appropriate
- Lanes are in a poor state of repair
- Impact on listed properties along Woodside
- Access to the properties is only via service lanes
- Questions over any rental interest in the property

The following non-material concerns have been raised

- The proposed tenure of the properties and associated impacts on the community
- Concerns regarding previous developments in the surrounding area

The above concerns are non-material in the context of the planning process and therefore have no bearing on this recommendation.

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 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). The Plymouth & South West Devon Supplementary Planning Document 2020 provides amplification of the policies of the Joint Local Plan.

The relevant policies and/or provisions of the following documents will 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 Climate Emergency Planning Statement (CEPS) 2022, Southwest Marine Plan 2021 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 assessment. A letter from MHCLG to the Authorities was received on 13 May 2019 confirming the change. On 12th 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. The new standard method set out in national planning practice guidance, and the housing provisions of the NPPF, have a clear aim of increasing housing delivery nationally. As a result of the new standard method the combined authorities are therefore only able to demonstrate a 2.33 year 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.

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.

The most relevant Policies of the JLP in relation to the development proposed are:

SPT1 Delivering sustainable development
SPT2 Sustainable Linked Neighbourhood
SPT3 Provision for new homes
SPT14 European sites - mitigation of recreational impacts from development
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV7 Meeting local housing need in the Plymouth Policy Area
DEV9 Meeting local housing need in the Plan Area
DEV10 Delivering high quality housing
DEV14 Maintaining a flexible mix of employment sites
DEV18 Protecting local shops and services
DEV20 Place shaping and the quality of the built environment
DEV23 Landscape character
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV28 Trees, woodlands and hedgerows
DEV29 Specific provisions relating to transport
DEV31 Waste management
DEV32 Delivering low carbon development
DEV35 Managing flood risk and water quality impacts

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.

Need for Housing Development

1. The publication of the updated NPPF on 12th December 2024, alongside new guidance, set out a new standard method to calculate local housing needs with the clear aim of increasing housing delivery nationally. Policy SPT3 (Provision for new homes) of the Plymouth and 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.

2. The new standard method, however, identifies a housing need for the Plan Area of 2,633 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. 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 the proposed development

3. The current use of the site is a language school (Class F1). Policies DEV14 and DEV18 of the JLP seek to protect existing community and employment uses. The redevelopment of the site would result in a loss of employment space and officers are aware that letters of representation raise concerns regarding the loss of a community asset.

Loss of employment space

4. DEV14 provides some policy protection for existing employment sites, including vacant sites whose lawful use is for employment purposes, and requires proposals for change of use to meet certain requirements. In respect of this site, DEV14 (1) (iii) requires that there is no reasonable prospect of the site being used for employment use in the future. The SPD paras 5.11-5.13 set out that the applicant must provide evidence that the site has been marketed proportionate to the nature of the proposal.

5. Evidence has been submitted which states that instruction for Stratton Creber Commercial to market the premises was received on 4th September 2023. Correspondence from Stratton Creber dated 27th February 2025 outlines that levels of interest to date have been poor, with most enquiries relating to the redevelopment of the site instead for residential/ student purposes.

6. The evidence submitted has been considered by the Council's Economic Development Team and they find that overall, there is enough evidence to suggest that the site has been marketed for employment use, and consider that the requirements of DEV14 and the SPD have been satisfied to justify the loss of employment space.

Loss of community facility

7. Policies SPT1 and SPT2 state that development will be carried out to ensure a sustainable society is provided where communities have a mix of local services which meet the needs of local people. SPT2 in particular aims to ensure that services and facilities meet identified educational, employment, cultural and community needs. Policy DEV18 refers to protecting local shops and services, with DEV18.6 referring specifically to the change of use to other uses of facilities of community importance. Letters of representation have raised concerns that the proposed development would have a negative impact upon social cohesion. The LPA will only support such changes of use where there is no significant harm to the level of service locally and where there is no reasonable prospect of the business or community use continuing.

8. Whilst no further information of the impact of the proposal on the level of service locally was submitted by the applicant, the submitted marketing report sets out, as detailed above, that there is no reasonable prospect of the business continuing. Furthermore, the planning statement details that the occupiers vacated the site in February 2025, since this time officers understand that the language school has been relocated to a premises in Stonehouse. Officers understand the previous use did not provide a facility purely to serve residents of the immediate locality but of the city as a whole.

9. It is noted that the letters of representation received suggest the building may be suitable to use for other educational services, a nursery, or adult care facility, calling for the scheme to be assessed in line with the Council's Childcare Sufficiency Assessment. Whilst the site may be suitable for the uses set out within representations, the marketing evidence supplied suggests there is no interest in bringing forward a development of this nature. Officers also recognise the site is situated within a denser, older part of the city near a full range of services in and around North Hill and Mutley Plain, which can adequately serve the needs of the community.

10. In assessing the marketing information, and on the basis that the premises is now vacant and operating elsewhere in the city, officers do not consider that the loss of the language school would be contrary to policies SPT1 and SPT2 and DEV18.

Sustainable Residential Development

11. Policy SPT2 further sets out that sustainable linked neighbourhoods should have reasonable access to a vibrant mixed-use centre, community services and facilities and be well served by public transport, walking and cycling opportunities.

12. Letters of representation have raised concerns that the scheme would lead to over-development. Officers consider that the site sits within a well-established residential area. The proposal comprises of the construction of six semi-detached three-bedroom properties in a locality which is characterised by a range of housing types, styles and sizes. The proposed dwellings would not be of a massing which would exceed the height of dwellings in the immediate vicinity. Therefore, officers raise minimal concerns with the proposed density of the development in the context of the character of the surrounding area, and do not consider that the development would be out of keeping with the local area.

13. The site is well located in terms of sustainability, with a number of supporting community facilities in close proximity. Whilst objections have stated that the proposal would result in pressure on services, officers do not consider that the scale of development proposed would result in a significant increase in the demand for local services and amenities.

14. In terms of location, officers find this to be acceptable and within reasonable access to services, amenities and a range of transport linages. To this end, officers raise no in-principle objections to the residential development of the site, subject to current national and local planning policy as set out below.

Design

15. Policy DEV10 of the JLP states that housing developments should be designed to be integrated with the adjacent developments and not appear to be an unrelated addition to the rest of the town, village and neighbourhood. Whilst representations have raised concerns that the design is not in-keeping with the surrounding properties, the area comprises of a range of housing styles including both older properties alongside dwellings of a more modern design. The proposed contemporary design of the properties is therefore not considered to be out of keeping with the varied streetscene.

16. The dwellings are proposed to be three-storey, semi-detached properties. The principal elevations would comprise of a three-storey protruding brickwork element with a flat roof and would include large windows and Juliette balconies at the second floor level. A small flat roof canopy is proposed over the front door of the properties. At the rear elevation, properties would slightly extend to the rear at the ground floor level. The material palette is proposed to comprise of limestone cladding to the ground floor and white render above this. The front and rear extensions would be faced with brickwork and the roofs of the dwellings are proposed to be slate. Windows and rooflights are proposed to be dark grey UPVC.

17. Policy DEV20 of the JLP requires development proposals to meet good standards of design, contributing positively to both townscape and landscape and protect and improve the quality of the built environment, having proper regard for the local pattern of development in terms of siting, layout, orientation, visual impact, views, scale, massing height and density.

18. Representations have raised specific concerns that the site is too small for the density and layout proposed, and that the three-storey height of the proposed dwellings would be out-of-keeping

with the nearby properties. Officers do not raise concerns with the three-storey design, considering that the local pattern of development is characterised by a densely developed streetscene, with building heights ranging between two and three storeys. Furthermore, all the dwellings proposed are considered to be of an adequate size with sufficient garden spaces which is characteristic of other modern developments within the area.

19. The Urban Design (UD) Team have been consulted on the application, overall considering the proposal to be acceptable, demonstrating a height and massing which is in-keeping with the surrounding area. Officers are therefore of the view that the proposal comprises of six dwellinghouses that are of an appropriate size and scale.

20. Minor changes in the design have been made following initial comments from UD which outlined that they did not support the inclusion of gates from a pedestrian permeability perspective, and requested that granite sett rumble strips were added to the entrance and exit points. These changes have been incorporated into the design and are supported by UD.

21. The proposed materials are generally considered to be acceptable, UD in particular support the proposed use of limestone, noting its links to local character and geology. UD do however raise concerns with the proposed use of white render and UPVC. It is regrettable that a different render colour could not be secured during negotiations. However, given that the proposed silicone-based system can reduce staining and algae growth, in addition to the proposed amount of render and its lack of visibility from key areas of streetscene, officers do not raise significant visual impact concerns. In addition, officers note that UPVC is prevalent throughout the surrounding area and would not result in detrimental visual harm.

22. Officers are minded that to ensure the proposal material palette is acceptable, further details on the specification and colour of materials is required, which officers recommend to secure via condition.

23. A landscaping plan has been submitted alongside the application. Officers are generally supportive of the intention to include soft landscaping within shared spaces at the site. Various considerations for the landscaping scheme have been included with UD comments. Final landscaping details, including boundary treatments have been secured via condition.

Designing out Crime

24. An increase in crime within Woodland Terrace Lane and Thomas Lane has been cited as a concern in representations. The Designing Out Crime Officer provides advice on applications to reduce opportunities for crime and fear of crime in line with DEV20. Upon assessment of the submitted details the Designing Out Crime Officer raises no objections to the proposal. In this case, officers consider that Woodland Terrace Lane and Thomas Lane are served by street lighting and experience a level of natural and passive surveillance from existing residents which will increase further with future occupiers of the dwellings.

Impact on the Historic Environment

25. Public comments have raised that there would be an impact on listed properties along Woodside. Given that the proposed dwellings would be screened by properties along the west side of Woodside, and that there are other examples of modern residential development closer to these designated heritage assets, officers do not raise concerns that the proposal would result in harm to the setting of nearby listed buildings.

26. Subject to conditions, officers consider the proposal is in compliance with Policy DEV20 and DEV21.

Occupant Amenity

Daylight and Outlook

27. Officers have assessed the proposed floor plans and note that all bedrooms and habitable rooms will be served by windows providing sufficient access to natural light. Generally, all windows also appear to provide an acceptable level of outlook for future occupiers, however officers note that windows on the principal elevations of dwellings 5 and 6 would be within approximately 7.5m of the blank wall elevation of no.34 Diamond Avenue. Whilst this falls below 15m as set out in the SPD, officers consider that the rest of the windows serving the dwelling would provide enough outlook overall for the property to provide acceptable levels of occupant amenity. Officers also note that given the dense pattern of development, similar relationships between properties are not uncommon within the surrounding street layout.

Privacy

28. Officers note the proximity of neighbouring habitable windows from the mews development to the west of the site, considering this may result in some overlooking to the gardens of dwellings 1 and 2. Whilst it is possible that a level of overlooking may be created, by virtue of the dense pattern of development, officers do not raise concerns that future occupants would experience a detrimental lack of privacy.

Space Standards

29. The Nationally Described Space Standards (NDSS) set out the minimum internal floor areas for new dwellings. The dwellings comprise of six three-bedroom dwellings containing three double bedrooms. The minimum internal floor space for a 3-bedroom 6-person three-storey dwelling is 108 square metres which is met and exceeded by the proposed dwellings.

30. Officers note that each dwelling is also proposed to be served by an office room. Whilst the office rooms would meet the space standards for a single bedroom, the total internal floor areas of the dwellings are not large enough to support a fourth bedroom. The application has been assessed on the basis of providing a three-bedroom dwelling and as such officers have conditioned to restrict the bedrooms to only those as shown on the approved plans.

Outdoor Amenity Space

31. Table 11 of the SPD states that semi-detached dwellings should be served by a minimum of 75 square metres of outdoor amenity space. The rear gardens of the proposed dwellings vary between approximately 45 square metres and 95 square metres. Whilst this means that some dwellings, in particular dwellings 1 and 2, would have gardens below the minimum recommended size, officers consider that many properties in the surrounding area are served by small gardens. Furthermore, officers note that the application site is located within 5 minutes' walking distance to Freedom Fields. As such, there is good quality outdoor space located an acceptable distance from the application site, justifying the lack of on-site provision.

32. Overall, the proposal is considered to provide an adequate level of amenity for occupants, in line with DEV10 of the JLP.

Neighbouring Amenity

Daylight

33. Letters of representation suggest that the proposal would result in a loss of daylight. Officers have assessed the impact of the proposed works on daylight to neighbouring properties. Given the relationship between the application site and neighbouring properties, officers consider that paragraph 13.34 of the SPD is an appropriate means of assessment, which requires development to not encroach upon a 25 degree line drawn from neighbouring habitable windows.

34. During the application, additional section plans were submitted of the streetscene, these sections illustrated the relationship between the massing of the proposed dwellings and flats located to the north of the application site as well as properties located to the east, as both have windows which would face the proposed dwellings. The sections illustrate a 25-degree line drawn from neighbouring windows, the proposed development is shown to fall below this line, indicating that there would not be an unacceptable loss of daylight to neighbouring properties.

35. As a result of their positioning and the location of habitable room windows, officers do not expect that properties located to the west or south would lose daylight to habitable room windows as a result of the proposed development.

Outlook

36. The SPD sets out that in order to protect the outlook of neighbouring properties, the minimum distance between a main habitable room window and a blank wall should be at least 12m, increased to 15m for three storey development. Officers consider that the most visible blank walls created by the proposal would be the gable ends of dwelling 1 and dwelling 6. By virtue of their distance from habitable room windows (in excess of 19m from properties to the east and in excess of 35m from properties to the west), officers are satisfied that the development meets and exceeds the requirements of the SPD therefore suggesting that an acceptable level of outlook will be maintained for adjacent properties.

Privacy

37. Paragraph 13.19 of the SPD states that habitable room windows facing directly opposite one another should be a minimum of 28 metres apart when one or more of the buildings are three storeys in height.

38. The closest neighbouring habitable room windows are located at 2 Greenbank Terrace to the north. Due to the staggered building line of the proposed dwellings, the window-to-window separation distances vary between approximately 11m - 15m. Whilst this falls well below the standards set out in the SPD, paragraph 13.18 of the SPD states that the levels of privacy expected from a residential environment will differ depending on the location. In this case, the application site is situated in a densely developed area where such separation distances cannot always be met by new development. Officers consider that it is not uncommon for new housing development to fall below SPD required separation distances as evidenced by the distances between the residential flats at 1 Woodland Terrace and the properties opposite, as well as some mews developments along Woodland Terrace Lane. Officers also note that some properties along Olivia Court demonstrate similar levels of separation to those along Greenbank Road.

39. Overall, it is therefore acknowledged that the windows would provide a level of overlooking, but due to the established pattern of development and levels of privacy experienced locally, the levels of overlooking are not considered to be demonstrably harmful.

40. To the south of the application site, officers do not consider it is likely for the proposed development to result in a harmful loss of privacy, considering that the new windows proposed would not face directly opposite any neighbouring windows. Although officers note that dwelling no.1 will have windows opposite the side bay window of no.34 Diamond Avenue, any overlooking would be at an oblique angle and so would not provide a direct line of sight into neighbouring private space.

41. Given that no side elevation windows are proposed, officers do not find that any vantage points for overlooking to the east or west would be created by the development. Whilst properties to the east raise concerns that there would be a loss of privacy, officers do not consider that any direct views or overlooking opportunities will be created by the proposal. Officers have restricted

permitted development rights, including window alterations via condition to ensure that no future harmful accretions or additions to the dwellings would take place.

42. Overall, officers have assessed the proposed locations of windows and consider these to be acceptable and would not result in harmful levels of overlooking which would warrant the refusal of this application.

43. Public comments consider that the proposal would result in additional noise and disturbance. Officers do not consider that the construction of six residential dwellings would lead to a significant increase in noise levels which would be out of character for the area. The Council's Public Protection Service (PPS) have been consulted on the application and raise no objections on those grounds. PPS have recommended that the council's code of practice is secured via condition in the interests of protecting residential and neighbouring amenity during the construction of the scheme.

44. As such, the proposal is considered to comply with DEV1 and DEV2 of the JLP.

Highways, Access and Parking

45. Representations have raised concerns that the proposal would result in increased parking demand and pressure on the area which already suffers from constrained parking provision. In particular, that the proposal does not include visitor parking provision and so would result in overspill parking onto adjacent lanes, as well as that the flow of traffic along the lanes would impact on the use of existing garages.

46. A transport statement has been submitted alongside the application which concludes that the peak journeys associated with the proposed residential development would be comparable to those established by the existing use of the site. The Local Highway Authority (LHA) have reviewed the information supplied and accept this statement, considering the impacts associated with the proposed residential development would be neutral.

47. The proposal includes a one-way access route through the site, accessed via Woodland Terrace Lane and exit is via Thomas Lane. Both lanes are cobbled single-width carriage ways where parking is prohibited between 9am-5pm Monday to Friday. Officers note that letters of representation have raised concerns with the safety of manoeuvring vehicles on both lanes. The LHA have assessed the proposed layout and consider that acceptable levels of inter-visibility would be achievable. A condition to ensure that suitable visibility is maintained is recommended by the LHA which would restrict any planting within the visibility splay growing above 600mm in height.

48. Each dwelling is proposed to have three bedrooms. Indicative parking standards within the SPD set out that each dwelling should be served by 2 off-street parking spaces. The site is proposed to include 12 off-street spaces, in accordance with these requirements. The LHA noted that some of the parking spaces initially fell below the required parking dimensions, since this, amended plans have been received enlarging the spaces to a suitable size. Amended plans now also include 3no dual EV chargers to serve six parking spaces, with the provision of passive wiring for future connections, in line with the LHA's recommendations.

49. Officers acknowledge that representations raise concerns with the lack of visitor parking proposed. The SPD states no requirement for new developments to provide visitor parking, and officers note the highly sustainable location of the site which is near public transport links. The proposed parking provision complies with the requirements outlined in the SPD and therefore officers do not raise concerns to this end.

50. Table 32 of the SPD outlines the minimum cycle parking provision for new development, in the case of all dwellings one cycle space should be provided per dwelling. Amended landscaping plans

indicate that 3no. Sheffield stands are proposed per property. In order to meet the requirements of paragraph 8.29 of the SPD, the LHA have requested details of cycle parking to ensure it is covered and secured via condition.

51. The LHA also note that the Surface Water Drainage Strategy shows the provision of private soakaways within the rear gardens of each property. In some cases, these fall within 5m of the public highway on either Woodland Terrace Lane or Thomas Lane and therefore, these soakaways need to be relocated. Officers note that surface water drainage details have been secured via condition, and as such have included the LHA's requirements within the condition wording to ensure that the final surface water drainage strategy is delivered in line with the LHA's requirements.

52. Representations have outlined concerns with vehicle movements associated with the construction of the development and the existing poor quality of the roads along Thomas Lane and Woodland Terrace Lane, with insufficient mitigation proposed within the Transport Statement. Officers are mindful of the constrained nature of the local highway network and in line with the LHA's recommendation have secured the submission of a Construction Traffic Management Plan and Highway Dilapidation Survey via condition.

Natural Infrastructure

53. Public comments consider that the proposal would result in pressure on the environment, raised pollution levels and degradation of the environment. Officers have assessed the ecological impact of the proposal.

Protected Species

54. The works would include the demolition of the existing buildings at the site. A preliminary roost and nest assessment, prepared by Ecological Surveys Ltd was submitted alongside the application. The assessment concluded that the structure was not occupied nor potentially suitable for bats and so the development would be unlikely to disturb or harm bat species. Furthermore, there was no nesting nor birds recorded at the site.

55. The Natural Infrastructure (NI) team have recommended that a Construction Environment Management Plan is provided to mitigate ecological impacts during the construction period. Given the limited ecological features on site, officers consider that the submitted assessment details various precautionary measures required during construction should nests be found on site at a later date. Officers have conditioned these mitigation measures and consider this to be sufficient in protecting potential wildlife given the nature of the site.

56. The Natural Infrastructure (NI) team have reviewed the submitted information and are satisfied that, subject to appropriate mitigation, comprising of the provision of 1x bird box per proposed dwelling to be installed within the fabric of the buildings to be secured via condition the proposal is acceptable and in line with DEV26 of the JLP.

Trees

57. The proposed development involves the clearance of the site which in turn, requires the loss of trees and shrubs. Policy DEV28 sets out that development should be designed to avoid the loss or deterioration of woodlands, trees or hedgerows.

58. One TPO beech tree was formerly located at the site, the tree has been felled during the application as part of application 25/00260/TPO. The tree was identified to present a risk of harm and as such was recommended for removal, subject to the planting and maintenance of a replacement Hornbeam tree for a period of 5 years.

59. Public comments have raised questions as to whether suitable replacement tree planting will be delivered. Amended landscaping plans have been submitted showing the TPO tree to have been felled and showing the proposed location for the replacement Hornbeam which is considered sufficient by the NI team.

60. There have been various discrepancies between submitted documents, correspondence from the arborist has confirmed that all existing trees on site have been removed. In addition, the submitted biodiversity metric initially referred to four trees on site which have since been removed from the metric, however are understood to remain on site. The landscaping plan still refers to one tree being retained within the rear garden of a dwelling. Throughout the application, further clarification on this information was requested however it has not been received. As a result, the NI team outline that they are unable to support the application. No tree mitigation planting details (aside from the TPO mitigation as aforementioned) has been received, with the agent stating that there is no loss of trees to mitigate.

61. Officers therefore consider that the submitted information is insufficient to determine compliance with DEV28 of the JLP. Using the information available to officers, it appears that some trees/shrubs remain on site, however these appear to be in a poor condition and have not been maintained. Taking a finely balanced view, officers consider that the redevelopment of the site will overall lead to improvements and enhancements in the on-site vegetation, a draft landscaping plan has been received at present, with officers minded to condition full further landscaping details. Whilst it is highly regrettable that no further clarification has been received, officers take the view that the proposal would result in the construction of six dwellinghouses, each with their own garden space, as well as various landscaping measures which would go some way to mitigate the loss of existing vegetation on site.

Biodiversity Net Gain

62. Due to the nature of the proposed development, the mandatory BNG condition is considered to apply, and therefore a 10% net gain is required. The submitted Biodiversity Net Gain Plan sets out that given the scale of the site it would not be possible to achieve 10% net gain on site and as such a mixture of on and off-site compensation will be required.

63. During the course of the application, various concerns have been raised by officers that there are discrepancies between the baseline information and the submitted arboricultural impact assessment. Initially, the baseline metric included four broadleaf trees on site. Various amendments have been made to the metric during the application. The most recent iteration of the metric has re-classified these "trees" as introduced shrub. Comments have been received from the NI team raising concerns that there are inconsistencies within the submitted baseline and officers note that such re-classification has not led to an increase in the amount of introduced shrub recorded in the metric. Further clarification on the baseline, including further information on the formerly identified trees was requested by NI however no further information has been submitted by the agent.

64. As such, the NI team state that they are unable to support the application and recommend that the application is refused. Officers concur that the baseline appears to be inaccurate and consider that the trees/shrubs on site do not appear to be accurately reflected in the baseline metric. However, officers consider that BNG is a post-permission matter, at application stage officers must be confident that the Biodiversity Gain Plan is capable of approval at the condition discharge stage. In this case, officers note the intention to provide off-site enhancements. For this reason, officers advise that whilst it is highly regrettable that there are inaccuracies in the baseline, these can be rectified at condition discharge stage. As such, officers do not consider that BNG is a reason to refuse this application. An informative has been included which details the requirements to discharge the deemed BNG condition prior to the commencement of works.

Habitat Regulations Assessment

65. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with and inclusive of the effects detailed in the Tamar Estuary Estuaries Management Plan and the Yealm Estuary Environmental Management Plan. The authority's assessment is that the application complies with this strategy and that it can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above.

Flood Risk and Drainage

66. The application site is located within Flood Zone I and is considered to be at a low risk from fluvial or tidal flooding. Surface water flood risk mapping indicates that the site is at a low risk of flooding from a 1 in 100 year return period event. The site is also located in a Critical Drainage Area defined by the Environment Agency as an area where the existing drainage is at or close to its maximum capacity.

67. An update to the 2022 application's Flood Risk Assessment and Surface Water Drainage Strategy has been submitted alongside the application. Two options for surface water drainage have been submitted. It is proposed that surface water drainage will be discharged to individual soakaways located to the rear of each property. Alternatively, surface water is proposed to discharge to the SWW combined sewer at an attenuated rate.

68. The Lead Local Flood Authority (LLFA) are currently objecting to the proposal on the basis that further information is required, it cannot be confirmed at this stage whether either of the options proposed would be feasible. As a result, the LLFA requested the submission of calculations and modelling data to be produced in support of any drainage design, furthermore, no infiltration tests have been submitted in support of the first option, nor have SWW outlined whether they would support the second option.

69. Further drainage information to this end was requested, however this has not been forthcoming. The agent set out that they were unable to provide any further information at this stage given that the site is covered by the existing building, meaning that no investigation works were currently able to be undertaken. Officers note that the submitted information indicates that either of the submitted options would be betterment over the existing drainage situation where runoff currently discharges at an uncontrolled rate to the public combined sewer.

70. As such, officers have recommended a condition for further information to be submitted following the demolition of the existing building to understand the most appropriate drainage solution.

71. To this end, officers consider that subject to details secured by condition, the proposal would comply with DEV35 of the JLP.

Sustainability

72. Officers have assessed the application in line with the details as submitted in the climate emergency compliance form and the low carbon statement included within the planning statement.

73. It is set out that the development will make use of a fabric first approach, the installation of water saving fittings, natural ventilation with heat recovery and will have increased thermal efficiency. During the application further details, including SAP assessments were requested, however no further details of these measures have been submitted.

74. In addition, whilst the submitted information suggests that solar PV will be installed on the south roof slope, officers consider that there will not be a sufficiently sized roof slope to hold a viable PV system, given the rooflights proposed.

75. M5 of the Climate Emergency Planning Statement (CEPS, 2022) sets out that priority will be given to the reuse and retrofitting of buildings. Where an existing building is proposed to be demolished and rebuilt, the net overall carbon cost of the project should be offset within 25 years through carbon savings achieved by operational use of the replacement building. As such, the CEPS requires the submission of the embodied carbon calculations for the existing and proposed buildings. The CEPS also sets out that justification for demolition will only be considered acceptable where buildings are structurally unsafe, or demolition and rebuild will result in significant social and environmental benefits.

76. No further information has been provided in terms of the embodied carbon of the existing nor proposed development. However, upon assessing the proposal, officers consider that the existing building would unlikely be suitable for residential conversion of the yield proposed to be constructed. The proposed dwellings would be purpose built and are highly likely to provide a better quality of living and amenity for future occupants. Officers also consider that to improve the thermal efficiency of the existing building to be suitable for residential conversion is likely to be highly challenging.

77. The scheme will include EV charging points and cables for future provision to all parking spaces within the site, this is welcomed by officers and has been secured via condition.

78. Whilst officers do not consider that the proposal accords with the requirements of the CEPS, officers take the view that the proposal would result in the construction of six thermally efficient purpose-built dwellings which would provide a better standard of accommodation than the existing building. It is highly regrettable that further low carbon mitigation and adaptation measures could not be secured, however officers place greater weight in the fact that the proposal would provide new homes within a sustainable location.

Refuse

79. Various concerns have been raised in relation to poor waste management within the surrounding area having an impact on neighbouring amenity, and that the proposal would result in an increase in waste and litter.

80. Details of the location of a bin store have been submitted. At this stage, concerns have been raised by the Urban Design Team in terms of its design and the Residential Waste Team note potential constraints in ensuring suitable access when bins are presented at the kerbside on collection days.

81. Officers are confident that that a suitable refuse solution will be achievable at the site. The agent has agreed that bin storage details can be agreed via planning condition. Once agreed, officers have conditioned that this bin storage area shall be always kept available, and bins shall be always stored there except collection days.

82. Subject to further details, officers consider that proposal to comply with DEV31 of the JLP.

Contaminated Land

83. A phase I contaminated land assessment has been submitted which concludes that no further investigation is required. The Council's Public Protection Service (PPS) have been consulted on the application, and recommend that a condition is included relating to whether unexpected contamination is found at the site.

Other Impacts

84. Policy DEV9.4(ii) of the JLP requires 20% of dwellings on all schemes of five or more to meet national standards for accessibility and adaptability (Category M4 (2) of Building Regulations). This application proposes that 2 of the dwellings will be M4 (2) compliant, in line with policy DEV9. A condition has been recommended securing the provision of the proposed accessible and adaptable dwellings.

Planning balance

85. Paragraph 11 d) and Footnote 8 of the Framework state that, where the policies which are most important for determining the application are out-of-date (including where the Local Planning Authority cannot demonstrate a five-year supply of housing land, or where the Housing Delivery Test ("HDT") indicates that the delivery of housing was substantially below the housing requirement over the previous three years) planning permission should be granted unless at least one of two exceptions set out in sub paras (i) and (ii) are met. Given the significant shortfall in the JLP's 5YHLS assessment, it is considered that the most important policies are out-of-date and therefore, unless either of the exceptions apply, the NPPF says that planning permission should be granted.

86. Exception one relates to whether the application of NPPF policies that protect a pre-specified list of assets of particular importance provide a strong reason for refusal. These are set out in footnote 7.

87. Exception two relates to whether any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Footnote 9 sets out the NPPF policies that this particularly relates to.

88. It is acknowledged that the LPA do not currently have a five-year housing land supply. In this instance the proposal would conflict (in part) with Policies DEV28 and the Climate Emergency Planning Statement. The lack of tree information raises concerns in that an appropriate level of mitigation tree planting is unable to be identified nor secured and that the proposal fails to justify the demolition and rebuild of an existing building. Both of these aspects have been attributed a degree of harm. However, the proposal would provide six dwellings in a sustainable area of the city, close to a range of services and amenities and allows for the redevelopment of a currently vacant building and would result in the provision of some on-site biodiversity enhancements. As such, officers consider that the harm is outweighed by the benefits when assessed against the framework as a whole. The application is therefore considered acceptable and is being recommended for approval.

89. Section 38(6) of the Planning & Compulsory Purchase Act 1990 and the Framework state that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. In this case, the Frameworks' presumption in favour of sustainable development is a material consideration which outweighs the negligible conflict with the development plan.

9. Human Rights

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

10. Local Finance Considerations

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

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 adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. In this case, the Framework's presumption in favour of sustainable development is a material consideration which outweighs the moderate conflict with the development plan, and a decision should thus be taken otherwise than in accordance with it. The application is therefore recommended for conditional approval

14. Recommendation

In respect of the application dated 07.04.2025 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 and Block Plan 9026-DR-A-X-1001 received 31/03/25
Typical Floor Plans 9026-DR-A-X-1100-A received 04/03/25
Proposed Elevations 9026-DR-A-X-1200 Rev B received 11/06/25
Site Sections 9026-DR-A-X-1210 REV A received 27/10/25
Proposed Long Elevation 9026-DR-A-X-1220-A received 04/03/25
M4(2) Compliant Dwelling 9026-DR-A-X-1300 received 04/03/25
Proposed Landscaping Plan 9026-DR-A-X-1005 REV F received 27/10/25
Site Location Plan and Block Plan 9026-DR-A-X-1000 REV B received 31/03/25
Proposed Site Plan 9026-DR-A-X-1010 Rev F received 27/10/25

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: CONSTRUCTION TRAFFIC MANAGEMENT PLAN

PRE-COMMENCEMENT

The development works hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a Construction Traffic Management Plan (CTMP). The said CTMP shall be submitted prior to the commencement of the development works, including demolition, 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 approved 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 and local residents, in accordance with Policy DEV29 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and Paragraphs 115, 117 and 118 of the National Planning Policy Framework 2024.

Justification:

Details are required in order to safeguard the amenity of surrounding residents and to ensure that pedestrians and other road users are able to use the Local Road Network without hindrance from construction work/traffic.

4 CONDITION: HIGHWAY DILAPIDATION SURVEY

PRE-COMMENCEMENT

No development hereby permitted shall commence until the applicant has undertaken a highway dilapidation survey in consultation with the Local Highway Authority and this has been submitted to and approved in writing by the Local Planning Authority. The survey shall assess the existing condition of all highway infrastructure which will be impacted upon through the construction activities associated with the development hereby approved. This shall include routes to and from the site being used by construction traffic.

Reason:

To ensure that the current condition of the existing highway infrastructure is properly recorded in the interests of the safety of all users of the highway in accordance with Policy DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 115 and 117 of the National Planning Policy Framework 2024.

Justification:

The survey is required in order to safeguard the amenity of surrounding residents and to ensure that any potential issues with the Local Road Network are identified prior to the implementation of the CTMP.

5 CONDITION: DRAINAGE STRATEGY

PRE-DPC

No development shall take place above Damp Proof Course Level until a Drainage Strategy, produced in accordance with the Plymouth Local Flood Risk Management Strategy, has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed, completed and retained in strict accordance with the approved details.

No part of any surface water soakaway proposed as part of the development shall be positioned within five metres from the boundary of the public highway in Woodland Terrance Lane and Thomas Lane.

Reason:

To safeguard occupant safety and mitigate flood risk, and to ensure satisfactory infrastructure works are provided that would also safeguard the integrity of the construction of the public highway, public safety and the free flow of traffic on the highway in accordance with policies DEV1, DEV2, DEV29 and DEV35 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 181 and 182 of the National Planning Policy Framework 2024.

6 CONDITION: LANDSCAPE ECOLOGICAL MANAGEMENT PLAN

PRE-DPC

Notwithstanding the submitted landscaping details, The development hereby permitted shall not proceed beyond DPC level until full details of the landscape works together with a Landscape Ecological Management Plan have been submitted to and approved in writing by the Local Planning Authority.

The landscape works shall include:

- i. Soft landscape details:
 - a. Full soft landscape specification; plant species and size (to HTA standards), soil details, planting spec and establishment care.
 - b. The arrangement of proposed soft landscape elements and soil layouts/elevations (min 1:200 scale). Plans should include a planting schedule for reference.
 - c. Planting details (1:20 scale or as appropriate)
- ii. Hard Landscape Details: to provide:
 - a. Drawings identifying the arrangement of proposed hard landscape elements including (but not limited to) paving materials, and boundary treatment materials (min 1:200 scale)
 - b. Plans should include a specification of the hard landscape materials (e.g. paving materials), street furniture and any boundary treatments.
 - c. Boundary treatment details (1:20 scale or as appropriate)

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

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with JLP policies DEV20, DEV23, DEV26 and DEV28 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 135 and 187 of the National Planning Policy Framework 2024.

7 CONDITION: EXTERNAL DESIGN AND MATERIALS

PRE-EXTERNAL WORKS

Notwithstanding the submitted information, no works to the exterior of the building shall take place until details of all final cladding, brickwork and render 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. The development shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the materials specified are robust, attractive and in keeping with the character of the area and that the building's cladding in particular will be specified to minimise the risk of staining and algae growth in accordance with Policy DEV20 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraph 135 of the National Planning Policy Framework 2024.

8 CONDITION: EV CHARGING

PRE-OCCUPATION

No dwelling shall be occupied until 3 no. Dual EV charging points and passive wiring to allow for future charge point connections to all remaining spaces have been provided, and are connected and in working order in accordance with the approved plan. The electrical vehicle charging points shown on the approved plan shall remain available for their intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

To assist in the lowering the carbon footprint of the development in accordance with Policy DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 115 and 117 of the National Planning Policy Framework 2024.

9 CONDITION: CYCLE PROVISION

PRE-OCCUPATION

No dwelling shall be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of 18 (3 per dwelling) bicycles to be securely parked. The secure areas for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 115 and 117 of the National Planning Policy Framework 2024.

10 CONDITION: COMPLETION OF ROADS AND FOOTWAYS

PRE-OCCUPATION

No dwelling shall be occupied until all roads and footways forming part of the development hereby permitted have been completed in accordance with the approved plan.

Reason:

To ensure that an appropriate and safe access is provided in accordance with Policy DEV29 of the Plymouth and South West Devon JLP 2019 and paragraphs 115 and 117 of the National Planning Policy Framework 2024.

11 CONDITION: ECOLOGICAL ENHANCEMENT MEASURES

PRE-OCCUPATION

The development hereby permitted shall not be occupied until the ecological enhancement measures as detailed in the submitted Preliminary Roost and Nest Assessment (received 31.03.2025) prepared by Ecological Surveys Ltd, namely 1 no. enclosed bird box per proposed dwelling have been provided. The enhancement measures shall be maintained in perpetuity.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Policies SPT12, DEV26 and DEV28 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and paragraphs 125, 135, 187 and 193 the National Planning Policy Framework 2024.

12 CONDITION: BIN STORAGE

PRE-OCCUPATION

Notwithstanding the submitted details, the development hereby permitted shall not be occupied until full details of bin storage have been submitted to and approved in writing by the local planning authority and have been made available for use.

This area shall remain available for the its intended purpose and shall not be used for any other purpose. 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 & South West Devon Joint Local Plan 2014-2034 (2019) and paragraph 135 of the National Planning Policy Framework 2024.

13 CONDITION: BEDROOMS

COMPLIANCE

Only the rooms indicated as bedrooms on the approved plans shall be used as bedrooms.

Reason:

The number of bedrooms proposed in the application is considered to be the maximum that can reasonably be accommodated at the site. 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 DEV1 and DEV10 of the Plymouth and South West Devon Joint Local Plan 2014-2034) 2019 and paragraphs 135 and 198 the National Planning Policy Framework 2024.

14 CONDITION: ACCESSIBLE HOUSING

PRE-OCCUPATION

A minimum of 2no. dwellings shall be built to meet national standards for accessibility and adaptability (Category M4(2) of the Building Regulations, in accordance with the submitted M4(2) compliant dwelling (drawing no. 9026-DR-A-X130) received 04.03.2025.

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

Reason:

To ensure an acceptable number of accessible and adaptable dwellings are provided in accordance with Policy DEV9 of the Plymouth and Southwest Devon Joint Local Plan 2014-2034 and paragraph 135 of the National Planning Policy Framework 2024.

15 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

COMPLIANCE

Notwithstanding the provisions of Article 3 and Classes A, AA, B, C, E and F of Part 1 and Class A of Part 2 to Schedule 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 enlargements, improvements or other alterations shall be carried out to the dwellings hereby approved including without the express consent in writing of the Local Planning Authority. This includes alterations to or insertion of windows and any alterations to the roof. No alterations to the approved boundary treatment will also be allowed.

Reason:

The Local Planning Authority considers that in order to protect neighbouring amenity and the quality of the built environment such changes would need to be made the subject of a separate application to be considered on its merits in accordance with Policies DEV1, DEV10 and DEV20 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 135 and 198 of the National Planning Policy Framework 2024.

16 CONDITION: PROVISION OF PARKING AREA

COMPLIANCE

Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not 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 JLP 2019.

17 CONDITION: PRESERVATION OF SIGHT LINES

COMPLIANCE

No structure, erection or other obstruction exceeding 600mm in height shall be placed, and no vegetation shall be allowed to grow above that height, within the approved sight lines to the site access/egress at any time.

Reason:

To preserve adequate visibility for drivers of vehicles at the road junction in the interests of public safety in accordance with Policy DEV29 of the Plymouth and South West Devon JLP 2019.

18 CONDITION: ECOLOGY

COMPLIANCE

The development hereby permitted shall be carried at all times in line with the mitigation measures as set out within section 6 "Mitigation - bats and birds" as detailed within the "Preliminary Roost and Nest Assessment" prepared by Ecological Surveys Ltd.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Policies SPT12, DEV26 and DEV28 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and paragraphs 125, 135, 187 and 193 the National Planning Policy Framework 2024.

19 CONDITION: LAND QUALITY - REPORTING OF UNEXPECTED CONTAMINATION

PRE-COMMENCEMENT

In the event that contamination is found at any time when carrying out the approved development that was not previously identified; it must be reported in writing immediately to the Local Planning Authority.

Development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

An investigation and risk assessment shall be undertaken subject to the approval in writing of the Local Planning Authority, and where remediation is necessary a remediation scheme shall be prepared subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the environment, future users of the land and neighbouring land are minimised, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; and to avoid conflict with Policies DEV1 and DEV2 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and Paragraphs 125, 187, 196 and 197 of the National Planning Policy Framework 2024.

20 **CONDITION: COUNCIL CODE OF PRACTICE**

COMPLIANCE

The development hereby permitted shall be carried out strictly in accordance with 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>

Reason:

To maintain residential and general amenity during the construction period in accordance with DEV1 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and 187 and 198 of the National Planning Policy Framework 2024.

INFORMATIVES

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

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

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

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

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

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

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

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

2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

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

The 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: BIODIVERSITY GAIN METRIC

The applicant is advised that the Local Planning Authority do not accept the onsite habitat baseline as depicted in the submitted Metric. In order to discharge the Biodiversity Gain Plan Condition discrepancies within the habitat baseline will be required to be rectified.

5 INFORMATIVE: PROTECTED SPECIES

Care should be taken during demolition to avoid damage or disturbance to birds during the nesting season. In Plymouth this can typically be from February to August, with many species producing second to third broods in appropriate habitat. Under the terms of the Wildlife and Countryside Act 1981 (As Amended in 1986 and 1991) Part I (1), it is an offence intentionally to take, damage or destroy any wild birds or its nest while being built or in use, or to take or destroy its eggs or chicks.

It is also an offence to kill, injure or take a bat or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection. Under the Habitat Regulations it is an offence to damage or destroy a breeding site or resting place of any bat.

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.

7 INFORMATIVE: PUBLIC HIGHWAY APPROVAL

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

8 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.

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
21/10/2025	Non-material Minor Amendment Agreed	25/01238/AMD	Plymouth City Council	Non-material Amendment: To reduce the scope of works within the courtyard area for application 23/00784/FUL	Land At Mount Batten Watersports & Activities Centre Plymouth	Miss Amy Thompson
21/10/2025	Grant Conditionally	25/01009/FUL	Greenshaw Learning Trust	Installation of ball stop nets to artificial sports pitch	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Daniel Thorning
24/10/2025	Grant Conditionally	25/01042/FUL	Mr & Mrs Cross	Conversion of outbuilding to annexe (part retrospective)	31 Knowle Avenue Plymouth PL2 2AZ	Libby Hyndman
27/10/2025	Approved	25/01236/TCO	Ann Valerie Holdsworth	T1 and T2 Birch - Owner would like to reduce leaving the trees at approximatly 5m high and with a spread of approximatly 3m	7 Nelson Avenue Plymouth PL1 5RL	Alan Rowe
27/10/2025	Approved	25/01237/TCO	Mr Jonathan Howe	T1 Pittosporum - reduce height and width to approximatly 3m heigh and 2.5m wide	First Floor Flat, 46 College Avenue Plymouth PL4 7AN	Alan Rowe
27/10/2025	Approved	25/01244/TCO	Grogory	T1 - Reduce Holly at the front of property from 5m in height to 4m in height and trim new growth from sides T2 - Remove 2 lowest branches from sycamore T3 - Reduce height of Prunus in rear garden from 4m to 3m	73 Molesworth Road Stoke Plymouth PL1 5PG	Alan Rowe
27/10/2025	Approved	25/01245/TCO	Jefford	T1 - Fell Alder at the front of property.	71 Molesworth Road Stoke Plymouth PL1 5PG	Alan Rowe
27/10/2025	Grant Conditionally	25/00690/FUL	Mr Ibrahim	Garage conversion including a single storey rear extension	3 Park Crescent Plymouth PL9 7LP	Ethan Bell

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
27/10/2025	Grant Conditionally	25/01074/TPO	Mrs Charlie Jones	Monterey Cypress (T1) reduce crown spread to no less than 8m and clear dead branches,Beech (T2) trim back to line of Devon bank / rubble stone wall , Sycamore (T3) pollard, roadside trees (T4) reduce back away from limit of public highway.	11 Venn Court Plymouth PL3 5NS	Alan Rowe
27/10/2025	Grant Conditionally	25/01200/TPO	Mr Stephen Harman	T1 Twin stemmed dead Sweet Chestnut Fell. T2 Spruce, Fell. G1 Beech and Sycamore, Owner would like to selectively reduce South side of canopy growing towards property to leave a width of 8m up to a height of 6m to allow more light into the garden.	5 Blue Haze Close Plymouth PL6 7HR	Alan Rowe
27/10/2025	Grant Conditionally	25/01223/TPO	Mr Anthony Achilles	T1 beech, fell Beech tree. T2 tulip tree, reduction of crown spread from 18m reduced back to 13m, Reduction of height from 20m to a finished height of 18m.	3 Bainbridge Avenue Plymouth PL3 5QY	Alan Rowe
27/10/2025	Grant Conditionally	25/01228/TPO	Bird	T1 - Oak - Crown raise lowest lateral growth on western aspect to give a clearance of 3m from roof, minor crown raise on remaining canopy to in line with natural canopy line giving a clearance of 4m from shed rood and garden fencing.	1 Ennerdale Gardens Plymouth PL6 5HA	Alan Rowe
29/10/2025	Grant Conditionally	25/00679/FUL	Cox	Construction of an additional full storey on the current office building	98 - 100 Vauxhall Street Plymouth PL4 0DD	Miss Emily Godwin
29/10/2025	Grant Conditionally	25/01027/FUL	Mr Daniel McKillop	Removal of chimney and porch. Single storey extensions to front and sides, loft conversion and dormer window	4A Rockville Park Plymouth PL9 7DG	Joanna Churchill
30/10/2025	Refuse	25/01064/FUL	Mr Luke Proctor	Proposed hardstanding, creation of second access dropped kerb, and boundary wall	5 Yealmpstone Drive Plymouth PL7 1HE	Libby Hyndman

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
31/10/2025	Grant Conditionally	25/00958/FUL	Mr John Toull	Construction of sunroom to rear.	51 Beaconfield Road Plymouth PL2 3LE	Joanna Churchill
31/10/2025	Grant Conditionally	25/01012/FUL	Tasty Kitchens (SW) LTD	Change of use from shop (Class E) to restaurant/hot-food takeaway (Sui Generis), inc. installation of extraction system	67 New George Street Plymouth PL1 1RJ	Mr Sam Lewis
31/10/2025	Grant Conditionally	25/01208/FUL	Mrs. E Holman	Replacement single storey east elevation extension	54 Dunstone Road Plymstock Plymouth PL9 8SF	Joanna Churchill
03/11/2025	Grant Conditionally	25/00642/FUL	Mr Martin Jones	Change of use of storage (Class B8) buildings and associated land to single dwelling (Class C3) and associated works	Former Dispensary, 29 Widey View Plymouth PL3 5JQ	Miss Emily Godwin
03/11/2025	Grant Conditionally	25/00860/FUL	Mr R Gibbons & Ms M Price	Rear extension and external alterations	4 Cundy Close Plymouth PL7 4QH	Mr Matthew Follis
03/11/2025	Grant Conditionally	25/01046/FUL	University Hospitals Plymouth NHS Trust	Installation of hardstanding for siting of refreshment/coffee cart	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Macauley Potter
03/11/2025	Refuse	25/00648/FUL	Neil Emery	Change of use of building to 5no flats and associated building alterations	23 Lockyer Street Plymouth PL1 2QW	Ms Abbey Edwards
04/11/2025	Grant Conditionally	25/00932/FUL	Mr C Dutton	Extension to offices for vehicle rental premises. Removal of existing/erection of new wash bay.	Enterprise Rent-A-Car, Strode Business Centre Strode Business Park Plymouth PL7 4AY	Mr Daniel Thorning
05/11/2025	Grant Conditionally	25/00975/FUL	Matt Ellicott	Single storey rear/side extension	26 Vanguard Close Plymouth PL5 3JX	Libby Hyndman

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
06/11/2025	Grant Conditionally	25/00825/FUL	Mr Gareth Lewis	Removal and replacement of existing combustible cladding and external wall elements with new non-combustible alternatives and associated works	Evolution Cove Durnford Street Plymouth PL1 3EU	Mr Sam Lewis
06/11/2025	Grant Conditionally	25/01070/FUL	Mr Lance Chatfield	Single storey extensions to Engineering and Brick Shed Buildings, plus gas storage area	City College Plymouth, Kings Road Devonport Plymouth PL1 5QG	Mr Sam Lewis
07/11/2025	Agreed Condition Details	25/01292/CDM	University Hospitals Plymouth NHS Trust	Condition discharge Condition 27 (Maintenance and Inspection Plan) of planning application 25/00381/S73	Derriford Hospital Derriford Road Plymouth PL6 8DH	Helen Blacklock
07/11/2025	Grant Conditionally	25/00462/LBC	Mr Paul Watson	Application for new and replacement timber windows and lean-to building (part retrospective)	66 Fore Street Plympton Plymouth PL7 1NB	Mr Jon Fox
07/11/2025	Grant Conditionally	25/01206/FUL	Mr David Chislett	Part demolition of existing garage and erection of a new single storey extension in its place	44 Looseleigh Lane Plymouth PL6 5HQ	Libby Hyndman
10/11/2025	Agreed Condition Details	25/01243/CDM	University Hospitals Plymouth NHS Trust	Condition discharge of Condition 21 (Woodland Restoration Strategy) and 22 (Landscape Ecological Management Plan (LEMP)) of application 25/00381/S73	Derriford Hospital Derriford Road Plymouth PL6 8DH	Helen Blacklock
10/11/2025	Grant Conditionally	25/01213/TPO	Hamilton	T1 - Ash - Fell. T2 - Beech - Fell.	24 Warleigh Crescent Plymouth PL6 5BS	Alan Rowe
10/11/2025	Grant Conditionally	25/01219/FUL	Mr & Mrs White	Single storey side and rear extension	1 Langstone Road Plymouth PL2 3LY	Ethan Bell

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
10/11/2025	Grant Conditionally	25/01231/TPO	Mr Ben Slaughter	London Plane (#T1) TPO 498. Crown reduction	8 Mayhew Gardens Plymouth PL7 4FG	Alan Rowe
10/11/2025	Grant Conditionally	25/01249/TPO	Plymouth City Council	Reduce holm oak in height by 2m, 3m laterally to finished crown dimensions of 9m in height, 8m spread in north-south direction and 10m spread in east-west direction. Lift to give 5.5m clearance over road also.	Harewood House Ridgeway Plymouth PL7 2AS	Alan Rowe
10/11/2025	Grant Conditionally	25/01272/TPO	Mr Lincoln	T1 - Ash. Reduce height from 17m to 14m, Reduce crown spread from 7.5m-5m.	9 Parkfield Drive Plymouth PL6 8AR	Alan Rowe
10/11/2025	Grant Conditionally	25/01275/TPO	Mr Brian Lansallos	G1 Sycamore x 2 lift lower crown to finish height of 5m,	171 Fort Austin Avenue Plymouth PL6 5NT	Alan Rowe
10/11/2025	Grant Conditionally	25/01308/TPO	Nash & Co	Tree Works	Beaumont House Beaumont Road Plymouth PL4 9BD	Alan Rowe
10/11/2025	Grant Conditionally	25/01317/TPO	Mr Haydn Davis	Trim branches back to a vertical plane in line with the back edge of our rear lawn with the raised bank. To reduce the height of the trees to 2m	11 Cot Hill Plymouth PL7 1SB	Alan Rowe
10/11/2025	Grant Conditionally	25/01325/TPO	Sloley	T1 - Mature copper beech - Fell leaving the stump as a deadwood habitat at 4 metres	25 Grantham Close Plymouth PL7 1UL	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
10/11/2025	Refuse	25/01296/TPO	Mr Philip Gutteridge	.T1 Ash. Fell T2 Laurel Hedge. Cut back to boundary and reduce in height to 1 metre.T3 Beech. Reduce back the southern crown remaining southern crown radius will be 4m. T4 Sycamore Fell T5 Sycamore Fell T6 Sycamore Fell T7 Sycamore Fell T8 Ash Coppice Fell T9 Ash Fell T10 Sycamore G1.a Holly, Laurel and self-set sycamore stems. Fell the sycamore stems and trim the laurel and holly. T11 Ash Fell T12 Ash Fell T13 Sycamore Fell T14 Beech Fell T15 Beech Fell G2 Laurel, Leylandii, 1 Beech stem and 2 Ash stems. Fell beech and both Ash. T16 Sycamore. Fell. T17 Oak Mature	99 Powisland Drive Plymouth PL6 6AF	Alan Rowe
10/11/2025	Refuse	25/01323/TPO	Leverton	T1 - Beech Reduce in height from 18m to 15m. Reduce crown spread 8.33m to 5.33m. Remove large deadwood.	11 Ducane Walk Plymouth PL6 5WE	Alan Rowe
11/11/2025	Grant Conditionally	25/01235/FUL	Mrs Fareeha Anwar	Roof alterations to form new rooms in roof including new dormers and gable walls. Provision of new access ramp	Sunnyside, Crossway Plymouth PL7 4HU	Mr Matthew Follis
11/11/2025	Grant Subject to S106 Obligation - Full	25/00717/FUL	Mr D Fellows	Change of use of 1st and 2nd floor offices to residential (Class C3) extensions to the rear and additional floor to create 10 dwellings, extension to retained ground floor office, external alterations and associated works.	49 - 51 North Hill Plymouth PL4 8HB	Ms Abbey Edwards
12/11/2025	Grant Conditionally	25/01276/LBC	Secretary of State for Defence	Replacement basement heating system, alterations to chimney, and replacement of window to provide flue extract	Royal Marines Stonehouse Barracks Camber Road Plymouth PL1 3QS	Mr Sam Lewis
12/11/2025	Grant Conditionally	25/01326/ADV	Mr Michael Wood	1x non-illuminated external signage	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Libby Hyndman

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
12/11/2025	Grant Subject to S106 Obligation - Full	25/00567/FUL	Mr L Cosway	Change of use from language school (Class F1) to 13no. residential apartments (Class C3), inc. roof extension, demolition of courtyard buildings, external alterations, and landscaping	1 Radford Road Plymouth PL1 3BY	Mr Sam Lewis
12/11/2025	Refuse	25/01278/FUL	Tom Still	Replacement of 10no. timber rear windows with uPVC alternatives	9 - 13 Lockyer Street Plymouth	Mr Sam Lewis
14/11/2025	Agreed Condition Details	25/01442/CDM	Ms Ana Williams	Condition Discharge: Condition 4 (Electrical Vehicle Charging Provision) of application 25/00946/FUL	7 Lockington Avenue Plymouth PL3 5QR	Mr Macauley Potter
14/11/2025	Grant Conditionally	25/01031/FUL	Mr Rump	Change of use from class E retail into 2 bedroom flat with external alterations to courtyard.	28 Henderson Place Plymouth PL2 2AA	Mr Jon Fox
14/11/2025	Grant Conditionally	25/01210/FUL	Mr Chris Hajianni	Erection of detached car port	3 Seymour Drive Plymouth PL3 5BG	Joanna Churchill
17/11/2025	Approved	25/01319/TCO	Mrs Victoria Brown	T1 Beech - Re-reduce back to previous reduction points leaving finished height of 3m and a width of 3m.	17 Nursery Close Plymouth PL5 4QG	Alan Rowe
17/11/2025	Approved	25/01343/TCO	Wills	T1 - Sycamore - Crown raise on western aspect to 5m from ground level. G1 - Group consisting of coppiced hazel - Re-coppice T2 - Hawthorn - Crown raise over garage roof on western aspect to a clearance of 2m from roofline.	8 Nelson Avenue Plymouth PL1 5RL	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
17/11/2025	Approved	25/01356/TCO	Mr Blee	T1 Beech reduce leaving the tree with an approximate finish heigh of 6m and 4m wide. T2 Cedar reduce single leader leaving a finished height of proximately 4m. T3 Apple tree re-prune to previous reduction points leaving finished height of 3m and a width of 4m.	274 Stuart Road Plymouth PL1 5PQ	Alan Rowe
17/11/2025	Grant Conditionally	25/01248/TPO	Pearn Almshouses Trust	T001 - Repollard back to previous points (approx. 8m height). T003 - Repollard back to previous points (approx. 8m height). T004 - Pollard at 5m. T006 - Repollard back to previous points(approx. 8m). T007 - Pollard at 8m. T008 - Pollard 1m above previous points, reduce southern decayed and fractured stem from 4m to 2m in length.	Pearn Cottages, Egguckland Road Plymouth PL3 5JP	Alan Rowe
17/11/2025	Grant Conditionally	25/01293/FUL	Mrs Sarah Higgs	EV charging point	521 Budshead Road Plymouth PL5 4DR	Libby Hyndman
17/11/2025	Grant Conditionally	25/01318/FUL	Mr Nicholas Roe	Installation of Pavement Channel and EV charger	13 Balfour Terrace Plymouth PL2 1RS	Mr Matthew Follis
17/11/2025	Grant Conditionally	25/01322/TPO	Mr Robert Hawkins	Dead pine tree to be removed and limbs	Crabtree House, Plymouth Road Plymouth PL3 6EF	Alan Rowe
17/11/2025	Grant Conditionally	25/01324/TPO	Wimalendra	T1 - Bifurcated sycamore - Coppice T2 - Ash - Fell	5 Cromwell Gate Plymouth PL6 7JR	Alan Rowe
17/11/2025	Refuse	25/01309/TPO	Mrs Susan Chamberlin	Tree Works	6 Juniper Way Plymouth PL7 2JB	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
18/11/2025	Agreed Condition Details	25/01332/CDM	Mark Lovell	Condition Discharge: Condition 8 (Travel Plan) of application 24/01381/S73	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
18/11/2025	Grant Conditionally	25/01065/FUL	Mr Peter Elmes	First floor rear extension	24 Cedarcroft Road Plymouth PL2 3JX	Ethan Bell
18/11/2025	Grant Conditionally	25/01240/FUL	Mr Andrew Renouf	Amalgamation of flats 2 and 3 to create 1no. ground/first floor maisonette (Class C3)	5 Bedford Park Plymouth PL4 8HN	Mr Sam Lewis
18/11/2025	Grant Conditionally	25/01347/FUL	Mr Kieran Ivimy	New replacement canopy	Pilgrim House, 17 Derrys Cross Plymouth PL1 2SW	Joanna Churchill
18/11/2025	Refuse	25/01342/S73	Mr Ian Cowan	Variation of Condition 1 (Approved Plans) of application 22/00927/FUL to add pitched roof to approved garage (part retrospective)	130 Elburton Road Plymouth PL9 8JB	Mr Sam Lewis
20/11/2025	Grant Conditionally	25/01232/FUL	Mr Joshua Thompson	First floor side extension and ground floor rear extension	10 Stone Barton Close Plymouth PL7 4LL	Mr Matthew Follis
20/11/2025	Grant Conditionally	25/01255/FUL	Mrs Amie Blackford	Demolition of existing garage to be replaced with two-storey side extension and adjoining residential annex with associated external works	79 Hallerton Close Plymouth PL6 8NP	Mr Matthew Follis
21/11/2025	Grant Conditionally	25/01271/FUL	Mr Toy	Erection of outbuilding with boundary wall treatment and associated works	514 Crownhill Road Plymouth PL5 2QU	Libby Hyndman

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
24/11/2025	Agreed Condition Details	25/01397/CDM	Plymouth City Council	Condition Discharge: Condition 3 (External Materials) of application 25/00389/FUL	Mount Batten Sailing & Watersports Centre 70 Lawrence Road Plymouth PL9 9SJ	Miss Amy Thompson
24/11/2025	Grant Conditionally	25/01060/S73	Mrs Chloe Sykes	Variation of Condition 5 (Window Restriction) of application 24/00048/S73 to allow for restricted window opening	479 Tavistock Road Plymouth PL6 7AA	Mr Matthew Follis
24/11/2025	Grant Conditionally	25/01274/FUL	Mr & Mrs Hill	Conversion of garage into ancillary accomodation use	26 Sandpiper Road Plymouth PL6 8EJ	Libby Hyndman
24/11/2025	Grant Conditionally	25/01283/TPO	Mr John James	T1 Larch Fell T2 Larch Fell T3 Larch Fell T4 Pine Removal of two limbs on N/W side of crown at approximatly 12m high Limb on S/W side on trees reduction on this limb from 8m to 6m.	Kinnaird House, Buckingham Place Plymouth PL5 2EN	Alan Rowe
24/11/2025	Grant Conditionally	25/01335/TPO	Kerryann Town	T1- Maple- Crown Reduction - Reducing the height and spread of the tree by up to 3-4m. T2- Maple- Crown Reduction - Reducing the height and spread of the tree by up to 3-4m.	6 Boxhill Close Plymouth PL5 3QB	Alan Rowe
24/11/2025	Grant Conditionally	25/01340/TPO	Andrea Price	T031 (Tag 4868) - Sycamore - reduce in height to 11 metres T032 - Ash - fell T033 - Sycamore - fell T034- Ash - Fell	Widely Court Primary School Widely Lane Plymouth PL6 5JS	Alan Rowe
24/11/2025	Grant Conditionally	25/01353/TPO	R Thomas	152, 720, 721, 722, 723 Beech trees - fell + Crown raise Oak trees adjacent driveway that T725 form part of group to 4.5m.	25 Coltness Road Plymouth PL9 8HA	Alan Rowe
24/11/2025	Grant Conditionally	25/01364/TPO	Mr Micheal Buckthought	T1 sycamore - fell and replant with silver birch	10 Kingsway Gardens Plymouth PL6 5BY	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
24/11/2025	Grant Conditionally	25/01377/TPO	Mr Mark Christie	T1: Chamaecyparis. Remove tree	296 Tavistock Road Plymouth PL6 8AN	Alan Rowe
24/11/2025	Grant Conditionally	25/01378/TPO	Mr Luke Reiter	Willow - Crown lift to 3m over parking bays	104 Frobisher Approach Plymouth PL5 3UZ	Alan Rowe
24/11/2025	Grant Conditionally	25/01390/TPO	Mr Andrew Steinberg	5x Beech - Height reduction to 8m to achieve statutory clearance from power cables	Plymouth Garden Centre Fort Austin Avenue Plymouth PL6 5NU	Alan Rowe
24/11/2025	Grant Conditionally	25/01394/TPO	Kimber	T1 - Oak - Re-pollard to previous points leaving the tree standing at 10m	6 Candish Drive Plymouth PL9 8DB	Alan Rowe
26/11/2025	Non-material Minor Amendment Agreed	25/01437/AMD	Sue Radford	Non-material Amendment to change the approved external cladding colour of the annexe from Dark Grey to Oyster White. No other alterations to the design, scale, or materials are proposed. Application 25/00675/FUL	Apple Trees, Great Churchway Plymouth PL9 8JY	Joanna Churchill
26/11/2025	Grant Subject to S106 Obligation - Full	21/01962/FUL	Mr R Pipe	Mixed use development consisting of 47no affordable dwellings (Class C3) inc. 3no live-work units (Sui Generis), hotel (Class C1), Community Interest Company (CIC) / Commercial Enterprise Units (Class E), Café (Class E(b)), community areas including office/work units and class spaces (Class E (g-i) and Class F.1(a)), outdoor auditorium space (Class F.2 (b)), exhibition space /event space including a bar and roof terrace (Sui Generis), a laundrette (Sui Generis) and associated access, vehicular and cycle parking open space and infrastructure	238 Union Street Plymouth PL1 3HW	Miss Amy Thompson

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
27/11/2025	Agreed Condition Details	25/01321/CDM	Mr Tom Gullis	Condition Discharge: Condition 3 (Cycle Provision) and Condition 4 (Updated Car Parking Management Strategy) of application 25/00673/FUL	6 Galileo Close Plymouth PL7 4JW	Mr Macauley Potter
27/11/2025	Grant Conditionally	25/00544/FUL	Mr Christian Kent	Use of a former ice arena site as an event/fan zone area with associated development including 3no concession units, demountable stage with canopy, TV podium and fencing (part retrospective)	Home Park Football Ground Outland Road Plymouth PL2 3DQ	Miss Amy Thompson
27/11/2025	Grant Conditionally	25/01216/FUL	Mr & Mrs King	Replacement single storey rear extension	5 Birchfield Avenue Plymouth PL2 3LA	Mr Sam Lewis
27/11/2025	Grant Conditionally	25/01265/FUL	Mr M Demuth	Demolition of porch, erection of single storey front porch, single storey rear extension with decking and associated ground levelling works	46 Carnock Road Plymouth PL2 3SH	Libby Hyndman
27/11/2025	Grant Conditionally	25/01303/FUL	Plymouth City Council	Replacement of existing full-height windows with curtain walling , adjustment to window head heights and associated development	70 Lawrence Road Plymouth PL9 9SJ	Miss Amy Thompson
27/11/2025	Refuse	25/01076/FUL	Ms Ward	Single storey side extension	14 Trewithy Court Plymouth PL6 5UA	Libby Hyndman
28/11/2025	Approved	25/01203/TCO	Julie Thornton	Remove Holly tree, approximately 6/7meters tall	79 Somerset Place Plymouth PL3 4BQ	Alan Rowe
28/11/2025	Grant Conditionally	25/00957/FUL	Mr Kamaran Murad	Erection of 1-2 storey building comprising 5x commercial units and associated works	604 Wolseley Road Plymouth PL5 1TE	Mr Daniel Thorning

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
01/12/2025	Grant Conditionally	25/01298/FUL	Ms Susan Barrett-Kelly	Single storey front/side extension with associated works	12 Baylys Road Plymouth PL9 7NQ	Ethan Bell
03/12/2025	Agreed Condition Details	25/01376/CDMLB	Plymouth City Council	Condition Discharge: Condition 6 (Great hall Acoustic Works) of Listed Building Consent 23/00311/LBC	The Guildhall Royal Parade Plymouth PL1 2EL	Helen Blacklock
03/12/2025	Grant Conditionally	25/01337/FUL	Mr Steve Lane	Detached single garage	19 Douglas Drive Plymouth PL9 8LR	Ethan Bell
03/12/2025	Refuse	25/01079/FUL	Mr James Taylor	Change of use of ground floor public house to 2-bed flat including demolition of rear store and toilet. Retrospective application for the retention of 3 flats and their proposed self-containment to form 1 x 3-bed flat, and 2 x 1-bed flats	The Beresford Arms 9 Cumberland Street Plymouth PL1 4DX	Mr Jon Fox
03/12/2025	Refuse	25/01252/LBC	Mr James Taylor	Change of use of ground floor public house to 2-bed flat including demolition of rear store and toilet. Retrospective application for the retention of 3 flats and their proposed self-containment to form 1 x 3-bed flat, and 2 x 1-bed flats	The Beresford Arms 9 Cumberland Street Plymouth PL1 4DX	Mr Jon Fox
04/12/2025	Agreed Condition Details	25/00901/CDM	Mrs Victoria Strickson	Condition Discharge: Condition 11 (Community Use Agreement) of application 22/02024/FUL	Marine Academy Plymouth Trevithick Road Plymouth PL5 2AF	Mr Jon Fox
04/12/2025	Grant Conditionally	25/01348/LBC	Mr Karl Friedrich	New rooflights, insulation and ventilation to roof	28 Looe Street Plymouth PL4 0EA	Joanna Churchill
04/12/2025	Grant Conditionally	25/01363/FUL	Mr & Mrs Greenwood	Single storey rear extension and associated step works	87 Windermere Crescent Plymouth PL6 5HX	Libby Hyndman

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
04/12/2025	Grant Conditionally	25/01366/FUL	Verity Cheyne	Installation of 1no. BT Street Hub and removal of associated BT payphone	Pavement O/s Mayflower House, Mayflower Street Plymouth PL1 1QL	Mr Sam Lewis
04/12/2025	Grant Conditionally	25/01367/ADV	Verity Cheyne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Pavement O/s Mayflower House, Mayflower Street Plymouth PL1 1QL	Mr Sam Lewis
05/12/2025	Approved	25/01234/TCO	Mr Jeremy Johnson	Removal of a large dead sycamore at the bottom of the garden of No.28 Wyndham Square, behind wall next to Neswick Street Play Park, and reduction in height and removal of some smaller Sycamore's in the same garden.	28 Wyndham Square Plymouth PL1 5EG	Alan Rowe
05/12/2025	Approved	25/01299/TCO	Mr David Bennett	To reduce Pear tree by 20 %	103 Fore Street Plympton Plymouth PL7 1ND	Alan Rowe
05/12/2025	Approved	25/01447/TCO	Mr Alan Buckingham	Cedar of Lebanon. remove all storm damaged, dead or dying limbs, remove limbs overhanging Seymour drive and crown reduce by up to 8m.	1A Seymour Drive Plymouth PL3 5BG	Alan Rowe
05/12/2025	Grant Conditionally	25/01277/FUL	Mr P Southard	Change of use from Use Class B8 to processing of non-ferrous metals (Sui Generis) and associated works	178 Rendle Street Plymouth PL1 1TP	Miss Emily Godwin
05/12/2025	Grant Conditionally	25/01313/TPO	Plymouth City Council	T1 Oak, reduction of crown from 15m height to 12m height, lateral reduction crown spread from 18m to 14m	436 - 438 Tavistock Road Plymouth PL6 7HQ	Alan Rowe
05/12/2025	Grant Conditionally	25/01315/FUL	Mr Gordon Howells	Single storey rear extension with engineering works	22 North Prospect Road Plymouth PL2 3HY	Libby Hyndman

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
05/12/2025	Grant Conditionally	25/01354/TPO	Brimacombe	T1 - Sycamore. Repollard back to previous pollard points. T2 - Bay. Prune to clear overhead utility cable ascertaining 3m clearances.	25 Romilly Gardens Plymouth PL7 2FF	Alan Rowe
05/12/2025	Grant Conditionally	25/01355/TPO	Leverton	T1 - Beech - Reduce in height to 13m. Reduce average crown spread to 6m on all cardinal points.	11 Ducane Walk Plymouth PL6 5WE	Alan Rowe
05/12/2025	Grant Conditionally	25/01419/TPO	Mr Roger Daw	T1 Oak -reduction of overhanging limbs on clients side only (no height reduction) leaving an approximate crown width of 10m	16 Caradon Close Plymouth PL6 6BW	Alan Rowe
05/12/2025	Grant Conditionally	25/01426/TPO	Mr Michael Bradley	(T1) Oak - reduce lateral spreads to leave 10 metre crown radius.	11 Hopton Close Plymouth PL6 5JJ	Alan Rowe
05/12/2025	Refuse	25/01427/TPO	Mr Stewart Stevenson	(T1) Oak - Reduce lateral spread over road to leave 8 metres. (T2) Oak - Reduce lateral crown spreads over property to leave 8 metres . (T3,4) Oak- Reduce lateral crown spreads over both properties to leave 8 metres.	23 Beechwood Rise Plymouth PL6 8AP	Alan Rowe
08/12/2025	Agreed Condition Details	25/01241/CDM	Motor Fuel Group Limited	Condition Discharge: Condition 3 (Flood Risk Assessment), 4 (Drainage Details) and 5 (Construction Environmental Management Plan) of application 24/00981/FUL	19 Pomphlett Road Plymouth PL9 7BH	Miss Emily Godwin
08/12/2025	Grant Conditionally	25/01383/FUL	Verity Cheyne	Installation of 1no. BT Street Hub and removal of associated BT payphone	Pavement O/s 75 Mutley Plain Plymouth PL4 6JJ	Mr Sam Lewis
08/12/2025	Grant Conditionally	25/01384/ADV	Verity Cheyne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Pavement O/s 75 Mutley Plain Plymouth PL4 6JJ	Mr Sam Lewis

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
08/12/2025	Grant Conditionally	25/01385/FUL	Verity Cheyne	Installation of 1no. BT Street Hub and removal of associated BT payphone	Pavement O/s Plymouth Central Library Mayflower Street Plymouth PL1 1HZ	Mr Sam Lewis
08/12/2025	Grant Conditionally	25/01386/ADV	Verity Cheyne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Pavement O/s Plymouth Central Library Mayflower Street Plymouth PL1 1HZ	Mr Sam Lewis
08/12/2025	Grant Conditionally	25/01430/FUL	Mr Mark Furlong	Installation of EV charger to facilitate pavement channel charging	19 Fortescue Place Plymouth PL3 5HT	Ethan Bell

Planning Appeal Decisions between 21/10/2025 and 08/12/2025

Date of Decision	05/11/2025
Ward	St Peters & the Waterfront
Application Number	24/01626/FUL
Decision	Appeal Dismissed
Address of Site	39 Wolsdon Street Plymouth PL1 5EH
Proposal	Replace existing metal/steel casement and frame windows with uPVC windows
Appeal Process	Written Representations
Officers Name	Mr Sam Lewis
Synopsis of Appeals	Planning permission was refused for the replacement of metal windows with uPVC alternatives within a nursery building in the North Stonehouse Conservation Area. Officers considered that the scheme would have a negative visual and heritage impact on the building, a non-designated heritage asset, and the wider conservation area - in breach of DEV20 and DEV21. Following an appeal made by the applicant, the Inspector agreed with Officers, dismissing the appeal due to the significant impact that the scheme would have on the building and the conservation area.No applications were made for costs by either side and no costs were awarded by the Inspector.

Planning Appeal Decisions between 21/10/2025 and 08/12/2025

Date of Decision	11/11/2025
Ward	Devonport
Application Number	25/00085/PIP
Decision	Appeal Dismissed
Address of Site	1 - 7 Cross Hill Plymouth PL2 1RZ
Proposal	Demolition of buildings on site and construct 5no dwellings, 2no off-road parking spaces and associated amenity areas
Appeal Process	Written Representations
Officers Name	Mr Macauley Potter
Synopsis of Appeals	Permission in Principle (PIP) was refused for the construction of 5no. dwellings. While the site is near services and sustainable transport, the proposed scale and layout would result in inadequate amenity space and poor living conditions for future occupiers, contrary to Policies DEV1 and DEV10 of the Plymouth and Southwest Devon Joint Local Plan. Car parking and highway safety impacts were deemed acceptable in terms of Policy DEV29, but these did not outweigh the harm identified. None of the other considerations material to the proposed development, including the consideration of policy in paragraph 11 of the Framework, indicate that this appeal decision should be taken otherwise than in accordance with the development plan. The appeal was therefore dismissed by the inspector.

Planning Appeal Decisions between 21/10/2025 and 08/12/2025

Date of Decision	17/11/2025
Ward	Compton
Application Number	24/00642/FUL
Decision	Appeal Dismissed
Address of Site	62 Mutley Plain Plymouth PL4 6LF
Proposal	Security shutters to the front ground floor shop window and entrance (retrospective)
Appeal Process	Written Representations
Officers Name	Miss Emily Godwin
Synopsis of Appeals	Planning permission was refused for the installation of a security shutter to the ground floor shopfront of the premises. The inspector agreed that the proposal had a detrimental impact on the character and appearance of the area, in conflict with DEV20 of the JLP. Overall, the inspector concluded that the proposed development would fail to accord with DEV20 of the Joint Local Plan, the appeal was therefore dismissed.

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