



#plymplanning

Oversight and Governance

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

Please ask for Elliot Wearne-Gould
T 01752 668000
E democraticservices@plymouth.gov.uk
www.plymouth.gov.uk/democracy
Published 17 February 2026

PLANNING COMMITTEE

Thursday 26 February 2026
4.00 pm
Council Chamber, Council House

Members:

Councillor Stevens, Chair
Councillor Penrose, Vice Chair
Councillors Allen, Mrs Bridgeman, Darcy, Freeman, Goslin, Loveridge, McCarty, McNamara, P.Nicholson, M.Smith and Tuohy.

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

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

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

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

Tracey Lee
Chief Executive

Planning Committee

AGENDA

PART I – PUBLIC MEETING

1. Apologies

To receive apologies for non-attendance submitted by Committee Members.

2. Declarations of Interest

Members will be asked to make any declarations of interest in respect of items on this agenda.

3. Minutes (Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 18 December 2025.

4. Chair's Urgent Business

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

5. Questions from Members of the Public

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

6. Planning Applications for consideration

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

6.1. 25/01558/TPO - The Stables, 41 Conqueror Drive Plymouth (Pages 7 - 12) PL5 3UT

Applicant:	Mrs Tess Blight
Ward:	Eggbuckland
Recommendation:	Grant Conditionally

6.2. 25/01667/FUL - 53 Headland Park Plymouth PL4 8HS **(Pages 13 - 24)**

Applicant: Briscoe
Ward: Drake
Recommendation: Grant Conditionally

6.3. 25/01487/FUL - 19 Miller Court Plymouth PL1 3LQ **(Pages 25 - 34)**

Applicant: S. Pullinger
Ward: St Peter and the Waterfront
Recommendation: Grant Conditionally

7. Planning Application Decisions Issued **(Pages 35 - 62)**

The Service Director for Strategic Planning and Infrastructure, acting under powers delegated to them by the Council, will submit a schedule outlining all decisions issued from 19 December 2025 to 16 February 2026, 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 63 - 64)**

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

9. Exempt Business

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

This page is intentionally left blank

Planning Committee**Thursday 18 December 2025****PRESENT:**

Councillor Stevens, in the Chair.

Councillor Penrose, Vice Chair.

Councillors Allen, Freeman, Goslin, Loveridge, McCarty, McNamara, Ney
(Substitute for Councillor Bridgeman), P.Nicholson and Tuohy.

Apologies for absence: Councillors Bridgeman and M.Smith.

Also in attendance: Ethan Bell (Planning Officer), Chris Dawson (Natural Infrastructure Officer), Emily Godwin (Planning Officer), Natalie Gloyn (Lawyer), Kate Saunders (Area Planning Manager), and Elliot Wearne-Gould (Democratic Advisor).

The meeting started at 4.00 pm and finished at 5.11 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.

54. Declarations of Interest

There were no declarations of interest made.

55. Minutes

The Committee agreed the minutes of the meeting held on 30 October 2025 as a correct record, subject to the following amendment:

Minute 43. Declarations of Interest

Amended to: 6.1 (4 Cundy Close, Plymouth, PL7 4QH)

56. Chair's Urgent Business

The Chair introduced a statement relating to changes announced by the Government earlier in the week and discussed:

- a) On 16 December, the Government had published, for consultation, a major update to the National Planning Policy Framework (NPPF) as part of a wider suite of reforms to the planning system;
- b) The new NPPF constituted a full rewrite, going further than the revisions issued the previous December, and that the document had been split into two distinct sections covering plan-making and development-management decision-making;

- c) Although the NPPF was only a draft statement of national planning policy, it was a material consideration in the determination of planning applications before the Committee. However, as a draft document out for consultation, it carried limited weight, and existing NPPF policies continued to prevail until replaced;
- d) The new NPPF represented a significant landmark shift intended to simplify and accelerate planning delivery through a more rules-based approach, forming part of the national response to the housing crisis and commitments to growth and renewal;
- e) The framework aimed to make it easier and faster to develop Local Plans and to support local authorities in setting strategic visions for housing and growth;
- f) The Committee, as the local planning authority's primary decision-making body, would be directly impacted by the reforms, which would influence decision-making going forward, particularly in the context of delivering the objectives of the Plymouth and South West Devon Joint Local Plan (2019);
- g) The preparation of the next Plymouth Local Plan would begin in the new year, setting policies to guide development in the city to 2050;
- h) The following twelve most significant reforms within the draft NPPF which members should note:
 - i. a permanent presumption in favour of suitably located development within urban areas;
 - ii. support in principle for development of land around rail stations within existing settlements, and around well-connected train stations outside settlements;
 - iii. driving urban and suburban densification, supporting higher-density development in sustainable locations with good access to services;
 - iv. securing a more diverse mix of homes, including stronger requirements for accessible housing for older and disabled people, and greater flexibility in market-sale unit mix;
 - v. making it easier to bring forward small sites, streamlining local standards to provide greater certainty for applicants;
 - vi. encouraging economic growth by giving substantial weight to business growth, especially in sectors referenced in the Industrial Strategy: AI growth zones, logistics, town centres, and agricultural and rural development;
 - vii. anticipating new policies relating to Plymouth's designation as the National Centre for Marine Autonomy, the potential for a new town in

the city centre, and the projected need for a substantial number of new homes across the city;

- viii. ensuring adequate provision for minerals extraction, embedding a vision-led approach to transport, moving away from a “predict and provide” model that created car-dominated environments;
- ix. strengthening approaches to climate-change mitigation and adaptation, and enhancing the protection of natural and heritage assets;
- i) The Planning and Infrastructure Bill currently before Parliament was expected to receive Royal Assent that week, with significant implications for the future operation of the planning system and the work of the Committee;
- j) Discussions would take place with the Service Director for Strategic Planning and Infrastructure in the new year on how best to keep Committee members up to date with the reforms, including opportunities for training and information sessions.

In response to the statement, the Committee discussed:

- a) A request that the statement be circulated to all members for reference;
- b) A request for a briefing session in January to allow members the opportunity to ask questions and gain a clearer understanding of the implications of the changes to the NPPF and forthcoming legislation.

The Committee agreed:

- 1. That the Chair’s statement be circulated to all Committee Members;
- 2. That an update and information session on the new NPPF and Planning and Infrastructure Bill be arranged when appropriate.

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

There were no questions from members of the public.

58. **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.

59. **25/01194/FUL - 87 North Hill, Plymouth, PL4 8JT**

Applicant: Mr B Lynch

Ward: DRAKE

Decision: Granted Conditionally

Ethan Bell (Planning Officer) presented the report.

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

For (11)

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

Against (0)

Abstentions (0)

Absent / Did Not Vote (2)

Councillors: M.Smith and Darcy

60. **25/00371/FUL - 28 Woodland Terrace Lane, Plymouth, PL4 8QL**

Applicant: Mr Essy Kamaie

Ward: DRAKE

Decision: Granted Conditionally

Please note, a site visit for this application was undertaken on 17 December 2026.

Emily Godwin (Planning Officer) presented the report.

A statement was read on behalf of Councillor Ricketts, in collaboration with Councillor Holloway.

Rob Heard spoke to the application in the capacity of 'Agent'.

In response to questions from the Committee, clarifications were provided by Emily Godwin (Planning Officer) and Chris Dawson (Natural Infrastructure Officer).

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

- I. Amendment of Condition 3 (Construction Management Plan) so that the detailed Construction Management / Construction Traffic Management Plan, including proposals for construction traffic routes, site access, parking for contractors, working hours, and measures to protect residential amenity, would be submitted to and approved by the Local Planning Authority in consultation with the Drake Ward councillors before commencement of development, and implemented as approved for the duration of the construction phase;

2. Amendment of Condition 20 (Code of Practice / Public Protection) to a pre-commencement condition requiring the submission and approval of a site-specific Code of Practice for construction and demolition (covering, as a minimum, working hours, deliveries, noise, dust, mud on the highway and any piling operations), with the details to be agreed by the Local Planning Authority in consultation with the Drake Ward councillors, and thereafter adhered to throughout the construction period.

For (11)

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

Against (0)

Abstentions (0)

Absent / Did Not Vote (2)

Councillors: M.Smith and Darcy

61. **Planning Application Decisions Issued**

The Committee noted the report from the Strategic Director for Strategic Planning and Infrastructure on decisions issued since the last meeting.

62. **Appeal Decisions**

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

63. **Exempt Business**

There were no items of exempt business.

This page is intentionally left blank

PLANNING APPLICATION OFFICERS REPORT



Application Number	25/01558/TPO	Item	01
Date Valid	27.11.2025	Ward	EGGBUCKLAND
Site Address	The Stables, 41 Conqueror Drive Plymouth PL5 3UT		
Proposal	Beech tree to be pruned to the same pruning points as approved in 2015.		
Applicant	Mrs Tess Blight		
Application Type	Works to a tree with a TPO		
Target Date	22.01.2026	Committee Date	26.02.2026
Extended Target Date	N/A		
Decision Category	Councillor Application		
Case Officer	Alan Rowe		
Recommendation	Grant Conditionally		



This application is being considered by the Planning Committee as the Applicant is an elected Member of Plymouth City Council

I. Description of Site

The Stables is a Grade II listed building located in the Eggbuckland ward of Plymouth, that has been converted to self-contained dwellings as part of the wider Manadon Park re-development. The stables are positioned adjacent to Manadon House which is Grade II* listed. Many trees on the wider estate are protected by a tree preservation order, with the gardens and landscaping positively contributing to the character and appearance of the area.

2. Proposal Description

This is an application to undertake works to a tree which is protected by a Tree Preservation Order (TPO) dated 29th August 1996, TPO no 00/00302/TPO.

The works involve a Beech tree to be pruned to the same pruning points as approved in 2015.

This tree was first reduced in 2015, which established a new smaller crown for the tree.

This current application seeks to return the crown to the size established via the 2015 application. The tree has responded well to the previous reduction and has remained healthy and vigorous.

3. Pre-application Enquiry

None

4. Relevant Planning History

15/01276/TPO- Beech Tree: Reduce by 30% - Consent granted

17/01906/TPO- 1x Beech - 30% reduction - Application returned

17/02133/TPO- Prune back to previous pruning points - Application withdrawn

23/01293/TPO- Prune Beech tree - Application returned

5. Consultation Responses

None requested or received

6. Representations

None

7. Relevant Policy Framework

Applications for works to a tree protected by a TPO are governed by legislative provisions under the Town and Country Planning Act 1990 (TCPA 1990) and associated regulations. Specifically, section 198 of the TCPA 1990 permits local planning authorities to make TPO's to preserve trees in their area if it is deemed expedient in the interests of amenity.

The process for applying for consent to carry out works on trees subject to a TPO is detailed in the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

TPO applications and applications for consent to carry out works on protected trees, are not applications for planning permission, so the statutory duty in section 38(6) of the Planning and Compulsory Purchase Act 2004 (the requirement to determine applications "in accordance with the development plan unless material considerations indicate otherwise") does not apply.

The main considerations when assessing tree works proposals are the impact that the works would have upon tree health and amenity value. That amenity value is quantified in terms of visual amenity from publicly accessible areas. The impact on tree health will be assessed taking account of the justification for the works provided by the applicant.

8. Analysis

8.1 This application has been considered in the context of the Town and Country Planning Act 1990 and the Town and Country Planning (Tree Preservation) (England) Regulations 2012 as set out in Section 7.

8.2 The tree has been subject to previously approved pruning works and has responded well to this, regrowing to its former size. This indicates that it is vigorous and has good vitality. The tree has a healthy canopy and good leaf cover. No significant structural defects or any signs of any disease or pathogens were found during the officers ground level Visual Tree Assessment (VTA).

8.3 It is however noted that there was a limb failure in 2003, when a large limb fell into the courtyard causing damage to a garden shed and a vehicle. The detailed arboricultural report prepared at the time identified some concern regarding the risk resulting from its location in a confined residential area. This information helps support and justify the works proposed.

8.4 Any minor reduction in terms of tree functionality, and the reduction in the provision of eco system services, will be insignificant and temporary as the crown of the tree will grow back to its current proportions.

8.5 The tree grows in an enclosed area and wider public amenity is limited so the proposal will not significantly detract from public visual amenity. The works will not detract from the character and appearance of the area.

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. The application does not cause discrimination on the grounds of gender, race and disability.

13. Conclusions and Reasons for Decision

This tree was first reduced in size in 2015, which established a new smaller crown for the tree. This current application, again, seeks to return the crown to the size established via the 2015 Application. The tree has in the past responded well to the reductions and has remained healthy and vigorous.

In this instance, the impact upon amenity and tree health of the works are considered to be acceptable and the application is recommended for approval.

14. Recommendation

In respect of the application dated 27.11.2025 it is recommended to Grant Conditionally.

15. Conditions / Reasons

1 CONDITION: STANDARD

All work to be carried out in accordance with BS 3998:2010 Tree Work - Recommendations.

2 CONDITION: TIME LIMIT

The work is to be carried out within 2 years of the above date.

INFORMATIVES

1 INFORMATIVE: BATS AND BIRDS

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

2 INFORMATIVE: BS 3998:2010

All work to be carried out in accordance with BS 3998:2010 Tree Work - Recommendations.

This page is intentionally left blank

PLANNING APPLICATION OFFICERS REPORT



Application Number	25/01667/FUL	Item	02
Date Valid	19.12.2025	Ward	DRAKE
Site Address	53 Headland Park Plymouth PL4 8HS		
Proposal	Change of use from garage to single dwelling and associated external works (retrospective)		
Applicant	Briscoe		
Application Type	Full Application		
Target Date	13.02.2026	Committee Date	26.02.2026
Extended Target Date	N/A		
Decision Category	Councillor Referral		
Case Officer	Ms Abbey Edwards		
Recommendation	Grant Conditionally		



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

1. Description of Site

This application relates to a two-storey garage, located within the curtilage of 53 Headland Park. In 2022 the garage was converted to a one-bedroom dwelling, and this application seeks to regularise this.

53 Headland Park is a large, three-storey property, located at the end of a residential cul-de-sac. The property was converted in the 1980s to create 6 self-contained flats and the garage was constructed shortly after this time. The property contains a private drive. Adjoining the building to the east (rear) is 3-6 Hill Park Mews, which are terraced dwellinghouses. The application site sits within an established residential neighbourhood and is within walking distance to Mutley Plain District Centre and the City Centre. It is well served by public transport.

2. Proposal Description

This retrospective planning application is for a change of use of the garage to a single dwelling and associated external works.

3. Pre-application Enquiry

20/00929/MOR - Conversion and extension of garage to form single dwelling - Officers raised concerns around impact on local parking, impact on neighbouring amenity resulting from the proposed extension and the standard of living accommodation for future residents.

4. Relevant Planning History

84/03659/FUL- Alteration and conversion of property to form six self-contained flats - Granted conditionally

85/02509/FUL - Erection of two garages - Granted conditionally

91/01352/FUL- Alterations to existing garage to create pitched roof - refused

92/00490/FUL - Alterations to existing garage to create pitched roof - Granted conditionally

93/00249/FUL - Alterations to existing garage to create pitched roof (revision to previously approved scheme).

5. Consultation Responses

Highway Authority- No objection, conditions recommended

Environmental Health - No objection

Local Lead Flood Authority - No objection

Natural Infrastructure team - No objection

6. Representations

The application was referred to Planning Committee by a Local Ward Member, objecting to the application on the basis that the proposed development is retrospective and was carried out without planning permission.

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

DEV1 Protecting health and amenity

DEV2 Air, water, soil, noise, land and light

DEV7 Meeting local housing need in the Plymouth Policy Area

DEV10 Delivering high quality housing

DEV20 Place shaping and the quality of the built environment

DEV26 Protecting and enhancing biodiversity and geological conservation

DEV29 Specific provisions relating to transport

DEV31 Waste management

DEV32 Delivering low carbon development

DEV35 Managing flood risk and water quality impacts

DEL1 Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy

8. Analysis

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

Principle of Development

8.2 Policy SPT1 of the Joint Local Plan supports development that follows the principles of sustainable development, including optimising reuse of previously developed sites, therefore reducing the need for greenfield development.

8.3 Policy SPT2.4 states development should support a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified needs. SPT2.2 states development should provide for higher density living appropriate to the local area that are best connected to sustainable transport, services and amenities.

8.4 Policy DEV7 of the Joint Local Plan builds on this and identifies a particular need in Plymouth for smaller dwellings most suited to younger and older people.

8.5 The City cannot currently demonstrate a 5 year land supply and this application would contribute to the City's housing figures through the provision of one dwelling. The dwelling would be small, addressing an identified need as stipulated in Policy DEV7. The proposal follows the principles for sustainable development as set out in SPT1 and SPT2 in regard to the fact it would constitute brownfield development, and the dwelling would be situated in a sustainable location within walking distance to local shops, services and amenities.

8.6 On this basis, Officers consider the principle of residential development in this location is acceptable, subject to compliance with national and local planning policy as set out below.

Design

8.7 The application building was constructed as a double garage in the 1980s, with roof alterations carried out in the 1990s.

8.8 The building's recent unauthorised conversion to a dwelling included the replacement of two vehicular garage doors with residential style windows and a replacement entrance door on the north elevation. A secondary entrance on the western elevation has been replaced with a window. There have been no alterations to the building's footprint, scale or mass and none are proposed as part of this application.

8.9 Officers consider the external alterations to the building are minor in nature and are in keeping/reflective of the surrounding residential development. The proposal is considered to comply with Policy DEV20 of the Joint Local Plan.

Highways

8.10 Policy DEV29 of the Joint Local Plan supports sufficient provision of car parking, promotes sustainable transport choices and the location of homes that can enable safe, secure walking, cycling and access to public transport.

8.11 The property lies within a sustainable and accessible location, with the rail station, City Centre and Mutley Plain District Centre all within walking distance, resulting in a variety of sustainable travel options for existing and future residents.

8.12 The application site contains a driveway which accommodates three parking spaces, the sizes of which meet the SPD requirements. These spaces serve the wider site which includes the host property, 53 Headland Park, comprising of 6 self-contained flats.

8.13 Headland Park is a residential street and is subject to a Controlled Parking Zone, which is in operation between 9am-7pm Monday to Saturday.

8.14 Noting the site's sustainable location and the presence of the controlled parking zone, the Highway Authority consider the site is suitable for car free development. No dedicated off-street parking for the one-bedroom dwelling would therefore be considered acceptable. The dwelling is currently, and would continue to be, excluded from obtaining parking permits for the controlled parking zone, in order to mitigate any additional parking within the residential street.

8.15 The proposal would result in the loss of a double garage, although it is evidenced through Council Tax data that the garage has been used as a dwelling and not for the parking of vehicles for the last 4 years (since 2022). The host property (53 Headland Park) has use of the existing three

parking spaces within the driveway and are eligible for parking permits within the controlled parking zone. Council records show only one of the six flats is in receipt of a permit.

8.16 On this basis, Officers do not consider the loss of the parking resulting from the garage conversion and the resulting provision of a single dwelling would create an unacceptable impact on the highway, particularly in regard to parking provision. It would be the responsibility of the landowner to manage the existing parking on site.

8.17 Secure and covered cycle storage for 1x bicycle would be required in accordance with the standards as detailed in section 8 of the SPD and this has been secured via condition.

8.18 Officers consider the proposal complies with Policy DEV29 of the Joint Local Plan.

Standard of Living Accommodation

8.19 The gross internal floor space exceeds the nationally described space standards for a single bedroom, single person dwelling.

8.20 Outlook and daylight to the dwelling is somewhat limited due to its northerly orientation and the fact it is single aspect. However, this is not dissimilar from the flats within the host property and Officers acknowledge the site is located within a densely developed neighbourhood. Noting the open layout of the dwelling and its size, Officers consider daylight and outlook to the property to be acceptable.

8.21 Concerns were raised regarding the parking of vehicles close to the habitable room windows. In response to the concerns, the Applicant proposes bollards to create some degree of separation between the windows and parked vehicles. Whilst this is positive, Officers consider the size of the frontage should be increased and details of cycle and bin storage should also be shown on a plan. As such, Officers recommend further details of the design and layout of the site frontage should be secured via condition.

8.22 There is no rear amenity space proposed to serve the dwelling, but this is not uncommon for properties in this area. The site is within 6-minute walking distance to Drake's Reservoir and 13-minute walking distance to Freedom Fields, which provide good quality public open space.

8.23 Officers consider the proposal would provide acceptable living conditions in accordance with Policy DEV10 of the Joint Local Plan.

Impact on Neighbouring Amenity

8.24 Officers note that the application relates to an existing building and no alterations are proposed. No concerns are therefore raised in respect of loss of daylight or outlook to neighbouring properties.

8.25 The proposal introduces residential (habitable) windows in close proximity to some of the windows within the host property (53 Headland Park). However, due to the orientation of the buildings, this would not result in direct overlooking between the properties and therefore Officers raise no significant concerns.

8.26 This application is for a single bedroom dwelling and as such, Officers do not anticipate any unacceptable impact on neighbouring amenity by way of noise.

8.27 Officers are therefore of the view that the scheme would be acceptable from a neighbouring amenity perspective in line with DEV1 and DEV2 of the Joint Local Plan. Given the size constraints of the site, Officers recommend permitted development rights are removed to ensure neighbouring

amenity is not compromised through incremental development and this is recommended to be conditioned.

Drainage and Flooding

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

8.29 This application is for a change of use with minimal external alterations proposed. As there would be no increase in impermeable area as a result of the development, the Lead Local Flood Authority raise no objection to the proposal.

Climate Emergency

8.30 Noting the nature and scale of development, which relates to a change of use with minimal external alterations, Officers consider that whilst it is disappointing no low carbon mitigation measures are proposed in line with DEV32 of the Joint Local Plan and the Climate Emergency Planning Statement this would not be sufficient grounds for refusal.

Biodiversity Net Gain

8.31 This application was submitted after the national biodiversity net gain requirement came into effect for minor development. However, as the site does not contain any priority habitat and/or less than 25sqm of other habitat, the development is considered 'de minimis' and is therefore exempt from the requirement. The Council's Natural Infrastructure team were consulted on the application and raise no objection.

HRA

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

Intentional Unauthorised Development

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

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

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

8.36 Considering the fact that pre-application advice was provided in July 2020 for the development and the conversion took place regardless of this advice, there is evidence to demonstrate that the work was likely carried out in knowledge of consent being required. This is disputed by the Applicant, however, Officers are of the view that weight can and should be given to this consideration in determining this application.

Planning balance

8.37 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.

8.38 Exception (i) 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.

8.39 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.

8.40 It is acknowledged that the LPA do not currently have a five-year housing land supply. In this instance the development has been carried out without planning permission and weight has been given to this in accordance with Paragraph 60 of the NPPF, and the development does also not provide any climate emergency mitigation measures. This has been weighed against the public benefits of the scheme that include the provision of one additional dwelling in a sustainable area of the city, close to services and facilities. The proposal is for a small dwelling, suitable for a single occupant and this meets an identified need as stipulated in Policy DEV7 of the Joint Local Plan. In this instance, Officers consider 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.

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, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting

planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations have not been requested to mitigate the impact of development.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty. Officers consider that this application will not cause discrimination based on gender, age or disability.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and conclude that whilst it is regrettable works have been carried out without planning permission, the conversion of the garage to a single dwelling largely complies with the policies set out in the Plymouth and South West Devon Joint Local Plan, the guidance contained within the Supplementary Planning Document and the policies within the National Planning Policy Framework. The development provides a needed small dwelling, in a sustainable location and will not lead to harm to character or amenity of the area. The application is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 19.12.2025 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

1 **CONDITION: APPROVED PLANS**

Existing Site Plan 1273-DDL-XX-XX-DP-A-0200 Rev A received 27/01/26
Proposed Plans and Elevations 1273-DDL-XX-XX-DP-A-1101 Rev B received 27/01/26
Location Plan 1273-DDL-XX-XX-DP-A-0101 Rev A received 19/12/25

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: SITE LAYOUT**

Notwithstanding the submitted information shown on Site Plan 1273-DDL-XX-XX-DP-A-0200 Rev A, within three months of the date of this decision works to demarcate the site's frontage and provide covered and secure storage for 1 no. cycle shall be completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The space laid out for the purposes of a frontage shall not be used for the parking of vehicles at any time and shall remain in perpetuity.

The secure area for storing bicycles and bins shown on the approved plan 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.

A dedicated area for bin storage shall also be shown on the approved plan and this area shall remain available for 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 ensure that these further details are acceptable to the Local Planning Authority and that the development provides acceptable living conditions for future occupiers in accordance with Policies DEVI, DEV10 and DEV29 of the Plymouth and South West Devon Joint Local Plan 2014-2034 and paragraphs 115, 117, 135 and 187 of the National Planning Policy Framework 2024.

3 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

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 dwelling hereby approved 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.

Reason:

In order to protect the residential amenity of future residents of the development and the amenity of neighbouring occupiers in accordance with Policy DEVI and to safeguard the amenity of the area in accordance with policy DEV20 of the Plymouth and South West Devon Joint Local Plan 2019 and the National Planning Policy Framework.

INFORMATIVES

1 INFORMATIVE: RESIDENT PARKING PERMIT

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

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 NET GAIN EXEMPTION

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

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

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

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

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

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:

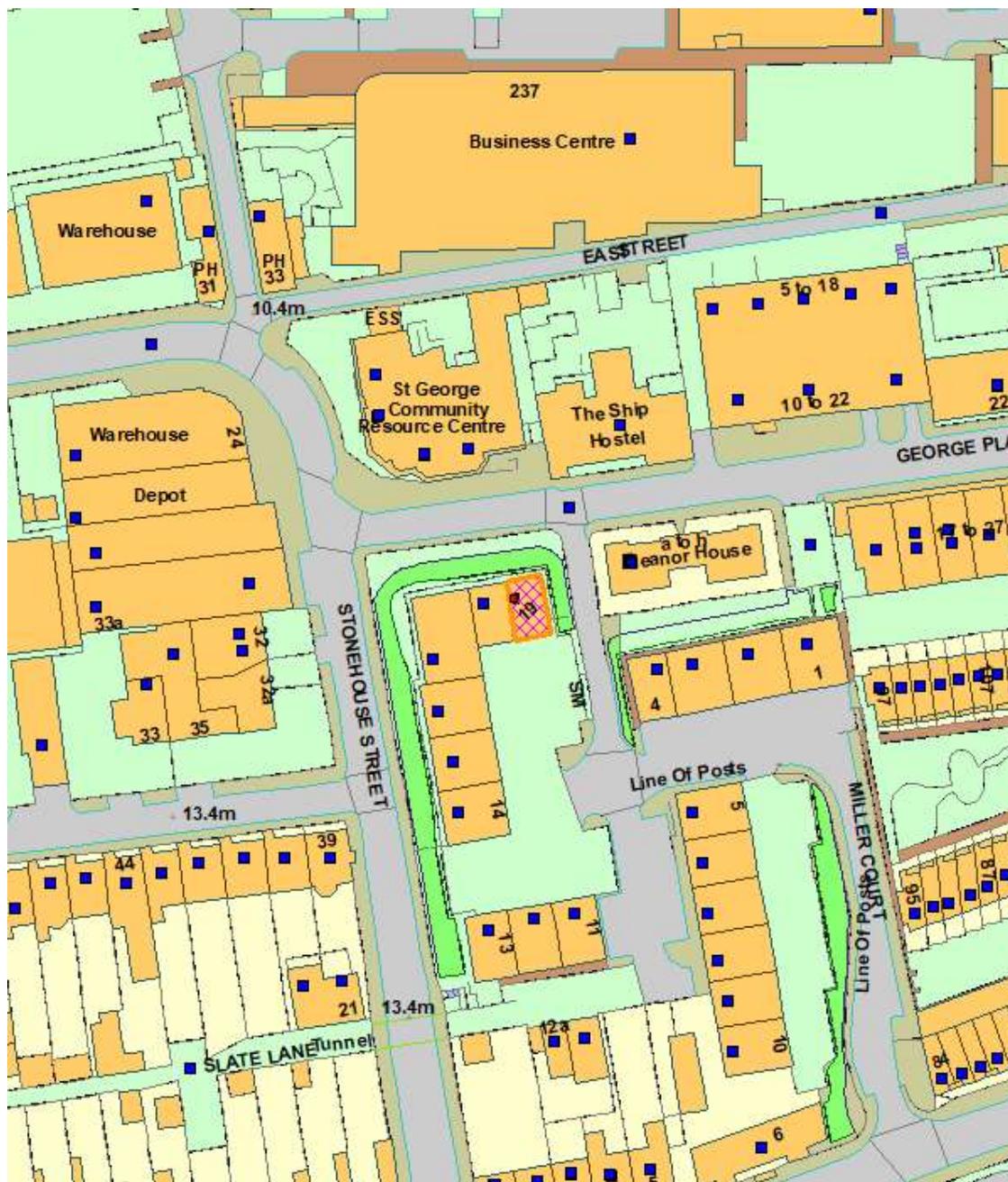
<https://www.gov.uk/guidance/community-infrastructure-levy>

This page is intentionally left blank

PLANNING APPLICATION OFFICERS REPORT



Application Number	25/01487/FUL	Item	03
Date Valid	08.12.2025	Ward	ST PETER AND THE WATERFRONT
Site Address	19 Miller Court Plymouth PL1 3LQ		
Proposal	Change of use to pet crematorium (Sui Generis), inc. installation of flue		
Applicant	S Pullinger		
Application Type	Full Application		
Target Date	02.02.2026	Committee Date	26.02.2026
Extended Target Date	06.03.2026		
Decision Category	Councillor Referral		
Case Officer	Mr Sam Lewis		
Recommendation	Grant Conditionally		



This application was referred to the Planning Committee by Cllr Alison Raysford.

1. Description of Site

19 Miller Court is a small, single-storey commercial unit which is part of a wider group of similar commercial units on Miller Court and Slate Lane. The wider area is mixed use in nature, with both commercial and residential properties present. The site falls within the St Peter and the Waterfront ward of the city.

2. Proposal Description

The proposal looks to change the use of the unit to a pet crematorium (Sui Generis). Limited external changes to the property are proposed - with an external flue the only significant change proposed. Internally, the site would be divided up to include a reception/public area, the main cremation area, and an office space. An Addfield PET-200 system is proposed to be installed - and the business is proposed to operate between 08:00 and 17:00 Monday - Friday.

3. Pre-application Enquiry

None.

4. Relevant Planning History

There are a number of historic planning applications which relate to the wider industrial estate - but none are directly related to this property or the current proposal.

5. Consultation Responses

Highway Authority - No objections. Recommended conditions relating to EV charging and cycle storage.

Environmental Health - Considered that suitable Noise and Odour Assessments were provided which contained sufficient information regarding the proposed system to be installed and its potential impacts. Considered that the proposal would not lead to significant noise and odour impacts on nearby residential properties.

Economic Development - Raised some concerns given that there is a demand for light industrial-type uses currently but noted that an employment use would remain so did not express an objection.

Natural Infrastructure Team - No objections.

Environment Agency - No response received.

Natural England - No objections.

Lead Local Flood Authority - No objections.

6. Representations

Letters of representation objecting to the scheme were received by Officers. The material concerns raised include:

- Considered inadequacies in the Noise Assessment due to relevant BS standards not being met, a lack of background noise level survey, and identification of nearest noise receptors;
- Considered inadequacies in the Odour Assessment due to the meteorological information it uses and the absence of smoke and particulate assessments;
- Smoke impacts from the proposed flue.

These concerns will be discussed in Section 8 of this report.

7. Relevant Policy Framework

Section 70 of the Town and Country Planning Act 1990 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 Planning and Compensation Act 2004 sets out that the determination of any matter under the Planning Acts must be made in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise. For the purposes of decision making, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 (2019) (JLP) is part of the development plan for Plymouth City Council. The Plymouth & South West Devon Joint Local Plan 2014 - 2034: Supplementary Planning Document (2020) (SPD) sets out guidance relating to the implementation of the policies of the JLP.

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

8. Analysis

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

8.2 The JLP policies relevant to this application are SPT1 (Delivering sustainable development), SPT2 (Sustainable linked neighbourhoods and sustainable rural communities), DEVI (Protecting health and amenity), DEV2 (Air, water, soil, noise, land and light), DEV14 (Maintaining a flexible mix of employment sites), DEV20 (Place shaping and the quality of the built environment), DEV26 (Protecting and enhancing biodiversity and geological conservation), DEV29 (Specific provisions relating to transport), DEV31 (Waste management), DEV32 (Delivering low carbon development), and DEV35 (Managing flood risk and water quality impacts).

8.3 Principle of Development

8.3.1 Prior to considering the specifics of the proposal, Officers must first consider the principle of the proposed use. From looking at historic signage at the property, it would appear that the most recent use of the site was for vehicle/motor repairs - so either Class B2 or Class E(g)(iii) depending on the activities which took place. The proposed pet crematorium use would fall within the Sui Generis use class. As described above, the area in which the property falls is mixed use - with both commercial and residential properties present. Miller Court is largely made up of small commercial/industrial units, and there is a larger industrial estate to the west on Stonehouse Street, but there are residential properties on George Place to the north, Brittany Street to the east, and Millbay Road to the south. Given the plethora of different commercial uses around the site, Officers do not consider that the proposed use would be significantly out of character with its surroundings. Many of the commercial properties nearby house vehicle repair business - but there are many different businesses present including a sign maker, a recording studio, and an auction house. As such, the area is quite diverse in terms of its business make-up - so an additional use type would be appropriate in principle.

8.3.2 The Council's Economic Development Team were consulted on the application. Whilst they did not object to the scheme, they considered it regretful to lose a light industrial unit as there is considered to be a demand for such in the city. DEV14 defines 'employment land' as falling within Classes B1, B2, or B8. It should be noted, though, that B1 no longer exists and falls within the wider Class E - meaning that DEV14 now has less control over such uses. The proposed use would not fall within these uses but would still provide employment (two employees as per the application form) and is a use suitable for an industrial estate-type setting. Given that the site would still be in employment use, then, no objection was raised by the Economic Development Team. Officers do not consider that refusing the scheme due to the loss of a light industrial unit would be justifiable and Officers do not consider that the scheme would conflict with the wider aims DEV14 of the JLP to protect employment-generating uses.

8.3.3 As Officers do not have an in-principle objection to the change of use proposed, the scheme will now be considered on its own merits.

8.4 Visual Impacts

8.4.1 The main external alteration proposed to the building itself would be the flue to serve the cremation equipment. The flue is proposed to be sited near to the ridge of the property's pitched roof - and it would be approx. 1.5m taller than the ridge overall. Flues often can have a negative

visual impact but given the industrial nature of the surrounding area rooftop plant and other flues/chimneys are not uncommon. In fact, some of the other units on Miller Court already have large flues - which appear to be bulkier and more visually dominant than the one proposed here. It is also noted that the property itself is set down from George Place to the north - with a tree line between it and the road which would help to provide some screening for the flue.

8.4.2 Taking the above into account, and the lack of other external changes proposed, Officers consider that the scheme would not have a significant visual impact in line with DEV20 of the JLP.

8.5 Amenity Impacts

8.5.1 The letters of representation received all raise amenity concerns relating to the proposed cremation equipment - relating to both noise and odour impacts. Some of the letters raise concerns with the lack of assessment information provided, without acknowledging the Noise and Odour Assessments prepared, whilst some raise concerns with the assessments themselves.

8.5.2 For clarity, both the Noise and Odour Assessments provided have been prepared in line with the relevant legislation/guidance. The Noise Assessment has been prepared in line with BS 4142: 2014 +A1: 2019, whilst the Odour Assessment has been prepared in accordance with best practice guidance from the Institute of Air Quality Management (IAQM) - both by qualified personnel. This is what Officers would expect to receive and are therefore satisfied that the submitted information is of a sufficient quality and detail to come to a view on the proposal.

8.5.3 The Council's Environmental Health Team were consulted on the scheme and they raised no objections. In terms of noise, the assessment identifies the nearest noise receptors (residential properties) and makes an assessment of background noise around the site. Using information relating to the product's noise output, as well as local factors and the distances between the site and the nearby properties, the assessment concludes that the noise generated by the use would be approx. 7dB lower than the lowest background noise level recorded in the area. As such, the noise impacts of the proposal are considered to be low. It should be noted that, despite the presence of residential properties around the site, the area is very much mixed use in nature and on the edge of a wider industrial estate. Many of the nearby businesses offer vehicle repairs, which are likely to contribute to the existing background noise levels.

8.5.4 In terms of odour, the system proposed (PET-200) is designed to minimise smoke and odour emissions. It features a secondary chamber which can reach temperatures of up to 850 degrees. The gases created from the cremation process are fed through this chamber and the high temperatures mean that the vast majority of gases would be thermally oxidised - meaning that odourless carbon dioxide and water vapour would be output. The Odour Assessment therefore concludes that the inbuilt mitigation measures are sufficient to limit impacts on nearby residential properties. The Odour Assessment also includes an assessment of local wind patterns taken from the nearby Mountbatten weather station (in accordance with IAQM guidance) which acknowledges that the common wind directions the site would face would blow particles, etc., closer to nearby houses - but this is not considered to be a significant concern given the output as described previously. It should also be noted that the equipment proposed is quite small and would only be suitable for household pets - up to the size of a large dog. As such, the operation would not be of a scale to serve the agriculture or meat industries. The PET-200 is suitable for up to seven cremations a day - and the business would operate by appointment between 08:00-17:00 Monday - Friday. As such, what is proposed is a small-scale operation. The Environmental Health Team do not consider that the operation would be of a scale to require an Environmental Permit.

8.5.5 Given the outcomes of both assessments, and the lack of objections from the Environmental Health Team, Officers do not have any significant amenity concerns. Conditions are considered necessary to ensure that any impacts are kept to a minimum. A condition requiring the installation of

the PET-200 system, as opposed to another system, has been included below - alongside one for an Odour Management Plan. The latter is recommended in the Odour Assessment and would need to cover the general operation of the business - including cold storage, maintenance patterns, and general monitoring of odour and smoke impacts.

8.5.6 Finally, on the topic of amenity, the statutory nuisance legislation referenced in the letters of representation is not a material planning consideration. This legislation deals with actual impacts not potential impacts. As confirmed in the Environmental Health's consultation response, though, if any negative impacts do arise as a result of the operation of the business then such can be considered under the relevant legislation.

8.6 Highway Impacts

8.6.1 The Highway Authority were consulted on the proposal and raised no objections to the proposed use. They noted that the property has two allocated car parking spaces and that the trip generation for the proposed use is likely to be relatively low. There is also pay and display parking around the site on the adjacent streets - and the site is in a sustainable location. The Highway Authority have recommended that both EV charging and cycle storage are considered. Cycle storage has been conditioned below to serve employees, but seeking EV charging in this instance would seem disproportionate.

8.6.2 The scheme is considered to be acceptable in line with DEV29 of the JLP.

8.7 Flood Risk and Surface Water Drainage Impacts

8.7.1 As the site falls within a Critical Drainage Area, the Lead Local Flood Authority were consulted on the proposal. The Environment Agency's mapping also shows that some land to the north of the property is at risk of surface water flooding. However, given the proposed use continues to be 'less vulnerable' in flooding terms, and the lack of changes proposed to the building itself, no objections were raised in line with DEV35 of the JLP.

8.8 Natural Infrastructure Impacts

8.8.1 Due to the type of development proposed, the scheme would be exempt from the statutory Biodiversity Net Gain condition. The Natural Infrastructure Team were consulted on the scheme and raised no objections. Despite the roofworks proposed, they did not consider the building to be suitable for roosting bats or birds due to the lack of roof voids. No other concerns were raised by the team. It should also be noted that the scheme has been screened out of being EIA development due to the small scale of the proposal - and the Environmental Health Team have also confirmed that the scale of the proposal would not necessitate an Environmental Permit. The development will have no conceivable effect on a European site and is eliminated from further assessment under the Habitats Regulations.

8.8.2 As such, the scheme is considered to accord with DEV26 of the JLP.

8.9 Climate Emergency Considerations

8.9.1 Due to the nature of the scheme proposed, Officers do not consider that it would be proportionate to seek any specific low carbon mitigation measures in line with DEV32 of the JLP and the CEPS.

9. Human Rights

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which

have been balanced and weighed against the wider community interests, as expressed through third party interests/the Development Plan and Central Government Guidance.

10. Local Finance Considerations

The scheme is not considered to be liable for CIL.

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 Officers have concluded that it does not cause discrimination on the grounds of gender, race, and disability.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance with the use providing a similar level of employment whilst not prejudicing the visual and residential amenity of the area. The application is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 08.12.2025 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**

Location Plan 11112025 received 11/11/25

Site Plan 11112025 received 11/11/25

Existing and Proposed Plans and Elevations 3206/1 received 11/11/25

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: ODOUR MANAGEMENT PLAN

PRE-OPERATION

Prior to the first operation of the business hereby approved, an Odour Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This should formalise steps to prevent the release of fugitive emissions during normal operation, including any requirement for cold storage and waste storage, as well as protocols in the event of equipment breakdown or abnormal operations and regular monitoring of emissions. The agreed Odour Management Plan shall then be followed at all times, with any additional equipment recommended by such installed prior to the first operation of the business.

Reason:

To ensure that harmful odours emitted as part of the business operation are kept to a minimum to protect the amenity of local residents and businesses in line with policies DEV1 and DEV2 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2024.

4 CONDITION: CYCLE PROVISION

PRE-OPERATION

The development hereby approved shall not be brought into use until space has been laid out within the building for a minimum of 2no. staff bicycles to be securely parked. The secure area for storing bicycles shall then remain available for its intended purpose and shall not be used for any other purpose.

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 (2019) and the National Planning Policy Framework.

5 CONDITION: APPROVED CREMATOR

1no. Addfield PET-200 cremator shall be installed within the site as shown on the approved plans. The use of a different product or multiple products would require a further planning application.

Reason:

The supporting information assumes that only one Addfield PET-200 would be installed. A more intense use or a different product may lead to impacts not considered here. This is to protect the amenity of local residents and businesses in line with policies DEV1 and DEV2 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2024.

6 CONDITION: OPENING HOURS

The business shall not be open to customers outside the following hours:

Monday - Friday: 08:00 to 17:00.

The cremator shall not be operational outside of these hours.

Reason:

To protect the residential and general amenity of the area from noise and odour emanating from the operation of the use generally to avoid conflict with policies DEVI and DEV2 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

INFORMATIVES

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

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

2 INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

3 INFORMATIVE: PROPERTY RIGHTS

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

4 INFORMATIVE: COUNCIL CODE OF PRACTICE

The applicant is directed to the Council's Code of Practice by the Public Protection Service (Control of Pollution and Noise from Demolition and Construction Sites):
<https://www.plymouth.gov.uk/sites/default/files/ConstructionCodeOfPractice.pdf>

5 INFORMATIVE: BIODIVERSITY NET GAIN EXEMPTION

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

6 INFORMATIVE: BATS AND BREEDING BIRDS

The proposed works may take place within a site/in a building with suitability for bats or breeding birds. Under the Wildlife and Countryside Act (1981), bats and breeding birds are legally protected against disturbance, injury or killing and bat roosts are protected against obstruction, damage or destruction. If bats or a bat roost is present in the building, a licence to carry out the works from Natural England may be required. Please note bats are incredibly sensitive, so any alterations to buildings including roof lining, timber treatment may impact significantly upon them or their roosts. For further information please contact a suitably qualified ecologist. In practice, if any protected species are found on site (such as nesting birds, bats or reptiles) works must cease immediately, and a suitably qualified Ecologist consulted.

7 INFORMATIVE: SIGNAGE

This grant of planning permission does not allow for the erection of any signage at the site. Such would require advertisement consent.

Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
09/12/2025	Grant Conditionally	25/01227/FUL	Mr Batten	Single storey front extension	38 Dolphin Court Road Plymouth PL9 8RN	Joanna Churchill
10/12/2025	Grant Conditionally	25/01229/FUL	Miss Chloe Fay Wheeler	Replacement garage and first floor side extension above	10 Okehampton Close Plymouth PL7 2RP	Mr Matthew Follis
10/12/2025	Grant Conditionally	25/01263/FUL	Mr Alex Stevens	Installation of pavement channel for electric vehicle charging	124 Leatfield Drive Plymouth PL6 5EZ	Mr Matthew Follis
10/12/2025	Grant Conditionally	25/01359/FUL	IVC Evidensia	Provision of external alterations/equipment and additional car parking in association with use of building as animal hospital (Class E) (part retrospective)	26 William Prance Road Plymouth PL6 5WR	Mr Daniel Thorning
10/12/2025	Refuse	25/01406/TPO	Mr Ron Etheridge	Sycamore - Remove 3m from top and 1-2m from sides leaving a height of 13m and width of 7m	44 Burnett Road Plymouth PL6 5BH	Alan Rowe
11/12/2025	Permission Granted in Principle	25/01357/PIP	Mr S Jackson	Permission in principle for the erection of a single dwellinghouse	127 Wembury Road Plymouth PL9 8EZ	Miss Emily Godwin
11/12/2025	Grant Conditionally	25/01201/FUL	Midland House (Plymouth) Ltd	Roof extension and internal rearrangement to provide 5 new apartments	1 Princess Street Ope Plymouth PL1 2EJ	Ms Abbey Edwards
12/12/2025	Agreed Condition Details	24/00045/CDM	University Hospitals Plymouth NHS Trust	Condition Discharge: Condition 10 (LEMP) of application 23/00015/FUL10	Derriford Hospital Derriford Road Plymouth PL6 8DH	Ms Marie Stainwright

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
12/12/2025	Agreed Condition Details	25/01061/CDM	Mr Paul Aitken	Condition Discharge: Conditions 3 (Surface Water Drainage), 4 (Landscaping Details), 5 (CTMP) and Statutory Biodiversity Net Gain Plan Condition of application 24/01126/FUL	Land To The Rear Of 13 Westfield Avenue Plymouth PL9 9PE	Ms Abbey Edwards
12/12/2025	Agreed Condition Details	25/01502/CDM	Taylor Wimpey Exeter	Condition 15 (Secured By Design) of application 15/01858/REM, for plots 1-14, 28-33, 34 and 35 of Parcel B only	Sherford New Community" Land South/Southwest Of A38 Elburton Plymouth	Ms Abbey Edwards
12/12/2025	Non-material Minor Amendment Agreed	25/01543/AMD	Mr Henry Tam	Non-material amendment: change the front door position by removing the lower section of the bay window (amendment of application: 25/01112/FUL)	300 Tavistock Road Plymouth PL6 8AN	Libby Hyndman
12/12/2025	Grant Conditionally	25/01209/FUL	care@142	Change of use from a single dwellinghouse (Class C3) into a children's home for up to 5 children (Class C2)	142 Victoria Road Plymouth PL5 1RA	Mr Jon Fox
12/12/2025	Grant Conditionally	25/01389/FUL	Buckclose Limited	Sub-division of existing 7-bed HMO (Sui Generis) to 2x 3-bed HMOs (Class C4) with no external alterations	12B Bedford Terrace Plymouth PL4 8EY	Miss Emily Godwin
12/12/2025	Grant Conditionally	25/01393/FUL	Mr Charles Congdon	Rear dormer, hip to gable roof extension, addition of rear glazed door and associated steps	119 Church Way Plymouth PL5 1AJ	Libby Hyndman
12/12/2025	Grant Conditionally	25/01395/FUL	Verity Cheyne	Installation of 1no. BT Street Hub and removal of associated BT payphone	Pavement O/s 26 Derrys Cross Plymouth PL1 2SW	Mr Sam Lewis
12/12/2025	Grant Conditionally	25/01396/ADV	Verity Cheyne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Pavement O/s 26 Derrys Cross Plymouth PL1 2SW	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
12/12/2025	Grant Conditionally	25/01490/ADV	Tesco PLC	1x Externally illuminated totem sign	2 Woolwell Crescent Plymouth PL6 7RF	Libby Hyndman
15/12/2025	Non-material Minor Amendment Agreed	25/01446/AMD	Mr Nitish Malhan	Non-material amendment to vary Condition 27 (No Hot-food Takeaway) of application 14/01264/FUL to permit operation of a small counter ancillary to the existing ground floor Class E unit	Crescent Point The Crescent Plymouth	Miss Emily Godwin
15/12/2025	Grant Conditionally	25/01330/FUL	Mr & Mrs Kalam	Erection of front porch canopy	5 Lockington Avenue Plymouth PL3 5QR	Ethan Bell
15/12/2025	Grant Conditionally	25/01400/FUL	Mr & Mrs Pillay	Two storey side/rear extension, and loft conversion including hip to gable end and rear dormer	31 Jean Crescent Plymouth PL3 6PZ	Ethan Bell
15/12/2025	Grant Conditionally	25/01459/FUL	Mr & Mrs Morris	Construction of a side extension	29 Roborough Avenue Plymouth PL6 6AQ	Libby Hyndman
16/12/2025	Grant Conditionally	25/01220/FUL	Babcock and the MOD	New modular office building, bike store and associated landscaping	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Matthew Follis
16/12/2025	Grant Conditionally	25/01221/FUL	Elura Ltd	Installation of extraction ventilation and associated louvres	3 Old Town Street Plymouth PL1 1DA	Miss Emily Godwin
16/12/2025	Grant Conditionally	25/01346/FUL	Robert Edgar	Proposed single storey rear extension, two storey side extension, front porch and front hardstanding	89 Wembury Road Plymouth PL9 8HE	Ethan Bell

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/12/2025	Grant Conditionally	25/01373/LBC	Plymouth City Council	Various roof repairs and associated works (retrospective)	The Guildhall Royal Parade Plymouth PL1 2EL	Miss Emily Godwin
16/12/2025	Refuse	25/01421/FUL	Verity Cheyne	Installation of 1no. BT Street Hub and removal of associated BT payphone	Pavement O/s 322 Union Street Plymouth PL1 3HR	Mr Sam Lewis
16/12/2025	Refuse	25/01422/ADV	Verity Cheyne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Pavement O/s 322 Union Street Plymouth PL1 3HR	Mr Sam Lewis
17/12/2025	Grant Conditionally	25/01261/FUL	Mr Lee Oliver	Extended front dormer, replacement cladding and roof and associated works (retrospective)	103 Frensham Avenue Plymouth PL6 7JN	Mr Matthew Follis
17/12/2025	Grant Conditionally	25/01268/FUL	Paul Huntley	Installation of EV charger to facilitate pavement channel charging	7 Fortescue Place Plymouth PL3 5HT	Ethan Bell
17/12/2025	Grant Conditionally	25/01351/FUL	Ms Laura Hill	Demolition of side porch and new single storey side extension	36 Donnington Drive Plymouth PL3 6QS	Joanna Churchill
17/12/2025	Grant Conditionally	25/01370/FUL	Mr Dipak Dhakal	Loft conversion with hip to gable end and rear dormer	45 Langstone Road Plymouth PL2 3LZ	Ethan Bell
17/12/2025	Grant Conditionally	25/01379/FUL	Miss Hayley Mann	Proposed front driveway with associated works including steps and wall (part retrospective)	170 Holmwood Avenue Plymouth PL9 9EX	Ethan Bell

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
17/12/2025	Grant Conditionally	25/01399/ADV	Mr Piers Stidston	1no. digital advertisement screen fitted inside the branch facing outwards through glazing to street, replacement fascia signage and digitally printed ATM vinyl graphic.	8 Old Town Street Plymouth PL1 1DE	Joanna Churchill
17/12/2025	Grant Conditionally	25/01403/S73	Pulse Clean Energy UK Limited	Variation of Condition 1: (Approved Plans) of application 24/01681/FUL to amend the approved site layout including amendments to battery storage units and provision of storage containers and welfare facility	Plymouth Stor Generation Faraday Road Plymouth PL4 OST	Miss Emily Godwin
17/12/2025	Grant Conditionally	25/01498/S73	Mrs Nicola Daniel	Variation of Condition 1 (Approved Plans) of application 21/01895/FUL to allow lower finished floor level and roof height of plot 5 to match plots 1 to 4	Land At Clowance Street Devonport Plymouth PL1 4LQ	Mr Jon Fox
18/12/2025	Approved	25/01381/TCO	Adam Marshall	Ash - 2-3m shaping all round.	30 Athenaeum Street Plymouth PL1 2RQ	Alan Rowe
18/12/2025	Approved	25/01450/TCO	Squire	T1 - Pear, Reduce crown in height from 10m to a remaining height of 8m, reduce remaining crown spread by 1m on all aspects.	6 Caroline Place Plymouth PL1 3PR	Alan Rowe
18/12/2025	Approved	25/01463/TCO	Mr Essy Kamaie	T1 Holm Oak - Pollard: Leaving tree at approximatly 5m heigh and grown spread of approximatly 7m.	Poltair, Seymour Road Mannamead Plymouth PL3 5AR	Alan Rowe
18/12/2025	Grant Conditionally	25/01230/TPO	Mr Benjamin van Walsum	T1. Sycamore, approx height of 17m dismantle and remove to ground level. T2. Lime tree, approx height of 10m to re-pollard to reduce root growth T3. Yew tree, approx height of 10 meters. Applying to remove lower branches over entrance to property as shown on the attached photo.	Wingfield Mansions, 82 Molesworth Road Stoke Plymouth PL3 4DZ	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
18/12/2025	Grant Conditionally	25/01336/FUL	Mr Alex Gandy	Demolition of 2 houses and garages. Development of 9 affordable dwellings.	1 - 3 Allenby Road Plymouth PL2 3JH	Mr Daniel Thorning
18/12/2025	Grant Conditionally	25/01344/TPO	Berryman	T1 - Turkey oak - Crown raise eastern aspect to 5.5m from road level and crown raise northern, southern and western aspect to 4m from ground level.	102 Granby Street Plymouth PL1 4BN	Alan Rowe
18/12/2025	Grant Conditionally	25/01345/TPO	Mr Lee Taylor	T1 Yew crown raise to 5m and overall crown reduce to 6m height and 4m wide. T2 Sycamore: Fell. T3 Hawthorn: Fell. G1 Privet and Bay reduce to 300mm below top of pillars T4 Yew reduce leaving an approximate finished side of 5m height and 4m wide.	8 Hartley Road Plymouth PL3 5LW	Alan Rowe
18/12/2025	Grant Conditionally	25/01431/ADV	Mrs Lisa Bullock	Replacement of existing 2no. externally illuminated 48 sheet advertisement billboards with 1 no. 48 sheet digital LED advertisement display.	Land At Wolseley Road Plymouth PL5 1UD	Mr Matthew Follis
18/12/2025	Grant Conditionally	25/01451/FUL	Mr Neil Witchell	Proposed driveway off-road parking for two vehicles and drop kerb to existing dwelling house	47 Frontfield Crescent Plymouth PL6 6RZ	Mr Matthew Follis
18/12/2025	Grant Conditionally	25/01480/ADV	Mr Arron Midgley	Installation of replacement signs to include: 2x new illuminated totem sign to existing frame, 2x illuminated post mounted corex signs to form 'V'shape, 1x illuminated double sided car park directional sign, 3x non illuminated sign written roundels, 1x set of illuminated individual house name letters, 1x illuminated signs to existing framework	The Lord Louis, Glen Road Plympton Plymouth PL7 2DE	Mr Matthew Follis
19/12/2025	Agreed Condition Details	25/01582/CDM	Ms Eve Somerville	Condition Discharge: Condition 18 (Contamination) of application 07/01094/OUT	Plymstock Quarry, The Ride Plymstock Plymouth	Ms Marie Stainwright

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
19/12/2025	Grant Conditionally	25/01259/FUL	HMNB Devonport	Proposed 4no static lodges, new children's play area, and landscaping	HMS Drake, Saltash Road Keyham Plymouth PL2 2DQ	Mr Macauley Potter
22/12/2025	Approved	25/01479/TCO	Mr Luke Reiter	PLMP008 Beech - Limb at 12m is overextended and end loaded above parking space, Limb - Shorten 4m, Shorten overextended limb above parking spaces. PLMP014 Ash - Pollard at approx 4m. PLMP017 Ash - Dismantle PLMP029 Sycamore - Fell PLMP043 Indian Bean Tree - prune away from building to gain a 2M clearance	Grassland At Plympton Castle Barbican Road Plymouth	Alan Rowe
22/12/2025	Approved	25/01510/TCO	Mr Donald Nuttall	Fell the tree.	4 Compton Avenue Plymouth PL3 5BZ	Alan Rowe
22/12/2025	Non-material Minor Amendment Agreed	25/01552/AMD	Mr Guy van Blankenstein	Non-material Amendment of 25/00903/FUL: Roof covering changed from zinc to natural slate, patio door reduced in width from 5m to 4.85m, study window width reduced from 1.35m to 1.2m and living room window moved slightly	69 Haye Road Plymouth PL9 8AT	Ethan Bell
22/12/2025	Grant Conditionally	23/01788/REM	Eve Somerville	Reserved Matters application further to outline consent 07/01094/OUT for a Sustainable Urban Drainage scheme to include public open space, landscaping, engineering, access and associated works	Plymstock Quarry, The Ride Plymstock Plymouth	Ms Marie Stainwright
22/12/2025	Grant Conditionally	25/00371/FUL	Mr Essy Kamaie	Demolition of existing language school, erection of 6no dwellings (Class C3) and associated works	28 Woodland Terrace Lane Plymouth PL4 8QL	Miss Emily Godwin
22/12/2025	Grant Conditionally	25/01215/FUL	Mr John Hopkin	Removal of existing garage, two-storey side and rear extension, single-storey rear extension, balcony, steps and associated works	139 Dunstone View Plymouth PL9 8QJ	Miss Emily Godwin

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
22/12/2025	Grant Conditionally	25/01371/FUL	Mr Christopher Joines	Extension to existing single storey rear/side extension and front porch extension	32 Pomphlett Close Plymouth PL9 7QU	Ethan Bell
22/12/2025	Grant Conditionally	25/01456/TPO	Jennifer Gill	Oak - (T1) - Crown Reduction: Reduce the western and eastern aspects of the crown Remove a broken branch in the eastern portion of the crown. Undertake minor pruning on other areas of the crown as necessary to improve crown balance and aesthetic form, with cuts not exceeding 60mm in diameter.	32 George Lane Plymouth PL7 2JJ	Alan Rowe
22/12/2025	Grant Conditionally	25/01461/TPO	Keith Henson	T002 - Leyland cypress x25 - Improve crown clearance over highway to 5.2m and crown reduction to approx. previous points (9m).Section fell tree leaning over road.	71 Stott Close Plymouth PL3 6HA	Alan Rowe
22/12/2025	Grant Conditionally	25/01477/TPO	Luke Reiter	STNH006 - Norway Maple, Dismantle.	Gloucester Court Gloucester Place Plymouth PL1 5EJ	Alan Rowe
22/12/2025	Grant Conditionally	25/01482/TPO	Mrs Emma Burke	Cutting all trees (4 ash, 2 sycamore) back to the footpath	Land To The Rear Of Down Road Plymouth PL7 2GN	Alan Rowe
22/12/2025	Grant Conditionally	25/01500/TPO	Mr Andy Laird	G1 Ash, Fell, coppice to bank height,	205 Beacon Park Road Plymouth PL2 2SH	Alan Rowe
22/12/2025	Refuse	25/01404/TPO	Mrs Theresa Williams	1. Edler Tree Fell 2. Beech Tree, to remove 6/7 small branches no thicker than 3/4 inches up to the trunk to the main fork of the tree. Tree height around 24 metres. Remove 3 limbs by 5 metres down to a natural growing point, All three limbs no more than 6 inches in diameter back to fence line.	28 Medway Place Plymouth PL3 6HB	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
23/12/2025	Agreed Condition Details	25/01504/CDM	Mr Daniel Hopson	Condition Discharge: Condition 6 (Highway Dilapidation Survey) and Condition 11 (Land Quality) Part 1 of application 22/02109/FUL	Land At Bath Street Plymouth PL1 3LT	Miss Katherine Graham
23/12/2025	Grant Conditionally	25/01412/FUL	Miss Abby Lord	Rear extension (part single-storey and part two-storey) with associated raised patio	21 Shortwood Crescent Plymouth PL9 8TH	Ethan Bell
23/12/2025	Condition Discharge Split	23/01459/CDM	Mr Rick Smeaton	Condition discharge: Conditions 17, 18 & 19 of application 18/00432/FUL	Allotment Gardens Prince Maurice Road Plymouth PL4 7LL	Mrs Katie Saunders
24/12/2025	Agreed Condition Details	25/01613/CDM	Mars Wrigley	Discharge condition 3 (Ecological Enhancement) of application: 25/00086/FUL.	45 Estover Road Plymouth PL6 7PR	Mr Macauley Potter
24/12/2025	Condition Discharge Split	22/00079/CDM	Mr Richard Smeaton	Condition Discharge: Conditions 8, 11, 13, 14, & 15 of application 18/00432/FUL	Allotment Gardens Prince Maurice Road Plymouth PL4 7LL	Mrs Katie Saunders
02/01/2026	Grant Conditionally	25/01441/ADV	McAteer	Replacement fascia signage with individual lettering, projecting sign, non-illuminated logo, and window manifestation with 2no. Interior AV Pole mounted 55 inch screens	12 - 14 Old Town Street Plymouth PL1 1DQ	Ethan Bell
02/01/2026	Grant Conditionally	25/01494/FUL	Mr Wayne Graham	Installation of EV charger to facilitate pavement channel charging	52 Alvington Street Plymouth PL4 0QL	Ethan Bell
05/01/2026	Non-material Minor Amendment Agreed	25/01591/AMD	Lisa Broom	Non- material Amendment application for amendments to conditions 5 and 7 of planning application 19/01288/OUT relating to submission of reserved matters and the Reserved Matters Framework Plan	Former China Clay Dryer Works Coypool Road Plymouth	Mr Simon Osborne

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
06/01/2026	Grant Conditionally	25/01329/FUL	Mrs Greggains	Conversion and single storey extension of detached garage to form ancillary building with associated ground works	23 Fletcher Crescent Plymouth PL9 8LH	Ethan Bell
07/01/2026	Non-material Minor Amendment Agreed	25/01624/AMD	University Of Plymouth	Non-material minor amendments to 25/00170/FUL; Spandrel panel colour adjustment, revision of cycle parking provision, omission of second-floor acoustic screen, installation of acoustic plant enclosures, additional ventilation louvre and corner window fenestration adjustment.	Hepworth House University Of Plymouth Plymouth PL4 6AW	Joanna Churchill
07/01/2026	Grant Conditionally	25/01443/FUL	Mr & Mrs Fuller	Demolition of rear extension and new single storey extension, raised terrace and external stairs.	96 Lucas Lane Plymouth PL7 4EY	Mr Matthew Follis
07/01/2026	Grant Conditionally	25/01532/S73	Mark Lovell	Variation of Condition 1 (Approved plans) of planning permission 24/01381/S73 as amended by 25/00340/AMD and 25/01086/AMD to amend the approved drainage plan	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
08/01/2026	Agreed Condition Details	25/01547/CDM	Mr Martin Jones	Condition Discharge: Condition 15 (Code of Practice) of application 25/00642/FUL	Former Dispensary, 29 Widey View Plymouth PL3 5JQ	Miss Emily Godwin
08/01/2026	Grant Conditionally	25/01372/FUL	Mr Thomas Swabey	Single storey rear extension	140 Church Way Plymouth PL5 1AJ	Mr Matthew Follis
08/01/2026	Grant Conditionally	25/01424/FUL	Mel Hopwood	Change of use from commercial office to a spa facility (Sui Generis)	2 Hobart Street Plymouth PL1 3DG	Miss Emily Godwin
09/01/2026	Grant Conditionally	25/00849/FUL	Mr Jim & Lisa Woodley	Erection of 1no. dwelling (Class C3), inc. associated access, parking, and landscaping.	Land At Fitzroy Road Plymouth PL1 5PY	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
09/01/2026	Grant Conditionally	25/01420/FUL	Mr Andrew Bradbury	Demolition and rebuild of side garage, and proposed single storey side/rear extension with associated platform and steps	27 Quarry Park Road Plymstock Plymouth PL9 7BB	Ethan Bell
09/01/2026	Grant Conditionally	25/01423/FUL	Mr Siva	Single storey rear extension, single storey infill side extension, addition of front porch and detached garage	23 Tavistock Road Plymouth PL5 3DG	Libby Hyndman
09/01/2026	Grant Conditionally	25/01578/FUL	Miss Ella Thorpe	EV charging point	33 Maristow Avenue Plymouth PL2 1LP	Libby Hyndman
09/01/2026	Refuse	25/01417/FUL	Mr Darren Sims	Creation of off-road parking area and associated works	9 Biggin Hill Plymouth PL5 2RB	Mr Matthew Follis
12/01/2026	Non-material Minor Amendment Agreed	25/01661/AMD	Mr Greg Browne	Non-material amendment: 900mm reduction in height of building, Change to the honeycomb brick feature at entrance, 2 no. external doors on east elevation changed from double to door and a half, Minor adjustments to position and size of some external openings during coordination with main contractor and specialist subcontractors, Introduction of guardrail system on roof due to changes in access and maintenance strategy, Refinement of rainscreen cladding pattern following input from main contractor and specialist subcontractors (amendment of application 23/01767/FUL)	Car Park, Colin Campbell Court Plymouth PL1 1PZ	Helen Blacklock
12/01/2026	Grant Conditionally	25/01535/FUL	Mr Matthew Green	Demolition of conservatory, construction of single storey rear extension	34 Higher Park Close Plymouth PL7 1XG	Libby Hyndman

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/01/2026	Approved	25/01435/TCO	Plymouth Community Homes	021V (Beech) - Reduce length of lateral branches at North over no.24 South Hill by 2m (remove secondary branches <10cm), Crown lift above Road to North by 6m (remove secondary branches <10cm), Crown lift over grass area at Southeast to 6m (remove secondary branches <10cm), Reduce length of lateral branches to West extending over garage by 3m (remove secondary branches <10cm)021X (Beech) - Crown lift at Southeast to provide 3m clearance above sheds and boundary wall (remove secondary branches <10cm), Crown lift above washing lines at Southwest to Give 3m clearance (remove secondary branches <10cm), Crown lift above grassed area at Northwest to give 6m clearance (remove secondary branches <10cm)	63 Waterloo Street Stoke Plymouth PL1 5RS	Alan Rowe
13/01/2026	Approved	25/01540/TCO	Jonathan Bushby	Cut back the Laurel hedges to the level of the surrounding wall	77A Mannamead Road Plymouth PL3 4SX	Alan Rowe
13/01/2026	Approved	25/01583/TCO	Mr Darrell Hall	T1 Holm Oak - Fell	1 Mount Stone Road Plymouth PL1 3RW	Alan Rowe
13/01/2026	Agreed Condition Details	25/01551/CDM	Co-operative Group Food Limited	Condition Discharge: Condition 3 (Construction Environmental Management Plan) of application 25/00811/FUL	3 Bell Close Plymouth PL7 4JH	Mr Daniel Thorning
13/01/2026	Grant Conditionally	25/01262/FUL	City Padel Plymouth Ltd	Change of use from industrial/warehouse (Classes B1, B2 and B8) to padel centre, inc. ancillary reception, office space, café/refreshment area, changing rooms, gym and external padel court (Sui Generis).	Unit 1-3 , Kestrel Park Burrington Way Plymouth PL5 3LT	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/01/2026	Grant Conditionally	25/01491/FUL	Mr Keith Rendell	Erection of external buggy store, demolition of existing structures and associated works	96 Staddon Lane Plymouth PL9 9SP	Ms Abbey Edwards
13/01/2026	Grant Conditionally	25/01522/TPO	Mr Richard Norris	T1, T2 & T3: Crown raise lower lateral growth T5 & T6: Remove branches to provide 1m clearance above roof apex and 2m lateral clearance. Crown lift to provide 4m clearance from ground T4: Crown lift to provide 4m clearance from ground	The West Wing, 8 Ramsey Gardens Plymouth PL5 3UY	Alan Rowe
14/01/2026	Grant Conditionally	25/01089/LBC	Mr Paul Pound	Various internal alterations to facilitate use of the basement and 2no. condensers.	HMS Drake, Saltash Road Keyham Plymouth PL2 2DQ	Mr Macauley Potter
14/01/2026	Grant Conditionally	25/01368/FUL	Verity Cheyne	Installation of 1no. BT Street Hub and removal of associated BT payphone	Pavement O/s 184 Exeter Street Plymouth PL4 0NQ	Mr Sam Lewis
14/01/2026	Grant Conditionally	25/01369/ADV	Verity Cheyne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Pavement O/s 184 Exeter Street Plymouth PL4 0NQ	Mr Sam Lewis
14/01/2026	Grant Conditionally	25/01681/ADV	Ferry-Bolder	5x Jewson Logo Signs, 4x Tool Hire Signs, 2x Flags, 1x Directional Lettering	Jewson Ltd, Sutton Road Plymouth PL4 0HN	Miss Emily Godwin
15/01/2026	Grant Conditionally	25/01314/FUL	Madawa Wipulaguna & Sathya Lakpriya	Loft Conversion with dormers. Hip roof to gabled roof. Windows to rear elevation	3 Franklyns Close Plymouth PL6 5JF	Mr Matthew Follis
15/01/2026	Refuse	25/01483/FUL	Mr Keith Revell	Proposed bin stores with associated hardstandings and retaining features	Amenity Spaces At Pentamar Street, Healy Place, Garden Street, Ross Street, And Balfour Terrace Plymouth PL2 1DA	Mr Matthew Follis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/01/2026	Grant Conditionally	25/01580/S73	Ms Sophia Strachan	Removal of Condition 5 (Student Accommodation) from application 12/01701/FUL to allow open-market occupancy	153 Vauxhall Street Plymouth PL4 0DF	Mr Sam Lewis
16/01/2026	Refuse	25/01257/FUL	Lynda Conradie	Creation of off-street car parking, with associated partial removal of embankment and construction of retaining walls, and new black metal railings, plus associated landscaping.	89 Brentford Avenue Plymouth PL5 4HD	Mr Matthew Follis
19/01/2026	Grant Conditionally	25/01506/FUL	Persimmon Homes Ltd	Replacement cladding on ground floor façade, spine wall and associated works	East Quay House, Marrowbone Slip Plymouth PL4 0HX	Ms Abbey Edwards
19/01/2026	Grant Conditionally	25/01514/FUL	Mr & Mrs Pindard	Proposed rear/side extension to existing dwelling with internal alterations	5 Westwood Avenue Plymouth PL6 7HS	Libby Hyndman
20/01/2026	Agreed Condition Details	25/01402/CDM	Straits Two (Jersey) Ltd C/o Student Castle Ltd	Condition Discharge: Condition 3 (Construction Traffic Management Plan), Condition 5 (Materials) & Condition 6 (Maintenance Schedule) of application 25/00362/FUL	Discovery Heights, 27 - 31 Cobourg Street Plymouth PL1 1UH	Mr Sam Lewis
20/01/2026	Grant Conditionally	24/00958/FUL	Mr Taylor Yates	Change of use to hot-food takeaway (Sui Generis) with associated outdoor seating area and pergola, extraction ventilation and associated works (retrospective)	12 Commercial Wharf Madeira Road Plymouth PL1 2NX	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/01/2026	Grant Conditionally	25/00971/S73	Mr Paul Elliott	Variation of Conditions 1 (Approved Plans) of application 22/00219/FUL to amend the approved layout to reflect refinements to internal access tracks and transformer locations and submit details to discharge conditions 3 (Construction Traffic Management Plan), 5 (Surface Water Drainage) , 6 (Details Of Biodiversity Net Gain), 7 (Landscape Details), 8 (Green Space Delivery) , 9 (Details of Components), 10 (Landscape And Ecological Management Plan) and 11 (Foundations)	Chelson Meadow Plymouth PL9 7JS	Miss Amy Thompson
20/01/2026	Grant Conditionally	25/01341/FUL	Plymouth City Council	Installation of Ebb and Flow sculpture, and accompanying plaque, within the Peace Garden	Peace Garden, The Hoe Plymouth PL1 2PU	Mr Sam Lewis
20/01/2026	Grant Conditionally	25/01438/FUL	Jacek Lipski	Single storey side garage and driveway	45 Hardy Crescent Plymouth PL5 3DP	Libby Hyndman
20/01/2026	Grant Conditionally	25/01452/LBC	Pinwood Homes Ltd	Underpinning works to wall	Millbay Marina, Great Western Road Plymouth	Joanna Churchill
20/01/2026	Grant Conditionally	25/01458/FUL	Ms Bola Ojo	Construction of a ground floor level extension on top of existing rear extension	35 Peverell Park Road Plymouth PL3 4LS	Ethan Bell
20/01/2026	Grant Conditionally	25/01568/FUL	Mr A Lewin	Proposed single storey side extension	22 Macaulay Crescent Plymouth PL5 3HF	Libby Hyndman
20/01/2026	Refuse	25/01492/TPO	Laura Patel	Turkey Oak - Fell.	2 Wellsbourne Park Plymouth PL3 5JJ	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/01/2026	Refuse	25/01530/TPO	Mr Dave Gregory	T1 Beech - Fell	3 Alwin Park Plymouth PL6 5HU	Alan Rowe
20/01/2026	Condition Discharge Split	25/01454/CDM	Mr Justin Bryce	Condition Discharge: Conditions 3 (Provision of Drainage Works), 4 (CTMP), 5 (Materials), 6 (Maintenance Plan), 8 (Travel Plan) & 10 (Management Plan) of application 25/00852/FUL	38 North Hill Plymouth PL4 8ET	Ms Abbey Edwards
21/01/2026	Agreed Condition Details	24/00174/CDM	Mr Alistair Macdonald	Condition Discharge: Conditions 5, 6, 7, 8 & 9 of application 22/00306/REM	Saltram Meadows, The Ride Plymouth Plymstock PL9 7JA	Ms Marie Stainwright
21/01/2026	Refuse	25/01453/FUL	Ms D Forshaw	Replace windows on the first and second floor	1 Martin Street Plymouth PL1 3NE	Ethan Bell
22/01/2026	Agreed Condition Details	25/01520/CDM	Steve Manoy	Condition Discharge: Condition 6 (MOD Safeguarding) of application 23/01132/FUL	280 Ernesettle Lane Plymouth PL5 2SA	Mr Macauley Potter
22/01/2026	Grant Conditionally	25/01478/FUL	Mr Simon Ashcroft	Conversion of basement to 1no. flat (Class C3) (retrospective)	61 Hyde Park Road Plymouth PL3 4JN	Miss Emily Godwin
23/01/2026	Agreed Condition Details	24/00482/CDM	Persimmon Homes Ltd	Condition Discharge: Conditions 4 & 5 of application 23/01407/FUL	Century Quay, 130 - 132 Vauxhall Street Plymouth PL4 0EP	Miss Amy Thompson
23/01/2026	Agreed Condition Details	25/01648/CDM	Plymouth City Council	Condition Discharge: Condition 3 (External Materials) of application 25/01303/FUL	70 Lawrence Road Plymouth PL9 9SJ	Miss Amy Thompson

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
23/01/2026	Grant Conditionally	25/01468/LBC	Mr Paul Pound	Internal refurbishment of ground floor	The Haven, HMS Drake Saltash Road Keyham Plymouth PL2 2DQ	Mr Macauley Potter
23/01/2026	Grant Conditionally	25/01484/REM	Mr David Atrill	Reserved Matters approval for appearance & landscaping for the erection of 7no. dwellings (Class C3) following Outline approval 24/01153/OUT	Land Adjacent To Pasley Street Lane Plymouth	Mr Sam Lewis
23/01/2026	Grant Conditionally	25/01542/FUL	Mrs Holly Edwards	Front extension to garage	10 Hartley Road Plymouth PL3 5LW	Joanna Churchill
23/01/2026	Grant Conditionally	25/01554/LBC	Mr Louis Hogan	Formation of opening in internal wall	Flat 7, 5 Elliot Terrace Plymouth PL1 2PL	Libby Hyndman
23/01/2026	Grant Conditionally	25/01601/FUL	Plymouth City Council	Temporary external artwork	Land At The Barbican Plymouth PL1 2LS	Joanna Churchill
23/01/2026	Grant Conditionally	25/01602/FUL	Plymouth City Council	Temporary external artwork	The Bank, Old George Street Plymouth PL1 2TG	Joanna Churchill
23/01/2026	Grant Conditionally	25/01608/FUL	Plymouth City Council	Temporary external artwork	Bowling Green Armada Way Plymouth	Joanna Churchill

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
23/01/2026	Grant Conditionally	25/01617/S73	Tyson House Ltd	Variation of planning conditions 3 (Construction Environmental Management Plan), 4 (Employment And Skills Strategy), 5 (Phasing), 6 (Construction Traffic Management Plan), 7 (Surface Water Management), 8 (Onsite Renewable Energy Generation), 9 (District Energy), 10 (Soft And Hard Landscaping Details), 11 (Landscape Ecological Management Plan), 12 (Servicing And Ev Charging Details), 13 (Highway Dilapidation Survey), and 14 (Ventilation Details) of planning permission reference 22/02008/FUL. To amend the trigger for details to be agreed in order to allow an initial phase 1 of development.	16 - 22 Royal Parade Plymouth PL1 1SA	Helen Blacklock
23/01/2026	Grant Conditionally	25/01626/FUL	Plymouth City Council	Temporary external artwork	Outside Pannier Market, Market Avenue Plymouth	Joanna Churchill
26/01/2026	Agreed Condition Details	26/00043/CDM	Mr Shane Coyde	Condition Discharge: Conditions 9 (Landscape Design Proposals), 10 (Landscape Environment Management Plan) & 13 (Electrical Vehicle Charging Provision) of application 21/01895/FUL	Land At Clowance Street Devonport Plymouth PL1 4LQ	Mr Jon Fox
26/01/2026	Grant Conditionally	25/01575/FUL	Mr Neil Sanders	Demolition of garage and conservatory. New single storey extension to side and rear, external store and home office to side.	19 Hollycroft Road Plymouth PL3 6PP	Joanna Churchill
27/01/2026	Grant Conditionally	25/01572/FUL	Mr Spencer Heydon	Change of use of basement level and first floor to create 1no. dwelling (Class C3) and associated works	4 Mannamead Road Plymouth PL4 7AA	Miss Emily Godwin
27/01/2026	Grant Conditionally	25/01594/FUL	Julie Wilsmore	Single storey rear extension	46 Rosewood Close Plymouth PL9 9JB	Ethan Bell

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
28/01/2026	ESRI - Completed	25/01513/ERS105	Holcim UK Limited	Request for EIA Scoping Opinion for a proposed northern extension to Hazeldene Pit, Moorcroft Quarry	Hazeldene Pit, Moorcroft Quarry Elburton Road Plymouth	Ms Abbey Edwards
28/01/2026	Grant Conditionally	25/01505/FUL	Mr Asim Chaudhary	First floor extension to east elevation to create additional bedroom	55 Mannamead Road Plymouth PL3 4SR	Miss Emily Godwin
28/01/2026	Grant Conditionally	25/01610/FUL	Mrs Euthogia Pereira	Installation of EV charger to facilitate pavement channel charging	5 Kingswood Park Avenue Plymouth PL3 4NQ	Ethan Bell
28/01/2026	Grant Conditionally	25/01620/LBC	K Croker	Replacement of 21no. timber single-glazed windows with timber double-glazed windows	52 Durnford Street Plymouth PL1 3QN	Mr Sam Lewis
29/01/2026	Agreed Condition Details	24/01255/CDM	Mr Mark Russell	Condition Discharge: Conditions 5 (Drainage), 8 (Cycle Parking) & 10 (Ecology) of application 22/00458/OUT (allowed under appeal APP/N1160/W/22/3301630)	19 Meadow Park Plymouth PL9 9NX	Ms Abbey Edwards
29/01/2026	Grant Conditionally	25/01398/FUL	Mr Stuart White	Demolition of existing garage, outbuilding, conservatory and utility. Construction of a single storey extension.	43 Vicarage Gardens Plymouth PL5 1LH	Libby Hyndman
29/01/2026	Grant Conditionally	25/01595/FUL	Mr Martin Hoe	EV charging point	24 Creedy Road Plymouth PL3 6JN	Libby Hyndman
29/01/2026	Grant Conditionally	25/01623/FUL	Mr Jason Bleazard	Loft conversion with rear dormer	8 Cobb Lane Plymouth PL9 9BQ	Libby Hyndman

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
29/01/2026	Grant Conditionally	25/01640/FUL	Mr Keith Young	Front hardstanding (retrospective)	41 Higher Mowles Plymouth PL3 6PY	Ethan Bell
29/01/2026	Grant Conditionally	25/01645/FUL	Mr Simon Cook	Single storey rear extension and associated steps	47 Trelawny Road Plympton Plymouth PL7 4LJ	Libby Hyndman
30/01/2026	Grant Conditionally	25/01374/FUL	Mr Mark McKay	Erection of outbuilding (retrospective)	26 Cranfield Plymouth PL7 4PF	Libby Hyndman
30/01/2026	Grant Conditionally	25/01445/FUL	Mr Wayne Hardman	Raised vehicle hardstand (retrospective)	322 Hemerdon Heights Plymouth PL7 2EY	Libby Hyndman
30/01/2026	Grant Conditionally	25/01631/FUL	Plymouth City Council	Temporary change of use for the storage of public realm construction materials on the entire site for a period of 18 months (retrospective)	Former Quality Hotel Site, Cliff Road West Hoe Plymouth PL1 3DR	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
30/01/2026	Grant Subject to S106 Obligation - Full	25/01267/S73	Mr Daniel Hopson	Variation of Conditions 1 (Approved Plans), 3 (Employment Skills Plan), 8 (Street Details), 11 (Land Quality), 14 (Hard Landscaping), 15 (Boundary Treatment), 16 (Ventilation & Glazing Details), 17 (External Materials), 34 (Soft Landscaping) to vary design, tenure mix and amend triggers for information submission and partial discharge of Conditions 4 (Programme Of Archaeological Works), 5 (Access For Contractors), 7 (Construction Traffic Management Plan), 9 (Onsite Renewable Energy Generation), 10 (District Heating), 12 (Construction Environmental Management Plan), 14 (Hard Landscaping) , 15 (Boundary Treatment), 16 (Ventilation & Glazing Details), 17 (External Materials) in relation to phase one of application 22/02109/FUL	Land At Bath Street Plymouth PL1 3LT	Miss Katherine Graham
02/02/2026	Approved	25/01606/TCO	Robinson	G1 - Fell 6x Mahonia shrubs at the front of the property.	56 Emma Place Plymouth PL1 3QU	Alan Rowe
02/02/2026	Tree Split Decision	25/01616/TPO	Mr Perry	Various tree safety works around Glenholt Park as required and highlighted in the attached tree report.	1 Willow Walk, Glenholt Park Glenfield Road Plymouth PL6 7NJ	Alan Rowe
02/02/2026	Approved	25/01688/TCO	MEMCO	T0004 - Holm Reduce Holm Oak in height from 16m to 13m. Reduce crown spread south west side from 7m to 4m.	19 Craigie Drive Plymouth PL1 3JB	Alan Rowe
02/02/2026	Grant Conditionally	25/01545/TPO	Mr Greg Long	Tree works to give 3m of clearance above the roof	British Telecom Telephone Exchange Outland Road Plymouth PL3 5RJ	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
02/02/2026	Grant Conditionally	25/01548/TPO	Mr James Tarrant	T1 - Lime - Remove epicormic growth. Crown raise 5m clearance from ground level	18 Wantage Gardens Plymouth PL1 5DN	Alan Rowe
02/02/2026	Grant Conditionally	25/01556/TPO	Hamilton	T1 - Beech. Reduce in height and spread.	17 Ducane Walk Plymouth PL6 5WE	Alan Rowe
02/02/2026	Grant Conditionally	25/01563/TPO	Mr Alan Archer	2x Elm Fell.	Land At Dunclair Park Plymouth PL3 6DE	Alan Rowe
02/02/2026	Grant Conditionally	25/01569/TPO	Michelle Bracey	Tree 1: Sycamore Crown reduce from 7m to 5m radial spread.	31 Kingfisher Way Plymouth PL9 7RU	Alan Rowe
02/02/2026	Grant Conditionally	25/01588/FUL	Mr Wallace & Miss Hamblin	Separation of basement from the main dwelling to form self- contained basement flat	6 Sussex Place Plymouth PL1 2HT	Mr Matthew Follis
02/02/2026	Grant Conditionally	25/01605/TPO	Christian Sleep	T1- Beech 3m crown reduction to where is was previously reduced on lateral limbs on the western side over neighbors roof (1 the elms). 2m reduction to lowest limb on the south eastern side over streetlight	93 Molesworth Road Stoke Plymouth PL3 4AQ	Alan Rowe
02/02/2026	Grant Conditionally	25/01670/TPO	Mr Paul Deakin	5x Leylandii - Fell.	106 Dunraven Drive Plymouth PL6 6AT	Alan Rowe
03/02/2026	Grant Conditionally	25/01609/TPO	Freeman	Tree Works	Pounds House, 162 Outland Road Plymouth PL2 3PX	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
03/02/2026	Refuse	25/01541/FUL	Mr Lai	Two storey side and rear extensions, front porch extension, enlarged garage and associated ground works	11 Pendennis Close Plymouth PL3 5SJ	Ethan Bell
04/02/2026	Agreed Condition Details	25/01646/CDM	Mr Adam Tingle	Condition Discharge: Condition 5 (Car Parking Provision) and Condition 6 (Surfacing of Driveway/Parking Areas) of application 25/00703/S73	2 Marine Road Plymouth PL9 7NL	Miss Emily Godwin
04/02/2026	Grant Conditionally	25/01524/FUL	Mrs Sawock	Flat section of roof to apex of existing pitched roof	Lamorna, Fernleigh Road Plymouth PL3 5AN	Joanna Churchill
04/02/2026	Grant Conditionally	25/01574/FUL	Mr Darren Davies	Installation of EV charger to facilitate pavement channel charging	Oaklands, Fernleigh Road Plymouth PL3 5AN	Joanna Churchill
04/02/2026	Grant Conditionally	25/01593/FUL	K Croker	Replacement of 16no. front and rear windows (single glazed to double glazed)	16 Carlton Terrace Eldad Hill Plymouth PL1 5EA	Ethan Bell
04/02/2026	Grant Conditionally	25/01596/FUL	Mr Mark Stone	Elevated rear decking.	20 Culme Road Plymouth PL3 5BJ	Joanna Churchill
04/02/2026	Grant Conditionally	25/01632/FUL	Jane Bullard	EV charging point (retrospective)	5 Revel Road Plymouth PL3 5LF	Libby Hyndman
05/02/2026	Grant Conditionally	25/01519/S73	L Cosway	Removal of Condition 3 (District Heating Network) from application 25/00567/FUL	1 Radford Road Plymouth PL1 3BY	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
05/02/2026	Grant Conditionally	25/01629/FUL	Mrs Linda Maskelyne	Garage conversion into bedroom and new roof	1 Blackberry Lane Plymouth PL9 7ET	Libby Hyndman
05/02/2026	Grant Conditionally	25/01669/FUL	B Phillips-Jones	Proposed external patio canopies	12 Higher Woodford Lane Plymouth PL7 4PD	Mr Matthew Follis
06/02/2026	Grant Conditionally	25/01242/FUL	Mrs Jo-Anne Kent	Change of use of flat (Class C3) to office associated with existing nursery (Class E)	10 Springfield Drive Plymouth PL3 4DU	Miss Emily Godwin
06/02/2026	Grant Conditionally	25/01597/FUL	Mr C Stott	Single storey front extension and associated works	3 Hill Path Plymouth PL5 2QF	Libby Hyndman
06/02/2026	Grant Conditionally	25/01662/LBC	Mr Joshua Hicks	Installation of a single wall-mounted electric vehicle charging point with associated cabling	3 Bowden Farm Church Hill Plymouth PL6 5RB	Mr Matthew Follis
06/02/2026	Grant Conditionally	25/01685/FUL	Mrs Janet Metherell	Front extension with access ramp	60 Merafield Drive Plymouth PL7 1TR	Libby Hyndman
09/02/2026	Agreed Condition Details	25/01460/CDM	Mr Nathan Ellis	Conditon Discharge: 3 (Lighting Strategy), 4 (CEMP) & 5 (LEMP) of application 24/01463/S73	Arcadia Road Plymouth PL9 8EG	Ms Abbey Edwards
11/02/2026	Approved	26/00009/TCO	Mr Angelos Sanders	Apple Tree (A1) - Crown reduction. Cherry Tree (C1) - Crown reduction. Pear Tree (P1) - Crown reduction.	17 Thorn Park Plymouth PL3 4TG	Alan Rowe
11/02/2026	Approved	26/00039/TCO	Mr Luke Reiter	STOK006 Ash, Dead, Dismantle	Paviland Grange 44 Valletort Road Plymouth PL1 5PN	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
11/02/2026	Approved	26/00040/TCO	Mr Adam Wheldon	T1 - Maple: Fell to near ground level.	54 Emma Place Plymouth PL1 3QU	Alan Rowe
11/02/2026	Approved	26/00055/TCO	Mr Darren Davies	Reduction of cherry tree canopy up to 2 meters	Oaklands, Fernleigh Road Plymouth PL3 5AN	Alan Rowe
11/02/2026	Grant Conditionally	25/01555/FUL	Mr Richard Barker	Installation of air source heat pump and screen and associated alterations to the extension as approved via 25/00359/FUL	16 Grafton Road Plymouth PL4 6QR	Miss Emily Godwin
11/02/2026	Grant Conditionally	25/01659/FUL	Justin Kidd	Two free-standing timber frame pergola style canopies.	Plymouth High School For Girls St Lawrence Road Plymouth PL4 6HT	Joanna Churchill
11/02/2026	Grant Conditionally	25/01660/LBC	Justin Kidd	Two free-standing timber frame pergola style canopies.	Plymouth High School For Girls St Lawrence Road Plymouth PL4 6HT	Joanna Churchill
11/02/2026	Grant Conditionally	25/01686/TPO	Kings School and Nursery	Tree works	Kings School, Hartley Road Plymouth PL3 5LW	Alan Rowe
11/02/2026	Grant Conditionally	26/00006/TPO	FirstPort	G008 - Reduce in height from 13m to 6m all ash stems succumbing to ash dieback categorised as class 3&4.T002 - Fell declined Sycamore Stem adjacent to walkway.T003 - Fell dead standing beech tree overhanging walkway.T008a - Crown raise beech to 3m over walkway to facilitate unobstructed pedestrian throughfare.T008b - Reduce oak in height from 15m to 8m.T009 - Monolith beech at 4m in height.T010 - Fell single stem ash tree succumbing to ash dieback categorised as class 4.	The Quarters Plymouth PL5 3FQ	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
11/02/2026	Grant Conditionally	26/00012/TPO	Mr Anthony Jones	T10 Ash - Remove lowest limb West over garden back to main stem. T11 Ash - Reduce lateral growth of lower third back to fence line T14 Hazel - Coppice. T15 Holly - Dead tree fell to ground level. G22 Hazel, Holly, Hawthorn - Fell dead Hawthorn, Coppice 3 x Hazel Stools.	2 Yardley Gardens Plymouth PL6 8UA	Alan Rowe
11/02/2026	Grant Conditionally	26/00013/TPO	Coombe Dean School	T021 - Reduce ash tree in height from 18m to 9m by means of pollarding. T029 - Fell western dead standing stem. T030 - Pollard multi stemmed sycamore tree at 8m in height. T031 - Fell ash tree.	Coombe Dean School Charnhill Way Plymouth PL9 8ES	Alan Rowe
11/02/2026	Refuse	25/01570/TPO	Mrs Andrea Smith	T1 Sycamore - Reduce leaving a crown height of 6m and spread of 5m.	46 Burnett Road Plymouth PL6 5BH	Alan Rowe
12/02/2026	Non-material Minor Amendment Agreed	26/00068/AMD	Mr James Anderson	Non-material Amendment of 24/01190/FUL - solar panels and windows & doors adjusted.	26 Southway Lane Widewell Plymouth PL6 7DJ	Mr Matthew Follis
12/02/2026	Grant Conditionally	26/00001/FUL	Mr & Mrs Jones	Proposed rear extension together with loft conversion with front and rear dormers including raising of ridge.	31 Powisland Drive Plymouth PL6 6AB	Mr Matthew Follis
13/02/2026	Grant Conditionally	25/01486/TPO	Mr John Turvey	Tree Works	Meadowside Residential Home 5 Plymbridge Road Plymouth PL7 4LE	Alan Rowe
13/02/2026	Grant Conditionally	25/01682/LBC	Mr Guy Van Blankenstein	Single storey rear extension (resubmission of app 25/00904/LBC with minor amendments)	69 Hays Road Plymouth PL9 8AT	Ethan Bell
13/02/2026	Grant Conditionally	26/00048/TPO	Freeman	Reduce 2 Cherry Trees	Pounds House, 162 Outland Road Plymouth PL2 3PX	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
13/02/2026	Grant Conditionally	26/00050/TPO	Mr Richard Dendy	Tree Works	Mayhew Gardens Plymouth	Alan Rowe
13/02/2026	Grant Conditionally	26/00056/TPO	Pearson	T1 - Laburnum - Fell G1 - Lapsed conifer hedge - Fell T2 - Lawsons cypress - Fell T3 - Monterey cypress - Remove failed limb and crown raise western aspect only to achieve a clearance of 2m from property roof.	Oakfield, Boringdon Hill Plymouth PL7 4DN	Alan Rowe
13/02/2026	Grant Conditionally	26/00057/TPO	Hannam	G1 - Group of 2 hawthorns- coppice	33 Owen Drive Plymouth PL7 4RN	Alan Rowe
13/02/2026	Refuse	26/00034/TPO	Peter Searle	T1 Scyamore reduce height in accordance with the submitted photographs	10 Venn Court Plymouth PL3 5NS	Alan Rowe
16/02/2026	Grant Conditionally	25/01531/FUL	Mr Ev Nelson	Demolition of outbuilding, garage conversion, construction of 2x single storey rear/side extensions, hardstanding and associated works	11 Newman Road Plymouth PL5 2DX	Libby Hyndman
16/02/2026	Grant Conditionally	25/01641/FUL	Ms Julieann Harper	EV charging point	103 Bampfylde Way Plymouth PL6 6SS	Libby Hyndman

This page is intentionally left blank

Planning Appeal Decisions between 09/12/2025 and 16/02/2026

Date of Decision	21/01/2026
Ward	Plympton Erle
Application Number	25/01064/FUL
Decision	Appeal Dismissed
Address of Site	5 Yealmpstone Drive Plymouth PL7 1HE
Proposal	Proposed hardstanding, creation of second access dropped kerb, and boundary wall
Appeal Process	Householder Fast Track
Officers Name	Libby Hyndman
Synopsis of Appeals	<p>Planning permission was refused for a hardstanding, creation of second dropped kerb and boundary wall amendments at 5 Yealmpstone Drive. The application was assessed against the Plymouth and South West Devon Joint Local Plan, with particular reference to Policy DEV29, which seeks to ensure safe and satisfactory traffic movements and vehicle access. Following a site visit and a review of the submitted material, the inspector agreed with the officer's reasoning. The appeal decision highlighted that the inconsistencies across the submitted drawings created uncertainty regarding the full extent of the works and their implications for highway safety. Because the plans were not coherent, officers were unable to fully assess the proposal and concerns remained that the development could result in unsafe vehicle movements. The appeal was dismissed. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

This page is intentionally left blank