

Public Document Pack



BARRY KEEL
Chief Executive
Floor 1 - Civic Centre
Plymouth
PL1 2AA

www.plymouth.gov.uk/democracy

Date: 25/05/10 Telephone Enquiries 01752 307990 / Fax 01752 304819
01752 307815
Please ask for Ross Jago / Katey Johns e-mail ross.jago@plymouth.gov.uk /
katey.johns@plymouth.gov.uk

PLANNING COMMITTEE

DATE: THURSDAY 3 JUNE 2010
TIME: 2.30 PM
PLACE: COUNCIL HOUSE, ARMADA WAY, PLYMOUTH

Members –

Councillor Lock, Chair.
Councillor Roberts, Vice-Chair.
Councillors Mrs. Bowyer, Browne, Delbridge, Mrs. Foster, Mrs. Stephens,
Stevens, Thompson, Tuohy, Vincent and Wheeler

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

Members and Officers are requested to sign the attendance list at the meeting.

BARRY KEEL
CHIEF EXECUTIVE

PLANNING COMMITTEE
PART I (PUBLIC COMMITTEE)

AGENDA

1. APPOINTMENT OF CHAIR AND VICE-CHAIR

The Committee will appoint a Chair and Vice-Chair for the municipal year 2010/11.

2. APOLOGIES

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

3. DECLARATIONS OF INTEREST

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

4. MINUTES

(Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 22 April, 2010.

5. CHAIR'S URGENT BUSINESS

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

6. 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.

7. PLANNING APPLICATIONS FOR CONSIDERATION

(Pages 7 - 8)

The Assistant Director of Development (Planning Services) 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. Members of the Committee are requested to refer to the attached planning application guidance.

7.1 60 REDDICLIFF CLOSE, PLYMOUTH 10/00446/FUL

(Pages 9 - 12)

Applicant:	Mr. & Mrs. Malcom Fieldsend
Ward:	Plymstock Radford
Recommendation:	Grant Conditionally

7.2 12 SOUTH DOWN ROAD, BEACON PARK, PLYMOUTH 10/00207/FUL (Pages 13 - 18)

Applicant: Mrs. C. Bennett
Ward: Peverell
Recommendation: Grant Conditionally

7.3 10 TRETOWER CLOSE, PLYMOUTH 10/00392/FUL (Pages 19 - 24)

Applicant: Debbie Barber
Ward: Budshead
Recommendation: Grant Conditionally

7.4 35 PEVERELL PARK ROAD, PEVERELL, PLYMOUTH 10/00598/FUL (Pages 25 - 30)

Applicant: Mr. A. Ojo
Ward: Peverell
Recommendation: Grant Conditionally

7.5 THE GRAND HOTEL, 24 ELLIOT STREET, PLYMOUTH 10/00205/FUL (Pages 31 - 42)

Applicant: Mr. L. Butler
Ward: St. Peter & The Waterfront
Recommendation: Grant Conditionally

7.6 LAND ADJACENT TO FREEDOM HOUSE, 45 GREENBANK TERRACE, PLYMOUTH 10/00558/FUL (Pages 43 - 54)

Applicant: Mr. E. Kamaie
Ward: Drake
Recommendation: Grant Conditionally

7.7 TAMARSIDE COMMUNITY COLLEGE, TREVITHICK ROAD, ST. BUDEAUX, PLYMOUTH 10/00429/FUL (Pages 55 - 60)

Applicant: Tamarside Community College
Ward: St. Budeaux
Recommendation: Grant Conditionally

7.8 TAMARSIDE COMMUNITY COLLEGE, TREVITHICK ROAD, ST. BUDEAUX, PLYMOUTH 10/00430/FUL (Pages 61 - 66)

Applicant: Tamarside Community College
Ward: St. Budeaux
Recommendation: Grant Conditionally

7.9 88-90 VICTORIA ROAD, ST. BUDEAUX, PLYMOUTH 10/00421/FUL **(Pages 67 - 72)**

Applicant: Woolways News
Ward: St. Budeaux
Recommendation: Refuse

7.10 88-90 VICTORIA ROAD, PLYMOUTH 10/00422/ADV **(Pages 73 - 76)**

Applicant: Woolways News
Ward: St. Budeaux
Recommendation: Refuse

7.11 CIVIL SERVICE SPORTS CLUB, RECREATION ROAD, PLYMOUTH 09/00214/OUT **(Pages 77 - 90)**

Applicant: CSSC Limited
Ward: Ham
Recommendation: Refuse

7.12 UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS, PLYMOUTH 10/00366/FUL **(Pages 91 - 106)**

Applicant: University of Plymouth
Ward: Drake
Recommendation: Grant Conditionally

7.13 CAR PARKING AREA, BREST ROAD, PLYMOUTH 10/00238/FUL **(Pages 107 - 118)**

Applicant: Plymouth Hospitals NHS Trust
Ward: Moor View
Recommendation: Grant Conditionally

8. PLANNING APPLICATION DECISIONS ISSUED (Pages 119 - 182)

The Assistant Director of Development (Planning Services) acting under powers delegated to him by the Council will submit a schedule outlining all decisions issued from 10 April to 24 May, 2010, 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 for inspection at First Stop Reception, Civic Centre.

9. APPEAL DECISIONS

(Pages 183 - 188)

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 this schedule is available for inspection at First Stop Reception, Civic Centre.

10. 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 1 of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

PART II (PRIVATE COMMITTEE)

AGENDA

MEMBERS OF THE PUBLIC TO NOTE

that under the law, the Committee is entitled to consider certain items in private. Members of the public will be asked to leave the meeting when such items are discussed.

NIL

This page is intentionally left blank

Planning Committee

Thursday 22 April 2010

PRESENT:

Councillor Lock, in the Chair.
Councillor Mrs Stephens, Vice Chair.
Councillors Mrs Bowyer, Delbridge, Mrs Foster, Mrs Nicholson, Roberts, Stevens,
Thompson, Tuohy, Vincent and Wheeler.

The meeting started at 2.30 pm and finished at 6.15 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.

103. DECLARATIONS OF INTEREST

The following declarations of interest were made in accordance with the Code of Conduct in relation to items under discussion at this meeting –

Name	Minute No. and Subject	Reason	Interest
Councillor Stevens	No. 107.5 Former Ark Royal Public House, Devonport, Plymouth 10/00135/FUL	Employee of Devon and Cornwall Police	Prejudicial
Councillor Stephens	No. 107.5 Former Ark Royal Public House, Devonport, Plymouth 10/00135/FUL	Devonport Regeneration Community Partnership Board Member	Personal
Councillor Lock	No. 107.10 Longcause School, Longcause, Plymouth 10/00010/FUL	Attended and spoken at public meeting, objector to application.	Prejudicial

104. MINUTES

Resolved that the minutes of the meeting held on 1 April, 2010, be confirmed as a correct record.

105. CHAIR'S URGENT BUSINESS

There were no items of Chair's urgent business.

106. QUESTIONS FROM MEMBERS OF THE PUBLIC

There were no questions from members of the public.

107. 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 Conservation Areas) Act, 1990.

Addendum reports were submitted in respect of minute numbers 107.3, 107.4, 107.5, 107.7, 107.8, 107.9 and 107.10.

107.1 6 TORRIDGE ROAD, PLYMOUTH 10/00287/FUL

(Mr and Mrs Nicholls)

Decision:

Application **GRANTED** conditionally.

107.2 3 PARK CRESCENT, PLYMOUTH 10/00292/FUL

(Mr and Mrs S Millmore)

Decision:

Application **GRANTED** conditionally.

107.3 EAST QUAYS BOATYARD, SUTTON ROAD, PLYMOUTH 09/01882/FUL

(Sutton Harbour Property and Regeneration Ltd)

Decision:

Application **GRANTED** conditionally subject to section 106 obligation, delegated authority to refuse the application should the S106 Obligation not be signed by 22 July 2010.

107.4 66 TO 68 NEW GEORGE STREET, PLYMOUTH 10/00135/FUL

(LV= Asset Management Ltd)

Decision:

Application **GRANTED** conditionally subject to the satisfactory completion of the S106 obligation. Delegated authority to refuse the application should the S106 obligation not be signed by the 3 May 2010.

(At the invitation of the Chair the committee, heard representation against the application).

(At the invitation of the Chair, the committee heard from the applicant).

107.5 FORMER ARK ROYAL PUBLIC HOUSE, DEVONPORT, PLYMOUTH 09/01910/FUL

(Devon and Cornwall Constabulary)

Decision:

Application **DEFERRED** for further negotiation, with delegated authority to the Assistant Director of Development in conjunction with Chair and Vice Chair and nominated Labour member with no time restrictions.

(At the invitation of the Chair, the Committee heard from Councillor Wildy, Ward Member, speaking in support of the application).

(At the invitation of the Chair the committee, heard representation against the application).

(At the invitation of the Chair, the committee heard from the applicant).

Councillor Stevens declared a prejudicial interest in respect of the above item and withdrew from the meeting.

(Councillor Wheeler's proposal to defer for further negotiation, having been seconded by Councillor Vincent, was put to the vote and declared carried).

107.6 LAND NORTH AND SOUTH OF COTTAGE FIELD, CENTRAL PARK, MAYFLOWER DRIVE, PLYMOUTH 10/00274/FUL

(Balfour Beatty)

Decision:

Application **GRANTED** conditionally, subject to the insertion of the word 'maintaining' into condition two.

(At the invitation of the Chair, the committee heard from the applicant).

107.7 MOUNT STONE HOUSE, MOUNT STONE ROAD, PLYMOUTH 10/00216/FUL

Since completion of the officer's reports, which included a recommendation for refusal, the applicant withdrew the application.

107.8 MOUNT STONE HOUSE, MOUNT STONE ROAD, PLYMOUTH 10/00217/LBC

Since completion of the officer's reports, which included a recommendation for refusal, the applicant withdrew the application.

107.9 WOODLAND TERRACE LANE, LIPSON, PLYMOUTH 10/00180/FUL

(Bibio Limited)

Decision:

Application **GRANTED** conditionally subject the satisfactory completion of the S106 obligation. Delegated authority to refuse the application should the S106 obligation not be signed by the 14 May 2010.

107.10 LONGCAUSE SCHOOL, LONGCAUSE, PLYMOUTH 10/00010/FUL

(Mr Mike Jelly)

Decision:

Application **GRANTED** conditionally.

(At the invitation of the Vice-Chair, the Committee heard from Councillor Beer and Councillor Lock, Ward Members, speaking against the application).

(At the invitation of the Vice-Chair, the committee heard representations in support of the application).

(Councillor Lock declared a prejudicial interest and withdrew for the above item, the Vice Chair Councillor Mrs Stephens took the Chair.).

108. OBJECTION TO TREE PRESERVATION ORDER NO. 467, 'BRYNTIRION', SEYMOUR ROAD, PLYMOUTH

The Tree Officer gave a presentation on tree preservation order No. 467.

Resolved to confirm the order without modification.

(At the invitation of the Chair the committee, heard representation against the order).

109. PLANNING APPLICATION DECISIONS ISSUED

The Committee received a report of the Assistant Director of Development (Planning Services) on decisions issued for the period 20 March to 9 April, 2010, including –

- Committee decisions
- Delegated decisions, subject to conditions where so indicated
- Applications withdrawn
- Applications returned as invalid

Resolved that the report be noted.

110. APPEAL DECISIONS

There were no decisions made by the Planning Inspectorate on appeals arising from the decisions of the City Council.

111. EXEMPT BUSINESS

Resolved under Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the following item of business on the grounds that it involve the

likely disclosure of exempt information as defined in paragraph 5 of Part 1 of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

112. **ERILL RETAIL PARK**

The report was noted by the committee.

SCHEDULE OF VOTING (Pages 1 - 2)

PLEASE NOTE

A SCHEDULE OF VOTING RELATING TO THE MEETING IS ATTACHED AS A SUPPLEMENT TO THESE MINUTES

PLANNING COMMITTEE

DATE OF MEETING – 22 April 2010

SCHEDULE OF VOTING

Minute No.	Voting For	Voting Against	Abstained	Excluded from voting due to Interests Declared	Absent
100.1 6 Torridge road, Plymouth 10/00287/FUL	Councillors Vincent, Wheeler, Tuohy, Stevens, Mrs Foster, Thompson, Mrs Bowyer, Delbridge, Roberts, Mrs Stephens, Lock				Councillor Mrs Nicholson
100.2 3 Park Crescent, Plymouth 10/00292/FUL	Councillors Vincent, Wheeler, Tuohy, Stevens, Mrs Foster, Thompson, Mrs Bowyer, Delbridge, Roberts, Mrs Stephens, Lock				Councillor Mrs Nicholson
100.3 East Quays Boatyard, Sutton Road, Plymouth 09/01882/FUL	Unanimous				
100.4 66 TO 68 New George Street, Plymouth 10/00135/FUL	Councillors Vincent, Mrs Foster, Mrs Thompson, Mrs Bowyer, Delbridge, Roberts, Mrs Stephens, Lock	Councillors Wheeler, Tuohy, Stevens	Councillor Mrs Nicholson		
100.5 Former Ark Royal Public House, Devonport, Plymouth 09/01910/FULL	Councillors Vincent, Tuohy, Wheeler, Mrs Nicholson, Mrs. Stephens, Lock	Councillors Mrs Foster, Mrs Bowyer, Delbridge, Roberts		Councillor Stevens	Councillor Thompson
100.6 Land north and south of cottage field, Central Park, Mayflower Drive, Plymouth 10/00274/FUL	Unanimous				
100.7 Mount Stone House, Mount Stone Road, Plymouth 10/00216/FUL	Item withdrawn				

100.8 Mount Stone House, Mount Stone ROAD, Plymouth 10/00217/LBC	Item withdrawn				
100.9 Woodland Terrace Lane, Lipson, Plymouth 10/00180/FUL	Councillor Vincent, Wheeler, Tuohy, Stevens, Mrs Nicholson, Mrs Foster, Thompson, Mrs Bowyer, Delbridge, Mrs Stephens, Lock				Councillor Roberts
100.10 Longcause School, Longcause, Plymouth 10/00010/FUL	Councillor Vincent, Wheeler, Tuohy, Stevens, Mrs Nicholson, Mrs Foster, Thompson, Mrs Bowyer, Delbridge, Mrs Stephens.			Councillor Lock	Councillor Roberts
101. Objection to tree preservation order no. 467, 'Bryntirion', Seymour road, Plymouth	Councillor Vincent, Wheeler, Tuohy, Stevens, Mrs Nicholson, Mrs Foster, Thompson, Mrs Bowyer, Delbridge, Lock.		Councillor Mrs Stephens		Councillor Roberts

PLANNING APPLICATIONS FOR CONSIDERATION

All of the applications included on this agenda have been considered subject to the provisions of the Human Rights Act 1998. This Act gives further effect to the rights included in the European Convention on Human Rights.

Addendums

Any supplementary/additional information or amendments to a planning report will be circulated at the beginning of the Planning Committee meeting as an addendum.

Public speaking at Committee

The Chair will inform the Committee of those Ward Members and/or members of the public who have registered to speak in accordance with the procedure set out in the Council's website.

Participants will be invited to speak at the appropriate time by the Chair of Planning Committee after the introduction of the case by the Planning Officer and in the following order:

- Ward Member
- Objector
- Supporter

After the completion of the public speaking, the Planning Committee will make their deliberations and make a decision on the application.

Committee Request for a Site Visit

If a Member of Planning Committee wishes to move that an agenda item be deferred for a site visit the Member has to refer to one of the following criteria to justify the request:

1. Development where the impact of a proposed development is difficult to visualise from the plans and any supporting material.

The Planning Committee will treat each request for a site visit on its merits.

2. Development in accordance with the development plan that is recommended for approval.

The Planning Committee will exercise a presumption against site visits in this category unless in moving a request for a site visit the member clearly identifies what material planning consideration(s) have not already been taken into account **and** why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

3. Development not in accordance with the development plan that is recommended for refusal.

The Planning Committee will exercise a presumption against site visits in this category unless in moving a request for a site visit the Member clearly identifies what material planning consideration(s) have not already been taken into account **and** why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

4. Development where compliance with the development plan is a matter of judgment.

The Planning Committee will treat each case on its merits, but any member moving a request for a site visit must clearly identify why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

5. Development within Strategic Opportunity Areas or development on Strategic Opportunity Sites as identified in the Local Plan/Local Development Framework.

The Chair of Planning Committee alone will exercise his/her discretion in moving a site visit where, in his/her opinion, it would benefit the Planning Committee to visit a site of strategic importance before a decision is made.

Decisions contrary to Officer recommendation

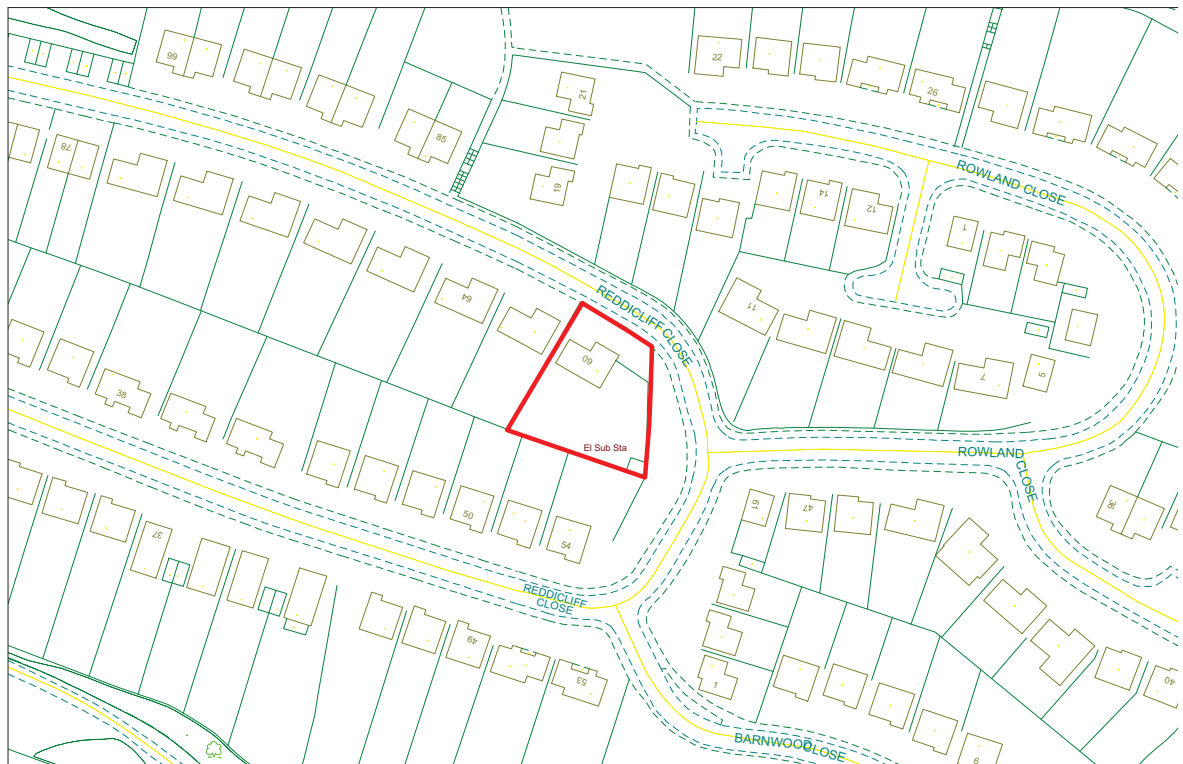
1. If a decision is to be made contrary to the Head of Planning and Regeneration recommendation, then the Committee will give full reasons for the decision, which will be minuted.
2. In the event that the Committee are minded to grant an application contrary to Officers recommendation then they must provide:
 - (i) full conditions and relevant informatives;
 - (ii) full statement of reasons for approval (as defined in Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2003);
3. In the event that the Committee are minded to refuse an application contrary to Officers recommendation then they must provide:
 - (i) full reasons for refusal which must include a statement as to demonstrable harm caused and a list of the relevant plan and policies which the application is in conflict with;
 - (ii) statement of other policies relevant to the decision.

Where necessary Officers will advise Members of any other relevant planning issues to assist them with their decision.

ITEM: 1

Application Number:	10/00446/FUL
Applicant:	Mr & Mrs Malcom Fieldsend
Description of Application:	Single-storey side/rear extension
Type of Application:	Full Application
Site Address:	60 REDDICLIFF CLOSE PLYMOUTH
Ward:	Plymstock Radford
Valid Date of Application:	24/03/2010
8/13 Week Date:	19/05/2010
Decision Category:	Member/PCC Employee
Case Officer :	Simon Osborne
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk

Insert map for committee.



OFFICERS REPORT

Site Description

60 Reddycliff Close is a detached bungalow located in the Plymstock area of Plymouth. The property is the end dwelling located on a corner and is set on slightly raised ground.

Proposal Description

The proposal is for a single-storey side/rear extension. The extension would be located on the east elevation and would measure approximately 4.2 metres wide and 8.4 metres deep.

Relevant Planning History

None relevant

Consultation Responses

No consultations required

Representations

No letters of representation received

Analysis

This application turns upon policies CS02 and CS34 of the Plymouth Local Development Framework Core-Strategy 2007 and Supplementary Planning Document 'Development Guidelines'. The main issues to consider are the impact on neighbouring amenities and the impact on visual amenity as detailed below.

It is considered that the proposal would be an adequate distance from neighbouring dwellings to ensure any impact on amenities would be negligible. In this respect the proposal complies with CS34.

The dwelling is located on a corner in a discreet position at the eastern end of Reddycliff Close and is bounded to the east by an area of amenity land/highway verge. Although the resulting dwelling would appear relatively wide when viewed from directly in front of the property, the proposal would be set back considerably from the front gable end and would be largely screened from most viewpoints by either the main dwellinghouse or the vegetation that bounds the property. The extension would therefore not appear dominant or incongruous within the streetscene. The extension would be sympathetic in detailing and materials to the original house and therefore would not unreasonably detract from the character or visual appearance of the area, in accordance with policies CS02 and CS34.

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.

Equalities & Diversities issues

No further issues

Section 106 Obligations

N/A

Conclusions

This application is recommended for approval.

Recommendation

In respect of the application dated **24/03/2010** and the submitted drawings, **MM1004.PL1** , it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) 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.

Statement of Reasons for Approval and Relevant Policies

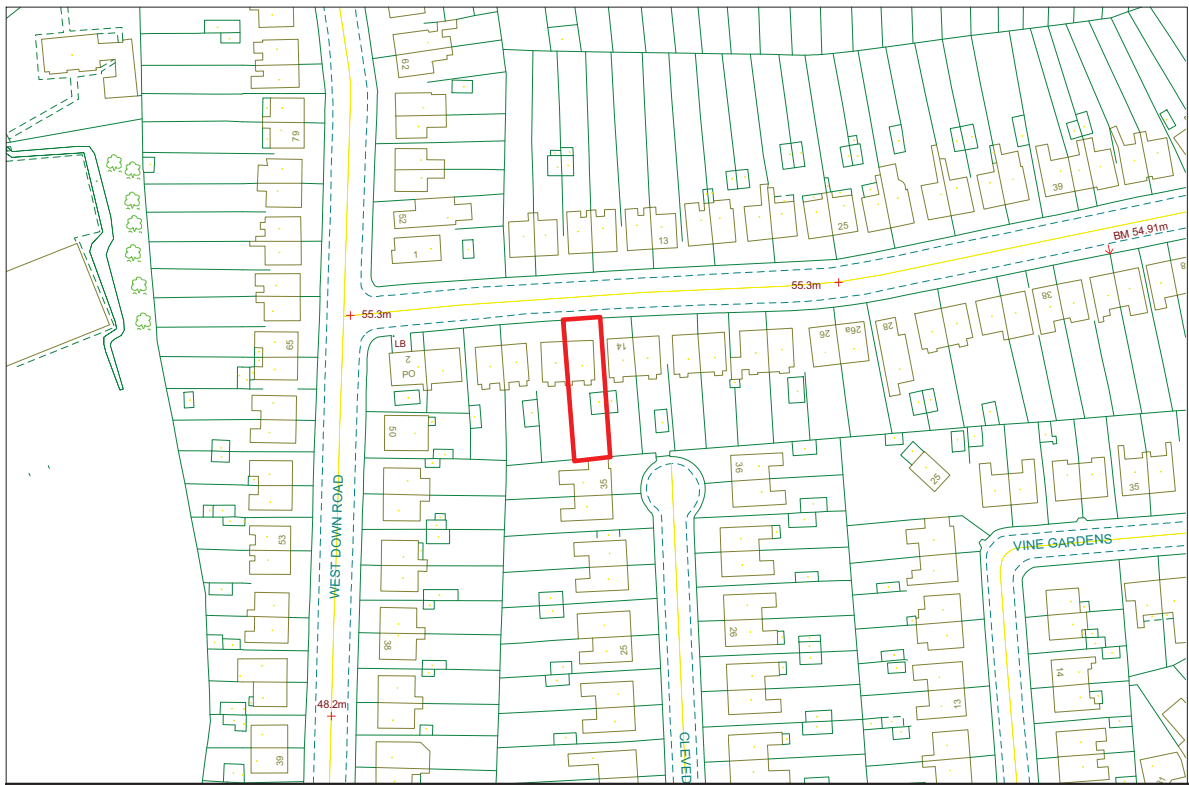
Having regard to the main planning considerations, which in this case are considered to be: the impact on neighbouring amenities and visual amenity, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified condition, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration
CS02 - Design
SPD1 - Development Guidelines

ITEM: 2

Application Number:	10/00207/FUL
Applicant:	Mrs C Bennett
Description of Application:	Ground floor and lower ground floor rear extension, incorporating rear stairway and walkway
Type of Application:	Full Application
Site Address:	12 SOUTH DOWN ROAD BEACON PARK PLYMOUTH
Ward:	Peverell
Valid Date of Application:	18/02/2010
8/13 Week Date:	15/04/2010
Decision Category:	Member/PCC Employee
Case Officer :	Kirsty Barrett
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk

Insert map for committee.



OFFICERS REPORT

Site Description

12 South Down Road is a two-storey semi-detached property situated in the Beacon Park area of Plymouth.

Proposal Description

Ground floor and lower ground floor rear extension incorporating rear stairway and walkway

The extension projects from lower ground floor and ground floor by 3 metres and spans the entire rear elevation of 6.3 metres before reducing to 5.2 metres at the front of the extension. The extension incorporates a bathroom and extension to basement, and extension to dining room and kitchen at ground floor level.

Relevant Planning History

No relevant planning history for the property

Consultation Responses

South West Water - public sewer location not known on site - before development takes place investigation is required to find its location.

Representations

None received

Analysis

This application is brought to committee as the agent is an employee of Plymouth City Council.

The primary planning considerations are the impact on neighbour amenities and the impact on the character and visual appearance of the area as detailed below.

The extension is not considered to have a negative impact on the adjoining property of No. 10. The bushes in place along the boundary will screen the lower ground floor extension which will mean impact to light, outlook and privacy is minimal. In terms of the extension to ground floor level it is considered impact will be negligible. The boundary offers sufficient screening to the majority of the development, and due to the ground level changes windows at this level already create a small amount of overlooking however to protect any loss created by the walkway, a condition for screening to the side of the walkway would be beneficial to protect the privacy of the garden from any physical presence the walkway could create due to its elevated position. The extension is also not considered to cause any loss of light to the adjoining

property; all gardens are south facing and benefit from sunlight throughout the day. In addition to this it is not thought that the development will have any effect to the neighbouring property of No.14 due to there being a garage in place on the boundary at lower ground floor level effectively screening the development from this property.

In terms of the streetscene, the development will not be visible from any public vantage point and it is considered that the development is in keeping with the surrounding properties and similar developments within the street itself.

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.

Equalities & Diversities issues

None

Section 106 Obligations

None

Conclusions

This application is recommended to be granted conditionally

Recommendation

In respect of the application dated **18/02/2010** and the submitted drawings, **01, 02, 03, 04, 05, 06** , it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) 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.

SCREENING REQUIREMENT

(2) The walkway/decking shall be permanently screened on the west side in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the walkway/decking being constructed. The means of screening shall conform to the approved details and shall remain in place at all times that the walkway/decking exists.

Reason:

To ensure that the amenity of neighbouring dwellings is protected and therefore in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

OBSCURE GLAZING

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), the windows in east elevation of the extension at lower ground floor level and ground floor level shall at all times be obscure glazed and non-openable.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE: PROPERTY RIGHTS

(1) 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.

INFORMATIVE: SOUTH WEST WATER

(2) Applicants are advised that the points raised in letter dated 10/04/10 from South West Water with regard to drainage should be resolved prior to commencement of development.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: impact to neighbouring amenity and surrounding streetscene, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

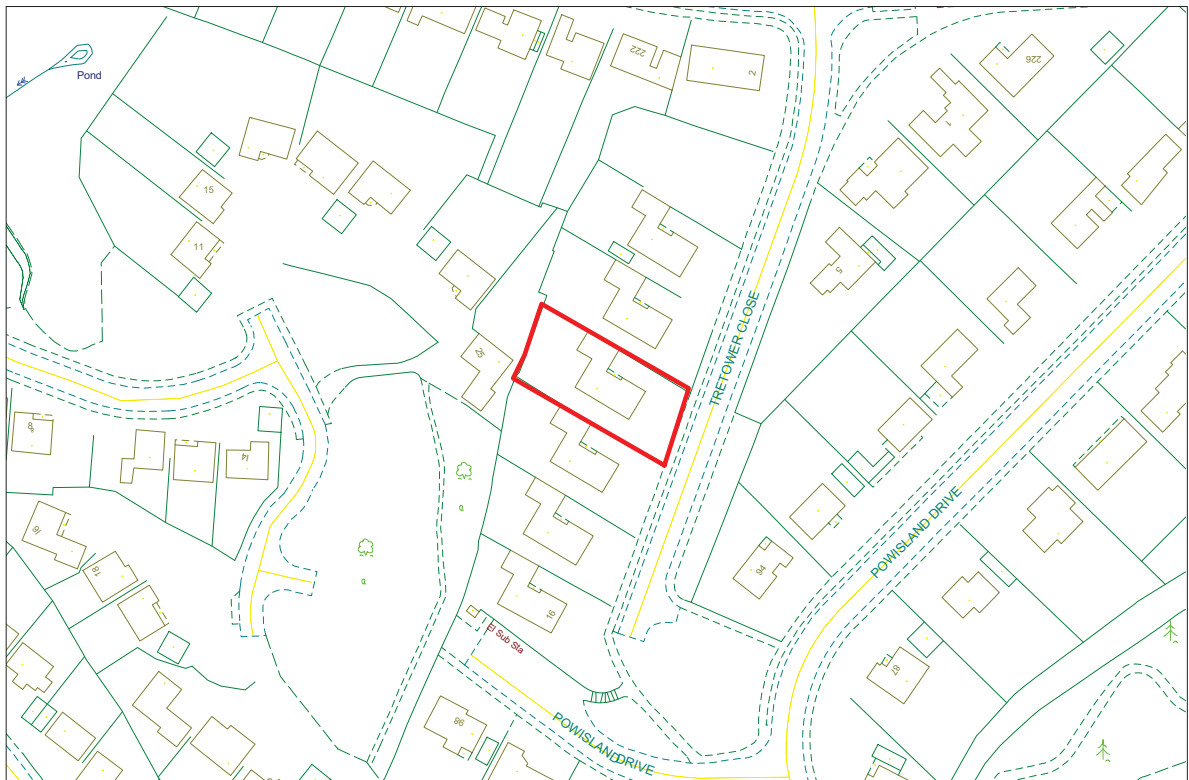
CS34 - Planning Application Consideration
SPD1 - Development Guidelines

This page is intentionally left blank

ITEM: 3

Application Number:	10/00392/FUL
Applicant:	Debbie Barber
Description of Application:	Single-storey side extension with new private motor garage
Type of Application:	Full Application
Site Address:	10 TRETOWER CLOSE PLYMOUTH
Ward:	Budshead
Valid Date of Application:	18/03/2010
8/13 Week Date:	13/05/2010
Decision Category:	Member/PCC Employee
Case Officer :	Stuart Anderson
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk

Insert map for committee.



Reproduced from the Ordnance Surveys digital maps with the permission of the Controller of Her Majesty's Stationery Office.

OFFICERS REPORT

Site Description

10 Tretower Close is a detached bungalow in the Derriford area of the city.

Proposal Description

Single-storey side extension with new private motor garage. The proposed extension/garage would be added onto the front of an existing garage and utility room. The proposed extension/garage would measure approximately 3.8m in depth, and 5m in width. In height it would measure 2.6m at the front, and 3.4m at the rear, therefore matching the eaves height of the original dwellinghouse. The plans also show a low set of steps leading from the proposed new bedroom down to the rear garden.

Relevant Planning History

None

Consultation Responses

Transport Officer – no comments

Representations

A letter of representation has been received from the occupier of the neighbouring property, 8 Tretower Close. The occupier expresses concerns about the close proximity of the proposed extension/garage to her property, and loss of light. There are also concerns that the proposal would set a precedent for other households in the cul-de-sac to do the same, and that any building works and maintenance on the boundary would cause disruption and interference to number 8.

Analysis

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.

The relevant policies are CS34 of the Core Strategy and Supplementary Planning Document 1 'Development Guidelines' (SPD1). The issues on the case are impact on the streetscene, and the impact on surrounding residential amenity.

With regards to impact on the streetscene, it is noted that the property is at a lower ground level than the adjacent highway, and the property is set back a considerable distance from the street. Therefore, the site does not occupy a prominent position in the streetscene. The proposed extension/garage would be set back from the front of the original dwellinghouse, therefore achieving subordination, as set out in SPD1. It is therefore considered that the impact on the streetscene would be minimal.

With regards to impact on surrounding residential amenity, only two properties are potentially affected, and these are 25 Lopwell Close and 8 Tretower Close.

25 Lopwell Close is situated to the west of the site, and shares a boundary with number 10. The submitted plans show that the existing utility room would be changed to a bedroom, with steps from the bedroom's French doors leading down to the rear garden. However, it is considered that proposed development would not be close enough to number 25 to affect their privacy.

8 Tretower Close is situated to the north of the site, and shares a boundary with number 10. With regards to the relationship between these properties, the issue is whether the proposed extension/garage would cause any loss of light to number 8's side conservatory/living room. Due to the fact that a low flat roof would be used on the proposed extension/garage, and that the projection of the proposed extension/garage would not be significant, it is considered that the loss of light to number 8 would not be severe. With regards to the outlook from number 8's conservatory, it is noted that there is an existing fence on the boundary between both properties, which already blocks outlook to some extent. The proposed extension/garage would only be slightly higher than this fence. On the basis of these observations it is considered that the proposal would not block light or outlook from number 8 to the extent that the proposal would be harmful.

With regards to the privacy of number 8, the submitted plans do not show any windows facing number 8. However, it is recommended that a condition is added, prohibiting the installation of side windows, in order to protect the privacy of number 8 in case the existing fence separating the two properties is removed.

Equalities & Diversities issues

None

Section 106 Obligations

None

Conclusions

The proposal is recommended for approval.

Recommendation

In respect of the application dated **18/03/2010** and the submitted drawings, **10/TC/01, 10/TC/02, 10/TC/03, 10/TC/04, 10/TC/05** , it is recommended to:
Grant Conditionally

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) 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.

NO SIDE WINDOWS

(2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no windows or other openings shall be placed in the north-east facing side elevation of the extension/garage hereby permitted (i.e. the side elevation which faces 8 Tretower Close) unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to protect the privacy currently enjoyed by the occupiers of the neighbouring dwelling, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE - PARTY WALL ACT

(1) The 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.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: impact on the streetscene and impact on surrounding residential amenity, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

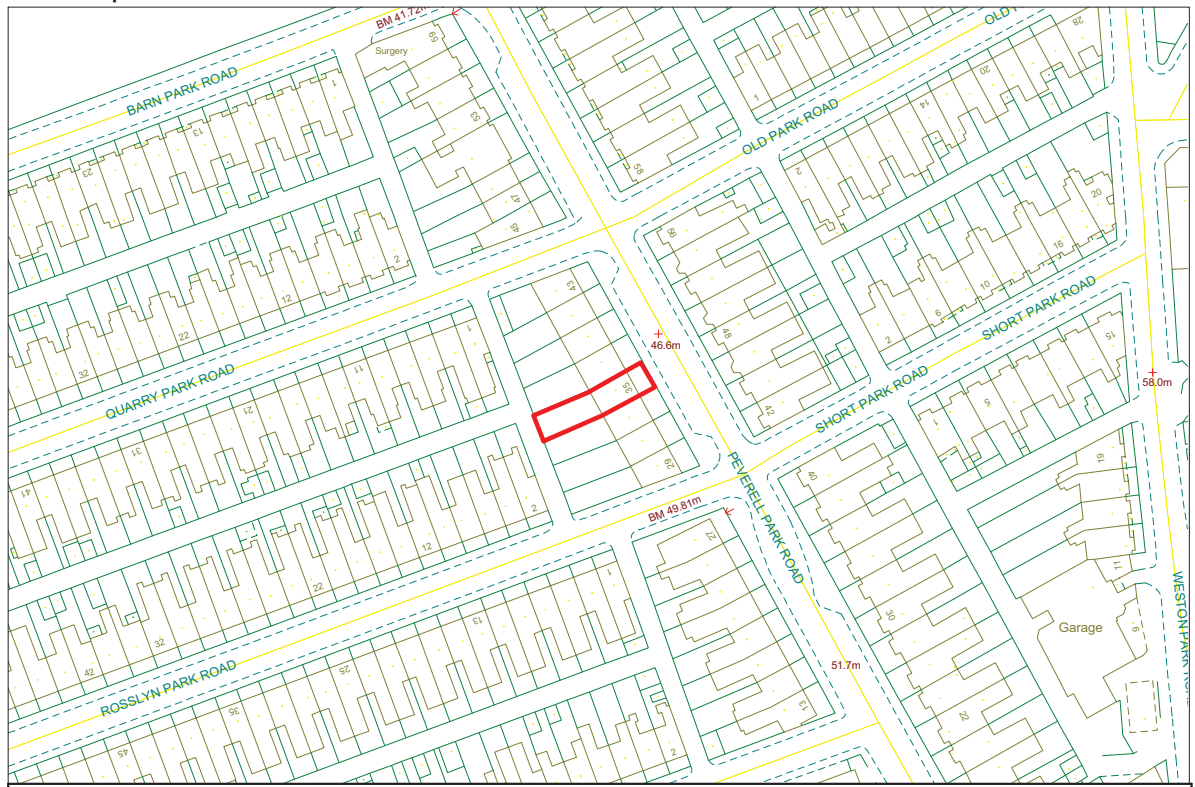
CS34 - Planning Application Consideration
SPD1 - Development Guidelines

This page is intentionally left blank

ITEM: 4

Application Number:	10/00598/FUL
Applicant:	Mr A Ojo
Description of Application:	Change of use and conversion of dwelling house to form three flats with provision of car parking, cycle storage and bin storage to rear (renewal of 07/01941)
Type of Application:	Full Application
Site Address:	35 PEVERELL PARK ROAD PEVERELL PLYMOUTH
Ward:	Peverell
Valid Date of Application:	19/04/2010
8/13 Week Date:	14/06/2010
Decision Category:	Member/PCC Employee
Case Officer :	Janine Warne
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk

Insert map for committee.



This application has been submitted by a Council employee.

OFFICERS REPORT

Site Description

35 Peverell Park Road is a mid-terraced property located in the Peverell area of Plymouth. Due to the land gradient of the area, the property is split level, with the ground floor at the front of the property being first floor to the rear. To the rear of the property is a hardstanding area which backs onto a rear service lane.

Proposal Description

Change of use and conversion of dwelling house to form three flats with provision of car parking, cycle storage and bin storage to rear (renewal of 07/01941).

Relevant Planning History

07/01941 - Change of use and conversion of dwellinghouse to form three flats, with provision of car parking, cycle storage and bin storage to rear - granted

07/01321 - Change of use, conversion, alterations and rear dormer extension – withdrawn.

85/02953 – Erection of private motor garage - granted

93/00022 - Erection of private motor garage – granted

Consultation Responses

Highway Authority - No objections, however request that conditions are added to any potential grant of planning permission

Public Protection Service - No objection in principle, however further details requested regarding bin storage. These should include additional capacity.

Housing Strategy & Renewal (Private Sector) - No objections

Representations

No letters of representation have been received regarding this planning application.

Analysis

This application turns on Policies CS02 (*Design*), CS15 (*Overall Housing Provision*), CS28 (*Local Transport Considerations*) and CS34 (*Planning Application Consideration*) of the adopted Core Strategy for Plymouth and the Development Guidelines Supplementary Planning Document (SPD). The key

planning considerations are deemed to be the impact on the character of the area and the standard of proposed accommodation, as discussed below.

This application is a renewal of application 07/001941 and is therefore identical to that approved in 2007. The site circumstances have not changed and the policy considerations are the same with the addition of the now adopted 'Development Guidelines' SPD which replaces SPG1. The floor areas of the flats proposed exceed the standards given in this document. The lower ground floor flat would be approximately 53m² and the flat at ground floor level 51m², exceeding the 40m² guideline for 1 bedroom flats. The flat at first floor level which has a second bedroom in the roof space would be approximately 89m² exceeding the 55m² guideline. The proposal is therefore deemed to accord with this SPD.

Transport note that the proposal may result in an intensification of use, however in light of the proposed two off-road parking spaces and proposed cycle storage it is not considered unreasonable. Conditions are requested to ensure both the parking and cycle-storage are provided prior to the occupation of the proposed units. The report notes that the proposed two bedroom unit should be allocated a parking space, and it is noted on the submitted plans that it will be allocated one of the two proposed spaces.

The lower ground floor flat is a one-bedroom unit; it will have sufficient amenities and all habitable rooms will receive an acceptable level of natural sunlight. The unit can be accessed from both the main front entrance as well as to the rear.

The proposed ground and first floor flats are self contained and considered to be of an acceptable size with all habitable rooms having an acceptable level of natural sunlight. Both units will be accessed through the main front access as well as being able to access the rear curtilage through an internal staircase.

The alterations will be minimal to the external appearance of the building. Two small windows are proposed at lower ground level on the front of the property and a rear door to the rear. It is considered that these alterations will not be unreasonably detrimental to the streetscene and will also ensure that there is no unreasonable impact on the amenity enjoyed by neighbouring properties.

All three of the units will have access to the rear amenity area where there is sufficient room for the drying of clothes and storage of refuse. Whilst a refuse storage area is shown on the submitted plans, no elevations have been shown and therefore a condition will be added to ensure an acceptable storage area is provided prior to commencement; this will satisfy the request made in the Public Protection consultation response.

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.

Equalities & Diversities issues

Cycle storage is proposed, details of which are recommended to be secured by condition.

Conclusions

In conclusion it is considered that the proposed units will offer an acceptable level of amenity for future occupiers whilst not impacting unreasonably on highway safety or the streetscene of the area. It is recommended that this application be approved conditionally.

Recommendation

In respect of the application dated **19/04/2010** and the submitted drawings, **35/PPR/01, 35/PPR/02, 35/PPR/03, 35/PPR/04, 35/PPR/05B, 35/PPR/06A, 35/PPR/07A, 35/PPR/08A, 35/PPR/09A, 35/PPR/10A, and accompanying design and access statement** , it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) 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.

FURTHER DETAILS - BIN STORAGE

(2) No work shall commence on site until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: details of the design of the proposed bin stores (including elevations).

The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Core Strategy.

CYCLE STORAGE

(3) The flats hereby permitted shall not be occupied until under covered and secure cycle storage facilities have been provided for each of the flats. Details of the storage units to be used shall have been submitted to and been approved in writing by the Local Planning Authority before any work commences on the sub-division of the premises into three flats.

Reason:

To ensure that there are secure storage facilities available for occupiers of or visitors to the building in accordance with Policy CS28 and CS34 of the Core Strategy.

PROVISION OF PARKING AREA

(4) The area allocated for parking on the submitted plan shall be made up and available for use by the occupants of the hereby permitted flats before they are first occupied. The said spaces shall thereafter be kept clear of obstruction and shall not be used for other than the parking of vehicles in connection with the occupation of the hereby permitted flats.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policy CS28 and CS34 of the Core Strategy.

CAR PARKING USE

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) the use of the parking spaces in the rear garden hereby permitted shall be limited to the domestic and private needs of the occupiers of the hereby permitted flats and shall not be used for any business or other purpose whatsoever.

Reason:

In the interests of highway safety and convenience in accordance with Policy CS28 and CS34 of the Core Strategy.

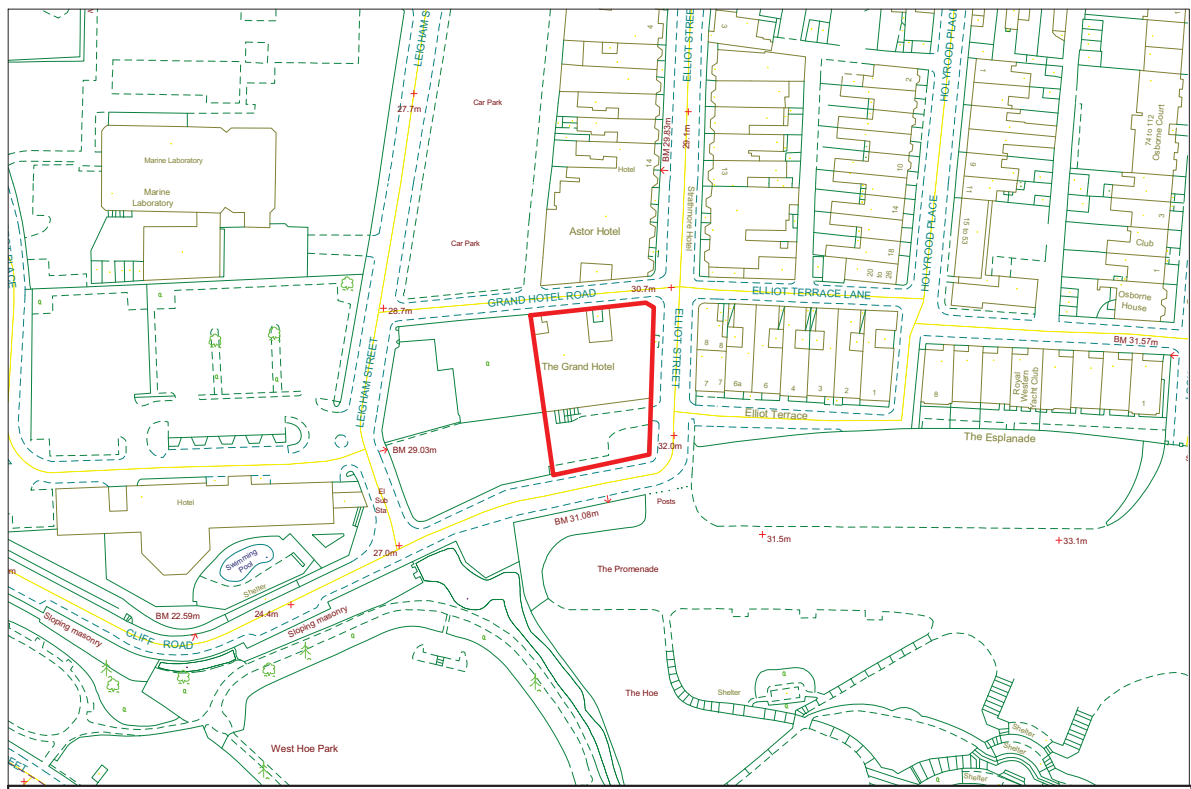
Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: standard of amenity, impact on highway safety and the impact on the character and streetscene of the area, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

CS28 - Local Transport Consideration
CS34 - Planning Application Consideration
CS02 - Design
CS15 - Housing Provision
SPD1 - Development Guidelines

ITEM: 5

Application Number:	10/00205/FUL
Applicant:	Mr L Butler
Description of Application:	Construction of one additional apartment and reduced sized restaurant (amendment to planning application 06/00711/FUL and appeal decision ref: APP/N1160/A/07/2048170)
Type of Application:	Full Application
Site Address:	THE GRAND HOTEL, 24 ELLIOT STREET PLYMOUTH
Ward:	St Peter & The Waterfront
Valid Date of Application:	04/03/2010
8/13 Week Date:	03/06/2010
Decision Category:	Major Application
Case Officer :	Mark Evans
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



OFFICERS REPORT

Site Description

The Grand Hotel is a Grade II listed building set in a prominent position within the Hoe Conservation Area. The building constructed c.1870 is four storeys high with accommodation within its attic, and enjoys extensive, wide-ranging views over the Hoe and Plymouth Sound. The building has remained vacant since being damaged by fire in 2003 and is currently the subject of a redevelopment programme to develop 24 apartments within the building.

Notwithstanding the extensive damage caused, the special character and details of architectural/historic importance remain internally and externally. Significant internal details include the two principal staircases, (although the western staircase was significantly damaged during the fire and is in the process of being completely refurbished), the surviving architectural detailing (Decorative plasterwork, (mostly on the ground floor), doors and architraves, skirting, dado and picture rails, panelling), together with the structural walls and partitions significant for denoting the historic room layouts and hierarchy of spaces.

Proposal Description

Construction of additional apartment and reduced sized restaurant (amendment to planning application 06/00711/FUL and appeal decision ref: APP/N1160/A/07/2048170).

The new duplex apartment, which will bring the total number of residential apartments within the building to 25, will have principle accommodation at ground floor level maximising views of the Hoe and Sound. Sleeping accommodation is provided at lower ground level with windows served by a new south facing lightwell.

Relevant Planning History

10/00040/LBC - Construction of new rooflight and dormer window (revision to listed building consent 09/00367/LBC) - APPROVED

09/00367/LBC - Revisions, including material and external amendments to listed building consent 07/01867/LBC - Restoration, alterations and conversion of former hotel to create 24 residential apartments and a restaurant in part of ground floor - APPROVED

08/02269/LBC - Revisions, including internal and external amendments to listed building consent 05/01928/LBC - Restoration, alterations and conversion of former hotel to create 24 residential apartments and a restaurant in part of ground floor. WITHDRAWN

07/01867/LBC - Restoration, alterations and conversion of former hotel to create 24 residential units and a restaurant in part of ground floor. APPROVED

06/00714 - Restoration, alterations and conversion of former hotel to create 24 residential units and a restaurant in part of ground floor. REFUSED

06/00711 – Restoration, alterations and conversion of former hotel to create 24 residential units and a restaurant in part of ground floor. REFUSED, APPROVED AT APPEAL

05/01928 - Demolish building, retaining and restoring main facades, and develop site by erection of 45 residential apartments with ground floor public restaurant. REFUSED

04/00157/LBC – Strip out fire damaged hotel with provision of temporary roof. APPROVED

04/00762/LBC – Provision of roof, including dormer windows, to replace previous fire-damaged roof. APPROVED

04/01782/LBC - Provision of roof, including dormer windows, to replace previous fire-damaged roof. (Amendments to previously approved) APPROVED

Consultation Responses

Highway Authority
No objections.

Public Protection Service
No objections.

Representations

No letters of representation received.

Analysis

The key issues on this application are:

1. The impact of the development upon the appearance, character, setting, historic fabric and internal layout of the Grade 2 Listed Building.
2. The impact of the development upon the appearance and character of the Hoe Conservation Area.
3. The impact of the development upon the highway network.
4. The impact of the development upon neighbouring properties.

The application stands to be considered in the context of the following key policies of the adopted City of Plymouth Core Strategy: CS01, CS02, CS03, CS18, CS22, CS28 and CS34, together with the policies and objectives of adopted Design and Development Guidelines Supplementary Planning Documents.

In addition, Central Government guidance contained within PPS1, PPS5, PPG13, PPS23 and PPG24 is of relevance.

The impact of the development upon the appearance, character, setting, historic fabric and internal layout of the Grade 2 Listed Building and upon the Hoe Conservation Area:

The revised plans demonstrate that the proposed alterations accommodating one additional apartment within the building have been sympathetically designed to respect, preserve and enhance the appearance and character of the historic fabric and historic room layouts of the Grade II listed building. On this basis, the proposal will not have a significant adverse impact on the appearance, character or setting of the listed building or Conservation Area.

The proposed commercial restaurant space, albeit reduced in scale from that originally approved, most importantly maintains a publically accessible commercial restaurant within the building that respects the historic sale-a-manger restaurant space extending the majority of the length of the building. This is considered to preserve the internal structure, historic ground floor room scale and historic layout of the listed building and is not considered to compromise the external appearance of the building and degree of control over the internal and external spaces at the front. Such development accords with adopted Core Strategy Policies CS02, and CS03, and relevant Central Government advice contained within PPS5.

Appropriate conditions have been recommended to ensure that a high quality design response is achieved with respect to the detailed design of the lightwell railings, landscaping and restaurant main entrance steps and access lift within the front garden in order to preserve and enhance the important appearance, character and historic setting of the listed building and conservation area.

On balance, the development is therefore supported by adopted Core Strategy policies CS01, CS02, CS03 and CS18, together with the objectives of adopted Design and Development Guidelines Supplementary Planning Documents, and Central Government advice contained within PPS1 and PPS5.

The impact of the development upon the highway network:

The proposed development will not have any significant impact on the highway network and is supported by adopted Core Strategy policy CS01, CS28 and CS34. The Highway Authority supports the application.

The impact of the development upon neighbouring properties.

The proposed development will not have any significant adverse impact on neighbouring properties, and the proposed deletion of the originally approved raised dining terrace, granted previously at appeal, will in fact improve the impact of this development upon the residential amenity of the adjoining Azure residents. The development is therefore supported by adopted Core Strategy policy CS01, CS02, CS34, together with Government guidance contained in PPS1.

No letters of representation have been received in respect to the development proposal.

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.

Equalities & Diversities issues

No adverse equality or diversity issues of relevance to this application.

Conclusions

The proposed development has been sympathetically designed to respect the appearance and character of the building whilst most importantly retaining a publically accessible commercial restaurant within the historic sale-a-manger restaurant space on the ground floor of the building. The development will not have a significant adverse impact on the appearance, character or setting of the listed building or Conservation Area. Accordingly, the works are considered to be supported by adopted Core Strategy policies CS01, CS02, CS03, CS18, CS22, CS28 and CS34, the objectives of adopted Design and Development Guidelines Supplementary Planning Documents, and Central Government advice contained within PPS1 and PPS5.

It is recommended that the application be conditionally approved.

Recommendation

In respect of the application dated **04/03/2010** and the submitted drawings, **Design and Access Statement, 08022 PL.01, 08022 PL.02 Rev A, 08022 PL.06 Rev A, 08022 PL.03 Rev B, 08022 PL.07 Rev B, 08022 PL.04 Rev A, 08022 PL.05 Rev A, 08022 PL.08 Rev A, 08022 PL.10 Rev A, TG/GA/01** , it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1)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.

BASEMENT WINDOW DESIGN DETAIL

(2) Notwithstanding the submitted details, no work shall commence until details of the design, method of construction, materials and finish of all new and replacement basement windows have been submitted to and agreed previously in writing with the Local Planning Authority. The agreed details shall be thereafter be strictly adhered to during the course of development and thereafter so retained and maintained.

Reason

To enable the Local Planning Authority to consider the details of the proposed basement windows in the interests of the appearance, character and setting of the listed building and Hoe Conservation Area in accordance with adopted Core Strategy policy CS01, CS02, CS03, adopted Design Supplementary Planning Document and Government guidance contained within PPS1 and PPS5.

RESTAURANT ENTRANCE STEPS AND ACCESS LIFT DESIGN DETAIL

(3) Notwithstanding the submitted details, no work shall commence on the new front entrance steps and access lift serving the restaurant until details of the design, method of construction, materials and finish of the new entranceway and access lift have been submitted to and agreed previously in writing with the Local Planning Authority. The agreed details shall be thereafter be strictly adhered to during the course of development and thereafter so retained and maintained.

Reason

To enable the Local Planning Authority to consider the details of the proposed restaurant front entrance steps and access lift in the interests of the appearance, character and setting of the listed building and Hoe Conservation Area in accordance with adopted Core Strategy policy CS01, CS02, CS03, adopted Design Supplementary Planning Document and Government guidance contained within PPS1 and PPS5.

ELECTRICITY SUB-STATION AND FRONT GATE DESIGN DETAIL

(4) Notwithstanding the submitted drawings, no work shall commence on the construction of the new electricity sub-station and garden entrance gates until details of the method of construction, design, materials and finish, including details of the new front boundary treatment above the sub-station and any proposed artwork/lettering for the new garden entrance gates, have been submitted to and agreed in writing by the Local Planning Authority. Such agreed details shall be strictly adhered to during the course of development and thereafter so maintained.

Reason

To ensure that the new substation enclosure and access doors, and new garden gates are in keeping with the special character and interest of the Listed Building and Hoe Conservation Area, in accordance with adopted Core Strategy Policies CS01, CS02, CS03 and relevant Central Government advice contained within PPS5.

LANDSCAPE DESIGN PROPOSALS

(5) Notwithstanding the submitted "Landscape Proposals Plan", no development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; details of the design, materials, finish and landscaping, including details (plan and elevation) of any proposed balustrading/boundary enclosure, siting, construction and design of the raised substation roof, pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant].

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SOFT LANDSCAPE WORKS

(6) Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; the implementation programme].

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE MANAGEMENT PLAN

(7) A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than the privately owned recessed lightwell, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE WORKS IMPLEMENTATION

(8) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

NOISE MITIGATION MEASURES

(9) Development of the additional apartment hereby approved shall not commence until details of the construction of all dividing walls between the new apartment bedroom / living areas and the lower ground floor kitchen and ground floor restaurant have been submitted to and agreed in writing with the Local Planning Authority. The submitted details shall include details of insulation and appropriate sound proffing/noise mitigation measures.

The agreed details shall be strictly adhered to during the course of development and thereafter be so retained and maintained.

Reason

To enable the Local Planning Authority to consider the detailed wall construction between the residential apartment and commercial restaurant in the interests of the residential amenity of the new apartment, in accordance with adopted Core Strategy Policy CS02, CS22 and CS34 together with Government advice contained in PPS23 and PPG24.

DETAILS OF MECHANICAL EXTRACT VENTILATION

(10) Prior to the installation of any mechanical extract ventilation system the applicant must provide the Local Planning Authority with plans and information in respect of the equipment, which must be approved for use by the Local Planning Authority in writing prior to the installation of any such equipment.

The information shall include details of methods to reduce or eliminate cooking smells and should include confirmation of any odour control methods proposed for use in conjunction with any proposed system, i.e., filtration systems, odour neutralising systems, etc.

The information shall also include details of methods to reduce any noise caused by the operation of any proposed ventilation system. The noise emanating from equipment (LAeqT) should not exceed the background noise level (LA90) by more than 5dB, including the character/tonalities of the noise, at anytime as measured at the facade of the nearest residential property.

Reason

To protect the residential and general amenity of the area from noise and odour emanating from the operation of any mechanical extract ventilation system and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

MACHINERY AND PLANT NOISE MITIGATION MEASURES

(11) Prior to the installation of any plant or machinery, such as an air conditioning system or refrigeration plant, the applicant must provide the Local Planning Authority with plans and information in respect of the equipment, which must be approved for use by the Local Planning Authority in writing prior to the installation of any such equipment.

The information shall include details of methods to reduce any noise caused by the operation of any proposed system and plant. The noise emanating from equipment (LAeqT) should not exceed the background noise level (LA90) by more than 5dB, including the character/tonalities of the noise, at anytime as measured at the facade of the nearest residential property.

Reason

To protect the residential and general amenity of the area from noise emanating from the operation of any plant or machinery and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

RESTAURANT HOURS OF OPERATION

(12) Unless otherwise previously agreed in writing with the Local Planning Authority, the commercial A3 use hereby permitted shall only be open to the public between the hours of Monday to Saturday 10.00 - 23.00 hrs and Sunday 12.00 - 22.30 hrs.

Reason

To protect the residential and general amenity of the area from noise emanating from the establishment, and from activities carried out in connection with it, and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

COMMERCIAL DELIVERIES AND REFUSE COLLECTION

(13) Deliveries to, and refuse collections from, the restaurant shall be restricted to the following times: -

Monday to Saturday - No deliveries or refuse collection between 6pm and 8am.

Sundays and Bank Holidays - No deliveries or refuse collection.

Reason

To protect the residential and general amenity of the area from noise and disturbance emanating from activities in connection with the establishment and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE: CONDITIONS REITERATED

(1) The applicant/developer is advised that the conditions attached to and specified upon the Notice of Planning Permission No: 06/00711/FUL are still in force insofar as the same have not been discharged by the Local Planning Authority and must be complied with.

INFORMATIVE - EXCLUSION FROM RESIDENT'S PARKING SCHEME

(2) The applicant's attention is drawn to the fact that the new development will be excluded from the purchase of parking permits within the residents parking scheme in operation in the area which is currently at capacity. This includes business and visitor permits.

INFORMATIVE - RESTAURANT TOILET FACILITIES

(3) It is recommended that the applicant/ developer ensures that the restaurant toilet facilities are adequately ventilated to remove stale air and odour. A minimum of 15 air changes per hour should be achieved to protect users from an unhealthy environment.

Statement of Reasons for Approval and Relevant Policies

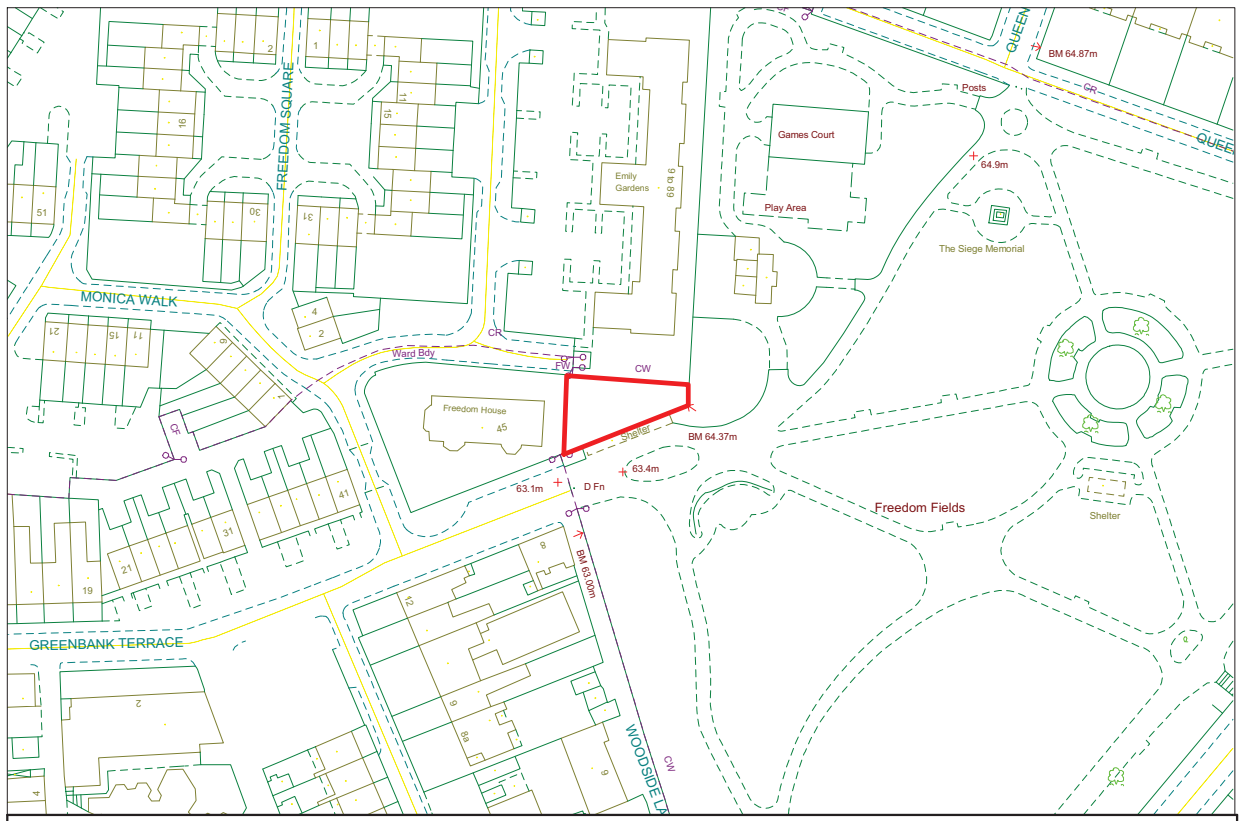
Having regard to the main planning considerations, which in this case are considered to be: The impact on the appearance, character and setting of the listed building and Hoe Conservation Area, the impact on neighbouring properties and the impact on the highway network, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (1) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

PPG13 - Transport
PPG24 - Planning and Noise
PPS1 - Delivering Sustainable Development
PPS23 - Planning & Pollution Control
CS28 - Local Transport Consideration
CS34 - Planning Application Consideration
CS22 - Pollution
CS18 - Plymouth's Green Space
CS03 - Historic Environment
CS01 - Sustainable Linked Communities
CS02 - Design
PPS5 - Planning for the Historic Environment

This page is intentionally left blank

ITEM: 6

Application Number:	10/00558/FUL
Applicant:	Mr E Kamaie
Description of Application:	Develop vacant land by erection of detached dwelling
Type of Application:	Full Application
Site Address:	LAND ADJACENT TO FREEDOM HOUSE 45 GREENBANK TERRACE PLYMOUTH
Ward:	Drake
Valid Date of Application:	14/04/2010
8/13 Week Date:	09/06/2010
Decision Category:	Member Referral
Case Officer :	Jon Fox
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



Reproduced from the Ordnance Survey digital base with the permission of the Controller of Her Majesty's Stationery Office

OFFICERS REPORT

This application has been referred to the planning committee by an elected member of the Council on the grounds that the site has been the subject of previous applications for development, which were refused and residents are concerned about the affect on their properties should this application be granted by planning committee.

Site Description

The site comprises part of the curtilage of Freedom House, which previously formed part of the Freedom Fields Hospital site and is located to the north western corner of Freedom Fields Park, on Greenbank Terrace. The former hospital building was founded in 1906 and designed in an Edwardian Baroque style. It includes a prominent 3 storey entrance bay with tripartite windows at mid floor level. The curtilage of Freedom House is triangular shaped and it is the top 1/3 of the triangle, which projects into the Park that constitutes the site. The site is separated from the park by a high stone wall.

The application site seeks to utilise part of the triangular curtilage to the east side of Freedom House, adjoining the Park. There is a relatively new 4 storey block of apartments approximately 10 metres beyond the northern site boundary, which is marked by a wall approximately 1.8 metres high. The site is at its mean width 11m (4m to the Park boundary and 20 m adjacent to Freedom House) by 28m length. The flat block is part of the Freedom Fields Hospital redevelopment site which consists of mostly terrace housing with this single larger flat block overlooking the park. Predominately large terrace houses characterize the surrounding area.

Freedom House is grade II listed and Freedom Fields Park is of historic interest.

Proposal Description

To develop the land by the erection of a detached dwelling of a modern two-storey design with a flat roof. The dwelling would be inverted from the traditional arrangement, with three bedrooms at ground-floor level and the lounge and kitchen-dining room at first-floor level.

Relevant Planning History

09/01197 - Develop vacant land by erection of detached dwelling. This application proposed a chalet-style bungalow with rooms in the roof. Refused for the following reasons:

- (1) The Local Planning Authority considers that the design of the proposed dwelling, within the curtilage of a listed building, and adjacent to Freedom Fields Park, does not reflect its context in the way a lodge-type building should and the design, form, materials and overall scale and footprint is considered to be poor and does not respond to its context, which is contrary to Planning Policy Statement 1 (PPS1)

- (2) The submitted plans do not attempt to show how the proposed new building would relate to the existing listed building, Freedom House. The Local Planning Authority considers that the design, form, materials and overall scale and footprint of the proposed dwelling, and the lack of contextual appreciation of how it sits within the curtilage of the distinguished listed building, would create a visual conflict and an inappropriate setting for this listed building. The proposals are therefore contrary to Planning Policy Guidance Note 15 (Planning and the Historic Environment) and to policies CS02 and CS03 of the Core Strategy of Plymouth's Local Development Framework 2007.
- (3) The application premises are located in an area where there is considerable demand for kerbside car parking during the day and overnight and the proposed development does not make adequate provision for off-street car parking for the occupants of this dwellinghouse. Consequently the proposed development would, because of the inadequacies of its parking arrangements, be likely to cause conflict between vehicle and pedestrians and encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users in this street. The proposal is therefore considered contrary to Policies CS28 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.
- (4) The proposed dwelling is over-large for the site with an oversized footprint creating a large dwelling with insufficient amenity space, which the Local Planning Authority considers to be harmful to the living conditions of residents and contrary to policies CS15 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

09/00300 - Develop vacant land by erection of detached dwellinghouse. This application was refused for similar reasons, plus a reason relating to land contamination aspects.

Consultation Responses

Highway Authority

The proposed car parking spaces are 2.4 metres wide, which is considered inadequate given they are constrained by walls and the turning manoeuvre into them is a little tight. Therefore the spaces should be widened to three metres each, which is likely to involve the moving the wall next to space2.

Public Protection Service

No objections subject to conditions relating to land quality, code of practice, good room criteria and bin storage.

Representations

Six letters were received, which raise the following objections:-

1. Harmful to setting of Freedom House listed building and the Victorian park.
2. Loss of openness in a densely populated area
3. Adverse impact on the character of the park and its surroundings.
4. Loss of daylight and sunlight from south facing garden and dwellings.
5. Wall of dwelling is too close to boundary wall on north side and will hinder maintenance.
6. The land was intended to be a car park.
7. Visual intrusion/loss of outlook.
8. The light from existing street lamps will be blocked.
9. The use of cedar cladding and a flat roof is out of keeping with the design of other buildings.
10. Loss of view.

Analysis

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.

The main issues in this case are the impact on the listed building at Freedom House; the impact on the character and appearance of the area, including the specific relationship of the proposals to the listed building and the adjoining park; the impact on residential amenity, particularly of the occupiers of the flats to the north; car parking and amenity space on the site.

With regard to the impact on the listed building and the character of the area, it is considered that the principle of a modern building of this form and design is acceptable because, while making a statement of its own, its overall size, scale and position, relative to Freedom House, would not be harmful to the setting of the listed building or the character of the park, from which the building would be partially screened by the existing high stone boundary wall. However, the materials are a vital element in allowing a building of this style to be considered in this setting. Unfortunately the design is considered to use too much cedar cladding, which at first floor level would be clearly visible from the park and surroundings. This amount of cladding would stand out as an incongruous and discordant element in its surroundings and would be harmful to the setting of the listed building and the character and appearance of the area. In addition, the proposed flat roof, which is a prominent, 'signature' element of the design is proposed to be made of single-ply PVC sheet membrane, whereas the setting and surroundings of the site strongly indicate that a metal roof would provide the quality necessary in this case. However,

subject to negotiations to secure the use of better quality materials the application is considered to be in a form that should be supported, with an appropriate condition being recommended, and on this basis is in accordance with policies CS02, CS03 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007, and Government planning guidance note 15.

With regard to the impact on neighbours' amenities, the main impact is on the outlook from, and sunlight/daylight to, the flats to the north (Emily Gardens), as well as the garden space between the flats and the northern site wall. The northern elevation of the proposed building is approximately 5.4 metres high, although the two-storey part is approximately 1.8 metres off-set from the boundary wall. At ground floor level the boundary wall is effectively raised from 1.8 metres to 3.15 metres by virtue of the roof over the covered hall. While it is clear that the building will restrict some sunlight and daylight to the flats and garden, especially being to the south, the building would be situated to the western end of the boundary wall and as such there would still be an open aspect to the south, albeit benefitting some flats more than others. The outlook from the flats and garden would be affected but not significantly for the same reason, and that the first floor is set back from the boundary wall itself. In these respects the proposals are considered to be in accordance with policies CS15 and CS34 of the Core Strategy.

With regard to car parking, the proposed spaces are too narrow. However, it should be relatively straightforward to move the wall next to car space 2 so that the spaces can be widened. These changes can be sought by imposing relevant conditions. On this basis the proposals are considered to be in accordance with policies CS28 and CS34 of the Core Strategy.

With regard to amenity space, the footprint of the dwelling has been reduced compared to the previous proposals and the amount of space available to prospective occupiers is considered to be sufficient and as such preserves a degree of spaciousness within the site that is keeping with the character of the surroundings. In these respects the proposals are considered to be in accordance with policies CS15 and CS34 of the Core Strategy.

With regard to the response from the Public Protection Service, it is recommended that the condition on the use of good room criteria be made the subject of an informative note.

Equalities & Diversities issues

None

Section 106 Obligations

None

Conclusions

The proposals are considered to overcome the previous objections based on the impact on the listed building and the character and appearance of the area, and the lack of parking and amenity space. Therefore, subject to conditions it is recommended that planning permission be granted.

Recommendation

In respect of the application dated **14/04/2010** and the submitted drawings, **3630/100, 3630/101, and accompanying design and access statement** , it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) 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.

EXTERNAL MATERIALS

(2) Notwithstanding the submitted plans, the extent of cedar cladding proposed and the use of single ply PVC roof sheet membrane and PVC soffits and fascias is not approved and no development shall take place until details and/or samples of alternative materials to be used, with the possibility of cedar cladding being retained with reduced extent, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CAR PARKING PROVISION

(3) The building shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced and increased in width to provided a combined width of 6 metres overall (3 metres per space) in accordance with the details to be submitted to and approved by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway, to comply with policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

DETAILS OF BOUNDARY WALL

(4) No development shall take place until details of the height, design and materials to be used in the construction of the western site boundary wall, including the sections adjacent to car space 2 and the bins for the site and Freedom House, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the appearance of the wall is in keeping with the character of the area and preserves residential amenity, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

NO FURTHER WINDOWS OR DOORS

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no further windows, external doors or other external openings (additional to those hereby approved) shall at any time be provided in the dwelling hereby permitted.

Reason:

In order to protect the privacy enjoyed by the occupiers of the nearby dwellings in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

OBSCURE GLAZING

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), the window in the north elevation of the dwelling hereby permitted at first-floor level shall at all times be obscure glazed and non-openable in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

RESTRICTIONS ON PERMITTED DEVELOPMENT

(7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no development falling within Classes A (enlargement, improvement or other alteration of a dwellinghouse), B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), C (any other alteration to the roof of a dwellinghouse), D (erection or construction of a

porch outside any external door of a dwellinghouse), E (provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such), and F (provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such) of the Schedule to that order shall at any time be carried out unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to preserve residential amenity and the character and appearance of the area, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CODE OF PRACTICE DURING CONSTRUCTION

(8) Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

BIN STORAGE

(9) Notwithstanding the submitted plans, details of the siting and form of bins for the disposal of refuse shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences. The refuse storage provision shall be fully implemented before the development is first occupied and henceforth permanently made available for future occupiers of the site.

Reason:

In order to ensure that adequate, safe and convenient refuse storage provision is provided and made available for use by future occupiers in accordance with policy CS34 of the Core Strategy of Plymouth's Local Development Framework 2007 and the Council's Development Guidelines Supplementary Planning Document.

LAND QUALITY

(10) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 11 to 13 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning

Authority in writing until condition 14 has been complied with in relation to that contamination.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

SITE CHARACTERISATION

(11) An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) Including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

SUBMISSION OF REMEDIATION SCHEME

(12) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site

management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

(13) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

REPORTING OF UNEXPECTED CONTAMINATION

(14) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 11, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 12, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 13.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

INFORMATIVE - CODE OF PRACTICE DURING CONSTRUCTION

(1) The management plan required by condition 8 shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web-pages, and shall include sections on the following:

- a. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information;
- b. Construction traffic routes, timing of lorry movements, weight limitations on routes, initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, wheel wash facilities, access points, hours of deliveries, numbers and types of vehicles, construction traffic parking; and
- c. Hours of site operation, dust suppression measures, and noise limitation measures.

INFORMATIVE - LAND CONTAMINATION AND THE PHASE 1 REPORT

(2) With regard to land contamination and the submitted Phase 1 report, the applicant is advised that the garage identified on Greenbank Terrace was previously a petrol filling station and there are records of tanks on the site. Consequently, the statement in the report that there are no records of any former petrol stations within 250m of the site is incorrect as petroleum files indicate otherwise. On this matter, and others in respect of the report, please contact the Council's Public Protection Officer on 01752 304154.

INFORMATIVE - GOOD ROOM CRITERIA

(3) The applicant is advised that all dwellings should be constructed so that the living rooms and bedrooms meet the good room criteria as set out in BS 8233:1999, in order to protect any future occupants and neighbours from any unwanted disturbance.

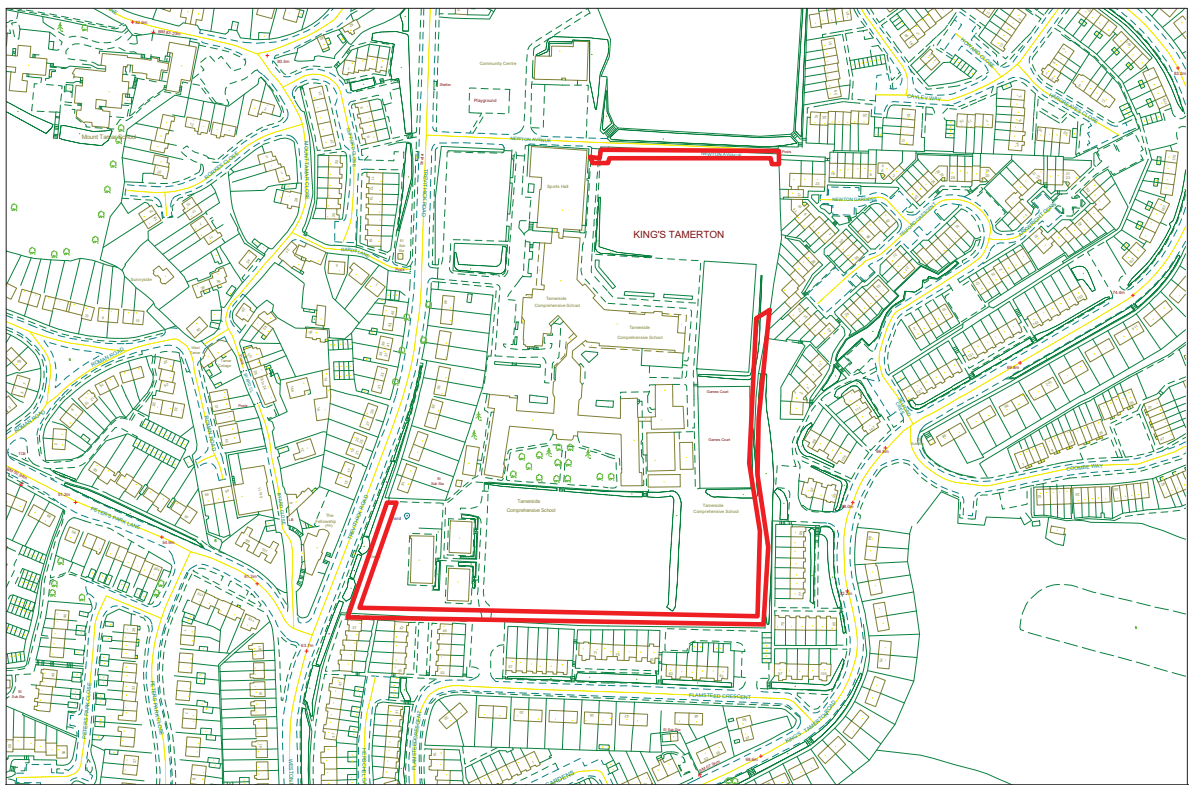
Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the impact on the listed building at Freedom House; the impact on the character and appearance of the area, including the specific relationship of the proposals to the listed building and the adjoining park; the impact on residential amenity, particularly of the occupiers of the flats to the north; car parking and amenity space on the site, and contamination aspects, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

- PPG15 - Planning and the Historic Environment
- PPS1 - Delivering Sustainable Development
- PPS23 - Planning & Pollution Control
- CS28 - Local Transport Consideration
- CS34 - Planning Application Consideration
- CS22 - Pollution
- CS03 - Historic Environment
- CS02 - Design
- CS15 - Housing Provision
- SPD1 - Development Guidelines

ITEM: 7

Application Number:	10/00429/FUL
Applicant:	Tamarside Community College
Description of Application:	Erection of 2.4 metre high security paladin fencing around school campus (excluding Newton Avenue playing field)
Type of Application:	Full Application
Site Address:	TAMARSIDE COMMUNITY COLLEGE, TREVITHICK ROAD ST BUDEAUX PLYMOUTH
Ward:	St Budeaux
Valid Date of Application:	09/04/2010
8/13 Week Date:	09/07/2010
Decision Category:	Assistant Director of Development Referral
Case Officer :	Janine Warne
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



This application is an Assistant Director referral for the following reason: "There are identifiable precedent issues".

OFFICERS REPORT

Site Description

Tamarside Community College occupies a large site in the Kings Tamerton area of the city. It is bounded mainly by the rear of residential properties on Trevithick Road (west), Kings Tamerton Road (north), Flamstead Crescent (south), Cayley Way (east) and numerous other cul-de-sacs.

The school site is divided by a footpath - known as Newton Avenue - into a northern and southern site. The southern site comprises the majority of the school buildings, with playing pitches to the south and north east corner. These pitches are currently fenced, mainly with chain-link fencing. The area to the north of the Newton Avenue path is a large grassed field, located to the east of the Community Centre. This field is bounded by high fencing around the majority of the site, but there are access gates on the southern corners and large openings to the north and west.

Proposal Description

This application seeks planning consent for the erection of a 2.4 metre high security paladin fencing around the main school campus (excluding Newton Avenue playing field).

Following Committee's refusal of the previous application (09/01075), two planning applications have now simultaneously been submitted for consideration: app no.10/00429 seeks planning consent for the erection of paladin fencing around the main school campus site and app no. 10/00430 seeks planning consent for the erection of paladin fencing around the field north of Newton Avenue.

Relevant Planning History

09/01075/FUL – Erection of 2.4 metre high security paladin fencing around school campus (including playing fields) – Refused by Planning Committee on 15th October 2009 (Officer's recommendation overturned). Refusal reason:

'The Local Planning Authority considers that the proposal has an adverse impact on the characteristics of the adjacent greenscape and has an unreasonable impact on the quality and quantity of accessible greenspace, as it results in the loss of an informal sport and recreation facility. The proposed development does not ensure equality of access and use for all sections of community and fails to make provision for efficient use of land (including providing for dual use). It is therefore contrary to Policies CS18.2, CS30, CS32.5 and CS34.2; 10 of the Plymouth Local Development Framework Core-Strategy (2006-2021)2007.'

08/01383/FUL – Erection of 2.4 metre high security fencing around school campus (including playing fields) – Withdrawn

Consultation Responses

Transport – No objections

Crime Prevention Officer – Fully supports this application

Representations

No letters of representation have been received regarding this planning application.

Analysis

Introduction

This application has been referred to the Committee by the Assistant Director of Planning, under the following criterion:- "There are identifiable precedent issues": namely Planning Committee refused application no. 09/01075 contrary to the officer's recommendation.

The application turns on policies CS18 (Plymouth's Green Space), CS30 (*Sports, Recreation and Children's Play Facilities*), CS32 (*Designing out Crime*) and CS34 (*Planning Application Considerations*) of the adopted LDF Core Strategy. The primary planning considerations in this case are the security of the school grounds, the visual impact of the proposed fence, and access to green spaces, as discussed below.

Visual Amenity

It should be noted that withdrawn application no. 08/01383/FUL sought consent for the erection of Palisade fencing; a type of fencing considered by your officers to be visually obtrusive and therefore unacceptable. Consequently, an alternative type of fencing, known as Paladin, is now proposed.

Paladin fence panels are proposed intermittently around the perimeter of the main school campus to infill existing unsecured areas of fencing adjacent to public spaces where access by unauthorised persons has historically taken place. The existing unsightly chain link fencing shall be removed; improving the aesthetic quality of the area.

Beyond the visual improvement, advice from the Crime Prevention Officer suggests that Paladin fencing offers security benefits over Palisade fencing. Paladin fencing has been used for security purposes at many other schools in the City in recent years. It is constructed of fine gauge metal which allows views through at distance. This makes it one of the least visually intrusive fencing systems currently available.

The proposed height is conventional for such security fencing around school grounds. Furthermore, the proposed colour is deemed acceptable; green will be recessive in appearance and in keeping with the locality.

Access to Green Space

As noted above, application no. 09/01075 was refused by Members at Committee on the 15th October 2009 (overturning the Officer's recommendation). Discussions at the Committee meeting centered around accessible greenspace, with specific reference to the field north of Newton Avenue. At this time little reference was made to the main school campus.

Two planning applications have now been submitted for consideration; one relates to the main school campus and the other relates to the field north of Newton Avenue. No letters of representation have been received in this case; this suggests that there is no public concern regarding to the proposed security fence around the main school campus.

Therefore, although Members should have regard to the planning history, the lack of public concern should be noted. Your officers recommend that planning permission should be granted in this instance.

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.

Equalities & Diversities issues

No additional issues to be discussed here.

Conclusions

The proposal is considered to comply with policies CS18, CS30, CS32 and CS34 of the LDF Core Strategy. It is therefore considered that the development should be supported and thus recommended for approval.

Recommendation

In respect of the application dated **09/04/2010** and the submitted drawings, **PL1036M/D02 Rev.A (received 06/04/10), supporting photograph, and accompanying Design and Access Statement** , it is recommended to:
Grant Conditionally

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) 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.

Statement of Reasons for Approval and Relevant Policies

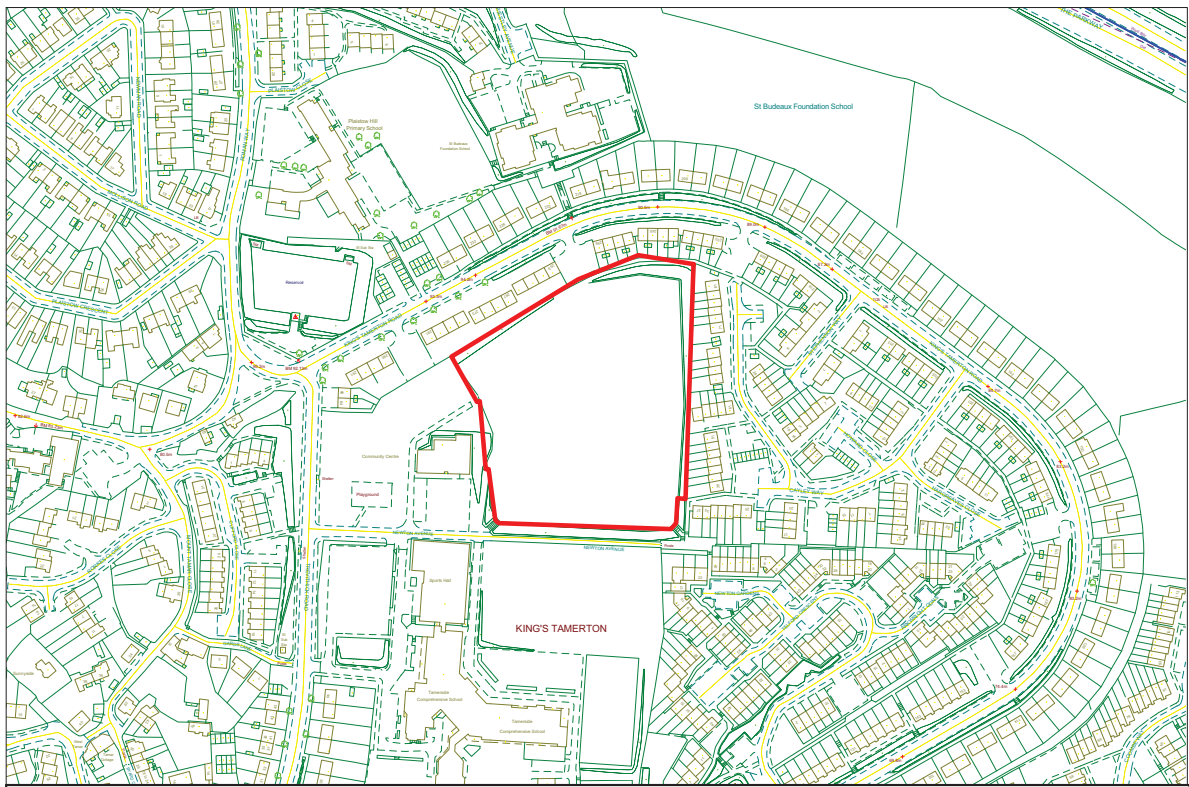
Having regard to the main planning considerations, which in this case are considered to be: the security of the school, access to green spaces and the visual impact on the character and appearance of the area, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified condition, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

- CS32 - Designing out Crime
- CS34 - Planning Application Consideration
- CS18 - Plymouth's Green Space
- CS30 - Sport, Recreation and Children's Play Facilities

This page is intentionally left blank

ITEM: 8

Application Number:	10/00430/FUL
Applicant:	Tamarside Community College
Description of Application:	Erection of 2.4 metre high security paladin fencing around playing field north of Newton Avenue
Type of Application:	Full Application
Site Address:	TAMARSIDE COMMUNITY COLLEGE, TREVITHICK ROAD ST BUDEAUX PLYMOUTH
Ward:	St Budeaux
Valid Date of Application:	09/04/2010
8/13 Week Date:	09/07/2010
Decision Category:	Assistant Director of Development Referral
Case Officer :	Janine Warne
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



This application is an Assistant Director referral for the following reason: "There are identifiable precedent issues".

OFFICERS REPORT

Site Description

Tamarside Community College occupies a large site in the Kings Tamerton area of the city. It is bounded mainly by the rear of residential properties on Trevithick Road (west), Kings Tamerton Road (north), Flamstead Crescent (south), Cayley Way (east) and numerous other cul-de-sacs.

The school site is divided by a footpath - known as Newton Avenue - into a northern and southern site. The southern site comprises the majority of the school buildings, with playing pitches to the south and north east corner. These pitches are currently fenced, mainly with chain-link fencing. The area to the north of the Newton Avenue path is a large grassed field, located to the east of the Community Centre. This field is bounded by high fencing around the majority of the site, but there are access gates on the southern corners and large openings to the north and west.

Proposal Description

This application seeks planning consent for the erection of a 2.4 metre high security paladin fencing around the playing field north of Newton Avenue

Following Committee's refusal of the previous application (09/01075), two planning applications have now simultaneously been submitted for consideration: app no.10/00429 seeks planning consent for the erection of paladin fencing around the main school campus site and app no. 10/00430 seeks planning consent for the erection of paladin fencing around the field north of Newton Avenue.

Relevant Planning History

09/01075/FUL – Erection of 2.4 metre high security paladin fencing around school campus (including playing fields) – Refused by Planning Committee on 15th October 2009 (Officer's recommendation overturned). Refusal reason:

'The Local Planning Authority considers that the proposal has an adverse impact on the characteristics of the adjacent greenscape and has an unreasonable impact on the quality and quantity of accessible greenspace, as it results in the loss of an informal sport and recreation facility. The proposed development does not ensure equality of access and use for all sections of community and fails to make provision for efficient use of land (including providing for dual use). It is therefore contrary to Policies CS18.2, CS30, CS32.5 and CS34.2; 10 of the Plymouth Local Development Framework Core-Strategy (2006-2021)2007.'

08/01383/FUL – Erection of 2.4 metre high security fencing around school campus (including playing fields) – Withdrawn.

Consultation Responses

Transport – No objections

Crime Prevention Officer – Fully supports this application

Representations

Three letters of objection have been received; one of which has been signed by forty-three individuals. These letters object to the proposal with reference to the loss of 'open space' and the exclusion of the general public.

Analysis

Introduction

This application has been referred to the Committee by the Assistant Director of Planning, under the following criterion:- "There are identifiable precedent issues": namely the Planning Committee refused application no.09/01075 for security fencing at Tamarside School contrary to the officer's recommendation.

The application turns on policies CS18 (*Plymouth's Green Space*), CS30 (*Sports, Recreation and Children's Play Facilities*), CS32 (*Designing out Crime*) and CS34 (*Planning Application Considerations*) of the adopted LDF Core Strategy. The primary planning considerations in this case are the security of the school grounds, the visual impact of the proposed fence, and access to green spaces, as discussed below.

Visual Amenity

It should be noted that withdrawn application no. 08/01383/FUL sought consent for the erection of Palisade fencing; a type of fencing considered by your officers to be visually obtrusive and therefore unacceptable. Consequently, an alternative type of fencing, known as Paladin, is now proposed.

Paladin fence panels are proposed around the perimeter of the playing field north of Newton Avenue (excluding the boundary to the rear of nos. 39-81 Cayley Way). The existing unsightly chain link fencing shall be removed; improving the aesthetic quality of the area.

Beyond the visual improvement, advice from the Crime Prevention Officer suggests that Paladin fencing offers security benefits over Palisade fencing. Paladin fencing has been used for security purposes at many other schools in the City in recent years. It is constructed of fine gauge metal which allows views through at distance. This makes it one of the least visually intrusive fencing systems currently available.

The proposed height is conventional for such security fencing around school grounds. Furthermore, the proposed colour is deemed acceptable; green will be recessive in appearance and in keeping with the locality.

Access to Green Space

The Local Planning Authority has received three letters of objection, one of which is signed by forty-three individuals, regarding public access to this playing field. Given this public concern and the planning history, the application confirms that access to the school playing fields will be provided by the College for those who legitimately use the College grounds. Specifically, the accompanying Design and Access Statement confirms:

'To prevent unauthorised use leading to damage or contamination, the gate will be locked when the field is not in use. However, the Governors wish to make the field available to the wider community for sporting and leisure use when it is not required by the college, either directly or by another organisation by arrangement with the college. To this end, two Governors who are local residents will hold keys and it is hoped to make an arrangement with the local community centre nearby to also hold a key. This will enable the field to be opened at times when no college staff are present. This will exclude golf practice and the exercise of animals.'

Therefore, the school playing fields will continue to be used for sports and formal recreation, with improved security and management. In this regard, your Officers recommend the use of a restrictive condition to ensure that a management plan detailing full access arrangements to the Newton Avenue playing field is submitted to and approved by the Local Planning Authority.

With regard to the use of green space / playing pitches by the local community, Policy CS30 (*Sport Recreation and Children's Play Facilities*) presumes against any development that involves the loss of sport, recreation or play facilities except where it can be demonstrated that there is currently an excess of provision'. In this respect, Policy CS30 relates directly to the Council's Green Space Strategy (adopted April 2009). This Strategy, together with its evidence base, forms part of the Local Development Framework evidence base and provides a vision and objectives for how Plymouth City Council would like to see green spaces planned and managed.

Green Space Strategy Aim 1 is 'to establish standards of green space provision to ensure that Plymouth has the right amount and type of green spaces and play spaces to meet the existing and future needs of its residents, workers and visitors'. Plymouth's green space standard for quantity – how much green space of different types there should be – is 5.09 hectares per 1000 population. This ratio reflects existing city-wide green space provision in Plymouth in relation to the current population size.

The evidence base for the Green Space Strategy confirms that the neighbourhood of Kings Tamerton and Weston Mill exceeds the Plymouth quantity standard with a ratio of 6.55 hectares of accessible green space per 1000 population. In addition, the local neighbourhood importance of the Newton Avenue playing field is defined as low. The document confirms that any impact caused by the loss of this space will be minimised by adjacent Kings Tamerton and St Budeaux recreation ground green spaces, both of which are deemed to be of better quality.

Public Access and Rights of Way

As per the previous application, the Public Rights of Way Officer has confirmed that, having consulted the Definitive Map, there are no recorded public rights of way within the area highlighted on submitted plan. Whilst the Definitive Map is legally conclusive evidence of the rights shown upon it, the reverse is not necessarily true. A right of way may not be shown on the definitive Map but this does not mean public rights do not exist over it; it may be the subject of a current claim, or claimed and proven at some point in the future.

The Council's Corporate Property team has confirmed that it is not aware that any documented or recorded rights have been acquired to use the land for recreational purposes. Therefore, this application should be considered on the basis that there are no public rights of access on the land. The application does not therefore affect a recorded public right of way or access and should not be refused for this reason. If, in the future, public access / rights of way are established, access would need to be reinstated under public rights of way legislation: this may involve the removal, at least in part, of the fence. The granting of planning permission for the erection of the proposed fence would not prejudice the outcome of any rights of way/rights of access challenges.

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.

Equalities & Diversities issues

No additional issues to be discussed here.

Conclusions

The proposal is considered to comply with policies CS18, CS30, CS32 and CS34 of the LDF Core Strategy. It is therefore considered that the development should be supported and thus recommended for approval.

Recommendation

In respect of the application dated **09/04/2010** and the submitted drawings, **PL1036M/D01 Rev. A (received on 06/04/10), supporting photographs, and accompanying Design and Access Statement** , it is recommended to:
Grant Conditionally

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) 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.

MANAGEMENT PLAN

(2) The perimeter fence hereby approved shall not be erected until a detailed management plan (which shall make provision for the use of the Newton Avenue playing field for community sports and/or formal recreation purposes) is submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure details of the access arrangements are acceptable to the Local Planning Authority, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the security of the school, access to green spaces and the visual impact on the character and appearance of the area, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

CS32 - Designing out Crime

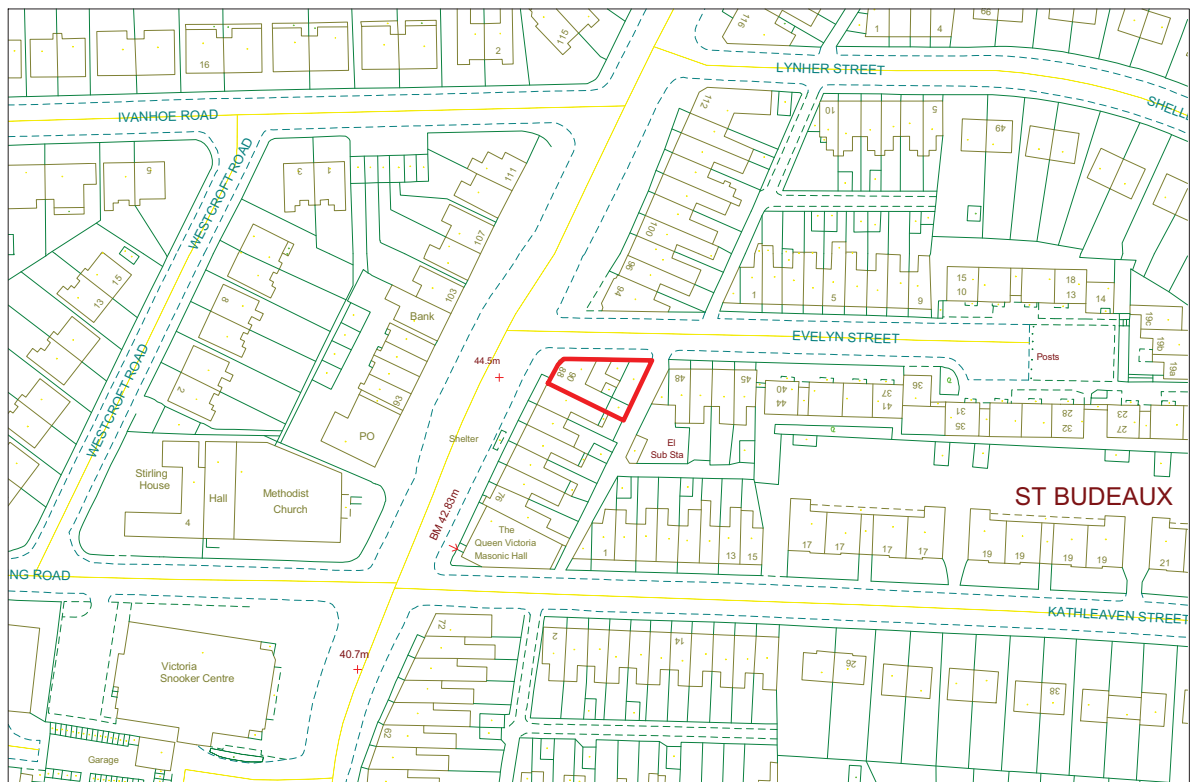
CS34 - Planning Application Consideration

CS18 - Plymouth's Green Space

CS30 - Sport, Recreation and Children's Play Facilities

ITEM: 9

Application Number:	10/00421/FUL
Applicant:	Woolways News
Description of Application:	Single-storey front extension, new shop front and associated alterations
Type of Application:	Full Application
Site Address:	88-90 VICTORIA ROAD ST BUDEAUX PLYMOUTH
Ward:	St Budeaux
Valid Date of Application:	22/03/2010
8/13 Week Date:	17/05/2010
Decision Category:	Delegated
Case Officer :	Janine Warne
Recommendation:	Refuse
Click for Application Documents:	www.plymouth.gov.uk



Reproduced from the Ordnance Surveys digital maps with the permission of the Controller of Her Majesty's Stationery Office.

This application is a Member Referral for the following reason: the Ward Councillor considers that 'it's in the public interest'.

OFFICERS REPORT

Site Description

88-90 Victoria Road comprises a corner shop, known as Woolways News.

Proposal Description

This application seeks planning consent for a single-storey extension to the front of the existing retail premises and associated alterations. The proposed extension projects approximately 1.25m and measures approximately 4.5m in width.

Relevant Planning History

10/00422/ADV – Three non-illuminated fascia signs – Under consideration

09/01745/FUL – Single-storey front extension, new shop front and associated alterations – Refusal reasons:

'The Local Planning Authority considers that, by virtue of its undue projection beyond the front building line and unsympathetic design, the proposed extension would amount to an incongruous and unduly prominent feature within the established streetscene, out of keeping and out of character with the area. This would significantly and unacceptably impact on the streetscene and detract from the visual quality of the area. The proposal is therefore contrary to policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.'

09/01746/ADV – Three non-illuminated fascia signs – Refusal reason:

'As planning permission has been refused for the single-storey front extension and associated alterations under application number 09/01745/FUL, the proposed fascia signs cannot be displayed as detailed on the submitted plans. Therefore, the Local Planning Authority refuses this associated application for advertisement consent on this basis.'

Consultation Responses

Plymouth City Airport – No objection

Transport – No objection

Public Protection Service – No comments

Representations

Two letters of support have been received regarding this planning application; one of these is a petition signed by 563 individuals.

Analysis

Planning application 09/01745/FUL was refused as the proposed front extension was deemed to be detrimental to the established streetscene (the full refusal reason is set out in the 'Planning History' section above). Subsequently, pre-application discussions were conducted with the applicant, agent and Ward Councillor. Amended plans, which are now the subject of this application, were discussed in detail. At this stage, the case officer expressed an objection in principle, explaining that the given refusal reason had not been fully addressed by the amendments and therefore the Local Planning Authority were unlikely to be able to support a formal application in this regard. Notwithstanding this, the amended scheme has been submitted for formal consideration and has been referred to the Committee by a Ward Councillor for the following reason: *'it's in the public interest and they have fully supported the change that has been put forward'*.

This application turns upon policies CS02 (Design) and CS34 (Planning Application Considerations) of the Council's adopted Core Strategy and the Development Guidelines Supplementary Planning Document (SPD).

The Development Guidelines SPD provides valuable advice regarding front extensions to residential properties. Although not explicitly relevant to retail premises, your officers consider that this guidance can be applied in this instance. The SPD advises that extensions that project forward of the established building line are generally unacceptable.

In this instance the application property comprises a retail premises, sited on a prominent corner plot at the end of a residential terrace. The street has a very uniform and consistent building line with two-storey bay windows protruding approximately 0.5m from the main façade of each house. The application property has a corresponding bay window at first-floor level. The proposed extension protrudes approximately 1.25m beyond the existing shopfront, and has a flat roof screened by a parapet wall. The proposed development protrudes forward of the established building line and would therefore significantly and unacceptably impact on the streetscene, detracting from the visual quality of the area.

Your officers acknowledge that the amended scheme reduces the proposed projection by approximately 0.45m (following the refusal of app. no. 09/01745/FUL) and attempts to replicate the shape of the first-floor bay window in design terms. However, by virtue of its projection and massing, the proposed addition would appear odd in relation to the bay window above and would comprise an incongruous and unduly prominent feature within the established streetscape. Therefore, notwithstanding the public support in this instance, the proposed development fails to comply with the relevant planning policy criteria and is thus recommended for refusal.

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.

Equalities & Diversities issues

No additional issues to be discussed here.

Conclusions

It is considered that the proposed front extension is detrimental to character and visual appearance of the area, contrary to the planning policy guidance. Therefore, this application is recommended for refusal.

Recommendation

In respect of the application dated **22/03/2010** and the submitted drawings, **Site Location Plan, 09/30/1, 09/30/4 Rev. A, and accompanying Design and Access Statement** , it is recommended to: **Refuse**

Conditions

UNDUE PROJECTION

(1) The Local Planning Authority considers that, by virtue of its design and undue projection beyond the front building line, the proposed extension would amount to an incongruous and unduly prominent feature within the established streetscene. By virtue of its scale and massing the proposal fails to replicate the existing first-floor bay and would appear out of keeping with others in the street. The proposal would therefore significantly and unacceptably impact on the streetscene and detract from the visual quality of the area. The proposal is therefore contrary to policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the Development Guidelines Supplementary Planning Document (2010).

Relevant Policies

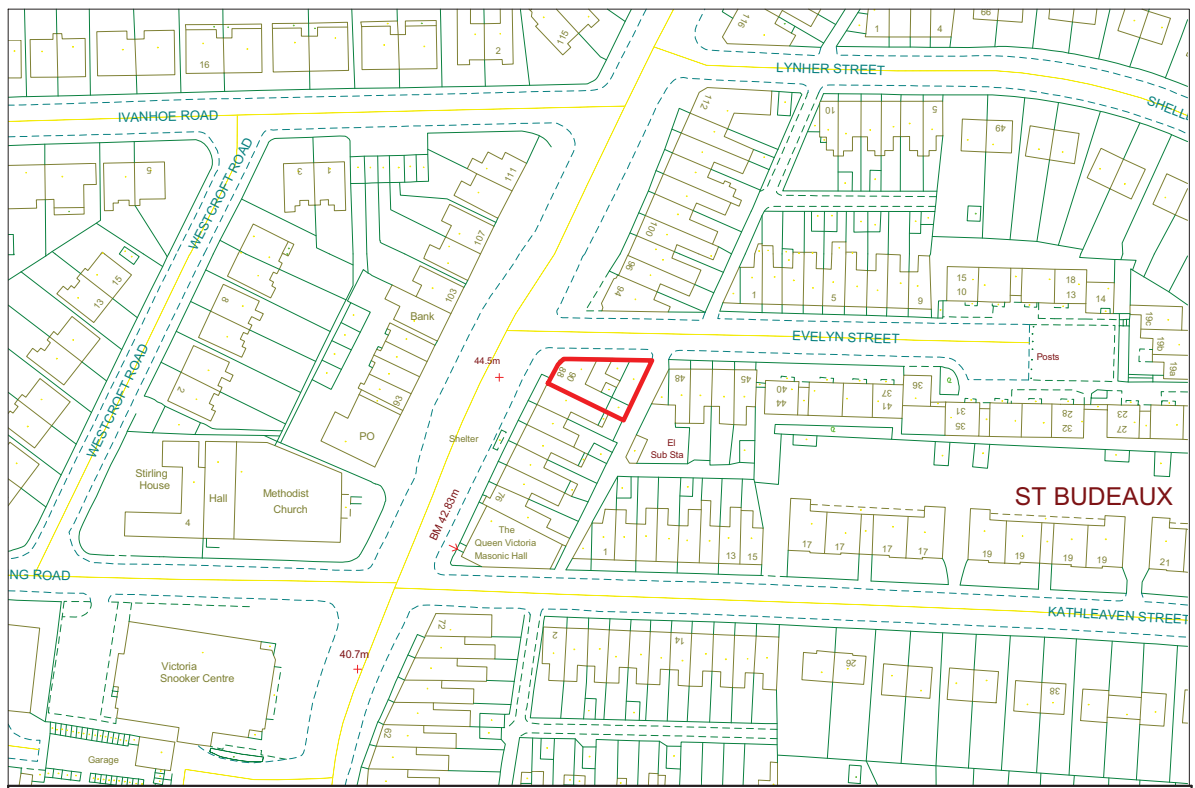
The following (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, were taken into account in determining this application:

CS34 - Planning Application Consideration
CS02 - Design
SPD1 - Development Guidelines

This page is intentionally left blank

ITEM: 10

Application Number:	10/00422/ADV
Applicant:	Woolways News
Description of Application:	Three non-illuminated fascia signs
Type of Application:	Advertisement
Site Address:	88-90 VICTORIA ROAD PLYMOUTH
Ward:	St Budeaux
Valid Date of Application:	22/03/2010
8/13 Week Date:	17/05/2010
Decision Category:	Delegated
Case Officer :	Janine Warne
Recommendation:	Refuse
Click for Application Documents:	www.plymouth.gov.uk



This application is a Member Referral for the following reason: the Ward Councillor considers that 'it's in the public interest'.

OFFICERS REPORT

Site Description

88-90 Victoria Road comprises a corner shop, known as Woolways News.

Proposal Description

This application seeks advertisement consent for three non-illuminated fascia signs.

Relevant Planning History

10/00421/FUL – Single-storey front extension new shop front and associated alterations – Under consideration.

09/01745/FUL – Single-storey front extension, new shop front and associated alterations – Refusal reasons:

'The Local Planning Authority considers that, by virtue of its undue projection beyond the front building line and unsympathetic design, the proposed extension would amount to an incongruous and unduly prominent feature within the established streetscene, out of keeping and out of character with the area. This would significantly and unacceptably impact on the streetscene and detract from the visual quality of the area. The proposal is therefore contrary to policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.'

09/01746/ADV – Three non-illuminated fascia signs – Refusal reason:

'As planning permission has been refused for the single-storey front extension and associated alterations under application number 09/01745/FUL, the proposed fascia signs cannot be displayed as detailed on the submitted plans. Therefore, the Local Planning Authority refuses this associated application for advertisement consent on this basis.'

Consultation Responses

Plymouth City Airport – No objection

Representations

No letters of representation have been received regarding this planning application.

Analysis

This application for advertisement consent is intrinsically linked to application no. 10/00421 which is seeking planning permission for a front extension and associated alterations to the retail premises. Your officers are recommending the refusal of application 10/00421. Without this planning permission, the proposed fascia signs cannot be erected as detailed on the submitted plans.

Therefore, although your officers have no objections in principle to proposed advertisements, this application is recommended for refusal as consent cannot be granted for the signs without a valid planning permission for the associated shop extension.

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.

Equalities & Diversities issues

No additional issues to be discussed here.

Conclusions

This application is recommended for refusal.

Recommendation

In respect of the application dated **22/03/2010** and the submitted drawings, **Site Location Plan, 09/30/1, 09/30/4 Rev.A, 09/30/5** , it is recommended to:
Refuse

Conditions

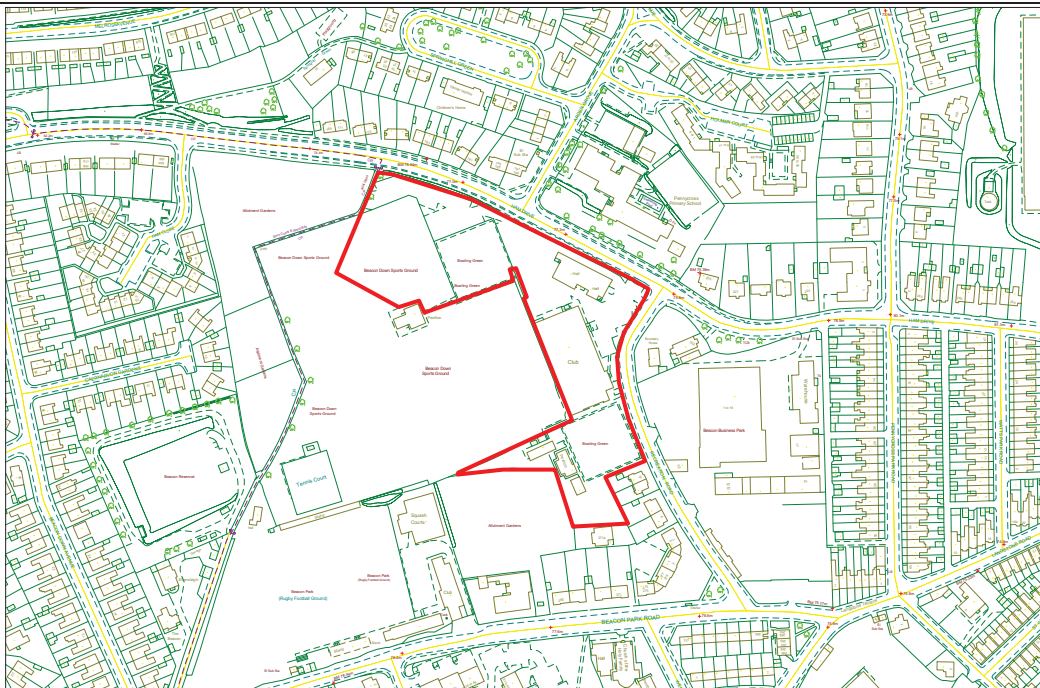
INABILITY TO DISPLAY ADVERTISEMENTS DUE TO REFUSAL OF PLANNING PERMISSION

(1) As planning permission has been refused for the single-storey front extension and associated alterations under application number 10/00421/FUL, the proposed fascia signs cannot be displayed as detailed on the submitted plans. Therefore, the Local Planning Authority refuses this associated application for advertisement consent on this basis.

Relevant Policies

The following (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, were taken into account in determining this application:

PPG19 - Outdoor Advertising Control
CS34 - Planning Application Consideration
SPD1 - Development Guidelines

ITEM: 11**Application Number:** 09/00214/OUT**Applicant:** CSSC Limited**Description of Application:** Outline application for a new health and fitness centre (with associated creche, parking, access and landscaping) and 50 new dwellings; with approval of reserved matters sought for the health and fitness centre (access, appearance, landscaping, layout and scale)**Type of Application:** Outline Application**Site Address:** CIVIL SERVICE SPORTS CLUB, RECREATION ROAD PLYMOUTH**Ward:** Ham**Valid Date of Application:** 12/06/2009**8/13 Week Date:** **11/09/2009****Decision Category:** Major Application**Case Officer :** Robert Heard**Recommendation:** Refuse**Click for Application Documents:** www.plymouth.gov.uk

Reproduced from the Ordnance Surveys digital maps with the permission of the Controller of Her Majesty's Stationary Office.
 (c) Crown Copyright. Plymouth City Council 100013663
 This map extract has been produced for the sole purpose of providing you with reference information only.
 NO FURTHER COPIES CAN BE MADE. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Published 2010

Scale 1:2500

OFFICERS REPORT

Site Description

The Civil Service Sports Club site is located in the Beacon Park area of the city and is currently accessed from Recreation Road. The site has been vacant for a period in excess of 3 years now and has recently been cleared, following the granting of demolition consent for the removal of the majority of buildings located at the site in association with the sports club use.

The site is approximately 1.8 hectares and the land rises gently across the site to the north and west from the south eastern corner. It contains 3 senior grass sports pitches (last arranged as 2 football and 1 rugby with a cricket pitch being formed in the summer months on the site of the 2 football pitches), ancillary changing rooms, 2 tennis courts and 2 bowling greens. The buildings that have recently been demolished include the main club building which contained sports halls, gymnasium, indoor bowling and bar and function room and a social club that was mainly used for private functions. Ancillary storage buildings have also been removed.

The area is predominantly residential in character, although there is a primary school located to the north of the site across Ham Drive. The character of development surrounding the site is mixed, with recent housing developments being situated to the east and west of the site. Areas to the north and south are characterised by older residential development that appears to emanate from the 1930's.

Proposal Description

The application is made in outline for a new health and fitness centre with associated crèche, parking, access and landscaping, and for 50 new dwellings, with approval of reserved matters sought at this time for the access, appearance, landscaping, layout and scale of the health and fitness club.

The application proposes to retain 2 of the 3 senior grass sports pitches, the 2 existing tennis courts and the changing room block, but does not retain either of the 2 existing bowling greens or the 3rd senior grass sports pitch (last used as a rugby pitch and located adjacent to Ham Drive). With regards to the parts of the application that both outline consent and full reserved matters are sought, the proposed health and sports club will be located on the northern part of the site adjacent to Ham Drive and will be situated on land that is presently the senior rugby pitch. It is in the form of a 2 storey flat roofed building and will provide the following facilities:

- Large gymnasium
- Two exercise studios
- Spinning studio (static bikes)
- Health and Beauty facilities
- Changing facilities
- 20m x 8m swimming pool
- Sauna, steam, spa and relaxation rooms
- 8m x 6m learner pool
- Creche
- Bar area with associated kitchen

Ancillary car parking is proposed and 140 car parking spaces, including 7 disabled, are positioned around the proposed health club building on the northern part of the site. The application also proposes cycle storage and landscaping around the proposed health club building.

To the west of the proposed health club building, on part of the land that was last used as a senior grass rugby pitch, it is proposed to have 10 football training squares. There are no details contained within the documents submitted with the application (other than a proposed layout plan) with regards to these areas and how they might be finished and enclosed. The only information submitted states that they are provided in order to reduce the wear and tear on the senior grass sports pitches that are proposed to be retained.

The residential element of the proposal is made in outline only with all matters reserved for future consideration, for 50 dwellings. This is proposed to be on the eastern part of the site, adjacent to Recreation Road, on part of the site that was formerly occupied by the old Civil Service Clubhouse building and the southernmost bowling green.

Relevant Planning History

07/01261/FUL - Erection of Health and Fitness Centre with a new vehicle access to Ham Drive and associated parking and landscaping. REFUSED

06/00687/FUL - Demolition of free standing function building, and part demolition of existing sports hall and reconstruction as Health and Fitness Club, 7 floodlit synthetic 5-a-side pitches, extension to external changing rooms and associated parking. WITHDRAWN

06/00301/FUL - Demolition of building, part demolition of existing sports hall and reconstruction as Health and Fitness Club, 8no. Floodlit synthetic 5-a-side pitches, extension to external changing rooms and associated parking. WITHDRAWN

Consultation Responses

Highways Agency

No objections

Sport England

Object due to loss of senior grass sports playing pitch without mitigation.

Environment Agency

Object on the grounds that the flood risk assessment provides insufficient detail regarding flood risks associated with the drainage design.

Public Protection Service

Object due to insufficient information submitted to demonstrate that the risk of contaminated land or that the risk of pollution to controlled waters is acceptable.

Highway Authority

Object due to over provision of car parking and potential impact upon local highway network at the Ham Drive/Outland Road and Recreation Road/Honicknowle Lane junctions.

Representations

7 letters of representation received, objecting to the application on the following grounds:

- Loss of existing playing fields, contrary to Plymouth Playing Pitch Strategy.
- No details of flood lighting which could impact upon neighbours amenities.
- No demand for new housing in the area.
- Loss of green space.
- Housing not appropriate for a former leisure/sports site that is on greenfield land.
- Loss of some of the activities that used to take place at the site, such as skittles, darts and bowls.

Analysis

This application proposes to provide a new health club with associated car parking and landscaping and 50 new dwellings at the Civil Service Sports Club site on Recreation Road in Beacon Park, whilst retaining 2 grass sports pitches and 2 tennis courts. A detailed breakdown of the application proposal is set out above in the Proposed Description section of this report.

The application raises a number of main points that require consideration;

- the principle of a mixed use redevelopment at the site;
- whether the loss of a senior grass playing pitch is acceptable;
- issues of layout and building design;
- highway safety, parking and access issues;
- residential amenity issues.

Principle

The site is a designated Greenscape Area. Policy CS18 (Plymouths Green Space) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) seeks to protect such areas and states that *'Development on or adjacent to a Greenscape Area will not be permitted where it result in unacceptable conflict with the function(s) or characteristics of that area'* and that development proposals will be required to *'improve the quality and quantity of accessible green space, where appropriate.'*

Greenscape Areas can perform a number of functions and are recognised for having value in the following eight areas; 1 Informal Recreation; 2 Sport and Formal Recreation; 3 Habitats and Species; 4 Visual Amenity; 5 Separation Buffer; 6 Access Corridors; 7 Historical/Cultural and 8 Countryside/Food Growing.

These 8 functions are evaluated and given a scale of importance to determine their value. The scale of importance ranges from Neighbourhood to International Value and the full scale is as follows:

Neighbourhood (least value)
District
City
Regional
National
International (highest value)

The Civil Service Sports Club site is considered to have City Value for Sport and Formal Recreation and Neighbourhood Value for Visual Amenity and as a Separation Buffer. With regards to Sport and Recreation, there is a recognised shortage throughout the city of sports pitches, as stated in the Plymouth Playing Pitch Strategy. The site is of city wide importance for Sport and Formal Recreation and any redevelopment of the site must therefore at the very least protect and preferably enhance sport and formal recreation opportunities in the city. The application fails to do this, by proposing the loss of an existing senior grass sports playing pitch without replacement or mitigation.

It is possible for the site to be redeveloped for a mixed use development containing a health/sports club as this is what has existed previously at the site and it is also possible to introduce an element of residential development, but this must not be at the expense of senior grass sports pitches. The application therefore conflicts with Policy CS18 as it would result in

unacceptable conflict with the function of the area (being of city wide importance as formal sports pitches), whilst also failing to address local deficiencies in this area.

As stated, the site has neighbourhood value for visual amenity and as a separation buffer. It makes a contribution to greenspace in this area, which is limited in supply in the locality. However, the site is not publicly accessible and this seems to explain its low weighting (neighbourhood) with regards to visual amenity and its role as a separation buffer, as it is enclosed and thus of limited value to local residents with regards to these considerations. Development of the site in the form proposed is thus unlikely to have a significant impact upon its role as a separation buffer or its contribution towards local visual amenity and it is therefore considered that a mixed use development could be acceptable at the site with regards to these considerations. However, due to the aforementioned loss of formal grass playing pitches this application fails to accord with Policy CS18 (Plymouths Green Space).

Loss of a Senior Sports Playing Pitch

The development proposals would lead to the direct loss of a senior rugby pitch and 2 outdoor bowling greens. The rugby pitch is proposed to be relocated to the site of 1 of the existing football pitches, so the net loss at the site is 1 senior grass football pitch. Consultation has been made with Sport England as required by Statute in these circumstances. The advice makes it clear that there has not been an adequate assessment of the impact of losing outdoor facilities in this area against the benefit of providing an indoor health facility, and that there is no justification or mitigation proposed for loss of an existing grass sports pitch.

In their letter dated 21st July 2009, Sport England state that 'We note that the current application includes relocating (and reducing in size) the rugby pitch to the cricket outfield, which would lead to the loss of an existing football pitch. We are not aware of any proposals being put forward as part of the application which seek to provide compensatory playing field provision to offset the reduction in the number and quality of pitches currently on the site. We have previously suggested that this issue should be addressed in order to overcome our concerns in relation to the loss of outdoor sports facilities, but we are not aware of any firm proposals being forthcoming.....we consider that the proposal to locate the health and fitness club at the northern end of the site would have a significant adverse impact on the quantity and quality of pitch provision on the site. In the light of the playing pitch deficiencies identified in the Plymouth Playing Pitch Strategy, and lack of any replacement playing pitch provision linked to the application, we do not consider the proposals meet the requirements of our Playing Field Policy.'

In conclusion, Sport England state that 'Whilst we welcome any attempts to retain the site in sports use, we do not consider that the overall benefits of the proposed development outweigh the loss of the outdoor sports facilities. In particular, we would wish to see every effort made to retain the existing grass pitches and outdoor bowling greens on site.....in the light of the above

comments Sport England wishes to object to this application, on the grounds that the proposed development would be in conflict with our Playing Field Policy and our policy on the loss of sports facilities contained in Planning for Sport and Active Recreation: Objectives and Opportunities (2005).'

Furthermore, the City Council has now produced a Playing Pitch Strategy for the city and this forms part of the evidence base for the Local Development Framework. The Plymouth Playing Pitch Strategy was prepared in accordance with PPG17 (Planning for Open Space, Sport and Recreation) and identifies citywide shortfalls in playing pitch provision in Plymouth.

Despite this being the fourth application for redevelopment of this site the applicants have failed to address sufficiently the issues of justification or mitigation. A draft unilateral undertaking has been submitted with the application which proposes measures to protect and manage the 2 remaining playing fields and whilst this is welcomed and would be essential, it does not address the issue of loss of a playing pitch, by either providing justification for this or mitigation, as required by planning policy.

In this respect the application fails to make a case for the permanent loss of outdoor sports facilities and the benefits associated with the proposed indoor facility, whilst providing mitigation for loss of the former sports club at the site, do not compensate for the loss of an essential outdoor senior grass playing pitch. Policy CS30 (Sport Recreation and Childrens Play Facilities) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) states that *'There will be a presumption against any development that involves the loss of a sport, recreation or play facility except where it can be demonstrated that there is currently an excess of provision, or where alternative facilities of equal or better quality will be provided as part of the development.'*

In the absence of robust justification (or mitigation) the proposals (specifically with regards to loss of a senior grass sports pitch) cannot be supported by Sport England or the City Council. The application would be in conflict with the exception test E5 of the Sport England assessment criteria and also policy CS30 (Sport, Recreation and Children's Play Facilities) of the Core Strategy.

Layout and Building Design

The proposed layout plan shows the health and sports club located on the northern part of the site adjacent to Ham Drive, on land that is presently the senior rugby pitch. It is in the form of a 2 storey flat roofed building and is surrounded by car parking and small landscaped areas. The proposed training squares are situated to the west of the proposed health club building, on part of the land that was last used as a senior grass rugby pitch. The residential element of the proposal will be positioned on the eastern part of the site, adjacent to Recreation Road, on part of the site that was formerly occupied by the old Civil Service Clubhouse building and the southernmost bowling green.

The northern part of the site is dominated by car parking and there is an over provision of car parking spaces at the site. It is positive that the building has

been re-positioned (following comments made in relation to the previous application) so that it lies adjacent to Ham Drive and has a positive relationship with the street, whilst ensuring retention of the established tree line on Ham Drive. However, the over provision of car parking dominates the site and takes up unnecessary space. If this area was reduced and rearranged it might be possible to retain the 3rd playing pitch at the site.

The building's architectural expression is considered to be a vast improvement on that proposed within the previous application, although some concerns still exist with regards to the proposed materials palette and elements of the detailed parts of the design, which lack interest. It is unclear when viewing the building where the front entrance is and this should be clearly defined. The proposed materials palette is bland and appears to lack colour and inspiration, giving the appearance of an office block or industrial building rather than a health and fitness club. This part of the application is therefore contrary to Policy CS02 (Design), which states that new development should be well designed to respect the character, identity and context of Plymouth historic townscape and landscape and contribute positively to an area's identity and heritage in terms of scale, density, layout and access.

The residential element of the application is made in outline only, with all matters reserved for future consideration. The location of the dwellings shown on the indicative layout plan seems broadly acceptable and appears to give a street presence to both Recreation Road and Ham Drive.

Highway Safety, Parking and Access issues

As already stated in this report, the application proposes a gross over provision of car parking at the site. Based on maximum parking standards, a total of 125 car parking spaces would be required to serve the proposed health club, yet the application proposes 140 car parking spaces.

There is a new access proposed from Ham Drive to serve the health club. Whilst this is acceptable in principle, it would be preferable if a mini roundabout were utilized here in order to reduce traffic speeds, but this is outside of the site boundary and would need to be the subject of a Section 278 Agreement. Concerning the residential element of the proposed development, access is reserved for future consideration.

The Council's Highways Officer has concerns about parking levels and the trip rates quoted within the applicant's Transport Assessment, commenting that *'It is the view of the Highway Authority that some of the data included in the TA relating to trip distribution may be incorrect and consequently the impact of the development traffic on the operation of existing signal controlled junctions in the area may be greater than that forecast. Furthermore there would appear to be an over-provision of car parking in respect of the level of car parking proposed to serve the sports facility. Therefore in view of these concerns I would have to recommend that the application be refused.'*

Residential Amenity

Policy CS34 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) seeks to protect the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook and privacy.

Based on the indicative layout, there appears to be acceptable separation distances between the existing dwellings near to the site and those proposed within the site. The impact of the development, based on the indicative layout, on the residential amenities of existing properties close to the site would therefore be minimal and not sustainable as reasons for refusing the residential element of this planning application. Generally, the proposed indicative layout appears to create a design that provides a satisfactory residential arrangement that would not raise issues of residential amenity conflict between the dwellings proposed.

Other Relevant Issues

Policy CS20 (Sustainable Resource Use) requires developments to utilize natural resources in as efficient and sustainable way as possible, incorporating sustainable design into the building form. Reliance on the use of artificial light in areas such as the pool hall and gymnasium should be minimised. Natural ventilation should be used. Opportunities (as per Core Strategy CS20) for Micro-Generation / Combined Heat and Power should be explored in relation to heating the swimming pool (and potentially linked to additional residential development on the site). No details regarding these issues have been submitted with the application and it is therefore considered contrary to Policy CS20 (Sustainable Resource Use) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

The application lacks details on biodiversity and does not demonstrate a net gain in biodiversity by designing in wildlife and ensuring that any unavoidable impacts are appropriately mitigated for, as required by Policy CS19 (Wildlife). The application is therefore contrary to Policy CS19 (Wildlife) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

The Environment Agency have objected to the application on the grounds that the flood risk assessment submitted with the application provides insufficient details regarding flood risks associated with drainage design. The flood risk assessment should demonstrate that there is sufficient space on the site to incorporate a sustainable drainage system with proper regard to exceedance flooding routes. In the absence of acceptable details, the application is contrary to Policy CS21 (Flood Risk) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

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.

Letters of Representation

7 letters of representation have been received, all in objection to the application, for reasons listed above in the representations section of this report. Many of the planning issues raised have already been discussed in the analysis section of this report. However, with regards to the issue of floodlighting, it is considered that if the application were acceptable this issue could be covered by planning condition, in order to minimise impact upon nearby residential properties.

Equalities & Diversities issues

This application has the potential to affect people of all ages and from all backgrounds as it proposes a health club that would be available to all members of the general public, and housing that would also be available on the open market. If the application were to be accepted no negative impacts to any equality group would be anticipated.

Section 106 Obligations

In accordance with Policy CS15 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) the application is required to provide 30% of all dwellings as affordable homes. There is no commitment within the application (or within the draft unilateral undertaking submitted) to provide or secure this or the financial mitigation required by the Plymouth Development Tariff. The application is therefore contrary to both Policy CS15 and Policy CS33 (Community Benefits) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

Conclusions

There are a number of reasons why this application cannot be supported. Principally, it proposes the loss of a senior outdoor grass playing pitch without justification or mitigation. The design and materials palette of the proposed building is poor and uninspiring, there are highways concerns regarding trip rates and impact upon existing junctions, the proposed parking levels are too high, no affordable housing or financial mitigation is proposed and there are no details of biodiversity enhancements, acceptable drainage designs or sustainable resource use. The application is therefore recommended for refusal.

Recommendation

In respect of the application dated **12/06/2009** and the submitted drawings, **PL09, PL07, PL02A, PL10A, PL11A, PL03, PL04, PL05, PL08, PL06, PL01, 08.189.1TCP, Flood Risk Assessment, Transport Assessment, Planning Statement, Tree Survey, and accompanying Design and Access Statement** , it is recommended to: **Refuse**

Conditions

LOSS OF ESSENTIAL SPORTS FACILITIES

(1) The proposed development would result in the permanent loss of outdoor sports facilities, in this case a senior formal grass playing pitch, without justification or adequate mitigation. There is a recognised shortage of outdoor sports pitches throughout the city and the 3 senior sports playing pitches at the CSSC site are valuable local assets that provide essential sporting facilities to the city. No justification or acceptable mitigation for the loss of the facility has been provided. The application is therefore contrary to Policy CS30 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007), the guidance contained in PPG17, Sport England's Playing Field Policy 'A Sporting Future for the Playing Fields of England' and Sport England's 'Planning for Sport and Active Recreation: Objectives and Opportunities' ((2005).

OVER PROVISION OF CAR PARKING

(2) The level of car parking serving the site is most undesirable, as it would provide a level of car parking which is greater than the maximum number of spaces required to serve the site by applying the maximum car parking standards in the City Councils Car Parking Strategy, along with guidance and advice setout in PPG13 (Transport) which recommends limiting car parking serving new development in order to encourage the shift to sustainable modes of transport as an alternative to the private car and hence reduce vehicular trips on the highway network, particularly in the peak traffic hours. The proposal is therefore contrary to Policy CS28 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

HIGHWAY SAFETY

(3) The applicant has not sufficiently demonstrated through the traffic modeling work included in the Transport Assessment that the additional traffic movements generated by the development will not lead to a deterioration in operating conditions at the Ham Drive/Outland Road and Recreation Road/Honicknowle Lane junctions, which would give rise to conditions likely to cause:

- (a) Unwarranted hazard to vehicular traffic;
 - (b) Prejudice to public safety and convenience; and
 - (c) Interference with the free flow of traffic on the highway;
- which is contrary to Policy CS28 of the adopted City of Plymouth Local Development Framework Core Strategy adopted April 2007.

ABSENCE OF DETAILS OF RENEWABLE ENERGY PRODUCTION EQUIPMENT

(4) The application fails to include details of how the building will limit energy consumption and how onsite renewable energy production equipment to offset at least 15% of predicted carbon emissions for the periods up to 2016, is to be provided. Considerations associated with delivering this requirement could materially alter the scheme and in the absence of such information the proposal is contrary to Policy CS20 (Sustainable Resource Use) of the

Adopted City of Plymouth Local Development Framework Core Strategy (2007), which seeks to secure sustainable resource use.

INSUFFICIENT INFORMATION ON WILDLIFE SITE

(5) Insufficient information has been provided on protected species that could be using the site. Without this information it is impossible to determine the development impacts upon these species and whether these impacts can be avoided or mitigated. The development is therefore contrary to Policy CS19 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) and the guidance within ODPM circular 06/2005 'Biodiversity and Geological Conservation - statutory obligations and their impact within the planning system.'

INSUFFICIENT INFORMATION ON HABITATS

(6) Insufficient information has been provided within the application on habitats that might be present at the site to enable a sufficient understanding of the impact of development and how the impacts will be avoided and/or mitigated; the application is therefore contrary to Policy CS19 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

LACK OF ENHANCEMENT & MITIGATION DETAILS

(7) The proposed development could result in a net loss of biodiversity at the site. No enhancement or mitigation details have been produced in association with adequate survey work to determine if the application could result in a net gain in biodiversity as required by CS19 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) and to PPS9. The development is therefore contrary to Core Strategy Policy CS19 and PPS9.

AFFORDABLE HOUSING REQUIRED

(8) This mixed use development proposal contains a residential element that generates affordable housing requirements. In the absence of a mechanism to secure the provision of affordable housing, the proposal fails to contribute towards the creation of balanced, mixed and sustainable communities and is therefore contrary to Policy CS15 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) and to the Planning Obligations & Affordable Housing Supplementary Planning Document.

SECTION 106 CONTRIBUTIONS

(9) The proposed residential development generates the need for financial contributions under the Plymouth Development Tariff, in order to provide adequate mitigation and other community benefits. In the absence of these requirements being met, it is contrary to policies CS15 (Overall Housing Provision) and CS33 (Community Benefits/Planning Obligations) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

POOR DESIGN

(10) The design of the proposed health club building is poor and uninspiring, using a bland materials palette, and does not contribute positively to local

visual amenity or the streetscene. The application is therefore contrary to Policy CS02 (Design) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

INADEQUATE FLOOD RISK ASSESSMENT

(11) The Flood Risk Assessment submitted with the application provides insufficient details regarding flood risks associated with the drainage design. The flood risk assessment should demonstrate that there is sufficient space on the site to incorporate a sustainable drainage system with proper regard to exceedance flooding. In the absence of these details the application is contrary to Policy CS21 (Flood Risk) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

CONTAMINATED LAND

(12) The application contains insufficient information to demonstrate that the risk of contaminated land or that the risk of pollution to controlled waters is acceptable. No preliminary risk assessment has been submitted and the application is therefore contrary to Policies CS22 (Pollution) and CS34 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) and the advice contained within PPS23.

Relevant Policies

The following (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, were taken into account in determining this application:

PPG13 - Transport
PPG17 - Sport and Recreation
PPS9 - Biodiversity and geological conservation
PPS23 - Planning & Pollution Control
CS28 - Local Transport Consideration
CS32 - Designing out Crime
CS33 - Community Benefits/Planning Obligation
CS34 - Planning Application Consideration
CS22 - Pollution
CS18 - Plymouth's Green Space
CS19 - Wildlife
CS20 - Resource Use
CS21 - Flood Risk
CS01 - Sustainable Linked Communities
CS02 - Design

CS15 - Housing Provision

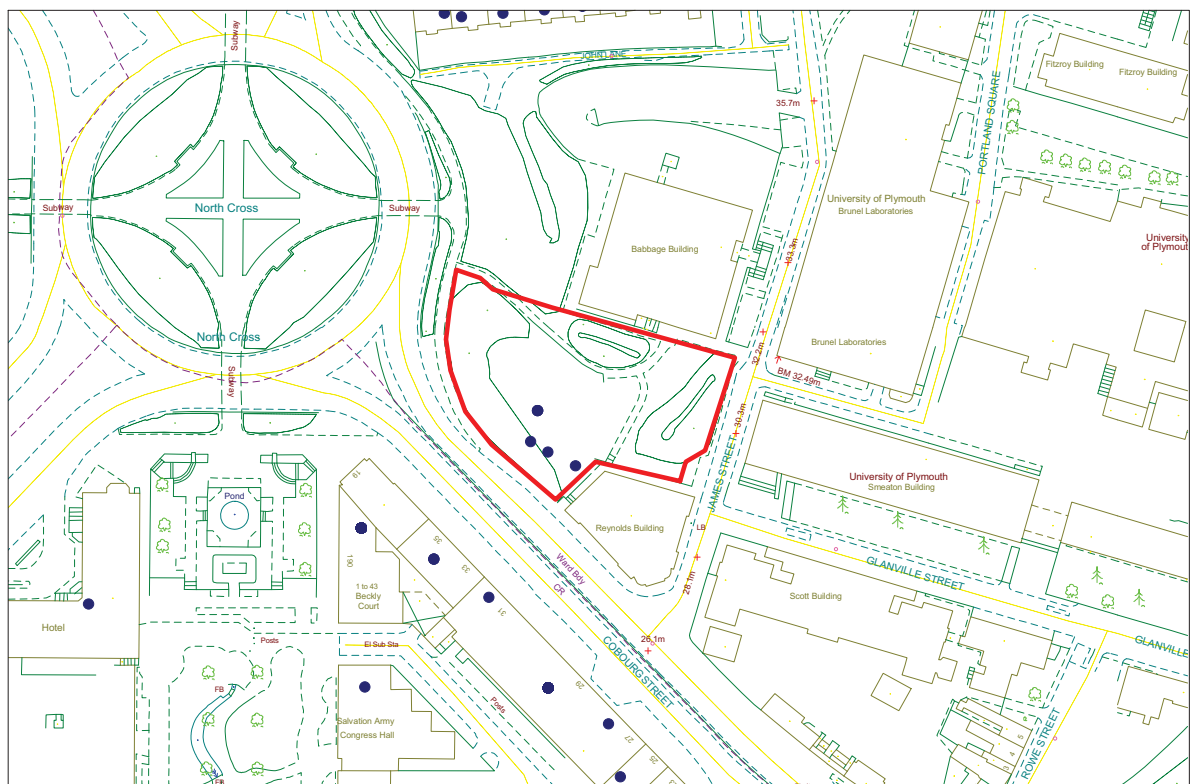
CS30 - Sport, Recreation and Children's Play Facilities

SPD1 - Development Guidelines

C 06/2005 - Biodiversity and Geological Conservation

ITEM: 12

Application Number:	10/00366/FUL
Applicant:	University Of Plymouth
Description of Application:	Marine engineering research and teaching facility building (6 Storeys) with associated hard and soft landscaping areas, bicycle parking areas etc
Type of Application:	Full Application
Site Address:	UNIVERSITY OF PLYMOUTH DRAKE CIRCUS PLYMOUTH
Ward:	Drake
Valid Date of Application:	15/03/2010
8/13 Week Date:	14/06/2010
Decision Category:	Major Application
Case Officer :	Robert McMillan
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



Reproduced from the Ordnance Surveys digital maps with the permission of the Controller of Her Majesty's Stationery Office.

OFFICERS REPORT

Site Description

The site is on the west side of the University campus on the east side of the North Cross roundabout, north of Cobourg Street and west of James Street. The site area is 0.353 hectares. The site lies between the five storey Babbage Building and the older Reynolds Building opposite the Smeaton Building. It lies to the west of the recently improved and landscaped Glanville Street that is the main east – west pedestrian route in the southern part of the campus.

It is a mounded landscaped area with trees fronting James Street and sited north of the Reynolds Building and on the site.

Proposal Description

The application is for the new marine building for the Marine Engineering Faculty and their partners. It is five storeys together with a basement. The maximum dimensions are 56m long by 25m wide by 19 – 21m tall with roof lights above. It contains two large water tanks and smaller tanks for renewable marine energy and marine engineering research and testing purposes. These are on the basement, ground and mezzanine floors. The main tank is 35m by 15.5m by 3m deep and the smaller coastal basin tank is 10m by 15.5m by 0.5m. Above these are three floors of teaching, office space and meeting space. The total floorspace is 4,495 sq m with 865 sq m of tanks/sump, 705 sq m laboratory/teaching space and 1,830 sq m of office/meeting space.

Servicing is via James Street and a new access way between the new building and the Babbage building with pedestrian links from the east, south west and west.

The materials comprise natural random ashlar Plymouth Limestone, fair faced concrete, anthracite zinc metal cladding, brown facing bricks, colour glass panels and metal frame glazing and doors.

The Design and Access Statement describes the purpose and functions of the proposal in detail as set out in extracts below:

School of Marine Science

“The Marine Building is to house and identify the School of Marine Science and Engineering in a central location within the University's main campus. The proposals are to form a link between the campus and the city, and are to integrate with the City and the University master plans.

The School is currently spread across the overall campus and it is the University's intention to bring the various departments together within one hub, thereby stimulating cross fertilisation between the various

subject communities and nurturing the success of the merger that recently formed the School.

The School is multifaceted and the largest of its kind in Europe, formed of four subject communities:

1. Civil & Coastal Engineering,
2. Marine Biology,
3. Marine Sciences, and
4. Mechanical & Marine Engineering.

The School currently has approximately 80 academic staff, 90 MPhil/PhD research students, as well as almost 1400 postgraduate and undergraduate taught students.

The School works in partnership with number of commercial ventures across the South West of England including: Peninsula Research Institute in Marine Renewable Energy (PRIMaRE) and the Plymouth Marine Sciences Partnership (PMSP).”

Hydrodynamics facility

“At its heart the building will house a unique 'world class' hydrodynamics facility that supports both the research and educational activities of the School. The facility will also reach out to the local commercial sector by providing a home for the School's partners and knowledge transfer partnerships.

The new facilities are to provide a unique capability and will target a niche market for marine renewable energy wave tank testing. The facilities will be unique as they will provide two large water tanks and associated equipment that will allow model testing under combined wave, current and wind loading with sediment dynamics and tidal effects, including short crested waves at all orientations to the current.

They will provide support to the four device developers currently working at the Wave Hub as well as other local developers and supply chain businesses growing through regional development in marine renewable energy.

The proposed principal facilities are two main water tanks, and wave making devices.”

Relevant Planning History

There is no recent planning history on the application site. But there has been considerable development activity on the campus since 2006/07. This comprises the completion of the Roland Levinsky Building (05/00371); the Scott Building extension (06/00657); extension to the Link building and Link Bridge to the Smeaton Building (08/0408); and landscape improvements to Glanville Street (07/00592), these are all in the southern part of the campus; the Rolle Building and Francis Drake Hall of Residence (05/02029) at the north of campus; and the Nancy Astor Building (06/01139) on Endsleigh Place.

Consultation Responses

Environment Agency

The Agency's Standing advice applies.

Highway Authority

No objections subject to conditions. It is a sustainable location with all major amenities in easy walking distance and close to the bus routes and stops on North Hill and Mayflower Street. Footway links will be provided to Cobourg Street and the North Cross junction. No new vehicular access or car parking is proposed.

Public Protection Services

No objection subject to conditions relating to actions should unexpected contamination be found and code of practice.

Representations

The Council received one letter of representation raising the following points:

1. Supports the educational role of the development;
2. It should be built elsewhere on a "brownfield part" of the campus, for instance on the car park north of the Babbage building;
3. It will reduce the amount of green space in the city centre which is limited; and
4. Inadequate public consultation.

Maritime Plymouth strongly support the application. This will re-inforce the University's maritime research standing nationally and internationally. The availability of the facility for local business interests is most welcome.

Analysis

The main issues with this application are: how the development relates to the campus, city centre and possible future proposals for North Cross; low carbon development and trees and landscaping. The key Core Strategy policies are CS01 Development of Sustainable Linked Communities, CS14 New Education Facilities, CS02 Design, CS34 Planning Application Considerations, CS18 Plymouth's Green Space, CS20 Sustainable Resource Use, CS28 Local Transport Considerations, City Centre and University Area Action Plan (AAP) policies CC5 Combined Heat and Power, District Heating and Cooling, CC16 University of Plymouth Campus and CC14 North Cross and Railway Station.

Principle

The principle of the development is acceptable as it is an academic and research facility on the campus in accordance with Strategic Objectives 1 and 2 by enhancing Plymouth's strategic role in the South West, providing exceptional education facilities and supporting regeneration and diversification and adding to the city's role as the engine room for the far south west and spreading the benefits of investment to the wider area. It complies with Area Vision 3 of the Core Strategy by reinforcing the role of the University as a

strong part of the City Centre. It fully supports Strategic Objective 9 as it will enhance the city's higher education teaching, learning and research.

Site planning

The principle of the proposal is welcomed as it is consistent with aspirations in the University of Plymouth Strategic Development Framework, the adopted Interim Planning Statement 10 and the adopted City Centre and University Area Action Plan.

The applicant and its architects have acted collaboratively with officers to achieve a quality development. They have considered the site in its context particularly with the proposals of how North Cross and the railway station could be redeveloped in the future by changing the road layout.

The site layout integrates positively with the UoP street pattern and safeguards future linkages to the indicative masterplan explored in the North Cross Urban Framework. The public realm proposed will extend and enhance the east/west "cultural" route linking along Glanville Street to the Roland Levinsky arts faculty and the City Museum and Library beyond.

Design and appearance

The building height and massing are considered acceptable given the scale of adjacent buildings and the wide aspiration to maximise development density on City Centre sites.

It would have been preferable for the building's plan to have been mirrored east/west with the primary entrance addressing a new gateway public realm space next to North Cross, to improve the legibility and sense of arrival to the campus from the west. However, the addition of wrap-around glazing at the building's southwest corner is accepted as a reasonable compromise solution in this respect. The fair-faced concrete parapet/upstand at the west end of the building has been replaced with a lighter, visually permeable railing structure, to improve natural surveillance of the space from street level.

The architectural expression builds upon the elegant language successfully established for the acclaimed Scott Building and the Davy link building. As with those buildings, the material palette commendably incorporates Plymouth limestone and a wider colour palette that references it. Officers have an issue with the proposed use of brown brick on the northern elevation and are exploring alternatives with the applicant and will report any changes at the meeting.

The development complies with the criteria of proposal CC16 of the AAP. It will contribute to the evolution of a high quality mixed use campus. In relation to the eight criteria it will: 1) enhance the University as a distinctive area of the city centre; 2) improve the quality of the environment and provide pedestrian and cyclist links to the city centre and North Stonehouse particularly if North Cross is redeveloped; 3) and 5) create high quality footways where pedestrians have priority and green spaces to the west; 4) the applicant has been unable to provide a fully active ground floor frontage given the function

of this part of the building for large tanks but has provided as much glazing as possible with the entrance on the southern elevation and wrap round glazing on the two end facades; 7) introduce high quality architecture: and 8) create a positive gateway between the University and North Cross and entrance to the south western part of the campus. For the above reasons it also complies with Core Strategy policies CS01, CS02 and CS34.

Low carbon development

Policy CC05 of the AAP deals with combined heat and power (CHP) and district heating and cooling (DH) to achieve carbon savings. The policy has been informed by the Plymouth City Centre and Derriford Sustainable Energy Study 2009. There is overlap with Core Strategy policy CS20 that seeks to reduce carbon emissions by micro on-site renewable energy production on a site by site basis. The energy study and paragraph 5.24 of the AAP states that the more effective and realistic way of reducing the carbon output is to use the macro-scale options of combined heat and power (CHP) and district heating /cooling solutions (DH). This is clearly stated in policy CC05 where the policy requirement in CS20 is relaxed for such city centre developments.

This would be carried out by an Energy Service Company (ESCo). The Council is still working on the viability and feasibility of an ESCo for the city centre but at this initial stage there is considerable interest from stakeholders. The University fully supports this approach both for the city and its campus.

The University of Plymouth Campus Energy Strategy is to develop existing main boiler plant rooms into energy centres with the installation of Cogeneration CHP plant generating heat and electrical energy. The system will serve the campus but will incorporate the facilities and connections to enable heat energy to be exported to and imported from the city centre. The new Marine building will not have heating plant within the building and be supplied with heat from the Davy Building Energy Centre.

Policy CC05 states that proposals such as this will be encouraged to make an off-site contribution to establish the city centre network and include systems that allow future connection to the city centre CHP and DN system.

Officers encouraged the applicant to make a contribution but it declined for funding reasons but agrees to allow future connection to the local CHP and DH network. The drawings show the links for import in the Marine Building and import/export in the Davy Building. If the city centre network is provided the University should provide the infrastructure the edge of the campus to join with that of local network.

In addition the architects have designed a sustainable building that should achieve a BREEAM 'Excellent' rating to reduce its carbon use by 44% from the 2002 notional model defined by the Building Regulations. For these reasons the proposal complies the Government's and Council's broad sustainable aims and specifically with SO3, policy CS20 and policy CC05.

Trees and landscaping

The site is a landscaped mounded area with trees of varying size and maturity. There will be loss of this green area and some of the trees which is inevitable to make way for the new development. The applicant has amended the design by moving the building to the west to retain four of the six trees fronting James Street. The mature trees north of the Reynolds Building will be retained. The majority of the trees to be relocated have been re-planted to the west of the Reynolds building. There will also be new trees planted in mitigation. The hard surfacing will integrate with the University's Strategic Development Plan and North Cross Masterplan by using the same palette of materials in particular those used along Glanville Street as part of the "Cultural Axis". These works will enhance the setting of the building and comply with Core Strategy policies CS01, CS02, CS18.4 CS34 and City Centre and University Area Action Plan policy CC16.

Other issues

The transport issues are satisfactory as it is a sustainable location for pedestrians, cyclists and people using public transport. No additional parking is proposed and the servicing facilities are adequate. It complies with Core Strategy policy CS28.

There is an objection to the loss of the greenspace. The University Strategic Development Plan shows the the site to be developed and, if North Cross is developed, more formal open space will be retained west of this site and the Babbage Building. Also several trees have been retained or replanted with new trees proposed. The advantages of the development both in educational and research terms and the creation of a good quality development outweigh the loss of the small area of open space.

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.

Equalities & Diversities issues

The likely users are academics, students, researchers and external enterprises and people from organisations using the facility. It will be open to people of all ages and equality groups and will be fully accessible. It does not have a negative impact on any group.

Section 106 Obligations

None required.

Conclusions

This is an exciting project providing the University with a world class research and teaching facility that will put it in the forefront of marine science, marine engineering and marine renewable energy research. This will add to the University's academic standing on an international level that will also benefit the city's regeneration. The facility will be available to other research organisations and enterprises that will assist the city and region's economy in particular as marine industries are one of the six key growth sectors in the city's local economic strategy. The architects have designed an elegant building of high quality appropriate to this key gateway location next to the North Cross redevelopment site that will enhance the appearance of the campus and city centre. For these reasons officers support the application and recommend that conditional permission be granted.

Recommendation

In respect of the application dated **15/03/2010** and the submitted drawings, **353/PL/000, 353/PL/001, 353/PL002, 353/PL/003, 353/PL/004, 353/PL/005, 353/PL/008, 353/PL353/PL/009, 353/PL353/PL/010, 353/PL353/PL/011, 353/PL353/PL/012, 353/PL353/PL/013, 353/PL353/PL/014, 353/PL353/PL/016, 353/PL353/PL/020, 353/PL353/PL/021, 353/PL353/PL/022, 353/PL353/PL/023, 353/PL353/PL/024, 353/PL353/PL/030, 353/PL353/PL/031, 60143577/M/100P, and Design and Access Statement**, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1)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.

LAND QUALITY

(2) 1. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
? adjoining land.
- groundwaters and surface waters,
- ecological systems,

- archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors to comply with policy CS22 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007.

CODE OF PRACTICE

(3) Prior to the commencement of the development hereby approved, a detailed management plan for the demolition/construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

TRAVEL PLAN

(4) The University Campus Travel Plan Strategy shall be amended to account for the development hereby permitted and agreed with the Local Planning Authority prior to the commencement of development. It shall be prepared in line with prevailing policy and best practice and shall include as a minimum:

- i. The identification of targets for trip reduction and modal shift;
- ii. Innovative and practical methods to encourage modes of transport other than the private car such as car clubs, travel forums and web based travel information, householder welcome packs, travel passes;
- iii. The mechanisms for monitor and review;
- iv. The mechanisms for reporting;
- v. The mechanisms for mitigation;
- vi. The mechanisms for marketing the travel plan;
- vii. The appointment of a Travel Plan Coordinator;
- viii. Implementation of the travel plan to an agreed timescale or timetable and its operation thereafter; and
- ix. Mechanisms to secure variations to the Travel Plan following monitoring and reviews.

All the recommendations and proposed actions contained within the Approved Amended Travel Plan shall be implemented in accordance with the timetable contained therein and the Approved Amended Travel Plan (or any variation of the Travel Plan agreed in writing with the Local Authority) shall be operated thereafter in accordance with the details approved.

Reason;

To promote the amenity of the area and encourage greater use of public transport for journeys being made to and from the development as an alternative to the private car in the interests of sustainability. in accordance with Policy CS28 and CS34 of the adopted City of Plymouth Local Development Framework Core Strategy adopted April 2007.

CYCLE PROVISION

(5) The development shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority) for 44 bicycles to be parked.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

SUSTAINABLE ENERGY - ON SITE

Details of the energy supply (heat and electricity) to the development hereby permitted from the University of Plymouth Campus Energy network shall be submitted to and approved by the local planning authority before the building is occupied.

Reason:

To ensure that the development has a sustainable energy source to comply with policy CS01 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007 and policy CC5 of the adopted City Centre and University Area Action Plan 2006 – 2021, 2010.

SUSTAINABLE ENERGY - FUTURE LINKS TO CITY CENTRE 1

The valved branches for connection to a future City Centre Combined Heat and Power and District Heating and Cooling network for the development hereby permitted and the Davy building as shown on drawing 60143577/M/100P shall be installed and ready for use prior to the first operation of the City Centre Combined Heat and Power and District Heating and Cooling network.

Reason:

To ensure that the development and land controlled by the applicant is capable of connecting to a future City Centre Combined Heat and Power and District Heating and Cooling network to support a sustainable energy supply for the city centre and University campus to comply with policy CS01 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007 and policy CC5 of the adopted City Centre and University Area Action Plan 2006 – 2021, 2010.

SUSTAINABLE ENERGY - FUTURE LINKS TO CITY CENTRE 2

Details of the pipe-work and infrastructure from the valved branches in development hereby permitted and the Davy Building to the University's boundary with the public highway shall be submitted to, approved by the local planning authority and installed and ready for connection prior to the first operation of the City Centre Combined Heat and Power and District Heating and Cooling network.

Reason:

To ensure that the development and land controlled by the applicant is capable of connecting to a future City Centre Combined Heat and Power and District Heating and Cooling network to support a sustainable energy supply for the city centre and University campus to comply with policy CS01 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007 and policy CC5 of the adopted City Centre and University Area Action Plan 2006 – 2021, 2010.

EXISTING TREE/HEDGEROWS TO BE RETAINED

(9) In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of occupation of the building.

(a) No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with BS 3998:1989(Recommendations for Tree Work).

(b) If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or is lopped or topped in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree or hedgerow shall be undertaken in accordance with Section 9 of BS 5837:2005 (Guide for Trees in relation to construction) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground areas within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 are protected during construction work and thereafter are properly maintained, if necessary by replacement.

EXTERNAL MATERIALS

(10) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

NONE USE OF BRICKWORK

(11) The use of brown brickwork on the north elevation as stated on the application form and as shown on the elevation drawings is not approved.

Reason:

For the avoidance of doubt and to ensure that appropriate materials are used in keeping with the site's context in the interests of visual amenity to comply with policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SURFACING MATERIALS

(12) No development shall take place until details and samples of all surfacing materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE DESIGN PROPOSALS

(13)No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.; proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.).

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SOFT LANDSCAPE WORKS

(14)Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; the implementation programme].

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

LANDSCAPE WORKS IMPLEMENTATION

(15) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

LANDSCAPE MANAGEMENT PLAN

(16)A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the

occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

MAINTENANCE SCHEDULE

(17)No development shall take place until a schedule of landscape maintenance for a minimum of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason:

To ensure that satisfactory landscaping works carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

STOCKPILING/PROT. OF EXISTING TOPSOIL

(18)Existing topsoil stripped for re-use must be correctly store in stockpiles that do not exceed 2 metres in height and protected by chestnut palings at least 1.2 metres high to BS 1722 Part 4 securely mounted on 1.2 metre minimum height timber posts driven firmly into the ground.

Reason:

To ensure that the structure of the topsoil is not destroyed through compaction; that it does not become contaminated; and is therefore fit for re-use as a successful growing medium for plants in the interest of amenity e in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

TREE REPLACEMENT

(19)If within a period of five years from the date of the re-planting and planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 are subsequently properly maintained, if necessary by replacement.

BREEAM STANDARD

(20) No work shall start on the development hereby permitted until a BREEAM Design Stage Report has been submitted to and approved in writing by the local planning authority demonstrating how the development will achieve the BREEAM Very Good rating. Before the building is occupied a BREEAM Completion report shall be submitted to and approved in writing by the local planning authority demonstrating that the development has achieved the BREEAM Very Good rating.

Reason:

To ensure that the design of the development includes features that: reduce energy consumption; ensure that water resources are conserved; waste is minimized; and recycling is facilitated to comply with policy CS20 of the Adopted Plymouth Core Strategy Development Plan Document 2007.

CODE OF PRACTICE

INFORMATIVE 1 The management plan required by condition 3 shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web-pages, and shall include sections on the following:

- 1 - Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information.
- 2 - Construction traffic routes, timing of lorry movements, weight limitations on routes, initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, wheel wash facilities, access points, hours of deliveries, numbers and types of vehicles, construction traffic parking.
- 3 - Hours of site operation, dust suppression measures, noise limitation measures.

BREEAM RATING

INFORMATIVE 2 The applicant/developer is advised to make best endeavours to achieve the BREEAM Excellent rating.

SURFACE WATER DRAINAGE

INFORMATIVE 3 The applicant is advised to design the surface water drainage system to comply with the Environment Agency's standing advice which states: For the range of annual flow rate probabilities up to and including the one per cent annual exceedence probability (1 in 100 years) event, including an appropriate allowance for climate change, the developed rate of run-off into a watercourse, or other receiving water body, should be no greater than the existing rate of run-off for the same event. Run-off from previously-developed sites should be compared with existing rates, not greenfield rates for the site before it was developed. Developers are, however, strongly encouraged to reduce runoff rates from previously-developed sites as much as is reasonably practicable. Volumes of run-off should also be reduced wherever possible using infiltration and attenuation techniques. Interim guidance on calculation of site run-off rates can be found at:

http://www.ciria.org/suds/pdf/preliminary_rainfall_runoff_mgt_for_development.pdf

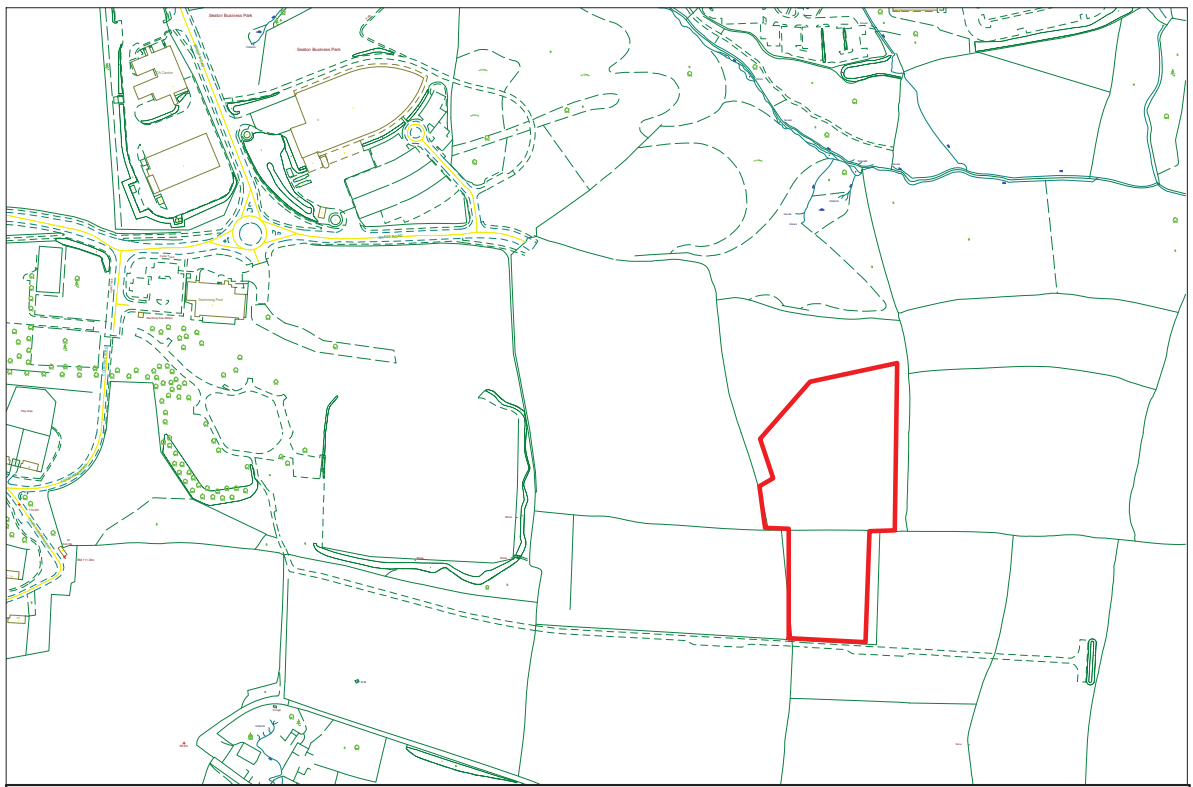
Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: how the development relates to the campus, city centre and possible future proposals for North Cross' low carbon development and trees and landscaping; the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

- PPG13 - Transport
- PPS1 - Delivering Sustainable Development
- CS32 - Designing out Crime
- CS34 - Planning Application Consideration
- CS22 - Pollution
- CS14 - New Education Facilities
- CS18 - Plymouth's Green Space
- CS20 - Resource Use
- CS01 - Sustainable Linked Communities
- CS02 - Design
- SPD2 - Planning Obligations and Affordable Housing
- SPD1 - Development Guidelines

ITEM: 13

Application Number:	10/00238/FUL
Applicant:	Plymouth Hospitals NHS Trust
Description of Application:	Retrospective planning application for retention of existing car park extension at Derriford Hospital Park and Ride
Type of Application:	Full Application
Site Address:	CAR PARKING AREA, BREST ROAD PLYMOUTH
Ward:	Moor View
Valid Date of Application:	09/03/2010
8/13 Week Date:	08/06/2010
Decision Category:	Major Application
Case Officer :	Robert McMillan
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



OFFICERS REPORT

Site Description

The site is to east of the roundabout junction of Brest Road and William Prance Road at the eastern end of the Plymouth International Medical and Technology Park. It has an area of 2.07 hectares. The northern part is an existing temporary Park and Ride Park site which is in use. There is a mature hedgebank on the eastern boundary and another on the southern boundary with the extension. There are bunds on the northern and western boundaries. The southern part comprises part of a field with a mature hedgebanks on the western boundary. The applicant has started work and created two earth bunds on the eastern and southern boundaries and laid the hard surface. There is open land to the east, south and west all of which is in the development area of Core Strategy Area Vision 9 – Derriford / Seaton and the Derriford and Seaton Area Action Plan – Issues and Preferred Options Consultation document.

The northern area and possibly some or all of the southern part will be developed as the Planned Care Centre by the applicant. To the west is the site of a proposed private hospital. The land to the south west is proposed, (subject to a future application and possible permission) for residential mixed use development with the new Forder Valley Road coming in from the south east linking the junction of Forder Valley Road/Novorossisk Road to the roundabout. It is also proposed to locate a local centre by the roundabout. The proposed North Plymouth Community Park would lie to the north, east and south in the Bircham and Forder valleys.

Proposal Description

The proposal is for retention of the existing temporary park and ride site for 400 spaces (250 in the existing facility and 150 in the extension) and the surfacing and bund works. The surfacing comprises tarmac aisles and footpaths and compacted gravel surfaced parking areas. Access is from the roundabout and existing park and ride side through an entrance in the dividing hedgebank. New timber post and rail fencing will be provided along the eastern, southern and western boundaries. Floodlighting will be provided on portable telescopic columns with generator units.

The spaces are for staff who will lose on site spaces to the public as a result of the building works associated with the new entrance and multi storey car park. About 400 staff spaces will be lost to public spaces The need is for 400 spaces, 250 in the existing facility and 150 in the extension.

The applicant states in the supporting evidence how it would operate:

“The facility will remain exclusively for staff parking permit holders with three 16 seat staff minibuses operating at peak times between 07.30 - 09.30 and 16.00 - 18.00 and one bus operating at all other times, Monday – Friday excluding bank holidays. One of these vehicles also operates as a patient shuttle bus service around the site and to other off site locations as and when required 09.30 - 16.00 Monday - Friday.”

The temporary period is for five years until 2014 to cope with the building programme at the main hospital site.

Relevant Planning History

Application site

09/00219 - TEMPORARY APPLICATION - Retention of the use of the existing temporary hospital staff car park off the roundabout at Brest Road/William Prance Road, and extend it onto adjacent land, to provide an additional 200 spaces - WITHDRAWN

04/01676 – TEMPORARY APPLICATION - Formation of temporary car park for Derriford Hospital staff use – WITHDRAWN.

02/00922 - OUTLINE APPLICATION -Develop land by the erection of a new Plymouth Area Diagnostic and Treatment Centre and residential accommodation for NHS key workers together with new access roads and pedestrian footbridge link – GRANTED subject to a Section 106 Agreement (Not implemented – spent).

98/0461 - OUTLINE APPLICATION - Demolish existing buildings and redevelop land for Class B1 (business), B2 (general industrial), and B8 (storage/distribution) purposes, including details of means of access and landscaping, with retention of Seaton Pool for leisure use and retention of officers mess for Class B1/B2.

Land to the west

07/02211 - Development of a centre of clinical excellence (private hospital) 14,500 sq m building, 250 parking spaces and associated landscaping – APPROVED – awaiting completion of the S106 Agreement.

Land to south – Hawkins Trust

06/01325 – SCOPING OPINION – For scope and contents of the Environmental Statement for a proposed Environmental Impact Assessment development – ISSUED.

Consultation Responses

Environment Agency

No objection subject to a condition.

Highways Agency

Directs that conditions be attached to any permission relating to it being a temporary consent until December 2014 or upon commencement of the use of the multi storey car park at the NWQ, reference 08/01418.

Highway Authority

No objection subject to similar conditions to those suggested by the Highways Agency and others relating to a restriction on the number of spaces and construction details.

Representations

None received.

Analysis

The main issues with this application relate to transport matters, surface water drainage and nature conservation. The key policies are Area Vision AV9 – Derriford/Seaton, CS01 – Development of Sustainable Linked Communities, CS02 – Design, CS31 – Health Care Provision, CS28 Local Transport Considerations, CS18 – Plymouth’s Green Space, CS 19 – Wildlife CS21 Flood Risk and CS34 – Planning Application Considerations. The Design and Development Guidelines SPDs are material as is the emerging Derriford and Seaton AAP.

Background

The proposals are on the site of the proposed Planned Care Centre (PCC). The scale of the facility has been reduced from that envisaged in the earlier lapsed outline permission, 02/00922 and the development programme has been put back due to budgetary issues with the Trust. The land is available for temporary uses until such time that the Trust proceeds with the PCC. The Trust applied for the main part of the park and ride (P&R) facility in 2004. It was recommended for approval subject to a section 106 agreement relating to the management of the P&R. This was never completed and the applicant withdrew the application in 2006 with the intention to re-apply. The Trust then carried out the works before obtaining permission, presumably in 2007 - 08. It also applied for the extension in 2009. It had not carried the flood risk assessment for any part of the P&R and withdrew the application. It carried out the works for the extension without the benefit of planning permission. The Council did not consider it expedient to take enforcement action as the principle of the development was not in dispute and it was not causing harm to any adjoining owners. There were technical issues to resolve in particular to ensure there would be adequate surface water drainage to prevent increased risk of flood risk off-site. The applicant has carried out the technical work and is applying to regularise the existing P&R.

Principle

The principle of the temporary Park and Ride use is acceptable as the land is not needed for built development in the immediate future. The Planned Care Centre (PCC) is not going ahead in the short term. At previous meetings with the Trust it stated that the PCC would be smaller than that proposed in the lapsed outline permission – 02/00922 and could only require the land covered by phase 1 of the temporary Park and Ride.

Officers have been negotiating with the Hawkins Trust the owners of the land to the south. It is working on an informal masterplan for the area. Current thinking indicates that the area covered by the extension to the Park and Ride could possibly be used for mixed use development and a primary school.

It has the potential to become a prominent site if the Forder Valley Link Road is constructed at the important junction with Brest Road and William Prance

Road. A permanent park and ride site is not likely to be acceptable in urban design terms.

Transport

The Highways Agency (HA) and Local Highway Authority (LHA) do not object to the proposals. This is provided there is no increase in parking for the current hospital facilities, on site, at the application site and the other Trust park and ride sites at The George Park and Ride and Plymouth City Airport park and ride next to Marjons. This is to prevent the already congested Northern Corridor intensifying to unacceptable levels.

Through the use of staff postcode data the Hospital Trust have been able to re-assign staff to the most appropriate park and ride site (others being The George and land at Plymouth City Airport) depending on the route they use to travel to work. This has helped to reduce any associated traffic impact at key locations on the local network which currently suffer from congestion in the 'peak' hours such as Derriford Roundabout.

Originally the HA directed and the LHA advised imposing a temporary condition until 2014 or the start of the of the multi storey car park (MSCP) on the NWQ site – 08/01418 whichever is the sooner. This caused problems for the applicant as the Trust could suffer a shortfall of parking that would prejudice the operation of the hospital. The LHA has reviewed the information with the application and is prepared to vary the condition by deleting reference to the MSCP. However the HA is still directing that the Council includes the stricter condition. As it is a direction the Council has to impose it. HA is reviewing the evidence and officers will inform members at the meeting if the HA changes its direction.

The layout of the extension is unusual in that the double parking bays are narrower than those for phase 1, nine metres compared with 13 metres. This will affect the number of cars that can be parked depending on the size of the vehicles given the limited room for manoeuvring with the narrow three metre wide aisles. This is an internal management issue for the Trust to resolve and it is aware of these facts.

The application subject to the temporary permission complies with Area Vision AV9 and Core Strategy policy CS28.

Drainage

One of the causes for the long delay in regularising this matter was the need for the Trust to satisfy the Environment Agency that the surfaced water drainage would be adequate to avoid an increased risk of flooding off-site. The Trust's drainage engineers worked with the EA to achieve a solution prior to making the application. Initially EA raised objections but has now withdrawn them subject to a condition requiring details of the maintenance and management of the drainage system. As such the application complies with Core Strategy policy CS21.

Trees and nature conservation

Officers are satisfied that the hedgerows, trees, protected species and nature conservation interest will be safeguarded subject to the applicant carrying out the recommendations in the ecological reports submitted with the application thereby complying with Core Strategy policies CS18 and CS19.

Link with the proposed North Plymouth Community Park

The North Plymouth Community Park Feasibility Study, 2007 proposes a "One Planet Learning Centre" to the south east of the site which is shown indicatively on Hawkins Trust's draft masterplan. If this goes ahead a route from Brest Road through the site to it should be safeguarded as an interim measure until the Hawkins Trust masterplan is developed when there would probably be other more direct means of access.

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.

Equalities & Diversities issues

The facility is only available for use by people working at Derriford Hospital. It is available for all equality groups within this category. It does not affect people with disabilities as they can park close to the Hospital.

Section 106 Obligations

None required as the matters can be dealt with by conditions.

Conclusions

The process of consideration various applications for this temporary facility has extended for several years in order to deal initially with legal issues and then resolving the drainage matters. The Local Highway Authority and Highways Agency no longer require a legal agreement and the Environment Agency is satisfied with the surface water arrangements. The hedgerows and nature conservation interest has been protected. It is likely that the land will be required for built development in the future as part of the growth agenda proposed for Derriford and Seaton. The permission is temporary so as not to prejudice the future planning of the area. For these reasons the application is acceptable.

Recommendation

In respect of the application dated **09/03/2010** and the submitted drawings, **Site location plan, 1:500 Layout plan, Design and Access Statement, Transport Statement, Evidence to support planning application, Letter and information from John Grimes Partnership to the Environment Agency dated 23/12/09, Flood Risk Assessment, Further Ecology Survey Report, Dexcember 2008, Vanguard Biodiversity Enhancement Plan, May 2009, Updated January 2010.** , it is recommended to: **Grant Conditionally**

Conditions

TEMPORARY OPERATION AND USE

(1) The use hereby permitted shall be discontinued and the land restored to its former conditions upon commencement of the use of the multi storey car park granted planning permission under reference 08/01418 or the 31st December 2014 (whichever is the sooner) in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority before any works commence on site, unless a further permission has been granted for it to continue.

Reason:

In order that the use hereby permitted does not result in an over-provision in terms of the level of car parking serving Derriford Hospital in the interests of sustainability and to avoid increased congestion on the local highway network and that the development does not prejudice the future planning of the area to comply with policies CS28 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007.

TRAVEL PLAN

(2) A review of the existing Derriford Hopsital Travel Plan shall take place for all elements of the development hereby permitted and the travel plan revised accordingly. No part of the development hereby permitted shall be brought into use unless and until the revised travel plan has been agreed in writing by the Local Planning Authority and Local Highway Authority (who shall consult with the Highways Agency on behalf of the Secretary of State for Transport). The revised Travel Plan shall be in line with prevailing policy and best practice and shall include as a minimum:

- The identification of targets for trip reduction and modal shift;
- The methods to be employed to meet these targets;
- The mechanisms for monitoring and review;
- The mechanisms for reporting;
- The penalties to be applied in the event that targets are not met;
- The mechanisms for mitigation;
- Implementation of the travel plan to an agreed timescale or timetable and its operation thereafter; and
- Mechanisms to secure variations to the Travel Plan following monitoring and reviews.

Reason:

In order that the development promotes the use of public transport, walking and cycling, and limits the reliance on the private car to reduce levels of congestion in the area to comply with policies CS28 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007.

RESTRICTED USE

(3) The park and ride facility hereby permitted shall only be used by people who work at Derriford Hospital.

Reason:

To ensure that the facility is not used by people other than those who work at Derriford Hospital to avoid increased congestion on the local highway network to comply with policy CS28 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007.

DRAINAGE MANAGEMENT DETAILS

(4) Details of a plan for the future maintenance and management of the system and overland flow routes shall be submitted to the local planning authority within four weeks from the date of this permission and approved in writing by the Local Planning Authority. Thereafter the drainage system shall be maintained and managed in accordance with the approved details.

Reason:

To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal after development to comply with policy CS21 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007.

PROVISION OF PARKING AREA

(5) Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CAR PARKING PROVISION

(6) The total number of park and ride spaces provided shall not exceed 600 spaces.

Reason:-

To ensure that the proposal does not result in an over-provision of staff car parking in the interests of sustainability and to avoid increased congestion on the local highway network and that the development does not prejudice the future planning of the area to comply with policies CS28 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007.

EXISTING TREE/HEDGEROWS TO BE RETAINED

(7) In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 4.5 years from the date of this permission.

(a) No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with BS 3998:1989 (Recommendations for Tree Work).

(b) If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or is lopped or topped in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree or hedgerow shall be undertaken in accordance with Section 9 of BS 5837:2005 (Guide for Trees in relation to construction) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground areas within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 are protected during construction work and thereafter are properly maintained, if necessary by replacement.

NATURE CONSERVATION

(8) Details of the timing of the implementation of the nature conservation mitigation measures in the Further Ecology Survey and Report, December 2008 and biodiversity enhancement measures set out in the Vanguard Biodiversity Enhancement Plan, May 2009 and January 2010 shall be submitted to the local planning authority within four weeks from the date of this permission and approved in writing by the local planning authority. The measures shall be carried out in accordance with the approved timings.

Reason:

To protect the protected species and nature conservation interests of the site and surroundings and provide a net gain in biodiversity to comply with policy CS19 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007.

PARKING LAYOUT

(9)The existing parking layout of the extension will not lead to the most efficient use of the area owing to the narrow aisles and narrower width of the double parking bays relative to the layout of phase 1. If the applicant changes the layout details shall be submitted to and approved in writing by the local planning authority.

Reason:

To ensure that a satisfactory parking layout is achieved in the interests of safety to comply with policies CS28 and CS34 of the City of Plymouth adopted Core Strategy Development Plan Document, 2007.

ACCESS TO THE PROPOSED LEARNING CENTRE INFORMATIVE 1

The North Plymouth Community Park Feasibility Study, 2007 shows a proposed One Planet Learning Centre to the south east of the site. If this centre is developed in advance of the Park and the Hawkins Trust development site the applicant is asked to consider allowing temporary access to it, through the application site from the Brest Road/William/Prance Road Roundabout. This would help in the establishment of the Learning Centre for the public's benefit.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: transport matters, surface water drainage, nature conservation and the requirement not to prejudice the future planning of the site and surroundings the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

PPG13 - Transport
PPS9 - Biodiversity and geological conservation
PPS1 - Delivering Sustainable Development
CS34 - Planning Application Consideration
CS18 - Plymouth's Green Space
CS19 - Wildlife
CS21 - Flood Risk
CS01 - Sustainable Linked Communities
CS02 - Design
PPS25 - Development and Flood Risk
AV9 - Derriford/Seaton
CS31 - Healthcare Provision
SPD1 - Development Guidelines

This page is intentionally left blank

PLANNING COMMITTEE

Decisions issued for the following period: 10 April 2010 to 24 May 2010

Note - This list includes:

- Committee Decisions
- Delegated Decisions
- Withdrawn Applications
- Returned Applications

Item No 1

Application Number: 08/00619/FUL **Applicant:** Mr Kamaie
Application Type: Full Application
Description of Development: Demolition of existing building and erection of 3/4 storey building containing 14 apartments
Site: NORTH FRIARY HOUSE, 2 GREENBANK TERRACE
GREENBANK PLYMOUTH
Case Officer: Robert Heard
Decision Date: 07/05/2010
Decision: Application Withdrawn

Item No 2

Application Number: 08/02267/FUL **Applicant:** Shepherds Wharf Plymouth Ltd
Application Type: Full Application
Description of Development: Two multi-storey waterfront apartment buildings with kiosk units at ground floor/mezzanine level floors, and associated car parking
Site: PLYMOUTH FRUIT SALES, SUTTON ROAD COXSIDE
PLYMOUTH
Case Officer: Mark Evans
Decision Date: 05/05/2010
Decision: Grant Subject to S106 Obligation - Full

Item No 3

Application Number: 09/00777/FUL **Applicant:** Mountwise (Guernsey) Ltd
Application Type: Full Application
Description of Development: 20 four bed houses with associated landscaping and 148 parking spaces (8 suitable for use by disabled people)
Site FORMER MOD SITE MOUNTWISE DEVONPORT PLYMOUTH

Case Officer: Jeremy Guise
Decision Date: 20/04/2010
Decision: Grant Conditionally

Item No 4

Application Number: 09/00794/OUT **Applicant:** Mr P Currie
Application Type: Outline Application
Description of Development: Outline application to develop land by erection of a pair of semi - detached houses
Site REAR OF 47-55 RIDGEWAY PLYMOUTH

Case Officer: Jon Fox
Decision Date: 18/05/2010
Decision: Refuse

Item No 5

Application Number: 09/01294/CAC **Applicant:** Mr M Wixey
Application Type: Conservation Area
Description of Development: Demolition of outbuildings
Site DRIFT COTTAGE, BORINGDON ROAD TURNCHAPEL PLYMOUTH

Case Officer: Jon Fox
Decision Date: 14/04/2010
Decision: Grant Conditionally

Item No 6

Application Number: 09/01302/FUL **Applicant:** Mr Dave Hendy
Application Type: Full Application
Description of Development: Change of use, conversion and extension of existing building to create 3 student cluster units and 4 studio apartments with associated bin and cycle stores.
Site 1 ST LAWRENCE ROAD AND 14 HOUNDISCOMBE ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 14/05/2010
Decision: Grant Subject to S106 Obligation - Full

Item No 7

Application Number: 09/01399/ADV **Applicant:** Mr John Sweeney
Application Type: Advertisement
Description of Development: Display of poster panel on virgin media cabinet
Site (OUTSIDE) 21 CORNWALL STREET CITY CENTRE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 28/04/2010
Decision: Refuse

Item No 8

Application Number: 09/01413/PRDE **Applicant:** Royal London Mutual Insurance
Application Type: LDC Proposed Development
Description of Development: Complete works for refurbishment and extension to retail units with associated improvements: subject to planning permission 03/01773, with no restriction on the sale of goods
Site ERRILL RETAIL PARK, PLYMOUTH ROAD PLYMOUTH
Case Officer: Carly Francis
Decision Date: 26/04/2010
Decision: Application Withdrawn

Item No 9

Application Number: 09/01423/PRDE **Applicant:** Royal London Mutual Insurance
Application Type: LDC Proposed Development
Description of Development: Complete works for 'refurbishment works, including reconfiguration of unit 2 to form two retail units, amendments to external appearance of buildings and enhancements of external areas with works to trees' subject to planning permission 05/02220, with no restriction on the sale of goods
Site ERRILL RETAIL PARK, PLYMOUTH ROAD PLYMPTON PLYMOUTH
Case Officer: Carly Francis
Decision Date: 26/04/2010
Decision: Application Withdrawn

Item No 10

Application Number: 09/01485/FUL **Applicant:** Mr Shaun Bacon
Application Type: Full Application
Description of Development: Single storey side extension (existing extension to be removed)
Site 63 HAM DRIVE PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 23/04/2010
Decision: Grant Conditionally

Item No 11

Application Number: 09/01652/REM **Applicant:** Cavanna Homes (Cornwall) Ltd
Application Type: Reserved Matters
Description of Development: Approval of reserved matters of layout, scale, appearance, access and landscaping for the erection of 72 dwellings, highways, drainage, landscaping and openspace.
Site PLYMOUTH AIRPORT APPROACH SITE GLENFIELD ROAD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 28/04/2010
Decision: Grant Conditionally

Item No 12

Application Number: 09/01695/FUL **Applicant:** Mr Steve Couch
Application Type: Full Application
Description of Development: Alterations and extension to first floor store above copy shop to from two-bedroom flat.
Site 10 ELLIOTT ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 16/04/2010
Decision: Application Withdrawn

Item No 13

Application Number: 09/01719/FUL **Applicant:** Mr Simon De Vey
Application Type: Full Application
Description of Development: Erection of visitor attraction (ride) for a temporary period up until 16 January 2010
Site BARBICAN APPROACH PLYMOUTH
Case Officer: Jon Fox
Decision Date: 16/04/2010
Decision: Application Withdrawn

Item No 14

Application Number: 09/01786/FUL **Applicant:** Vodafone Ltd
Application Type: Full Application
Description of Development: Erection of 13.8 metre column to accommodate telecommunications antennas, ground based cabinets and ancillary development
Site HIGHWAYS LAND AT MASTERMAN ROAD PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 28/04/2010
Decision: Grant Conditionally

Item No 15

Application Number: 09/01891/FUL **Applicant:** Devon and Cornwall Housing
Application Type: Full Application
Description of Development: Detached scooter store
Site ST THERESSES COURT, RAGLAN ROAD PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 26/04/2010
Decision: Grant Conditionally

Item No 16

Application Number: 09/01904/FUL **Applicant:** Plymstock Properties Ltd
Application Type: Full Application
Description of Development: Erection of block of three private motor garages at rear
Site 251/252 DEAN CROSS ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 13/05/2010
Decision: Application Withdrawn

Item No 17

Application Number: 09/01907/EXUS **Applicant:** Mr D Hill
Application Type: LDC Existing Use
Description of Development: Lawful development certificate for the use of an outbuilding as a carpentry workshop in connection with a business
Site 45 WORDSWORTH ROAD NORTH PROSPECT PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 28/04/2010
Decision: Issue Certificate - Lawful Use

Item No 18

Application Number: 09/01921/FUL **Applicant:** Mr Matthew Conyers
Application Type: Full Application
Description of Development: Change of use to house in multiple occupation (12 bedrooms)
Site 3 HILLSIDE AVENUE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 19/04/2010
Decision: Application Withdrawn

Item No 19

Application Number: 09/01930/FUL **Applicant:** London & Westcountry Estates
Application Type: Full Application
Description of Development: Demolition of existing buildings, conversion of gatehouse into two flats and erection of 12 houses, associated access road, parking and landscaping
Site FORMER PLYMOUTH COLLEGE PREPARATORY SCHOOL
HARTLEY ROAD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 14/04/2010
Decision: Grant Subject to S106 Obligation - Full

Item No 20

Application Number: 10/00001/FUL **Applicant:** Mr Mark Fabiano
Application Type: Full Application
Description of Development: Retention of wooden perimeter fence
Site 31 BROOK CLOSE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 13/04/2010
Decision: Refuse

Item No 21

Application Number: 10/00006/LBC **Applicant:** Sovereign South & West LTD
Application Type: Listed Building
Description of Development: Roof strengthening works, formation of french drain, replacement raking shores and associated landscaping
Site 40 to 51 DOWNTON CLOSE PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 15/04/2010
Decision: Grant Conditionally

Item No 22

Application Number: 10/00010/FUL **Applicant:** Mr Mike Jelly
Application Type: Full Application
Description of Development: Construction and erection of covered multi-use games area
Site LONGCAUSE SCHOOL, LONGCAUSE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 27/04/2010
Decision: Grant Conditionally

Item No 23

Application Number: 10/00024/FUL **Applicant:** Mr D R Atrill
Application Type: Full Application
Description of Development: Change of use from B1 to B2
Site 1A CRANTOCK TERRACE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 14/04/2010
Decision: Application Withdrawn

Item No 24

Application Number: 10/00030/FUL **Applicant:** Mr Roger Knight
Application Type: Full Application
Description of Development: Rear extension to provide lounge/diner and granny bedroom (existing conservatory to be removed)
Site 13 FURZEHATT AVENUE PLYMOUTH
Case Officer: David Jeffrey
Decision Date: 22/04/2010
Decision: Grant Conditionally

Item No 25

Application Number: 10/00032/FUL **Applicant:** Vosper Motorhouse
Application Type: Full Application
Description of Development: Single-storey showroom extension with glazed canopy and front entrance atrium with access ramp
Site 10 MARSH MILLS PARK PLYMOUTH
Case Officer: Janine Warne
Decision Date: 13/04/2010
Decision: Refuse

Item No 26

Application Number: 10/00036/FUL **Applicant:** Mr Colin Read
Application Type: Full Application
Description of Development: Develop land by the erection of a pair of semi-detached dwellinghouses
Site LAND ADJACENT TO 114 BILLACOMBE ROAD BILLACOMBE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 28/04/2010
Decision: Refuse

Item No 27

Application Number: 10/00044/FUL **Applicant:** Colebrook Community
Application Type: Full Application
Description of Development: Use of land to hold 28 car boot sales per year for a period of five years commencing 1st November 2010.
Site PEACOCK MEADOW, NEWNHAM ROAD COLEBROOK PLYMPTON PLYMOUTH
Case Officer: Jon Fox
Decision Date: 30/04/2010
Decision: Grant Conditionally

Item No 28

Application Number: 10/00048/FUL **Applicant:** Eggbuckland Community
Application Type: Full Application
Description of Development: Single-storey extension to dining room and enclosure of existing walkway with uPVC windows and doors
Site EGGBUCKLAND COMMUNITY COLLEGE, WESTCOTT CLOSE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 04/05/2010
Decision: Grant Conditionally

Item No 29

Application Number: 10/00064/LBC **Applicant:** Chivas Brothers Ltd
Application Type: Listed Building
Description of Development: Formation of a full height timber glazed screen to first floor lobby of the refectory lounge
Site PLYMOUTH GIN DISTILLERY 60 SOUTHSIDE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 20/04/2010
Decision: Refuse

Item No 30

Application Number: 10/00077/FUL **Applicant:** Mr and Mrs Nigel Pulley
Application Type: Full Application
Description of Development: Replacement windows
Site 27 MOUNT STONE ROAD STONEHOUSE PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 20/04/2010
Decision: Grant Conditionally

Item No 31

Application Number: 10/00082/FUL **Applicant:** Mrs S Hedges
Application Type: Full Application
Description of Development: Front Porch
Site 184 CLITTAFFORD ROAD SOUTHWAY PLYMOUTH
Case Officer: David Jeffrey
Decision Date: 19/04/2010
Decision: Grant Conditionally

Item No 32

Application Number: 10/00087/OUT **Applicant:** Mrs Maureen Lawley
Application Type: Outline Application
Description of Development: Outline application to develop parts of garden by erection of two detached dwellings, with improvements to existing vehicular access and provision of "safe" pedestrian zone at junction of Drunken Bridge Hill and Underwood Road
Site DORSMOUTH, DRUNKEN BRIDGE HILL PLYMPTON PLYMOUTH
Case Officer: Jon Fox
Decision Date: 28/04/2010
Decision: Application Withdrawn

Item No 33

Application Number: 10/00090/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Erection of railings to boundary wall
Site 1-4 VAUXHALL STREET PLYMOUTH
Case Officer: David Jeffrey
Decision Date: 13/04/2010
Decision: Grant Conditionally

Item No 34

Application Number: 10/00096/FUL **Applicant:** Malthurst Fuels Ltd
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of internal jetwash to form additional retail space, new shopfront access ramp, single-storey rear extension and installation of external jetwash bay
Site BUDSHEAD ROAD SERVICE STATION, BUDSHEAD ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 30/04/2010
Decision: Refuse

Item No 35

Application Number: 10/00098/TPO **Applicant:** Mr M Leaves
Application Type: Tree Preservation
Description of Development: Reduce 13 Sycamore by 3 - 3.5m to previous pruning points
Site LEAVES YARD, WINDSOR ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 13/04/2010
Decision: Grant Conditionally

Item No 36

Application Number: 10/00099/FUL **Applicant:** Mrs Polly Jackson
Application Type: Full Application
Description of Development: Formation of hardstanding for vehicles in front garden
Site 77 EGGBUCKLAND ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 13/05/2010
Decision: Refuse

Item No 37

Application Number: 10/00106/FUL **Applicant:** Amber New Homes
Application Type: Full Application
Description of Development: Change of use and conversion of vacant shop to two residential apartments including formation of rear parking area with associated bin and cycle store
Site 119 BEAUMONT ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 22/04/2010
Decision: Grant Conditionally

Item No 38

Application Number: 10/00114/TCO **Applicant:** Mr P Stanton, Diocesan
Application Type: Trees in Cons Area
Description of Development: Various tree works
Site 31 RIVERSIDE WALK PLYMOUTH
Case Officer: Jane Turner
Decision Date: 20/04/2010
Decision: Grant Conditionally

Item No 39

Application Number: 10/00119/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Single storey rear extension
Site 39 NORTH DOWN CRESCENT PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 14/04/2010
Decision: Grant Conditionally

Item No 40

Application Number: 10/00129/FUL **Applicant:** Mr Reginald Wooton
Application Type: Full Application
Description of Development: Internal alterations including relocation of door to create en-suite shower room
Site FLAT 2, 4 WINDSOR VILLAS, LOCKYER STREET PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 13/04/2010
Decision: Grant Conditionally

Item No 41

Application Number: 10/00133/FUL **Applicant:** Caroline Thomas
Application Type: Full Application
Description of Development: Conversion and extension of warehouse to dwelling
Site 41 STILLMAN STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 27/04/2010
Decision: Grant Conditionally

Item No 42

Application Number: 10/00137/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Change of use of unit from Retail (Class A1) to Arts/Exhibitions (Class D1)
Site UNIT 11, PLYMOUTH CITY MARKET, MARKET AVENUE PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 26/04/2010
Decision: Grant Conditionally

Item No 43

Application Number: 10/00139/FUL **Applicant:** Plymstock Properties Ltd
Application Type: Full Application
Description of Development: Two-storey rear extension to nos. 250 and 251 to provide additional commercial space at ground-floor level with two self-contained flats above, and provision of first-floor oriel window on south elevation of no. 252
Site 250-252 DEAN CROSS ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 14/05/2010
Decision: Grant Conditionally

Item No 44

Application Number: 10/00148/ADV **Applicant:** The Co-op Group Ltd
Application Type: Advertisement
Description of Development: Three externally illuminated fascia signs, one internally illuminated free standing totem sign and ten various non-illuminated signs
Site CO-OP FOODSTORE, WOLSELEY CLOSE PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 04/05/2010
Decision: Grant Conditionally

Item No 45

Application Number: 10/00151/FUL **Applicant:** Parman Group Ltd
Application Type: Full Application
Description of Development: Change of use from office to self-contained flat
Site 59 SOUTHSIDE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 20/04/2010
Decision: Refuse

Item No 46

Application Number: 10/00158/FUL **Applicant:** Asda Stores Ltd
Application Type: Full Application
Description of Development: Access platform and formation of a double door
Site ASDA STORES LTD, LEYPARK DRIVE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 28/04/2010
Decision: Grant Conditionally

Item No 47

Application Number: 10/00161/FUL **Applicant:** "Buddies"
Application Type: Full Application
Description of Development: Single-storey building for use as club outside of school hours and in holidays (existing club building to be removed)
Site GLEN PARK PRIMARY SCHOOL, GLEN ROAD PLYMPTON PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 18/05/2010
Decision: Grant Conditionally

Item No 48

Application Number: 10/00166/FUL **Applicant:** Mr Matthew Conyers
Application Type: Full Application
Description of Development: Change of use, conversion and alteration, including front and rear rooflights, to form a house in multiple occupation (student accommodation - 10 bedrooms)
Site 25 ALEXANDRA ROAD MUTLEY PLYMOUTH
Case Officer: Jon Fox
Decision Date: 26/04/2010
Decision: Refuse

Item No 49

Application Number: 10/00169/FUL **Applicant:** Mr Gary Alker
Application Type: Full Application
Description of Development: Single-storey rear extension (existing utility room/WC to be removed)
Site 52 THORNHILL ROAD PLYMOUTH
Case Officer: David Jeffrey
Decision Date: 20/04/2010
Decision: Grant Conditionally

Item No 50

Application Number: 10/00171/FUL **Applicant:** Mr Warren Page
Application Type: Full Application
Description of Development: Two storey side extension & single storey front extension
Site 1 BRONTE PLACE MANADON PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 21/05/2010
Decision: Refuse

Item No 51

Application Number: 10/00177/LBC **Applicant:** Mr R Wootton
Application Type: Listed Building
Description of Development: Internal alterations including relocation of door to create en-suite shower room
Site FLAT 2, 4 WINDSOR VILLAS, LOCKYER STREET PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 13/04/2010
Decision: Grant Conditionally

Item No 52

Application Number: 10/00179/FUL **Applicant:** Mr Mark Bigneell
Application Type: Full Application
Description of Development: Erection of detached single-storey buiding and play area
Site HAMOAZE HOUSE, MOUNT WISE GARRISON CUMBERLAND ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 28/04/2010
Decision: Grant Conditionally

Item No 53

Application Number: 10/00180/FUL **Applicant:** Bibio Limited
Application Type: Full Application
Description of Development: Erection of 12 affordable/local needs or sheltered/supported residential flats comprising 4 two-bedroom units and 8 one-bedroom units and associated parking and external works including bin and cycle stores
Site WOODLAND TERRACE LANE LIPSON PLYMOUTH
Case Officer: Jon Fox
Decision Date: 14/05/2010
Decision: Grant Subject to S106 Obligation - Full

Item No 54

Application Number: 10/00182/FUL **Applicant:** Mr Barry Simmons
Application Type: Full Application
Description of Development: Front conservatory/porch
Site 4 BELLE VUE RISE HOOE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 20/04/2010
Decision: Grant Conditionally

Item No 55

Application Number: 10/00186/FUL **Applicant:** Torr Home
Application Type: Full Application
Description of Development: Retention of garden store in south west corner of Torr Home gardens
Site TORR HOME, THE DRIVE HARTLEY PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 13/05/2010
Decision: Grant Conditionally

Item No 56

Application Number: 10/00187/FUL **Applicant:** Mr A Gardiner
Application Type: Full Application
Description of Development: Develop side garden by erection of two semi-detached, two-storey dwellinghouses with integral private motor garages
Site 14 MADDOCK CLOSE PLYMPTON PLYMOUTH
Case Officer: Jon Fox
Decision Date: 21/05/2010
Decision: Refuse

Item No 57

Application Number: 10/00188/FUL **Applicant:** Sutton Harbour Company
Application Type: Full Application
Description of Development: Two new serveries and two canopies
Site CAPTAIN JASPERS THE WHITEHOUSE PIER THE BARBICAN PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 21/04/2010
Decision: Grant Conditionally

Item No 58

Application Number: 10/00191/FUL **Applicant:** Devonport Community Land
Application Type: Full Application
Description of Development: Erection of 3 light industrial units and associated parking and landscaping
Site UNIT 1 RIVERSIDE BUSINESS PARK, NEW PASSAGE HILL DEVONPORT PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 27/04/2010
Decision: Refuse

Item No 59

Application Number: 10/00192/ADV **Applicant:** Co-op Group Ltd
Application Type: Advertisement
Description of Development: Illuminated and non-illuminated fascia and projecting signs
Site 38 EMBANKMENT ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 12/04/2010
Decision: Grant Conditionally

Item No 60

Application Number: 10/00193/FUL **Applicant:** Mr Michael O'Shanghnessy
Application Type: Full Application
Description of Development: Cantilevered first floor rear extension
Site 15 CRESCENT AVENUE PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 29/04/2010
Decision: Refuse

Item No 61

Application Number: 10/00197/FUL **Applicant:** Sanctuary Housing Association
Application Type: Full Application
Description of Development: Two-storey rear extension to infill existing recessed area (existing balcony to be removed)
Site 2B RADFORD AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 20/04/2010
Decision: Grant Conditionally

Item No 62

Application Number: 10/00198/FUL **Applicant:** Harbour Avenue Ltd
Application Type: Full Application
Description of Development: Redevelopment of site and erection of 17no 3 bed terraced houses and 6no 2 bed apartments with associated car parking and landscaping
Site LAND REAR OF QUEEN ANNES QUAY OFF PARSONAGE WAY COXSIDE PLYMOUTH
Case Officer: Robert Heard
Decision Date: 13/04/2010
Decision: Application Withdrawn

Item No 63

Application Number: 10/00200/PRDE **Applicant:** Mr & Mrs C W Stevens
Application Type: LDC Proposed Development
Description of Development: Single-storey rear extension to provide ground floor WC and conservatory
Site 118 ST MARGARETS ROAD PLYMPTON PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 14/04/2010
Decision: Issue Certificate - Lawful Use

Item No 64

Application Number: 10/00201/TPO **Applicant:** Mr J Wooldridge
Application Type: Tree Preservation
Description of Development: Ash - reduce by 10m
Oak - reduce by 3m
Site 38 BURNETT ROAD MANADON PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 13/04/2010
Decision: Grant Conditionally

Item No 65

Application Number: 10/00202/FUL **Applicant:** Mr R Street
Application Type: Full Application
Description of Development: Extension to garage and conversion to annex (for independent living accommodation)
Site 14 MICHAEL ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 04/05/2010
Decision: Grant Conditionally

Item No 66

Application Number: 10/00209/FUL **Applicant:** Mr D Wilding
Application Type: Full Application
Description of Development: Excavation of rear garden to allow erection of private motor garage, with associated roof terrace, and formation of hardstanding
Site 59 SALCOMBE ROAD LIPSON PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/04/2010
Decision: Refuse

Item No 67

Application Number: 10/00210/FUL **Applicant:** Mr D Barruffo
Application Type: Full Application
Description of Development: Double private motor garage (existing single garage to be removed)
Site 140 PLYMOUTH ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 15/04/2010
Decision: Grant Conditionally

Item No 68

Application Number: 10/00211/FUL **Applicant:** Mr & Mrs A Simpkins
Application Type: Full Application
Description of Development: Single-storey front extension to provide porch and entrance hall, and rear conservatory and raised decking/patio area
Site 4 MOUNT BATTEN CLOSE PLYMSTOCK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 22/04/2010
Decision: Grant Conditionally

Item No 69

Application Number: 10/00215/FUL **Applicant:** Princess Yachts International
Application Type: Full Application
Description of Development: Single-storey extension to west elevation
Site PRINCESS YACHTS INTERNATIONAL PLC NEWPORT STREET PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 30/04/2010
Decision: Grant Conditionally

Item No 70

Application Number: 10/00216/FUL **Applicant:** Mr and Mrs Jeffery
Application Type: Full Application
Description of Development: Erection of detached, three storey, four bedroom dwelling (demolition of existing structures)
Site MOUNT STONE HOUSE, MOUNT STONE ROAD PLYMOUTH
Case Officer: David Jeffrey
Decision Date: 21/04/2010
Decision: Application Withdrawn

Item No 71

Application Number: 10/00217/LBC **Applicant:** Mr and Mrs Jeffery
Application Type: Listed Building
Description of Development: Erection of detached, three storey four bedroom dwelling (demolition of existing structure)
Site MOUNT STONE HOUSE, MOUNT STONE ROAD PLYMOUTH

Case Officer: David Jeffrey
Decision Date: 21/04/2010
Decision: Application Withdrawn

Item No 72

Application Number: 10/00218/FUL **Applicant:** Mrs Wendy Fiander
Application Type: Full Application
Description of Development: Change of use and conversion of single dwellinghouse to form two self-contained dwellings
Site 35 CAMPERDOWN STREET KEYHAM PLYMOUTH

Case Officer: Stuart Anderson
Decision Date: 16/04/2010
Decision: Grant Conditionally

Item No 73

Application Number: 10/00219/PRDE **Applicant:** Mr R Wright
Application Type: LDC Proposed Development
Description of Development: Formation of room in roofspace including side dormer, two rear rooflights and front rooflight
Site 53 FLETCHER CRESCENT PLYMSTOCK PLYMOUTH

Case Officer: Simon Osborne
Decision Date: 16/04/2010
Decision: Issue Certificate - Lawful Use

Item No 74

Application Number: 10/00220/FUL **Applicant:** Ashley Residential Care Ltd
Application Type: Full Application
Description of Development: Retention of kitchen extract duct
Site SOUTHVIEW RESIDENTIAL HOME, WOODSIDE LIPSON PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 16/04/2010
Decision: Grant Conditionally

Item No 75

Application Number: 10/00221/FUL **Applicant:** Mr T Choules-Wick
Application Type: Full Application
Description of Development: Part first-floor, part two-storey extension and alterations
Site THE COACH HOUSE 126 WINGFIELD ROAD STOKE PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 06/05/2010
Decision: Application Withdrawn

Item No 76

Application Number: 10/00222/FUL **Applicant:** Mrs Joanne Robinson
Application Type: Full Application
Description of Development: Single-storey rear extension (following removal of smaller wooden structure), and construction of rear decking area
Site 30 WESTWOOD AVENUE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 19/04/2010
Decision: Grant Conditionally

Item No 77

Application Number: 10/00224/PRDE **Applicant:** Mr and Mrs Rio Pedro
Application Type: LDC Proposed Development
Description of Development: Lawful development certificate for loft conversion with rear dormer and front rooflights
Site 243 BODMIN ROAD PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 19/04/2010
Decision: Issue Certificate - Lawful Use

Item No 78

Application Number: 10/00226/TPO **Applicant:** Mr Tony Hall
Application Type: Tree Preservation
Description of Development: Ash multi-stem - Fell
Site 3 LAWSON GROVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 19/05/2010
Decision: Grant Conditionally

Item No 79

Application Number: 10/00228/FUL **Applicant:** Mr A Cousins
Application Type: Full Application
Description of Development: Two-storey side extension, first-floor rear extension and single-storey side extension
Site 5 PARKSTONE LANE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 16/04/2010
Decision: Grant Conditionally

Item No 80

Application Number: 10/00229/PRDE **Applicant:** Mr Hendy
Application Type: LDC Proposed Development
Description of Development: Extension to provide new kitchen
Site LITTLE COTTAGE 4 TORBRIDGE ROAD PLYMPTON PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 19/04/2010
Decision: Issue Certificate - Lawful Use

Item No 81

Application Number: 10/00230/FUL **Applicant:** Mr James Donne
Application Type: Full Application
Description of Development: Erection of a dwelling with annexe
Site LAND ADJACENT 865 WOLSELEY ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 19/04/2010
Decision: Grant Conditionally

Item No 82

Application Number: 10/00231/FUL **Applicant:** Mrs Whittingham
Application Type: Full Application
Description of Development: Alterations to bay window to form doorway and construction of balcony for 2nd floor flat (rear elevation)
Site CHIEVELEY, SEYMOUR ROAD MANNAMEAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 20/04/2010
Decision: Refuse

Item No 83

Application Number: 10/00233/FUL **Applicant:** Island Street Ltd
Application Type: Full Application
Description of Development: Change of use from acupuncture clinic (use class D1) to office within class B1(a)
Site UNIT 2/F, 12 THE CRESCENT PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 13/05/2010
Decision: Grant Conditionally

Item No 84

Application Number: 10/00235/FUL **Applicant:** Mr & Mrs R Adams
Application Type: Full Application
Description of Development: Develop part of garden by erection of detached dwelling with associated driveway and parking (amendment to scheme approved under application 09/01010 - to provide first-floor addition over entrance porch)
Site 6 CRANFIELD WOODFORD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 20/04/2010
Decision: Grant Conditionally

Item No 85

Application Number: 10/00236/FUL **Applicant:** Mr and Mrs P Casterton
Application Type: Full Application
Description of Development: Two-storey side extension
Site 14 SCOTT ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 21/04/2010
Decision: Refuse

Item No 86

Application Number: 10/00237/FUL **Applicant:** Mrs Sara Barron
Application Type: Full Application
Description of Development: Private motor garage and utility room (existing garage to be removed) and single-storey rear extension to existing conservatory together with provision of new roof with rooflights to existing conservatory
Site 61 TRELAWNY ROAD PLYMPTON PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 20/04/2010
Decision: Grant Conditionally

Item No 87

Application Number: 10/00240/FUL **Applicant:** Mr L Small
Application Type: Full Application
Description of Development: Front porch
Site 19 ROCKFIELD AVENUE SOUTHWAY PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 21/05/2010
Decision: Grant Conditionally

Item No 88

Application Number: 10/00242/LBC **Applicant:** Ms C Thomas
Application Type: Listed Building
Description of Development: Reinstate fanlight above rear door and new internal door on ground floor
Site 40 STILLMAN STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 18/05/2010
Decision: Grant Conditionally

Item No 89

Application Number: 10/00252/FUL **Applicant:** Mr Gibson
Application Type: Full Application
Description of Development: Single-storey side and rear extension (existing conservatory to be removed)
Site 32 GRANTHAM CLOSE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 22/04/2010
Decision: Grant Conditionally

Item No 90

Application Number: 10/00253/FUL **Applicant:** Mr David Bradford
Application Type: Full Application
Description of Development: Erection of detached building for use as a studio
Site ELBURTON PRIMARY SCHOOL, HAYE ROAD SOUTH PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 06/05/2010
Decision: Grant Conditionally

Item No 91

Application Number: 10/00254/FUL **Applicant:** Mr Ian Timbrell
Application Type: Full Application
Description of Development: Single-storey rear extension and extension/alteration to existing private motor garage
Site 20 OLD WOODLANDS ROAD PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 21/04/2010
Decision: Grant Conditionally

Item No 92

Application Number: 10/00256/FUL **Applicant:** Ms Bowden
Application Type: Full Application
Description of Development: Single storey rear extension
Site 67 BAMPFYIDE WAY PLYMOUTH
Case Officer: Janine Warne
Decision Date: 20/04/2010
Decision: Grant Conditionally

Item No 93

Application Number: 10/00257/FUL **Applicant:** Mr Ryan Brown
Application Type: Full Application
Description of Development: Single-storey front extension with mono-pitched roof extending over existing garage (existing lobby/porch to be removed)
Site 11 GREENLEES DRIVE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 22/04/2010
Decision: Grant Conditionally

Item No 94

Application Number: 10/00259/CAC **Applicant:** Mr Nick Bishop
Application Type: Conservation Area
Description of Development: NEW DWELLING
Site 21 MUTLEY ROAD PLYMOUTH
Case Officer:
Decision Date: 14/04/2010
Decision: CAC Not Required

Item No 95

Application Number: 10/00260/FUL **Applicant:** The Leverton Trust
Application Type: Full Application
Description of Development: Development of site by erection of 4 dwellings, with new access road and protection and enhancement of surrounding landscape as a biodiversity site
Site LITTLE ASH FARM, NORMANDY HILL PLYMOUTH
Case Officer: Carly Francis
Decision Date: 21/05/2010
Decision: Application Withdrawn

Item No 96

Application Number: 10/00261/FUL **Applicant:** Mr and Mrs Smith
Application Type: Full Application
Description of Development: Single-storey rear extension, formation of rooms in roofspace of extended dwelling with rear first-floor window and side rooflights, and rear external decking area
Site 4 FIRST AVENUE BILLACOMBE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 26/04/2010
Decision: Grant Conditionally

Item No 97

Application Number: 10/00264/FUL **Applicant:** Mr David Peterman
Application Type: Full Application
Description of Development: Change of use and conversion of public house into 5 studio flats and one seven bedroom flat for student accommodation including rear extension and dormer
Site NO PLACE INN, 353 NORTH ROAD WEST PLYMOUTH
Case Officer: David Jeffrey
Decision Date: 06/05/2010
Decision: Application Withdrawn

Item No 98

Application Number: 10/00265/FUL **Applicant:** Mr and Mrs B Phillips
Application Type: Full Application
Description of Development: Single storey side/rear extension and alterations to existing garage roof
Site 4 PARNELL CLOSE EGGBUCKLAND PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 12/05/2010
Decision: Grant Conditionally

Item No 99

Application Number: 10/00266/FUL **Applicant:** Mr Clive Ribbons
Application Type: Full Application
Description of Development: Demolish detached garage and develop part of garden by erection of single-storey dwelling with access from private road leading to orchard crescent
Site COZIE QUARRIE, BROAD PARK PLYMOUTH
Case Officer: Jon Fox
Decision Date: 10/05/2010
Decision: Application Withdrawn

Item No 100

Application Number: 10/00267/PRDE **Applicant:** Mr Peter Hooper
Application Type: LDC Proposed Development
Description of Development: Detached garage in garden
Site 2 NICHOLSON ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 23/04/2010
Decision: Issue Certificate - Lawful Use

Item No 101

Application Number: 10/00268/FUL **Applicant:** Amber New Homes
Application Type: Full Application
Description of Development: Change of use and conversion from sheltered housing to 8 No. 1-bedroomed flats
Site 20 MOORLAND ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 17/05/2010
Decision: Refuse

Item No 102

Application Number: 10/00269/PRDE **Applicant:** R J and P Mitchell
Application Type: LDC Proposed Development
Description of Development: Single storey extension
Site 23 RAMAGE CLOSE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 04/05/2010
Decision: Issue Certificate - Lawful Use

Item No 103

Application Number: 10/00270/TPO **Applicant:** Mr James Simmons
Application Type: Tree Preservation
Description of Development: Lime tree - Crown thinning and reduction works
Site 12 MILLS ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 19/04/2010
Decision: Grant Conditionally

Item No 104

Application Number: 10/00274/FUL **Applicant:** Balfour Beatty
Application Type: Full Application
Description of Development: Use of land for temporary period for storage of spoil heaps in association with Life Centre development
Site LAND NORTH AND SOUTH OF COTTAGE FIELD, CENTRAL PARK MAYFLOWER DRIVE PLYMOUTH
Case Officer: Robert Heard
Decision Date: 23/04/2010
Decision: Grant Conditionally

Item No 105

Application Number: 10/00275/FUL **Applicant:** Mr Jon Benzie
Application Type: Full Application
Description of Development: Single storey rear extension
Site 22 COLSTON CLOSE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 12/05/2010
Decision: Grant Conditionally

Item No 106

Application Number: 10/00277/PRDE **Applicant:** Royal London Mutual Insurance
Application Type: LDC Proposed Development
Description of Development: Complete works for 'refurbishment works, including reconfiguration of unit 2 to form two retail units, amendments to external appearance of buildings and enhancements of external areas with works to trees' subject to planning permission 05/02220, with no restriction on the sale of goods
Site ERRILL RETAIL PARK, PLYMOUTH ROAD PLYMOUTH
Case Officer: Carly Francis
Decision Date: 14/04/2010
Decision: Issue Certificate - Lawful Use

Item No 107

Application Number: 10/00278/PRDE **Applicant:** Royal London Mutual Insurance
Application Type: LDC Proposed Development
Description of Development: Complete works for refurbishment and extension to retail units with associated improvements: subject to planning permission 03/01773, with no restriction on the sale of goods
Site ERRILL RETAIL PARK, PLYMOUTH ROAD PLYMOUTH
Case Officer: Carly Francis
Decision Date: 14/04/2010
Decision: Issue Certificate - Lawful Use

Item No 108

Application Number: 10/00279/PRDE **Applicant:** Mr and Mrs R Eaton
Application Type: LDC Proposed Development
Description of Development: Rear conservatory
Site 86 UPLAND DRIVE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 26/04/2010
Decision: Refuse to Issue Cert - (Ex)

Item No 109

Application Number: 10/00280/FUL **Applicant:** Mr Luke Dan
Application Type: Full Application
Description of Development: Part single-storey, part two-storey and part first-floor side extension incorporating annexe accommodation and single-storey rear extension
Site 24 BEECHWOOD RISE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 26/04/2010
Decision: Grant Conditionally

Item No 110

Application Number: 10/00284/PRDE **Applicant:** Mr Rob Saxby
Application Type: LDC Proposed Development
Description of Development: Single-storey rear extension
Site 10 TREWITTHY DRIVE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 26/04/2010
Decision: Issue Certificate - Lawful Use

Item No 111

Application Number: 10/00285/FUL **Applicant:** Aster Group (Sarsen Housing)
Application Type: Full Application
Description of Development: Development of 9 dwellings (Amendment to approved scheme (ref 07/01872 for 37 dwellings) to change plots Nos. 1-11 inclusive (flats) to 9 dwellings)
Site WHITLEIGH COMMUNITY CAMPUS TAMERTON FOLIOT ROAD PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 10/05/2010
Decision: Grant Conditionally

Item No 112

Application Number: 10/00286/FUL **Applicant:** Mr Ben Bowden
Application Type: Full Application
Description of Development: Single-storey side extension
Site 18 EFFINGHAM CRESCENT PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 26/04/2010
Decision: Grant Conditionally

Item No 113

Application Number: 10/00287/FUL **Applicant:** Mr and Mrs S Nicholls
Application Type: Full Application
Description of Development: Part two-storey, part single-storey side extension
Site 6 TORRIDGE ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 23/04/2010
Decision: Grant Conditionally

Item No 114

Application Number: 10/00291/FUL **Applicant:** Mr and Mrs Furzeland
Application Type: Full Application
Description of Development: Rear conservatory
Site 81 DUDLEY ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 26/04/2010
Decision: Grant Conditionally

Item No 115

Application Number: 10/00292/FUL **Applicant:** Mr and Mrs S Millmore
Application Type: Full Application
Description of Development: Two-storey side/rear extension, single-storey rear lean-to (existing WC structure to be removed), detached private motor garage (existing garage to be removed), replacement and enlargement of hardstanding, and boundary fence
Site 3 PARK CRESCENT PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 23/04/2010
Decision: Grant Conditionally

Item No 116

Application Number: 10/00294/FUL **Applicant:** Mr and Mrs D A Riches
Application Type: Full Application
Description of Development: Four new window openings at first and second floor
Site 59 PIER STREET PLYMOUTH
Case Officer: Janine Warne
Decision Date: 26/04/2010
Decision: Grant Conditionally

Item No 117

Application Number: 10/00297/FUL **Applicant:** Mr Brian Stanleight
Application Type: Full Application
Description of Development: Change of use from office (Use Class A2) to retail bakery and ancillary coffee shop
Site UNIT 1, MAYFLOWER HOUSE, ARMADA WAY PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 13/05/2010
Decision: Grant Conditionally

Item No 118

Application Number: 10/00298/FUL **Applicant:** Mr M Darlington
Application Type: Full Application
Description of Development: Change of use and alterations to form a dwelling and a single bedroom maisonette with associated parking
Site 46/49 CHAPEL STREET DEVONPORT PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 04/05/2010
Decision: Grant Conditionally

Item No 119

Application Number: 10/00299/FUL **Applicant:** Wharfdale Ltd
Application Type: Full Application
Description of Development: Redevelopment of land alongside Oxford House to provide 6 dwellings and 3 commercial units (office/light industrial)
Site OXFORD HOUSE, 27 OXFORD AVENUE PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 14/05/2010
Decision: Grant Subject to S106 Obligation - Full

Item No 120

Application Number: 10/00300/LBC **Applicant:** Gervas Property
Application Type: Listed Building
Description of Development: Replacement of asbestos sheet roof with natural slate, installation of replacement roof lights, re-pointing and decorative repairs to external elevations
Site 1 WHITE LANE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 26/04/2010
Decision: Grant Conditionally

Item No 121

Application Number: 10/00301/FUL **Applicant:** Mr Nathan Stonecliffe
Application Type: Full Application
Description of Development: Enlargement of private motor garage to provide first-floor playroom, with provision of external staircase
Site SUNNYSIDE, CROSSWAY PLYMPTON PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 29/04/2010
Decision: Grant Conditionally

Item No 122

Application Number: 10/00302/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Detached scooter store
Site 31-93 LEYPARK COURT, LEYPARK WALK ESTOVER
PLYMOUTH
Case Officer: Janine Warne
Decision Date: 13/05/2010
Decision: Grant Conditionally

Item No 123

Application Number: 10/00305/FUL **Applicant:** Mr P Leskin
Application Type: Full Application
Description of Development: Demolish garages and erect dwelling with parking provision and formation of parking area for existing flats (renewal of permission 07/01821/FUL)
Site THE HOLLIES, THORN PARK MANNAMED PLYMOUTH
Case Officer: Janine Warne
Decision Date: 26/04/2010
Decision: Application Withdrawn

Item No 124

Application Number: 10/00307/CAC **Applicant:** Mr P Leskin
Application Type: Conservation Area
Description of Development: Demolition of garages prior to re-development of site (renewal of permission 07/01820/CAC)
Site THE HOLLIES, THORN PARK MANNAMEAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 26/04/2010
Decision: Application Withdrawn

Item No 125

Application Number: 10/00315/FUL **Applicant:** Mr Tim Saunders
Application Type: Full Application
Description of Development: Erection of front porch (existing porch to be removed)
Site 43 STAPLE CLOSE PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 20/05/2010
Decision: Grant Conditionally

Item No 126

Application Number: 10/00316/FUL **Applicant:** Mr and Mrs K Loft
Application Type: Full Application
Description of Development: Two-storey side and rear extension incorporating annexe accommodation
Site 25 HIRMANDALE ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 29/04/2010
Decision: Refuse

Item No 127

Application Number: 10/00319/FUL **Applicant:** Mr J Bowden
Application Type: Full Application
Description of Development: Rear conservatory and front porch
Site 8 HOLTWOOD ROAD GLENHOLT PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 27/04/2010
Decision: Refuse

Item No 128

Application Number: 10/00321/FUL **Applicant:** Mr Reza
Application Type: Full Application
Description of Development: Fire exit gate from beer garden
Site 162 EXETER STREET PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 21/04/2010
Decision: Grant Conditionally

Item No 129

Application Number: 10/00324/TPO **Applicant:** Mr Alan Pearson
Application Type: Tree Preservation
Description of Development: Reduce 6 Leylandii by 30%
Site BAY TREE HOUSE 131A LOOSELEIGH LANE DERRIFORD
PLYMOUTH
Case Officer: Jane Turner
Decision Date: 26/04/2010
Decision: Grant Conditionally

Item No 130

Application Number: 10/00325/FUL **Applicant:** Mr Nigel Mead
Application Type: Full Application
Description of Development: Single storey rear extension (following demolition of existing garden shed), access ramp in rear garden (and internal alterations to dwelling)
Site 10 TORBRYAN CLOSE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 27/04/2010
Decision: Grant Conditionally

Item No 131

Application Number: 10/00330/FUL **Applicant:** Wessex Reserve Forces and
Application Type: Full Application
Description of Development: Single storey modular building for use by cadets
Site DEVONPORT HIGH SCHOOL FOR BOYS, PARADISE ROAD
PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 06/05/2010
Decision: Grant Conditionally

Item No 132

Application Number: 10/00331/LBC **Applicant:** Wessex Reserve Forces and
Application Type: Listed Building
Description of Development: Single storey modular building
Site DEVONPORT HIGH SCHOOL FOR BOYS, PARADISE ROAD
PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 06/05/2010
Decision: Grant Conditionally

Item No 133

Application Number: 10/00333/FUL **Applicant:** Mr Darren Ingram
Application Type: Full Application
Description of Development: Two-storey side extension
Site 2 COLLEGE DEAN CLOSE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 28/04/2010
Decision: Refuse

Item No 134

Application Number: 10/00335/TPO **Applicant:** Pearn Almshouses Trust
Application Type: Tree Preservation
Description of Development: Tree maintenance works
Site PEARN HOUSE, EGGBUCKLAND ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 19/05/2010
Decision: Grant Conditionally

Item No 135

Application Number: 10/00338/FUL **Applicant:** Mr Smith
Application Type: Full Application
Description of Development: Alterations (including installation of new rooflights in existing dwelling), rear extension with rooflights, and decking in rear garden.
Site 9 LANSDOWNNE ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 30/04/2010
Decision: Grant Conditionally

Item No 136

Application Number: 10/00341/FUL **Applicant:** Mrs & Mrs Lobb
Application Type: Full Application
Description of Development: Single-storey rear extension (existing conservatory to be removed)
Site 17 MADDOCK CLOSE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 29/04/2010
Decision: Grant Conditionally

Item No 137

Application Number: 10/00343/FUL **Applicant:** Mr Mason
Application Type: Full Application
Description of Development: Rear PVCu conservatory
Site 99 FLAMSTEED CRESCENT PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 10/05/2010
Decision: Refuse

Item No 138

Application Number: 10/00345/TPO **Applicant:** Mr Simon Rowe
Application Type: Tree Preservation
Description of Development: TREE WORKS
Site WIDEY COURT PRIMARY SCHOOL, WIDEY LANE PLYMOUTH

Case Officer:
Decision Date: 19/05/2010
Decision: Grant Conditionally

Item No 139

Application Number: 10/00350/FUL **Applicant:** Miss O'Carroll
Application Type: Full Application
Description of Development: Two-storey rear extension (existing tenement to be removed)
Site 58 DURHAM AVENUE ST JUDES PLYMOUTH

Case Officer: Kate Saunders
Decision Date: 05/05/2010
Decision: Grant Conditionally

Item No 140

Application Number: 10/00352/FUL **Applicant:** Mr David Oakland
Application Type: Full Application
Description of Development: Change of use and conversion of ground floor former post office to form self-contained flat including reinstatement of existing private motor garage
Site 124 BEAUMONT ROAD PLYMOUTH

Case Officer: Kate Saunders
Decision Date: 06/05/2010
Decision: Refuse

Item No 141

Application Number: 10/00354/FUL **Applicant:** Mr and Mrs D Tippett
Application Type: Full Application
Description of Development: Single-storey rear extension (existing conservatory and shower room to be removed)
Site 12 LITTLE ASH ROAD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 07/05/2010
Decision: Grant Conditionally

Item No 142

Application Number: 10/00355/FUL **Applicant:** Mr Christopher Williams
Application Type: Full Application
Description of Development: Alterations, providing front and rear dormers with pitched roofs (instead of flat roofs)
Site 40 ST EDWARD GARDENS PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 04/05/2010
Decision: Grant Conditionally

Item No 143

Application Number: 10/00356/FUL **Applicant:** Mr and Mrs J and P Poat
Application Type: Full Application
Description of Development: Single-storey side extension to provide living accommodation for elderly relative, and single-storey rear extension
Site 6 PLYMSTOCK ROAD PLYMSTOCK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 29/04/2010
Decision: Grant Conditionally

Item No 144

Application Number: 10/00357/FUL **Applicant:** Mrs Jacqui Bleakley
Application Type: Full Application
Description of Development: Erection of private motor garage
Site OLDE CORTE HOUSE, 67 DUNSTONE ROAD PLYMSTOCK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 29/04/2010
Decision: Grant Conditionally

Item No 145

Application Number: 10/00361/TPO **Applicant:** Mrs Anne Littlewood
Application Type: Tree Preservation
Description of Development: 2 Oak - Reduce branches over garden
Site 5 ELMWOOD CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 04/05/2010
Decision: Grant Conditionally

Item No 146

Application Number: 10/00363/FUL **Applicant:** Mr K Drewery
Application Type: Full Application
Description of Development: Two storey side extension with rear conservatory, retention of scheme revisions as built (revision to approved scheme 06/00864/FUL)
Site 17 FREDINGTON GROVE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 07/05/2010
Decision: Grant Conditionally

Item No 147

Application Number: 10/00367/FUL **Applicant:** Mr and Mrs Brady
Application Type: Full Application
Description of Development: Single-storey rear extension (existing rear extensions to be removed)
Site 4 CHURCH HILL ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 29/04/2010
Decision: Refuse

Item No 148

Application Number: 10/00370/FUL **Applicant:** Mr Nick Bargewell
Application Type: Full Application
Description of Development: Single storey side extension to provide private motor garage, wc and utility room (existing detached garage to be removed)
Site 64 MITCHELL CLOSE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 29/04/2010
Decision: Grant Conditionally

Item No 149

Application Number: 10/00372/FUL **Applicant:** Mr & Mrs N Rooney
Application Type: Full Application
Description of Development: Two-storey rear extension, rear conservatory, and formation of room in roofspace including rear dormer and side rooflight
Site 198 ELBURTON ROAD ELBURTON PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 21/05/2010
Decision: Grant Conditionally

Item No 150

Application Number: 10/00373/FUL **Applicant:** Miss Karen Welsh
Application Type: Full Application
Description of Development: Retrospective planning in relation to raised balcony/decking area (r/o existing rear conservatory) with associated steps
Site 7 EASTFIELD CRESCENT HIGHER COMPTON PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 11/05/2010
Decision: Grant Conditionally

Item No 151

Application Number: 10/00375/FUL **Applicant:** Mr P M Phillips
Application Type: Full Application
Description of Development: Single-storey rear extension, with external balconies and steps
Site 37 DEAN HILL PLYMSTOCK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 13/05/2010
Decision: Application Withdrawn

Item No 152

Application Number: 10/00376/FUL **Applicant:** Mr P Hands
Application Type: Full Application
Description of Development: Single-storey side extension
Site 23 GOOSEWELL HILL EGGBUCKLAND PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 28/04/2010
Decision: Grant Conditionally

Item No 153

Application Number: 10/00377/FUL **Applicant:** The Oddfellows
Application Type: Full Application
Description of Development: Change of use and conversion of offices to form two self-contained flats and a maisonette, with provision of 3 parking spaces at rear
Site 85 DEVONPORT ROAD STOKE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 12/05/2010
Decision: Grant Conditionally

Item No 154

Application Number: 10/00378/FUL **Applicant:** Mr & Mrs Lavers
Application Type: Full Application
Description of Development: Two-storey side and rear extension (existing side utility room to be removed)
Site 32 LANDS PARK PLYMSTOCK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 13/05/2010
Decision: Application Withdrawn

Item No 155

Application Number: 10/00379/FUL **Applicant:** Plymouth Hospitals NHS Trust
Application Type: Full Application
Description of Development: Change of use and conversion of ground floor cloakroom within the Guildhall to static digital mammography unit for NHS use, condensing unit on flat roof, ducting and two ventilation inlets/outlets
Site THE GUILDHALL, ROYAL PARADE PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 19/05/2010
Decision: Grant Conditionally

Item No 156

Application Number: 10/00380/LBC **Applicant:** Plymouth Hospitals NHS Trust
Application Type: Listed Building
Description of Development: Conversion of ground floor cloakroom within Guildhall to static digital mammography unit including insertion of partition walls, doors and kitchen, removal of existing counter, ventilation inlets/outlets, condensing unit on roof, and ducting
Site THE GUILDHALL, ROYAL PARADE PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 19/05/2010
Decision: Refuse

Item No 157

Application Number: 10/00381/FUL **Applicant:** Mr John Sanderson
Application Type: Full Application
Description of Development: Erection of rear conservatory and construction of pitched roof to existing two-storey side and first-floor rear extension
Site 441 SOUTHWAY DRIVE PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 12/05/2010
Decision: Grant Conditionally

Item No 158

Application Number: 10/00382/FUL **Applicant:** AXA P&C
Application Type: Full Application
Description of Development: Installation of new front elevation following removal of first two bays of building (application for new planning permission to replace 05/00551/FUL in order to extend time limit for implementation)
Site UNIT B, FRIARY PARK, EXETER STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 12/05/2010
Decision: Grant Conditionally

Item No 159

Application Number: 10/00383/FUL **Applicant:** Mr Stuart Mann
Application Type: Full Application
Description of Development: Variation of planning permission 08/00993/FUL to amend design of atrium porch
Site 3 DAVID CLOSE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 10/05/2010
Decision: Grant Conditionally

Item No 160

Application Number: 10/00384/FUL **Applicant:** Mr Ian Fairbairn
Application Type: Full Application
Description of Development: Change of use of shop to pizza takeaway (use class A5)
Site 6 POMPHLETT ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 12/05/2010
Decision: Refuse

Item No 161

Application Number: 10/00386/FUL **Applicant:** AXA P&C
Application Type: Full Application
Description of Development: Erection of retail unit attached to unit A, with associated car parking and landscaping amendments (application for new planning permission to replace permission 05/00505/FUL in order to extend time limit for implementation)
Site LAND ADJ UNIT A, FRIARY PARK, EXETER STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 12/05/2010
Decision: Grant Conditionally

Item No 162

Application Number: 10/00391/PRDE **Applicant:** Mr R Wilkinson
Application Type: LDC Proposed Development
Description of Development: Rear dormer and conversion of roofspace into living space
Site 11 SUSSEX ROAD PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 13/05/2010
Decision: Refuse to Issue Cert - (Ex)

Item No 163

Application Number: 10/00393/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Construction of cycle path/foot path link
Site LAND ADJACENT TO JUNCTION GARDENS PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 12/05/2010
Decision: Grant Conditionally

Item No 164

Application Number: 10/00394/TPO **Applicant:** Mr Ryan
Application Type: Tree Preservation
Description of Development: Various works to trees overhanging 60 and 64 Bickham Road
Site 64 BICKHAM ROAD, SITE OF KINNAIRD HOUSE,
BUCKINGHAM PLACE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 05/05/2010
Decision: Grant Conditionally

Item No 165

Application Number: 10/00395/TPO **Applicant:** The Occupier
Application Type: Tree Preservation
Description of Development: 2 luccombe oaks - crown raise by 2m, reduce 1 low branch over parking by 1-2m
Site 4 RAMSEY GARDENS PLYMOUTH
Case Officer: Jane Turner
Decision Date: 04/05/2010
Decision: Grant Conditionally

Item No 166

Application Number: 10/00396/TPO **Applicant:** Mrs Manicom
Application Type: Tree Preservation
Description of Development: 2 sycamores - various works, 1 sycamore - fell
Site 37 and 38 MEDWAY PLACE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 27/04/2010
Decision: Grant Conditionally

Item No 167

Application Number: 10/00397/FUL **Applicant:** Mr Cotton
Application Type: Full Application
Description of Development: Second-floor rear extension to create sunroom
Site 33 SOUTHERN TERRACE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 12/05/2010
Decision: Grant Conditionally

Item No 168

Application Number: 10/00398/LBC **Applicant:** Punch Partnerships
Application Type: Listed Building
Description of Development: New hard flooring to trading area & toilets & new log burning stove to existing fireplace
Site THE DOLPHIN INN, 14 THE BARBICAN PLYMOUTH
Case Officer: David Jeffrey
Decision Date: 10/05/2010
Decision: Grant Conditionally

Item No 169

Application Number: 10/00400/FUL **Applicant:** Mr Brian Woodman
Application Type: Full Application
Description of Development: Front porch (existing porch to be removed), double private motor garage with store room below, conversion of existing garage to bedroom/bathroom, and single-storey rear extension with first-floor conservatory and balcony above
Site 1 DOUGLAS DRIVE PLYMOUTH
Case Officer: David Jeffrey
Decision Date: 10/05/2010
Decision: Refuse

Item No 170

Application Number: 10/00402/TPO **Applicant:** Mr Robin Miller
Application Type: Tree Preservation
Description of Development: 3 holm oak and 1 luccombe oak - crown raise, 7 bay - remove
Site 192 DEVONPORT ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 10/05/2010
Decision: Grant Conditionally

Item No 171

Application Number: 10/00406/FUL **Applicant:** Mr and Mrs John Little
Application Type: Full Application
Description of Development: Formation of room in roofspace with rear dormer extension and front rooflights
Site 27 BLANDFORD ROAD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 13/05/2010
Decision: Grant Conditionally

Item No 172

Application Number: 10/00408/PRDE **Applicant:** Mr Nigel Llewellyn
Application Type: LDC Proposed Development
Description of Development: Rear single-storey extension
Site 20 TENBY ROAD PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 19/05/2010
Decision: Issue Certificate - Lawful Use

Item No 173

Application Number: 10/00416/FUL **Applicant:** Mr and Mrs R House
Application Type: Full Application
Description of Development: Erection of conservatory (existing conservatory to be removed) and conversion of basement to additional accommodation, with provision of new timber access steps and screen fencing
Site 5 COMPTON KNOLL CLOSE PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 19/05/2010
Decision: Grant Conditionally

Item No 174

Application Number: 10/00417/FUL **Applicant:** Mr and Mrs Ian Punchard
Application Type: Full Application
Description of Development: Two-storey rear extension (existing tenement to be removed)
Site 16 LANGSTONE ROAD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 18/05/2010
Decision: Grant Conditionally

Item No 175

Application Number: 10/00418/FUL **Applicant:** Mr Gareth Thomas
Application Type: Full Application
Description of Development: Single-storey rear extension (existing timber pergola to be removed)
Site 8 BIRCHWOOD GARDENS PLYMPTON PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 17/05/2010
Decision: Refuse

Item No 176

Application Number: 10/00419/FUL **Applicant:** Mr Anthony Sedgman
Application Type: Full Application
Description of Development: Provision of pitched roof to existing private motor garage
Site 16 CLEVEDON PARK AVENUE PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 17/05/2010
Decision: Grant Conditionally

Item No 177

Application Number: 10/00420/FUL **Applicant:** Mr M Conyers
Application Type: Full Application
Description of Development: Single-storey rear extension
Site 34 HOLDSWORTH STREET PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 17/05/2010
Decision: Grant Conditionally

Item No 178

Application Number: 10/00424/ADV **Applicant:** Specsavers Optical Superstores
Application Type: Advertisement
Description of Development: Illuminated fascia and projecting signs
Site 39 to 41 THE BROADWAY PLYMOUTH
Case Officer: David Jeffrey
Decision Date: 10/05/2010
Decision: Grant Conditionally

Item No 179

Application Number: 10/00427/FUL **Applicant:** D Burt
Application Type: Full Application
Description of Development: Two-storey side extension with front porch and additional parking area
Site 118 AUSTIN CRESCENT PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 13/05/2010
Decision: Grant Conditionally

Item No 180

Application Number: 10/00431/FUL **Applicant:** Mr and Mrs Walker
Application Type: Full Application
Description of Development: First-floor side extension with cedar cladding to front of property
Site 51 BREAN DOWN ROAD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 18/05/2010
Decision: Grant Conditionally

Item No 181

Application Number: 10/00434/FUL **Applicant:** Devon & Somerset Fire &
Application Type: Full Application
Description of Development: Lower parapet wall and erect pitched roof on existing two-storey building
Site FIRE BRIGADE HEADQUARTERS, GLEN ROAD PLYMPTON PLYMOUTH
Case Officer: Jon Fox
Decision Date: 18/05/2010
Decision: Grant Conditionally

Item No 182

Application Number: 10/00441/FUL **Applicant:** Unit Build LTD
Application Type: Full Application
Description of Development: Use within Use Class D1 c) (provision of education) in addition to Use Classes B1, B2 and B8
Site UNIT 8, SISNA PARK PLYMOUTH
Case Officer: Janine Warne
Decision Date: 19/05/2010
Decision: Application Withdrawn

Item No 183

Application Number: 10/00447/FUL **Applicant:** Mr Steve Couch
Application Type: Full Application
Description of Development: Alterations and extension to first-floor store above shop to form one-bedroom flat
Site 10 ELLIOTT ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 19/05/2010
Decision: Grant Conditionally

Item No 184

Application Number: 10/00451/FUL **Applicant:** Devon and Cornwall Housing
Application Type: Full Application
Description of Development: Development of 5 houses (2 x 2 bed and 3 x 3 bed) with associated access and parking
Site CAR PARK, GARRISON CLOSE PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 28/04/2010
Decision: Application Withdrawn

Item No 185

Application Number: 10/00452/FUL **Applicant:** The Co-operative Group
Application Type: Full Application
Description of Development: Retention of refrigeration plant with palisade fence enclosure (existing boundary wall to be removed)
Site 27 MORSHEAD ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 21/05/2010
Decision: Grant Conditionally

Item No 186

Application Number: 10/00453/FUL **Applicant:** Prudence Gowns
Application Type: Full Application
Description of Development: Single storey extension to shop
Site 2 SALTASH ROAD KEYHAM PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 21/05/2010
Decision: Grant Conditionally

Item No 187

Application Number: 10/00456/TCO **Applicant:** Pro Trees
Application Type: Trees in Cons Area
Description of Development: Holm Oak reduce by 5-7 metres
Site GATE HOUSE, BEAUMONT PARK, BEAUMONT ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 19/05/2010
Decision: Grant Conditionally

Item No 188

Application Number: 10/00457/TPO **Applicant:** Mr Michael Boroukoff
Application Type: Tree Preservation
Description of Development: Copper Beech - crown raise over road and remove crossing and rubbing branches in crown
Site 2 VENN GROVE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 17/05/2010
Decision: Grant Conditionally

Item No 189

Application Number: 10/00460/FUL **Applicant:** Mr Mike Bowen
Application Type: Full Application
Description of Development: Two-storey side extension with storage area beneath and with rear external decking and stairs (existing garage to be removed) – application for new planning permission to replace 07/01923/FUL in order to extend time limit for implementation
Site 74 SEYMOUR ROAD MANNAMEAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 20/05/2010
Decision: Grant Conditionally

Item No 190

Application Number: 10/00464/FUL **Applicant:** Mr & Mrs Evans
Application Type: Full Application
Description of Development: Rear conservatory with underbuild and external stairs (existing conservatory and decking to be removed)
Site 45 MARINA ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 21/05/2010
Decision: Grant Conditionally

Item No 191

Application Number: 10/00465/FUL **Applicant:** House to Home Improvements
Application Type: Full Application
Description of Development: Loft conversion including construction of front and rear dormers
Site 47 ST GEORGES AVENUE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 21/05/2010
Decision: Refuse

Item No 192

Application Number: 10/00470/FUL **Applicant:** Mrs Maria Shepherd
Application Type: Full Application
Description of Development: Single storey rear extension (below existing first floor balcony)
Site OAK DALE 6 WOOD PARK PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 21/05/2010
Decision: Grant Conditionally

Item No 193

Application Number: 10/00471/FUL **Applicant:** Commanding Officer 29
Application Type: Full Application
Description of Development: New monument and access footpath on The Mound, north of Royal Citadel entrance
Site ROYAL CITADEL, HOE ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 21/05/2010
Decision: Grant Conditionally

Item No 194

Application Number: 10/00498/TCO **Applicant:** Mrs Sarah Struthers
Application Type: Trees in Cons Area
Description of Development: Eucalyptus - remove
Magnolia - reduce by 1m
Japanese Maple - reduce height by 2m
Site 7 PENLEE GARDENS PLYMOUTH
Case Officer: Jane Turner
Decision Date: 12/05/2010
Decision: Grant Conditionally

Item No 195

Application Number: 10/00564/ESR10 **Applicant:**
Application Type: Environmental Assessment
Description of Development: ESR10 withdrawin - resub received.
Site CHELSON MEADOW PLYMOUTH
Case Officer: Alan Hartridge
Decision Date: 30/04/2010
Decision: Application Withdrawn

Item No 196

Application Number: 10/00679/ESR10 **Applicant:**Hyder Consulting (UK) Ltd
Application Type: Environmental Assessment
Description of Development: Screening opinion requested - not for public consultation.
Site CHELSON MEADOW PLYMOUTH
Case Officer: Alan Hartridge
Decision Date: 14/05/2010
Decision: Enviroment Assessment R10

Application Number **09/01342/FUL**
Appeal Site **88 OLD LAIRA ROAD PLYMOUTH**
Appeal Proposal Retention of raised timber sun decking to rear
Case Officer

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 20/04/2010
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The Inspector judged that the balcony would allow overlooking at very close quarters of the first floor windows and rear garden of number 90. It was also judged that the structure would take light and sunlight from the nearest lower-ground-floor windows of this property. The Inspector did not consider that this harm could be mitigated through the use of screening as this would affect the outlook of no.90. The proposed balcony is therefore contrary to policy CS34 of the Core Strategy 2007. Appeal dismissed.

Application Number **09/01355/FUL**
 Appeal Site **LAND ADJ TO 40 WARLEIGH CRESCENT PLYMOUTH**
 Appeal Proposal Develop land by erection of detached dwelling with intergral private motor garage
 Case Officer Janine Warne

Appeal Category REF
 Appeal Type Written Representations
 Appeal Decision Dismissed
 Appeal Decision Date 20/04/2010
 Conditions
 Award of Costs

Awarded To

Appeal Synopsis

The Inspector dismissed the appeal, concluding that as a three storey dwelling the proposal would appear out of character with the two-storey houses which surround it. It would sit high above the roadway and would have an overbearing effect when viewed from below. It would appear excessively prominent and incongruous, making it contrary to policies CS02 and CS34 of the Core Strategy for Plymouth (adopted 2007). It was also noted that the Inspector concurred with the previous appeal decision on this site (APP/N1160/A/07/2059440) which concluded that the proposal would not be harmful to the prospects of retaining the protected Beech tree at the rear of the site in the long term.

Application Number **09/01413/PRDE**
 Appeal Site **ERRILL RETAIL PARK, PLYMOUTH ROAD PLYMOUTH**
 Appeal Proposal Complete works for refurbishment and extension to retail units with associated improvements: subject to planning permission 03/01773, with no restriction on the sale of goods
 Case Officer Carly Francis

Appeal Category
 Appeal Type
 Appeal Decision Withdrawn
 Appeal Decision Date 26/04/2010
 Conditions
 Award of Costs

Awarded To

Appeal Synopsis

Application Number **09/01423/PRDE**
 Appeal Site **ERRILL RETAIL PARK, PLYMOUTH ROAD PLYMPTON PLYMOUTH**
 Appeal Proposal Complete works for 'refurbishment works, including reconfiguration of unit 2 to form two retail units, amendments to external appearance of buildings and enhancements of external areas with works to trees' subject to planning permission 05/02220, with no restriction on the sale of goods
 Case Officer Carly Francis

Appeal Category
 Appeal Type
 Appeal Decision Withdrawn
 Appeal Decision Date 26/04/2010
 Conditions
 Award of Costs

Awarded To

Appeal Synopsis

Application Number **09/01618/FUL**
Appeal Site **NYSSTARA 1 LOWER SALTRAM PLYMOUTH**
Appeal Proposal Alterations, and rear and side first-floor extension
Case Officer Simon Osborne

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 22/04/2010

Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspector agreed that the hip to gable extension would unbalance the pair of semi-detached properties contrary to guidance found in the Supplementary Planning Document 'Development Guidelines'. The inspector also agreed that the rear dormer would appear bulky and was contrary to guidance within the SPD.

Application Number **09/01838/FUL**
Appeal Site **86 ELBURTON ROAD PLYMSTOCK PLYMOUTH**
Appeal Proposal Erection of detached double private motor garage
Case Officer Jon Fox

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 11/05/2010

Conditions
Award of Costs Awarded To

Appeal Synopsis

The Inspector agreed that the proposed garage would not be subordinate but focused on the amount of development that would result on the site and the fact that this would appear commercial in character instead of residential (reasons 1 and 2). The Inspector did not agree that the impact on residential amenity would be harmful (reason 3). The Inspector gave little weight to the Council's fears about the building being used for commercial or residential purposes (reasons 4 and 5) and said that these concerns could be dealt with by conditions or enforcement powers. He agreed that there is an over-provision of car parking (reason 6), but not that the access is sub-standard (reason 7)

Application Number **10/00004/FUL**
Appeal Site **22 PRINCESS CRESCENT PLYMOUTH**
Appeal Proposal Two-storey side extension and rear dormer
Case Officer

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 14/04/2010
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The main issue identified by the inspector was whether the proposed side extension would unbalance the pair of semi-detached properties. The inspector referred to the 'clear guidance' contained in the SPD on how side extensions should be subordinate and set back from the front. The Inspector judged that extending the appeal dwelling by building to the same height, depth and roof shape as the original dwelling is unacceptable and would unbalance the pair of properties. The appeal was therefore dismissed.

Note:

Copies of the full decision letters are available to Members in the Ark Royal Room and Plymouth Rooms. Copies are also available to the press and public at the First Stop Reception.

This page is intentionally left blank