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PLANNING COMMITTEE

DATE: THURSDAY 18 NOVEMBER 2010
TIME: 1 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.

Please note that, unless the Chair agrees, mobile phones should be switched off and speech, video and photographic equipment should not be used during meetings.

BARRY KEEL
CHIEF EXECUTIVE

PLANNING COMMITTEE

PART I (PUBLIC COMMITTEE)

AGENDA

1. APOLOGIES

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

2. DECLARATIONS OF INTEREST

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

3. MINUTES

(Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 21 October 2010.

4. CHAIR'S URGENT BUSINESS

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

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

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

6. PLANNING APPLICATIONS FOR CONSIDERATION

(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.

6.1 171 ALMA ROAD, PLYMOUTH 10/01659/FUL

(Pages 9 - 14)

Applicant: Mr John Frude
Ward: Stoke
Recommendation: Grant Conditionally

- 6.2** 14 MEADFOOT TERRACE, PLYMOUTH. 10/01367/FUL **(Pages 15 - 20)**
- Applicant: College Properties (Plymouth) Ltd
Ward: Compton
Recommendation: Grant Conditionally
- 6.3** 33 EDWARDS DRIVE, PLYMOUTH. 10/01633/FUL **(Pages 21 - 24)**
- Applicant: Mr P Blackmore
Ward: Plympton Chaddlewood
Recommendation: Grant Conditionally
- 6.4** 73/77 ST EDWARD GARDENS, PLYMOUTH. **(Pages 25 - 32)**
10/01686/FUL
- Applicant: Mr Les Oats
Ward: Eggbuckland
Recommendation: Grant Conditionally
- 6.5** HORNBY COURT, 7 CRAIGIE DRIVE, PLYMOUTH. **(Pages 33 - 38)**
10/01412/FUL
- Applicant: Portobello Developments PLC
Ward: St Peter and The Waterfront
Recommendation: Grant Conditionally
- 6.6** THE HOE CENTRE, NOTTE STREET, PLYMOUTH. **(Pages 39 - 62)**
10/01608/FUL
- Applicant: University of Plymouth
Ward: St Peter and The Waterfront
Recommendation: Grant Conditionally subject to S106 Obligation
- 6.7** 33 WHITLEIGH VILLAS, PLYMOUTH. 10/01280/OUT. **(Pages 63 - 80)**
- Applicant: Mr and Mrs Fritzsche
Ward: Eggbuckland
Recommendation: Grant Conditionally
- 6.8** 7 QUEENS ROAD, LIPSON, PLYMOUTH 10/00556/FUL **(Pages 81 - 88)**
- Applicant: Mr. M. Hunns
Ward: Efford and Lipson
Recommendation: Refuse
- 6.9** LAND AT CUMBERLAND CENTRE, DAMEREL CLOSE, **(Pages 89 - 98)**
PLYMOUTH. 10/01557/FUL
- Applicant: Ms Nicola Evans
Ward: Devonport
Recommendation: Grant Conditionally

7. PLANNING APPLICATION DECISIONS ISSUED

(Pages 99 - 188)

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 14 September 2010 to 8 November 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.

8. 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

Planning Committee

Thursday 21 October 2010

PRESENT:

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

Also in attendance: Paul Westrope (Lead Planning Officer), Mark Lawrence (Lawyer) and Katey Johns (Democratic Support Officer).

The meeting started at 1 p.m. and finished at 3.40 p.m.

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.

44. 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 Mrs. Foster	48.6 Rocky Park Road, Plymouth 10/01431/FUL	Ward Councillor and husband speaking on the matter	Personal
Councillor Wheeler	48.6 Rocky Park Road, Plymouth 10/01431/FUL	Member of Local Access Forum	Personal
Councillor Lock	48.8 3 to 5 Market Road, Plymouth 10/01544/FUL	Discussed application with applicant	Prejudicial

45. MINUTES

Agreed the minutes of the meeting held on 23 September, 2010.

46. CHAIR'S URGENT BUSINESS

There were no items of Chair's urgent business.

47. QUESTIONS FROM MEMBERS OF THE PUBLIC

There were no questions from members of the public.

48. **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 48.2, 48.5, 48.6 and 48.8.

48.1 1 BASINGHALL CLOSE, PLYMOUTH 10/01357/FUL

(Mr. Christopher Mintoft)

Decision:

Application **GRANTED** conditionally.

48.2 TESCO, TRANSIT WAY, HONICKNOWLE, PLYMOUTH 08/01989/FUL

(Tesco Stores Limited)

Decision:

Application **GRANTED** conditionally, subject to inclusion of the revised condition 36 and the additional informative set out within the addendum report, amendment to condition 1, and satisfactory completion of the S106 Obligation. Delegated authority to refuse if S106 not signed by 1 March, 2011 (not 17 December 2010 as set out in the report).

(At the invitation of the Chair, the Committee heard representations against the application).

(At the invitation of the Chair, the Committee heard from the applicant's agent).

(Councillor Thompson's proposal to alter the timescale for commencement of development from 5 years to 3, having been seconded by Councillor Wheeler, was put to the vote and declared carried).

48.3 SISNA PARK ROAD, ESTOVER, PLYMOUTH 10/01300/FUL

(Unit Build Ltd.)

Decision:

Application **GRANTED** conditionally.

48.4 LAND AT ERNESETTLE LANE, PLYMOUTH 10/01170/REM

(St. Budeaux Congregation of Jehovah Witnesses)

Decision:

Application **GRANTED** conditionally.

48.5 WICKES UNIT (BLOCK B), FRIARY RETAIL PARK, EXETER STREET, PLYMOUTH 10/01160/FUL

(AXA P&C co AXA Real Estate Investment Managers UK)

Decision:

Application **GRANTED** conditionally, subject to the substitution of condition 2 with conditions 2, 3 and 4 set out within the addendum report.

48.6 ROCKY PARK ROAD, PLYMOUTH 10/01431/FUL

(Plymouth Judo Club)

Decision:

Application **GRANTED** conditionally, subject to the substitution of condition 6 with conditions 6, 7 and 8 set out within the addendum report, and the amendments to conditions 4 and 5 as set out below –

- (4) the use of the rooms in the roofspace of the building shall be ancillary to the use of the ground floor and such uses shall not be exercised independently of one another, i.e. the rooms in the roofspace shall only be used for storage ancillary to the arts club and shall not be used for any other activities;
- (5) the martial arts club use hereby permitted shall not operate outside the following hours of opening: 09:00 to 22:00 hours Monday to Fridays inclusive and 09:00 to 22:00 hours on Saturdays. There shall be no operation of the use at all on Sundays.

(At the invitation of the Chair, the Committee heard from Councillor Foster, Ward Member, speaking against the application).

(At the invitation of the Chair, the Committee heard representations against the application).

(At the invitation of the Chair, the Committee heard representations in support of the application).

(Councillors Mrs. Foster and Wheeler declared personal interests in respect of the above item).

48.7 ELBURTON VILLA FOOTBALL CLUB, HAYE ROAD, ELBURTON, PLYMOUTH 10/01267/FUL

(Elburton Villa FC)

Decision:

Application **GRANTED** conditionally.

48.8 3 TO 5 MARKET ROAD, PLYMOUTH 10/01544/FUL

(Mr. T. Walke)

Decision:

Application **GRANTED** conditionally.

(Councillor Lock, having declared a prejudicial interest in respect of the above item, withdrew from the meeting).

(Councillor Roberts took the Chair for this item).

(At the invitation of the Chair, the Committee heard from Councillor Beer, Ward Member, speaking against the application).

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

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

49. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee received a report of the Assistant Director of Development (Planning Services) on decisions issued for the period 24 September to 10 October, 2010, including –

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

50. **APPEAL DECISIONS**

The Committee received a schedule of decisions made by the Planning Inspectorate on appeals arising from the decisions of the City Council.

51. **EXEMPT BUSINESS**

There were no items of exempt business.

SCHEDULE OF VOTING

PLEASE NOTE

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

PLANNING COMMITTEE – 21 October 2010

SCHEDULE OF VOTING

Minute No. & Application		Voting For	Voting Against	Abstained	Excluded from voting due to Interest Declared	Absent
48.1	1 Basinghall Close, Plymouth 10/01357/FUL	Unanimous				
48.2	Tesco, Transit Way, Honicknowle, Plymouth 08/01989/FUL	<u>Proposed amendment to Condition 1</u> Councillor Mrs. Bowyer, Mrs. Foster, Mrs. Stephens, Stevens, Thompson, Tuohy, Vincent and Wheeler. <u>Report Recommendations</u> Unanimous	Councillors Browne, Delbridge and Roberts	Councillor Lock		
48.3	SISNA Park Road, Estover, Plymouth 10/01300/FUL	Unanimous				
48.4	Land at Ernesettle Lane, Plymouth 10/01170/REM	Unanimous				
48.5	Wickes Unit (Block B), Friary Retail Park, Exeter Street, Plymouth 10/01160/FUL	Unanimous				
48.6	Rocky Park Road, Plymouth 10/01431/FUL	Councillor Mrs. Bowyer, Browne, Delbridge, Lock, Roberts, Mrs. Stephens, Stevens, Thompson, Tuohy, Vincent and Wheeler.	Councillor Mrs. Foster			
48.7	Elburton Villa Football Club, Haye Road, Elburton, Plymouth 10/01267/FUL	Unanimous				

Minute No. & Application		Voting For	Voting Against	Abstained	Excluded from voting due to Interest Declared	Absent
48.8	3 to 5 Market Road, Plymouth 10/01544/FUL	Councillor Mrs. Bowyer, Browne, Delbridge, Mrs. Foster, Roberts, Mrs. Stephens, Stevens, Thompson, Tuohy, Vincent and Wheeler.			Councillor Lock	

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.

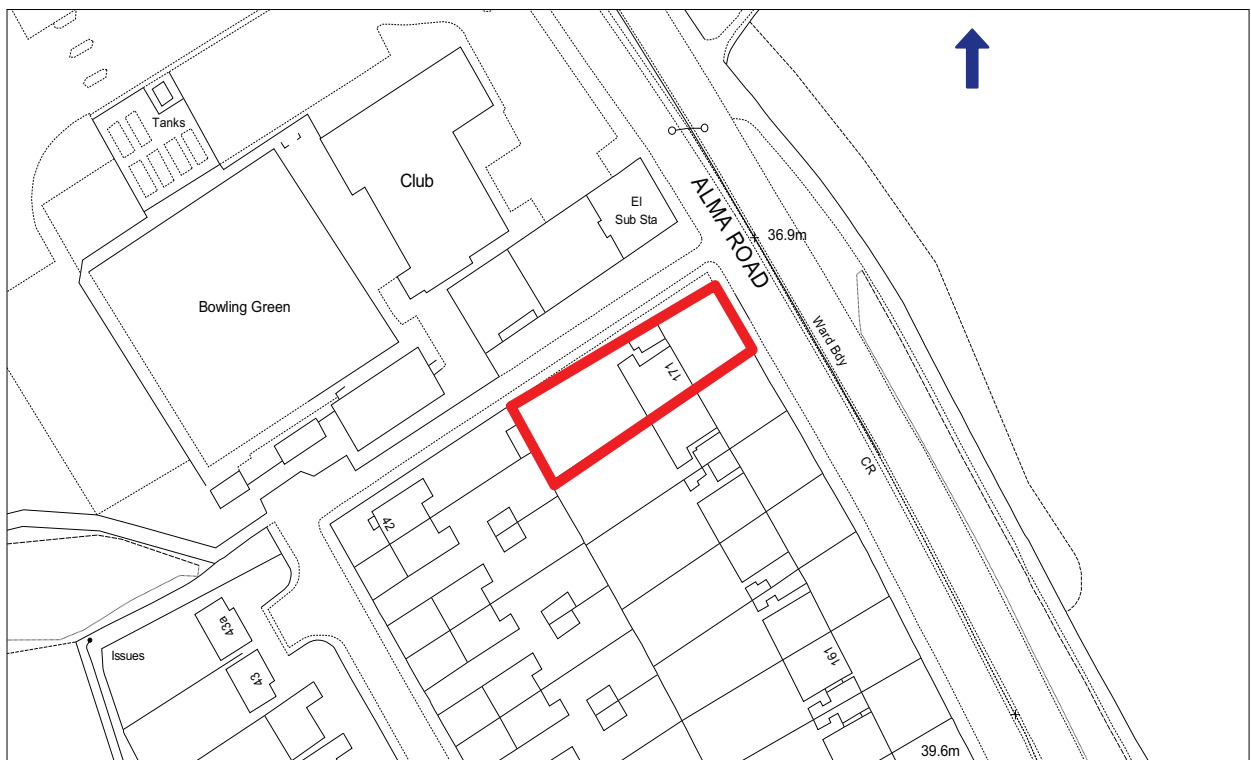
Decisions contrary to Officer recommendation

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: 01

Application Number:	10/01659/FUL
Applicant:	Mr John Frude
Description of Application:	Two storey side extension to form annex accomodation, demolition of existing garage and formation of hard-standing to rear
Type of Application:	Full Application
Site Address:	171 ALMA ROAD PLYMOUTH
Ward:	Stoke
Valid Date of Application:	29/09/2010
8/13 Week Date:	24/11/2010
Decision Category:	Member/PCC Employee
Case Officer :	Olivia Wilson
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

Site Description

171 Alma Road is a semi-detached property facing onto Alma Road with a detached garage to the side. It is set back from the road and is bordered to the north by Ponsonby Road with the Milehouse Bus Depot and Social Club located on the other side of Ponsonby Road. It is located in the Stoke area of Plymouth.

Proposal Description

Two-storey side extension to form annex accommodation for a relative including demolition of existing garage and formation of hard-standing to rear.

Relevant Planning History

None

Consultation Responses

Transport has no objections.

Representations

None

Analysis

This application turns on Policy CS34 of the Core Strategy and guidance set out in the Development Guidelines SPD. The key issues to consider are the impact of the side extension on the character of the main dwelling, residential amenity, highway safety and whether the proposal is acceptable as annex accommodation.

Impact on the character of the main dwelling

The property currently has a detached garage (4m wide) that stretches up to the property boundary and is flush with the front of the house. There is also a lean-to side extension that extends outwards from the rear of the house. The proposal is to demolish the garage and lean-to and replace them with a two-side extension that will be 4.5m wide. It will extend to within 1m of the property boundary. The side extension will be flush with the front of the main house and extend the full length of the house.

The house has a hard-standing area in front of the garage which is long enough for two cars to park. The proposal is to create a hard-standing at the rear of the garden for two cars to park and to form a new access off Ponsonby Road by demolishing part of the garden wall and installing a gate. The current parking area and access at the front of the property will be closed, the footway crossover will be removed and the footway reinstated. This can be secured by condition.

It is considered that the proposed side extension will have an acceptable impact on the character of the main dwelling. While it is flush with the front of the house, the roof is set down from the main roof to give it an appearance of

subordination. The garage is currently flush with the front of the house so the extension will not significantly alter the existing building line. The roof has been designed as a hipped roof to match the main roof and other roofs along the street.

Residential amenity

It is considered that the proposed side extension will not have a detrimental impact on neighbouring properties. The extension is located on a corner plot so the adjoining property (169) will not experience any detrimental impact on privacy or outlook. The adjoining properties on Ponsonby Road (No. 40 and 42) are located at a considerable distance (about 40m) which is greater than the 21m recommended distance.

Highway safety

The extension will extend to within 1m of the side boundary. The Development Guidelines SPD states that corner plot extensions should generally be at least 3 m from the pavement edge. This is to ensure that visibility for pedestrians and road-users is not reduced. In this case it is considered that the 1m width to the property boundary is acceptable. This is because the side extension is replacing a garage that is built right up to the side boundary and there is an existing side wall that is about 2m high. Therefore it is considered that the proposed side extension will not make any material change to the level of visibility compared to the current situation.

The house is set well back from the footway on Alma Road and it is considered that the side extension will not reduce visibility for road users on this busy road. Ponsonby Road has limited residential traffic. It is considered for the reasons set out above that the side extension is acceptable in terms of visibility. A new access and hard-standing was initially proposed off Ponsonby Road. Following an objection from transport on the grounds of over-provision of parking spaces the application was amended to remove the rear parking. Transport is satisfied that the revised proposal is acceptable. From the layout plans submitted it would appear that the driveway at the front of the property is in excess of 11m in length and would therefore be able to accommodate at least 2 cars (which accords with the maximum car parking standards as outlined in the Development Guidelines SPD). Therefore the proposed development (which includes the loss of the garage) would not give rise to any further cause for concern in respect of loss of parking.

Annex accommodation

The Development Guidelines SPD states that self-contained extensions will not normally be allowed as these can give rise to problems. The guidelines require annex extensions to form an integral part of the main dwelling with shared access and facilities.

In this proposal the main access to the annex will be through the main dwelling with a link through on the ground floor to the annex. The annex will share the downstairs toilet and the garden, but will otherwise be a separate unit of accommodation. While it is considered that this is a minimal amount of shared facilities, the fact that the main entrance will be shared is considered

to be sufficient for the application to be acceptable. A condition can be imposed to require the annex to be occupied by a member of the main dwelling's household.

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.

Section 106 Obligations

None

Equalities & Diversities issues

Annex accommodation can enable elderly or disabled members of a household to retain their independence.

Conclusions

On the basis that the application is acceptable in relation to impact on the character of the main dwelling, residential amenity, highway safety and annex accommodation, this application is recommended for conditional approval.

Recommendation

In respect of the application dated **29/09/2010** and the submitted drawings, **Rev A (revised 4th November) Site location plan, site plan, existing and proposed elevations, existing and proposed floor plans, section**, 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.

GRANNY ANNEXE

(2) The annex accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 171 Alma Road.

Reason:

Due to the close relationship between the proposed annexe and the existing dwelling and shared access and amenity areas, the accommodation is considered unsuitable for independent occupation. in accordance with Policy

CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

RESTRICTIONS ON PERMITTED DEVELOPMENT

(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), no development falling within Class(es) [A] of Part 1 of the Schedule to that Order shall be carried out to the side extension hereby permitted unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to prevent a separate external entrance door being created to the annex, 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: impact on the character of the main dwelling, residential amenity, highway safety and annex accommodation, 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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS28 - Local Transport Consideration
CS34 - Planning Application Consideration
SPD1 - Development Guidelines

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ITEM: 2

Application Number:	10/01367/FUL
Applicant:	College Properties (Plymouth) Ltd
Description of Application:	Extension at second-floor level to form bedroom for existing second-floor flat and formation of room in roofspace for use as home office/storage
Type of Application:	Full Application
Site Address:	14 MEADFOOT TERRACE PLYMOUTH
Ward:	Compton
Valid Date of Application:	06/08/2010
8/13 Week Date:	01/10/2010
Decision Category:	Member/PCC Employee
Case Officer :	Simon Osborne
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

This application is brought to Planning Committee as the applicant/agent is related to a Plymouth City Council Member.

Site Description

14 Meadfoot Terrace is a large end-of-terrace property located on the corner of Meadfoot Terrace and Pearson Road/College Avenue. The three-storey property is arranged as 3 self-contained flats.

It is understood that the property has recently suffered from fire damage.

Proposal Description

The proposal is for an extension at second-floor level to form an additional (third) bedroom for the existing second-floor flat, and formation of a room in the roofspace intended to be used as a home office and storage for the second-floor flat.

The application originally included a proposed mansard roof to provide an additional residential unit; however this part of the scheme has been removed following concerns raised by your officers.

Relevant Planning History

99/00585/FUL - Formation of access and vehicle hardstanding – Permitted.

86/01817/FUL – Conversion of dwellinghouse in to 3 self contained flats.

Consultation Responses

Transport – No objections to amended scheme.

Representations

Two letters of representation have been received, one from the owner of the ground-floor flat at 14 Meadfoot Terrace and one from 3 Meadfoot Terrace. The letters were received prior to the scheme being revised and included concerns over the re-design of the roof to accommodate the new attic unit and additional parking demand the extra unit would generate.

Other concerns related to the second floor extension. The main issues were:

- Excessive fenestration
- Loss of privacy and light to private courtyard area

Analysis

This application turns upon policies CS02 and CS34 of the Plymouth Local Development Framework Core-Strategy 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.

The proposed extension would not project beyond the existing rear building line of the neighbouring property and would therefore have little impact on that property in terms of loss of outlook or light. It is noted that the proposal would have some impact on the rear courtyard of the subject building; however the courtyard is located to the north of the property and it is considered that the extension, which would not project above the existing ridge line, would not lead to an unreasonable loss of light.

With regard to loss of privacy mentioned in the letter of representation, the courtyard is already overlooked by existing first- and second-floor windows in both the subject property and the neighbouring property. Although the proposal may result in some additional overlooking, it is not considered that this would be unreasonable.

The proposals are considered to relate relatively well to the existing property and are sympathetic in materials and detailing. The proposed fenestration is not considered to be excessive and relates well to the other elevations on the building and neighbouring buildings. The proposed roof slope would introduce a new element to the building; however there is already a mixture of different roof designs in the terrace and this addition which would not be visible from the front or side of the building is not considered to detract from the character or appearance of the area. The other proposed alterations, namely a parapet roof to the small two-storey tenement, additional ground-floor window and door on the side elevation, and two additional front roof-lights, are considered to be acceptable.

The proposal is not likely to result in a significant increase in parking demand and there are no transport objections.

The site contains two protected trees and therefore it is considered appropriate to include a condition to ensure that they incur no damage during construction.

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.

Section 106 Obligations

N/A

Equalities & Diversities issues

No further issues.

Conclusions

This proposal is considered to comply with policies CS02 and CS34 and is recommended for conditional approval.

Recommendation

In respect of the application dated **06/08/2010** and the submitted drawings, **1004.LP.0.01B, 1004.PE.1.01C, 1004.PE.2.02C, 1004.PE.3.03C, 1004.PE.4.04C, 1004.P.1.01C, 1004.P.2.02C, 1004.P.3.03C, 1004.P.4.04C, 1004.P.5.05C, 1004.P.1.01C, 1004.P.6.06C, and accompanying Design and Access Statement (amended version received 6 September 2010)** , 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.

TREE PROTECTION DURING CONSTRUCTION

(2) The protected trees shown to be retained on the approved plans shall be properly protected with appropriate fencing during construction works. 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 (Trees in relation to construction - recommendations) 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 levels within those areas shall not be altered, nor shall an excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that any trees are protected during construction work in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

MATERIALS

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the development is in keeping with the existing building, to comply with policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

USE RESTRICTION - HOME OFFICE/STORE

(4) The proposed home office and storage area in the roofspace shall only be used for purposes incidental to the enjoyment of the second-floor flat as such.

Reason:

To ensure that no adverse effect upon the amenities of the neighbourhood may arise out of the proposed development in accordance with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ROOF AREA USE RESTRICTION

(5) The parapet-walled flat roof hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of a further specific permission from the Local Planning Authority.

Reason:

The use of the roof area for such a purpose would be likely to have an unreasonable impact on residential amenity and the general amenity of the area contrary to 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.

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 properties, impact on the character and visual appearance of the area, effect on trees and transport 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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration
CS18 - Plymouth's Green Space
CS22 - Pollution
CS02 - Design
SPD1 - Development Guidelines

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ITEM: 3

Application Number:	10/01633/FUL
Applicant:	Mr P Blackmore
Description of Application:	Two-storey rear extension
Type of Application:	Full Application
Site Address:	33 EDWARDS DRIVE PLYMOUTH
Ward:	Plympton Chaddlewood
Valid Date of Application:	24/09/2010
8/13 Week Date:	19/11/2010
Decision Category:	Member Referral
Case Officer :	Simon Osborne
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

This application is reported to committee due to referral by Councillor Dr David Salter, Ward Member, whose concerns include the scale of the proposal and its impact on the character of the area.

Site Description

33 Edwards Drive is a two-storey three-bedroom semi-detached property located in Plympton. The adjoining property, 35 Edwards Drive, lies to the north, with Nos. 2, 4 and 6 Edwards Close to the south.

Proposal Description

The proposal is for a two-storey rear extension to enlarge the ground-floor lounge and two of the first-floor bedrooms. The extension would measure approximately 2.1 metres deep and have a width of 6 metres, thus stretching almost the width of the property.

Relevant Planning History

None

Consultation Responses

None required

Representations

4 letters of objection have been received regarding this application from 35 Edwards Drive and 4, 6 and 8 Edwards Close. The main issues are:

- Out of keeping with other properties in area
- Loss of light to dwellings and gardens (and associated environmental impacts)
- Solid brick side walls will appear overbearing and dominant when viewed from neighbouring properties

Analysis

This application turns upon policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and Supplementary Planning Document (SPD) 'Development Guidelines'. The main issues are the impact on neighbouring amenities and the impact on the character and visual appearance of the area, as detailed below.

The SPD states that, in order to ensure that a proposed development will not cause a harmful loss of daylight to a neighbouring property, the 45 degree guideline should be followed. The proposed extension would have a limited projection of 2.1 metres and would only marginally break the 45 degree guide with regard to the closest neighbouring windows on No. 35. It is considered that the impact on light reaching No. 35 would be acceptable. It is also considered that the extension would not appear unreasonably overbearing or dominant when viewed from nearby properties. Due to the existing layout and relationship between the subject dwelling and other properties, and the limited

depth of the extension, there would be no substantial impact in terms of loss of outlook, light or privacy.

The extension is considered to be reasonably sympathetic in materials and design to the existing dwelling. Although it is recognised that two-storey rear extensions are not a common feature in the immediate vicinity, it is not considered that the extension would have a significant adverse impact on the appearance of the subject dwelling and, given that it would not be highly visible from public vantage points, would not have a significant impact on the character or visual appearance of the area.

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.

Section 106 Obligations

N/A

Equalities & Diversities issues

None

Conclusions

It is considered that the proposal is acceptable and therefore the application is recommended for conditional approval.

Recommendation

In respect of the application dated **24/09/2010** and the submitted drawings, **4021**, 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 FIRST-FLOOR 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 further first-floor windows (additional to those shown

on the approved plans) shall be provided at any time in the extension hereby approved.

Reason:

To ensure that the extension does not detract from the amenity of the area, to comply 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.

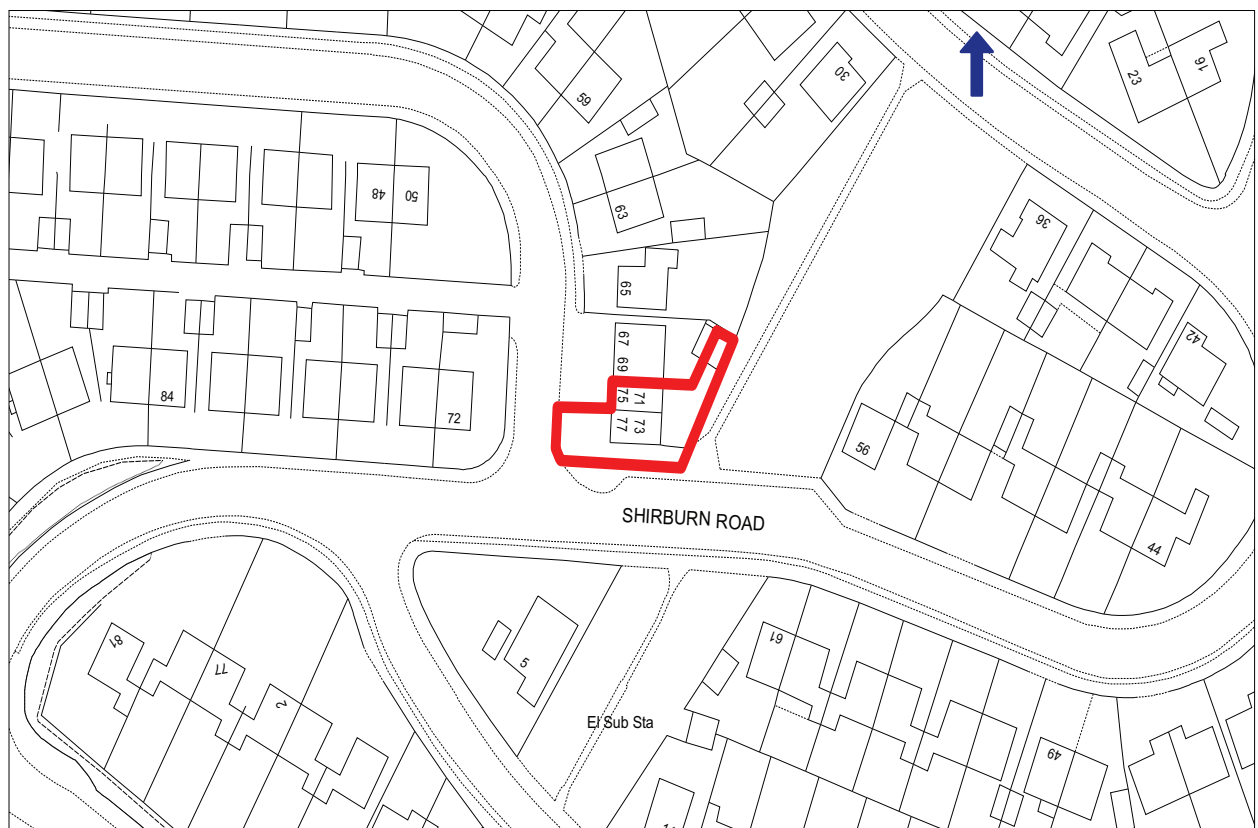
Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the impact on neighbouring amenities and the impact on the character and visual 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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

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

ITEM: 4

Application Number:	10/01686/FUL
Applicant:	Mr Les Oats
Description of Application:	Change of use of ground floor solarium (class D2), beauty salon (sui generis) and residential flat into a single family dwelling
Type of Application:	Full Application
Site Address:	73/77 ST EDWARD GARDENS PLYMOUTH
Ward:	Eggbuckland
Valid Date of Application:	01/10/2010
8/13 Week Date:	26/11/2010
Decision Category:	Member/PCC Employee
Case Officer :	Kirsty Barrett
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

This application has been bought to committee due to the Agent being a PCC employee

Site Description

73/77 St Edward Gardens is currently in use as a tanning salon on the ground floor with a residential flat above. The property is situated on a prominent corner plot at the junction with Shirburn Road. To the rear of the property is a large area of public open space. The property is situated on a sloping site that runs downwards from north to south.

Proposal Description

Change of use of ground floor solarium (class D2), beauty salon (Sui generis) and residential flat into a single family dwelling

Relevant Planning History

06/01188/FUL- Formation of room in roof space to enlarge existing first-floor flat, including rear dormer windows- Granted conditionally

93/00621/FUL- Change of use from newsagents to solarium and beauty salon- Granted conditionally

Consultation Responses

Plymouth City Airport- No objections

Transport- No objection as the proposal includes adequate off-street parking by way of a garage and a driveway for provision of at least two cars.

Public Protection Services- Object to lack of information and recommend conditions

Representations

None received

Analysis

The main issues to consider with this application are: impact on the amenities of neighbouring properties, effect on the character and appearance of the area and highway safety, and loss of the commercial unit.

73/77 St Edward Gardens occupies a corner plot at the end of a small terrace of commercial units serving the Eggbuckland area of the City. The existing ground floor of the property is currently split between two different uses, Solarium (D2) and Beauty Salon (sui generis). The first and second floors of the property are used for residential use.

The Eggbuckland Sustainable Neighbouring Assessment identifies that there is a limited range of shops and community facilities in this area. However the stores at St Edward Gardens are not defined as a 'neighbourhood centre' and

are not explicitly referred to in this Neighbourhood Assessment therefore whilst it is undesirable to lose the commercial use element of the property, evidence has been supplied to show the use is no longer viable and therefore the proposed change of use is supported.

The design and layout of the residential accommodation ensures adequate amenity for future occupiers. All habitable rooms will have adequate outlook and light.

Adequate external amenity space is provided. In this regard, the property benefits from a front and side garden which is currently associated with the commercial use. The existing residential unit does not benefit from any outdoor space. Therefore the proposal to enlarge this residential unit will improve the existing situation by allowing occupiers to use the garden space. The Council's Development Guidelines Supplementary Planning Document (SPD) sets out minimum standards for outdoor space. In accordance with these standards a flat and/or terraced dwelling should benefit from 50m² of outdoor space and therefore the proposal of approximately 71 m² is considered to be adequate external space.

With regard to the external changes proposed, external alterations are minimal and retain the character and appearance of the commercial premises. The large shop front windows are replicated in order to minimise to impact visually in the context of the adjacent buildings and the wider area which is mainly residential.

The change of use is not considered to have any negative impact to neighbouring amenity as no extensions or additions are proposed to the external appearance of the property.

Public Protection service have objected to lack of information, but the case officer considers that the information required can be conditioned.

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.

Section 106 Obligations

None

Equalities & Diversities issues

None

Conclusions

This application is recommended to Grant Conditionally

Recommendation

In respect of the application dated **01/10/2010** and the submitted drawings, **design and access statement, 01, 02, 03, 04, 05, 06, commercial viability 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.

RESTRICTIONS ON PERMITTED DEVELOPMENT

(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 development falling within Class A of Part 1 of the Schedule to that Order shall be carried out unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to ensure the protection of existing elevations and limit impact to surrounding properties and commercial units, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LAND QUALITY

(3) 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 4 to 8 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 8 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.

LAND QUALITY: DESK STUDY

(4) A Desk Study and Site Reconnaissance, in addition to any assessment provided with the planning application, which includes a preliminary conceptual site model identifying plausible pollutant linkages as a basis for

assessing risks. The Desk Study and Site Reconnaissance must determine the need and scope for further investigation and site characterisation. The written report is subject to the approval in writing of the Local Planning Authority.

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.

LAND QUALITY: SITE CHARACTERISATION

(5) 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.

LAND QUALITY: SUBMISSION OF REMEDIATION SCHEME

(6) 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.

LAND QUALITY: IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

(7) 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.

LAND QUALITY: REPORTING OF UNEXPECTED LAND CONTAMINATION

(8) 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 1, and where remediation is necessary a remediation scheme must

be prepared in accordance with the requirements of condition 5 , 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 6.

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.

Statement of Reasons for Approval and Relevant Policies

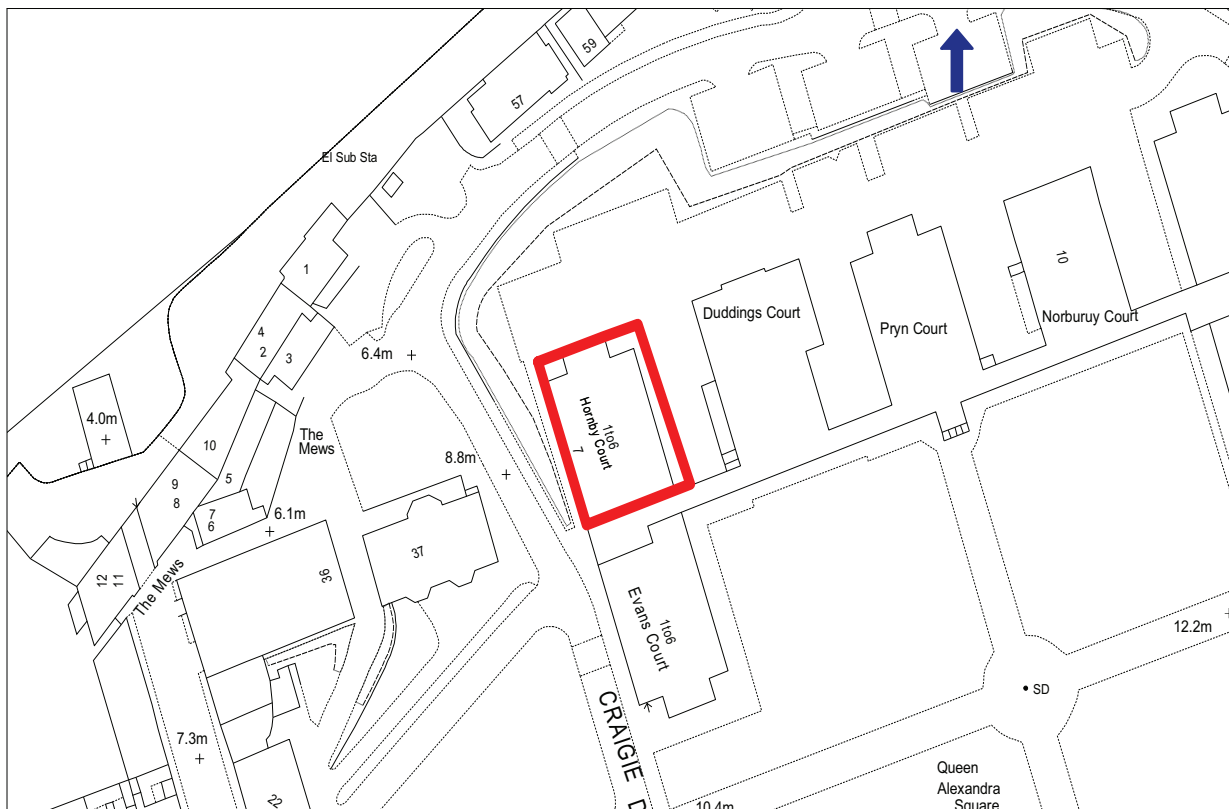
Having regard to the main planning considerations, which in this case are considered to be: impact on the amenities of neighbouring properties, effect on the character and appearance of the area and highway safety, and loss of the commercial unit. the proposal is not considered to be demonstrably harmful. 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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

- CS28 - Local Transport Consideration
- CS34 - Planning Application Consideration
- CS08 - Retail Development Considerations
- CS02 - Design
- SPD1 - Development Guidelines

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ITEM: 5

Application Number:	10/01412/FUL
Applicant:	Portobello Developments PLC
Description of Application:	Change of use of ground floor to 4 flats, revised layout for 8 flats previously approved on first and second floors, and associated works to provide parking and bin storage
Type of Application:	Full Application
Site Address:	HORNBY COURT,7 CRAIGIE DRIVE PLYMOUTH
Ward:	St Peter & The Waterfront
Valid Date of Application:	06/09/2010
8/13 Week Date:	06/12/2010
Decision Category:	Major Application
Case Officer :	Karen Gallacher
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

Site Description

The building subject of this planning application is the Hornby building located within the former Royal Naval Hospital now known as Millfields. The building is Grade II* and in a designated Conservation Area. Buildings in the Millfields were designed by Alexander Rovehead and built between 1758 and 1762. A substantial limestone wall (originally intended to keep patients in) contains the site.

The Millfields was designated as a Conservation Area in 1977. The layout of the quadrangle is characterised by pavilion ward buildings grouped around a courtyard plan, with ward blocks kept small and linked by single storey colonnade. The Millfields is made up of Grade II and II* Listed Buildings.

Proposal Description

Change of use and conversion of the Hornby building to create 12 flats with associated parking and refuse storage.

Relevant Planning History

95/00657/FUL – Change of use of former hospital to school, residential, office, warehouse and associated works – GRANTED subject to S106.

00/01260/FUL – conversion and alterations to form 12 work from home residential units – GRANTED subject to S106 but not implemented.

04/02071/FUL – 5 residential units and one office – GRANTED but not implemented.

10/01413/LBC – works associated with the change of use to 12 flats - GRANTED

Consultation Responses

Transport – No objection subject to parking conditions

Public Protection Service- No objections subject to code of practice conditions

English Heritage – No objection

Housing – No objection

Representations

Nil.

Analysis

The main considerations for this application are the standard of the residential units proposed, visual amenity, the impact on the highway and on surrounding properties. The main policies relevant to this proposal are CS02, CS15, CS28, CS33 and CS34 from the adopted Core Strategy.

The footprint of the building would not change; most of the proposed amendments are internal. There would be a total of 12 apartments with 4 on each floor.

Standard of accommodation

The basic layout and format of the flats is similar to that previously approved as live/work units and to other schemes in the grounds. The accommodation is of a good standard and does not conflict with the standards outlined in the Development Guidelines Supplementary Planning Document or Core Strategy policies CS15 or CS34.

Visual amenity

The building is currently in a poor state of repair and the works proposed would benefit the building and surrounding conservation area by restoring the building and preventing it from further deterioration. Few changes are proposed to the external appearance of the building and amendments have been made to reduce the impact further. These amendments include the provision of a natural slate roof covering, a reduction in the size of the proposed balconies and changes to the means of enclosure for the stair wells. With these amendments in place the proposal is considered to be visually acceptable and in compliance with Core Strategy policies CS02 and CS34.

Transport

As per the previous application submitted back in 2004 (no. 02071/04) a car parking standard of 1.25 spaces per unit has been applied to this development which equates to a total of 15 spaces serving 12 residential units. Considering how close the development is to the City Centre, such a level of car parking is considered acceptable.

Furthermore the applicant has also provided details of a suitable bike store which will accommodate a total of 6 bicycles at a standard of 1 space per 2 units. As with the car parking mentioned above, this is also considered acceptable. There is no conflict with Core Strategy policy CS28.

Neighbours amenity

The development is sufficient distance from neighbouring property so as not to cause loss of amenity to them. There is no conflict with Core Strategy policy CS34 in this respect

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 parking provision shall be secured by way of condition.

Section 106 Obligations

The S106 amount has been calculated on the basis of 9 two bedroom flats and 3 one bedroom flats. The applicant has agreed to pay the tariff at a 50% discount according to the Market Recovery Action Plan. A figure of £50,169 has therefore been agreed by way of a S106 agreement following the application of the CIL regulations. The sum will be divided in the following way.

Local Infrastructure

Schools- £9,189.50
Health - £1,728
Green space- £2,537.50
Childrens play space- £1,816
Playing pitches- £4,602.50

Strategic Infrastructure

Green space - £5,659.50
European Marine Site- £133.50
Sports facilities - £3,616.50
Public Realm - £429
Transport- £20,457

Conclusions

The proposals would bring this important heritage asset back into use and would result in a high standard of accommodation that would have an acceptable impact on neighbours, the character of the area and the highway network. The application therefore complies with Core Strategy policies CS02, CS15, CS28, CS33 and CS34 and is recommended for approval.

Recommendation

In respect of the application dated **06/09/2010** and the submitted drawings, **PL-Loc, PL-001A, PL-002A, PL-003A, PL-004A, PL-010A, PL-011** , it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 2 YEARS

(1)The development hereby permitted shall be begun before the expiration of two years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

CONSTRUCTION MANAGEMENT PLAN

(2) 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.

PROVISION OF PARKING AREA

(3) 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.

CYCLE STORAGE

(4) The secure area for storing cycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

To ensure that there are secure storage facilities available for occupiers of or visitors to the building. in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CODE OF PRACTICE

(1) A copy of the Public Protection Service, Code of Practice for Construction and Demolition Sites is available from <http://www.plymouth.gov.uk/homepage/environmentandplanning/pollution/noise/construction.htm> or on request from the Environmental Protection and Monitoring Team.

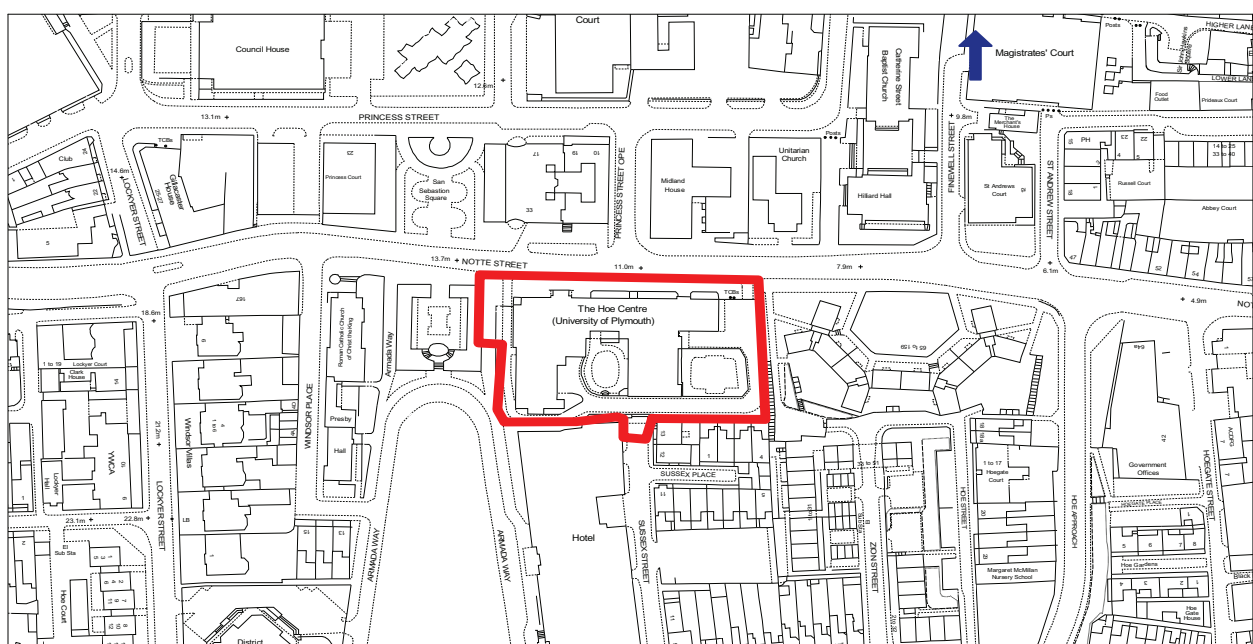
Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be:the standard of accommodation and its impact on neighbouring property, visual amenity and 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 (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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS28 - Local Transport Consideration
CS33 - Community Benefits/Planning Obligation
CS34 - Planning Application Consideration
CS02 - Design
CS15 - Housing Provision

ITEM: 6

Application Number:	10/01608/FUL
Applicant:	University of Plymouth
Description of Application:	Redevelopment of site by erection of new buildings of 4 to 9 storey in height, containing 517 student bedrooms (configured in 59 flats and 73 studio rooms) with ancillary rooms and facilities, also with commercial uses as ground floor frontages of Armada Way Notte Street (use classes A1,A3,B1 and D1)(Revised scheme from previous submission 10/01163/FUL
Type of Application:	Full Application
Site Address:	THE HOE CENTRE, NOTTE STREET PLYMOUTH
Ward:	St Peter & The Waterfront
Valid Date of Application:	20/09/2010
8/13 Week Date:	20/12/2010
Decision Category:	Major Application
Case Officer :	Mark Evans
Recommendation:	Grant conditionally subject to S106 Obligation
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

Site Description

The site sits at the junction of Armada Way and Notte Street in the city centre and is currently occupied by the redundant Hoe Centre building, previously the University School of Architecture Centre and halls of residence (Vacated in 2007). The building was originally designed as a NAAFI Building (Navy, Army and Air Forces Institution) following the post war redevelopment of the city following Patrick Abercrombie's Plan for Plymouth.

The site is currently dominated by the existing (partially demolished) Hoe Centre Building and associated car parks, road and hardstanding.

The existing Hoe Centre building, whilst recognised as locally important for its architecture and social heritage value, is not considered to be of significantly high enough quality by English Heritage to warrant being formally listed. This decision was most recently reviewed by English Heritage and upheld in 2010.

The site lies outside the Hoe Conservation Area boundary (The Hoe was designated a Conservation Area in 1977, and following public consultation, the Hoe Conservation Area was expanded and re-designated at the meeting of the City Council Planning Committee on 5 February 2009).

The current landowner has subsequently begun the demolition of the building which does not require the formal planning consent of this Authority, and this is nearing completion.

The boundaries of the site are formed: to the north by Notte Street, to the east by a stone boundary wall with the Notte Street flats, to the south by a stone boundary wall with a row of terraced houses, 1-4 Sussex Place, 13 + 12 Sussex Street, and the Holiday Inn Hotel and to the west by a boundary wall and railings to Armada Way.

The site slopes from the north west corner to the north east corner, approximately 3.5m along Notte Street. The existing site also falls from the south east corner to the north east corner by approximately 2.5m.

The natural land form has been significantly altered and the building sits within a series of level platforms with landscaped terraced areas.

The landscape character of the site is a series of isolated areas of amenity grassland, with some ornamental garden shrub planting.

Proposal Description

Redevelopment of site by erection of new buildings of 4 to 9 storey in height, containing 517 student bedrooms (configured in 59 flats and 73 studio rooms) with ancillary rooms and facilities, also with active, commercial uses as

ground floor frontages of Armada Way Notte Street (Use Classes A1, A3, B1 and D1). This is a revised scheme from previous submission 10/01163/FUL.

The proposed buildings range in height from 6 stories plus a 1 storey set-back attic on Notte Street, 7 stories plus 1 storey set-back attic on Armada Way with a taller, 9 storey building element at the key corner of Armada Way and Notte Street. Smaller rear wings are constructed to 4, 5 and 6 stories.

Materials proposed include acrylic render to upper stories, a Plymouth limestone base, zinc cladding to the attic storey and part of the building façade and coloured stainless steel cladding (Rimex Colourtex Pearl Green – Satin) to provide an accent material at the key corner of the building at the main public and student entrances and to projecting feature oriel windows. This material has an iridescent quality providing colour changes from a dark blue through blue/green to the more yellow/green of the historic green copper, changing with the levels of light during the day and depending on the orientation of the façade.

The development proposal also re-introduces the street connection Sussex Place to Princess Ope by providing a new fully accessible pedestrian street link through the site, which also provides access/service and loading to vehicles connected to the development.

The building will be expected to be fully accessible in accordance with Part M of the Building Regulations.

Relevant Planning History

10/01163/FUL – Redevelopment of site by erection of new buildings of 5 to 8 storey in height, containing 552 student bedrooms (configured in 63 flats and 83 studio rooms) with ancillary rooms and facilities; also with commercial uses on ground floor frontages of Armada Way and Notte Street (Use classes A1, A3, B1 and D1) - WITHDRAWN

Consultation Responses

Highway Authority

No objections subject to conditions and contribution towards upgrade of pedestrian crossing on Notte Street.

Public Protection

No objections subject to conditions.

Representations

37 letters of objection had been received. (14 based on a standard letter template). Comments can be summarised as:

1. Strong objections to the Hoe Centre being demolished. It is considered that the existing Hoe Centre building is a local landmark and should be retained and preserved - the cost of replacing the Hoe Centre is considered to be far greater than conversion. The environmental impact of redevelopment and retention/extension should be assessed.

It is considered that the Council has failed in its duty by applying appropriate heritage protection to the building via inclusion within a Conservation Area or through a properly implemented local listing policy.

2. Concern about the substandard manner in which the University have handled the demolition works.
3. Proposal comprises overdevelopment of the site. The building is considered to be too high (the site is not in a zone of opportunity for tall buildings) and proposes too great a volume and massing on the site. It is considered that this will result in excessive population density and congestion, noise, nuisance and wider social and health problems.
4. The unimaginative, insensitive design and materials of the proposed building are not considered to be of high enough quality befitting of this prominent and important site, nor is it considered to be locally distinctive or respect its historic context. The development is therefore considered to be contrary to Core Strategy Policy guidance contained in LDF Sustainable Design SPD. The quality of the design is not considered to send a positive message out to future investors or developers.
5. The proposed development will have an adverse impact on the appearance, character and setting of adjoining listed buildings and will have a negative impact on strategic views of the Hoe Conservation Area.
6. The design is considered to be detrimental to the Abercrombie Plan buildings and to the civic character of the Hoe.
7. The submitted drawings are considered to be inadequate and are not considered to give a clear representation of the proposal. They are not considered to accurately represent the relationship of the proposed development to the adjoining or existing buildings.
8. The building is too high and at 9-10 stories is contrary to the guidance given for Notte Street frontage of 5-7 stories, and will overpower the adjoining buildings. The massing consisting of many different heights is considered to have a disjointed appearance.
9. The proposed development will result in an unacceptable loss of privacy, light and views to residents of adjoining properties.
10. A significant loss of sunlight to neighbouring residents of Berkley's Square will result in a significant loss of light, and contrary to the information submitted with the application, the proposed development is not considered to meet the BRE guidelines as the measurements have been taken incorrectly and also do not take account of the proposed tower.
11. Concern that there will be traffic chaos when students are dropped off at start and end of term.
12. Concern about proposed rear pedestrian access from Sussex Place particularly when combined with rear building access points.
13. The new route is considered to be too wide relative to the street it connects.
14. It is suggested that the existing access road should remain and that this be turned into a one way system with unloading and passing bays incorporated.

15. Concern that two mature oak trees will be affected.
16. The proposed student accommodation will result in considerable noise, parking and anti-social behaviour issues in the locality and turn the area into a ghetto. It is considered that sheltered housing or accommodation for local people, a museum, gallery or visitor centre would be a better use for the site.
17. Query whether student use is the best long term use of the site and it is considered that it is important that the building is designed so as to be fully sustainable and adaptable for conversion to other, different uses in the future.
18. Query whether commercial retail units are appropriate or needed in this location. This is considered to exacerbate the excess of empty shops in the City Centre and in the locality. Question what controls are to be placed of the type of retail uses or food outlet.
19. Concern that the development will result in unauthorised “drop- off/ pull-in” use of the private Berkeley Square car park. It is suggested that the university may be prepared to assist existing resident by erecting a car park barrier on the car park in Berkeley Square and other traffic calming measures in Princess Ope and Notte street to ease the situation.
20. It is considered that the development should be more inclusive in the way it engages with the public e.g. through a greater mix of active uses including cultural and community uses particularly at ground floor, and by being less mono-cultural.
21. The comments of the South West Design Review Panel have not been properly addressed by the revised application and are still relevant.
22. It is not clear what sustainability and energy efficiency concepts are proposed and what impact they may have on the design. Taking into account the fact that the applicant is the University, the proposal is not considered to be exemplary in terms of sustainability.
23. The development is considered to raise a number of access issues; a number of improved access opportunities have been missed and the development is not considered to comply with Part M of the Building Regulations.
24. The introduction of a loading bay off Notte Street will have a detrimental impact on the street scene and will substantially reduce the effective width for pedestrian use.
25. Concern that access for deliveries and refuse collections is inadequate.
26. Concern that the amount of proposed car parking is adequate and suggesting that basement car parking should be encouraged.
27. Concern that bicycle racks should not be on the street and create unwarranted street clutter.
28. Concern that there are not enough bike spaces.
29. Objections to any new retail outlets being licensed to sell alcohol or have alcohol consumed on the premises.
30. The suggestion is made that Solar tinted glass should be used for the windows to avoid similar visual scenarios (bottles in windows) to that currently witnessed in Exeter Street.

31. Assurance is sought that a management company will be on site to manage the building and occupant's behaviour and that the management of the building will be robust enough.
32. Concern that the development should not be included in the residents parking permit zone in operation in the locality.

Analysis

The key issues are:

1. The impact of the development on the appearance and character of the area;
2. The impact of the development upon neighbouring properties;
3. The impact of the development upon the highway network;
4. The impact of the development upon the setting of the adjoining Listed Buildings.

The application should be assessed primarily against adopted Local Development Framework Core Strategy. This report therefore has due regard to the following policies: CS01 (Sustainable Linked Communities); CS02 (Design); CS03 (Historic Environment); CS06 (City Centre), CS13 (Evening/Night-time Economy Uses); CS18 (Plymouth's Green Space), CS20 (Sustainable Resource Use); CS22 (Pollution); CS28 (Local Transport Considerations); CS32 (Designing Out Crime); and CS33 (Community Benefits/Planning Obligations); CS34 (Planning Application Considerations).

Consideration should also be given to PPS1 - Delivering Sustainable Development, PPS3 - Housing, PPS5 - Planning for the Historic Environment, PPS5 - Historic Environment, PPS6 Planning for Town Centres, PPG13 - Transport, PPG16 - Archaeology, PPS22 - Renewable Energy, PPS23 - Pollution Control, PPG24 - Noise, adopted Design Supplementary Planning Document (2009), adopted Development Guidelines Supplementary Planning Document (2009) and adopted Planning Obligations Supplementary Planning Document (2010).

The impact of the development on the appearance and character of the area; Planning Policy Statement 1 (PPS1) sets out the overarching planning policies on the delivery of sustainable development through the planning system and Planning Policy Statement 5 (PPS 5) deals with Planning for the Historic Environment. These PPS's replace *Planning Policy Guidance (PPG) Note 1, General Policies and Principles* and *Planning Policy Guidance 15 (PPG)*. PPS1 establishes the Government's firm commitment to creating sustainable communities. It emphasises that good planning is critical to realising this commitment through delivering this objective. Guidance on quality of design is clear: *Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning' (para 33)*

Good design should contribute positively to making places better for people (para 34) Thus planning authorities should plan positively to secure high quality and inclusive design for all development, including individual buildings,

public and private spaces and wider area development schemes. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted: *High quality design ensures usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is not just about the architecture of individual buildings, but also about the functionality and impact of the development on the overall character, quality and sustainability of an area including resources efficiency (for example energy consumption) There should be no acceptance of ill-conceived designs which do not contribute positively to making places better for people.*

CABE guidance advises that applicants seeking planning permission for tall buildings should ensure that the “*relationship to context, including natural topography, scale, height, urban grain, streetscape and built form, and the effect on the skyline*” are fully addressed. “*Tall buildings should have a positive relationship with relevant topographical features and other tall buildings; the virtue of clusters when perceived from all directions should be considered in this light.*”

In addition, developers are advised to consider the “*contribution made to the permeability of the site and the wider area; opportunities to offer improved linkages on foot, and where appropriate, the opening up, or effective closure, of views to improve the legibility of the city and the wider townscape*”.

Concerns have been raised that the site is not within the “Zone of Opportunity for Tall Buildings” as identified in the adopted Design Supplementary Planning Document (2009). However, the scheme is not considered significantly tall in its context. The building heights proposed are considered an appropriate response to the scale of adjacent streets and spaces. The intensity of development proposed is also considered appropriate given the need to maximise;

- i. the redevelopment of a brownfield City Centre site,
- ii. the vibrancy of a relatively quiet section of the strategic Armada Way route and the wider environment,
- iii. the sustainability of associated active ground floor uses, and
- iv. natural surveillance over adjacent streets and spaces.

The level of active ground floor uses proposed within the scheme is considered appropriate given the site’s position within the City Centre, and should enliven the journey between the City Centre and The Hoe positively.

The site is considered entirely appropriate for student accommodation given its proximity to the University, City Centre, public transport and all amenities. The provision of a significant level of bespoke student accommodation here will help to reduce the pressure on residential areas surrounding the University, including Greenbank and Mutley.

A condition is recommended, which will require the submission of an adequate management regime which will be expected to control general noise levels, car parking pick-up and drop-off, tidiness, social behaviour and maintenance.

The positioning of the scheme does not block strategic views along Armada Way to the Hoe Conservation Area, and does not compromise the 1943 Abercrombie and Watson Beaux-Arts street plan for the City Centre.

The design, scale and massing of the building is considered an appropriate response to the local and wider City Centre context, and the proposed material palette, including Plymouth limestone and render, is considered positive and locally distinctive (more consistent with Plymouth's vernacular than the existing building in fact). The accent material proposed to highlight the building's corner should provide an attractive and memorable feature which references the copper characteristically used as an accent material on key Plymouth buildings.

The drawings are considered to give an accurate representation of the proposed building.

The development therefore accords with adopted policies CS01, CS02, CS03, CS32 and CS34, the Council's adopted Design Supplementary Planning Document (2009), adopted Development Guidelines Supplementary Planning Document (2009) and Government guidance contained in PPS1 and PPS5.

The impact of the development upon neighbouring properties;

It is acknowledged that due to its siting, height and massing, the development will have an impact upon the outlook currently enjoyed by neighbouring and adjoining properties. However, it is considered that the development has been carefully designed so as to minimise this impact. On balance, taking into account the siting and design of the buildings in relationship to the neighbouring properties and city centre location, the impact of the development upon neighbouring residents is considered to be satisfactory and not so significant as to warrant a refusal of the application.

Third party concerns that the development will have an adverse effect on private views and/or property values are not a material planning consideration.

The BRE sunlight assessment is considered to have been correctly used to investigate the impact of overshadowing on adjacent buildings. However, there will inevitably be some overshadowing to adjacent dwellings, but the level of overshadowing which has been shown to be likely is not considered unacceptable given the site's City Centre context, and the need to maximise the redevelopment of this brownfield site to improve the sustainability of the City Centre and help achieve the Vision for Plymouth.

On this basis, the proposed student accommodation is not considered to have a significant adverse impact upon the residential amenity of neighbouring

properties and taking into account the close proximity of the site to the City Centre and University, is considered to be an entirely appropriate use for the development. The development is therefore acceptable and accords with adopted Core Strategy policies CS02 and CS34 and Government guidance contained in PPS1.

The impact of the development upon the highway network

The Highway Authority does not object to the proposed development.

Taking into account the close proximity to the city centre and public transport network, the proposed development is in a sustainable location and will provide good connectivity for non-car based travel to and from the site. On this basis, there are no objections to the proposal for a predominantly car free development at the site.

The development will include 5 disabled parking bays and also 4 parking bays for staff. A new lay-by for loading and unloading of deliveries for the retail units on Notte Street will also be provided, and is supported by the Highway Authority.

It is noted that due to level differences it is not possible to create a vehicular access to the site from the rear via Sussex Street, however, the proposed pedestrian route will provide a desire line through the site for future residents and also members of the public. Steps have been proposed and also a ramped access to ensure that this new route is fully accessible. This is considered to be a valuable link and it is recommended should be secured by way of condition.

Due to the sustainable nature of the development a separate Travel Plan is not required per se, however, as the applicant, being the University of Plymouth, already operates a Green Travel Plan, this development will be required to adhere to that Travel Plan. A condition is recommended accordingly.

The site lies within a resident parking permit scheme which is currently over-subscribed. As such the new development will be excluded from obtaining permits or visitor tickets. An informative is recommended accordingly. The proposed secure cycle storage is considered to be sufficient and the ongoing use of this space will be secured by condition.

Although the development will not have a direct impact on the local highway network, in terms of vehicle trips, it is considered that the significant increase in pedestrian movements from the site toward the City Centre, bus services and University of Plymouth will have an impact on the existing pedestrian crossing on Notte Street. This crossing is the nearest crossing facility to the site and is likely to be the main pedestrian desire line. The increase in pedestrian phase calling of the signals is likely to have an impact on the free flow of traffic on Notte Street, which is a relatively busy road. At present the crossing works independently of the other signals on Notte Street. A developer contribution of £10,000 as a negotiated element to the

Development Tariff is sought to enable the crossing to be connected to the urban traffic control system. This will enable the crossing to be coordinated with nearby junctions which will mitigate against the increase in calls. The City Council will carry out the works accordingly.

The proposed access for deliveries and refuse is considered to be acceptable.

On this basis, the development is considered to have an acceptable impact upon the highway network and therefore accords with adopted Core Strategy Policies CS01, CS02, CS28 and CS34, together with Government advice contained in PPS1 and PPG13.

The impact of the development upon the setting of the adjoining Listed Buildings

The key Historic Environment issue is the effect that this proposal is likely to have on the setting of three Listed Buildings ('Berkeley Square' and the Unitarian church on Notte Street, and the Roman Catholic church of Christ the King on Armada Way), and on the wider Hoe Conservation Area.

PPS5 (HE10) states that '*local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the (historic) asset*', and the Practice Guide (s.121) indicates that the key issues are '*scale, proportion, height, massing, alignment and use of materials.*'

It is acknowledged that by virtue of the proposed development's scale and massing, the buildings will have a more intrusive 'presence' than the previous Hoe Centre. However, as all the Listed Buildings in question are themselves relatively large buildings, and have the advantage of being set at reasonable distances from the proposed development such that any adverse possible effect will be much reduced, together with the fact that only a small corner of the Conservation Area is close enough to be affected, the development is not considered to be so overbearing that it will have an unacceptable impact on the setting of the three listed buildings or the character of the wider Conservation Area.

The proposed materials are acceptable. The use of Plymouth limestone and render is locally distinctive and the proposed use of a contemporary, coloured, metal cladding system will introduce both a striking new façade treatment as well as making reference to the copper metal spirelets and roofs of adjacent key buildings.

On this basis, the development is considered to have an acceptable impact upon the setting of the adjoining listed buildings and therefore accords with adopted Core Strategy Policies CS01, CS02, CS03 and CS34, together with Government advice contained in PPS1 and PPS5.

Sustainable Resource Use

Adopted policy CS20 requires that the development incorporates on-site renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the period 2010-2016.

In accordance with this, a condition is recommended to ensure that appropriate on-site renewable energy systems are integrated into the development and to ensure that the development fully accords with the requirements of Policy CS20 and Government advice contained within PPS22.

Comments on Third Party representations not previously covered within the report

Concerns regarding the potential for the construction phase of the development to cause disruption to existing residential uses are noted. Whilst it is acknowledged that this is a city centre site where a level of disruption can be reasonably expected during redevelopment or construction work occurring on development sites in the locality, it is considered to be appropriate to impose restrictions through planning conditions on the developer's construction practice (Code of Construction), including restricting hours of construction deliveries, construction vehicle routes through the city and requiring appropriate mitigating measures for noise, vibration, dust and smell nuisance. A condition to address this matter is recommended accordingly.

Taking into account the City Centre location, the commercial use of the ground floor is strongly supported in terms of helping to achieve the Vision for Plymouth aspiration for a vibrant active street scene. The possible sale of alcohol within licensed premises is not considered inappropriate as part of this mix of uses.

The proposal for a management condition will help to ensure that any potential unauthorised car parking does not impact on the amenity of the adjacent Berkeley Square development.

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.

Section 106 Obligations

The following financial contribution towards strategic infrastructure is required in connection with the development under the parameters of the Plymouth Development Tariff:

1. Financial contribution of £363,227 (Three hundred and sixty three thousand, two hundred and twenty seven pounds) towards the Plymouth Development Tariff payable upon commencement of the development.

This can be broken down as:

Local Infrastructure

Health: £79,158

Libraries: £39,816

Playing Pitches: £210,484

Strategic Infrastructure

Transport: £23,769

Negotiated Element

A £10,000 financial contribution to enable the existing pedestrian crossing that adjoins the site on Notte Street to be connected to the urban traffic control system. This will enable the crossing to be coordinated with nearby junctions which will mitigate against the increase in pedestrian crossing signal "calls" and thus reduce the impact on the free flow of traffic on Notte Street. Contribution to be payable upon commencement of development.

2. A S106 Management fee of £47,532 payable upon signing of the agreement.

The application has been assessed against the Governments Community Infrastructure Levy (CIL) and it is considered that the financial obligation required by the Plymouth Development Tariff of £363,227 meets the 3 CIL tests and that the obligation and Management Fee is necessary to make the development acceptable in planning terms, is directly related to the development and is fairly and reasonably related in scale and kind to the development.

The above obligation has been agreed with the applicant.

Equalities & Diversities issues

The redevelopment of this prominent site which will further contribute to the regeneration of the area will provide much needed student accommodation close to the University.

The key equality groups particularly benefiting from the development are younger people and those with disabilities as a percentage of the units will be built so as to be fully accessible to disabled persons.

The benefits to all groups will be positive as it will provide accessible student accommodation close to the city centre.

No negative impact on any of the equality groups is anticipated.

Conclusions

The siting, design, materials and finish of the development are considered to be acceptable and would preserve and enhance the appearance and character of the site and wider area. The redevelopment of this prominent site would not have a significant adverse impact upon neighbouring properties and will contribute to the regeneration of the area as a whole. It is therefore recommended that the development be conditionally approved subject to the satisfactory completion of the above S106 Obligation by the 14th December 2010, with delegated authority sought to refuse the application if the Section 106 Agreement is not signed by this date.

Recommendation

In respect of the application dated **20/09/2010** and the submitted drawings, it is recommended to: **Grant conditionally subject to S106 Obligation**

Conditions

() In the event that any or all of the commercial units be used for A3 use class purposes, additional toilet and hand washing facilities must be provided for use by customers as well as staff in each of those units prior to A3 use of the unit commencing, in order to meet the provisions laid down in Approved Document G and BS 6465-1:2006 & A1:2009. The aforementioned documents must be referred to in order to determine the numbers of facilities required in each unit based on the number of covers and staff at work. The facilities must be adequately ventilated, with a minimum of 15 air changes per hour, to remove stale air and odour.

Reason

To ensure adequate toilet and hand washing facilities are provided in accordance with adopted Core Strategy Policy CS02 and CS34.

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.

CODE OF PRACTICE DURING CONSTRUCTION

(2)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.

LAND QUALITY

(3) 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 points 1 to 3 below 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 point 4 has been complied with in relation to that contamination.

1. Site Characterisation

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 desk study characterising the site and identifying potential risks from contamination;
- (ii) a survey of the extent, scale and nature of contamination;
- (iii) 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;
- (iv) 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'.

2. Submission of Remediation Scheme

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.

3. Implementation of Approved Remediation Scheme

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.

4. 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 in accordance with the requirements of point 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of point 2, 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 point 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring and 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 Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ARCHAEOLOGICAL INVESTIGATION

(4) No part of the development allowed by this permission shall be commenced until the applicant (or their agent or his successors in title) has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. The

development shall be carried out at all times in strict accordance with the approved scheme, or other such details as may subsequently be agreed in writing by the Planning Authority.

Reason:

In accordance with Core Strategy Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

DESIGN DETAILS

(5) Notwithstanding the details submitted, unless otherwise agreed previously with the Local Planning Authority (LPA), no work shall commence until the following details have been submitted to and agreed in writing by the LPA:

- (i) Details of the design, method of construction and finish of the glazing system/curtain walling system and spandrel panel to be used;
- (ii) Details of the depth of reveals to all window openings.
- (iii) Details of the design, materials and finish of the proposed balconies including all balustrades;
- (iv) Details of the design of any external building lighting proposed;
- (v) Details of the proposed siting, design and external materials of any roof plant, services or lift rooms and any wall or roof vents, ducts, pipes, extracts, window cleaning apparatus or other accretions to the roof or elevations;
- (vi) Details of the design of the treatment of the junctions between the zinc cladding and render cladding, together with details of the design of the junctions between the render cladding and oriel window cladding.

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

Reason:

To enable the LPA to consider the above details in the interests of the appearance and character of the development and locality, in accordance with Policy CS01, CS02, CS03, CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

EXTERNAL MATERIALS

(6) 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.

SURFACING MATERIALS

(7) No development shall take place until details/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.

ROOF DESIGN

(8) Unless otherwise agreed previously in writing with the Local Planning Authority, the roofs of the buildings shall be constructed to incorporate a green roof (sedum or equivalent) in accordance with details to be submitted and agreed in writing with the Local Planning Authority and these works shall be carried out as approved. These details 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 and a landscape management plan, including a schedule of maintenance for a minimum period of 5 years, long term objectives, management responsibilities and maintenance schedules.

Reason:

To ensure that a satisfactory green roof treatment is carried out in the interests of the appearance and character of the building in accordance with Policies CS01, CS02, CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

STREET DETAILS

(9) Development shall not begin until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CYCLE STORAGE

(10) The secure area for storing cycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

To ensure that there are secure storage facilities available for occupiers of or visitors to the building. in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

GRAMPIAN

(11) The uses hereby permitted shall not commence until the proposed access, roads, footways and improvements to the existing highway have been completed in accordance with the approved plans .

Reason:

In the interests of highway and pedestrian safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LOADING AND UNLOADING PROVISION - NOTTE STREET

(12) Before the development hereby permitted is first brought into use, adequate provision shall be made to enable goods vehicles to be loaded and unloaded on Notte Street in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To enable such vehicles to be loaded and unloaded off the public highway so as to avoid:- (i) damage to amenity; (ii) prejudice to public safety and convenience; and (iii) 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.

PROVISION OF PARKING AREA

(13) 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.

LANDSCAPE DESIGN PROPOSALS

(14) 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; car parking layouts; 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.); retained historic landscape features and proposals for restoration, where relevant].

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].

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 landscape 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

(15) A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas 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.

DETAILS OF TREE PLANTING

(16) The plans and particulars of the landscaping works submitted in accordance with condition 14 above shall include details of the size, species and positions or density of all trees to be planted, and the proposed time of planting.

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.

TREE REPLACEMENT

(17) If within a period of five years from the date of the 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.

OPENING HOURS

(18) Unless otherwise agreed previously in writing with the Local Planning Authority, the ground floor commercial uses hereby permitted shall not be open to customers outside the following times: 0700-2300 hours Mondays to Saturdays inclusive and 1000-2200 hours on Sundays and Bank or Public Holidays.

Reason: To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at and leaving the premises, and avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SUSTAINABILITY

(19) Unless otherwise agreed previously in writing with the Local Planning Authority, prior to any development taking place, the applicant shall provide to the Local Planning Authority a report for approval identifying how for the period up to 2016, a minimum of 15% of the carbon emissions for which the development is responsible will be off-set by low carbon production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise agreed in writing, the approved on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the period up to 2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within PPS22.

NOISE

(20) Unless otherwise agreed previously in writing with the Local Planning Authority, the development shall be constructed in accordance with BS8233:1999 so as to provide sound insulation against externally generated noise. The good room criteria shall be applied, meaning there must be no more than 30 dB LAeq for communal/living rooms (0700 to 2300 daytime) and 30 dB LAeq for bedrooms (2300 to 0700 night-time), with windows shut and other means of ventilation provided. Levels of 45 dB LAf.max shall not be exceeded in bedrooms (2300 to 0700 night-time).

Prior to any occupation of the buildings, the applicant/developer should submit, for written approval by the Local Planning Authority, a verification report proving that the buildings meet the criteria.

Reason:

To ensure that the proposed dwellings hereby permitted achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance generated by traffic or community noise to comply with policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007

STUDENT USE RESTRICTION

(21)The units of residential accommodation within the buildings shall only be occupied by students in full-time education, a warden (who may not be in full-time education) and by delegates attending conferences or courses during vacation periods and for no other purpose. No such delegate shall occupy the premises for more than four weeks in any calendar year.

Reason:

The proposed development has been designed for the specific use as student accommodation. It is not suited to other residential uses without substantial alterations given the limited internal space per unit, lack of amenity space and lack of on-site car parking to comply with policy CS34 of the Adopted Plymouth Core Strategy Development Plan Document 2007.

MANAGEMENT ARRANGEMENTS

(22) The development shall not be occupied until details of the arrangements by which the approved student accommodation is to be managed, are submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall continue to be managed permanently in accordance with the agreed management arrangements.

Reason:

To protect the residential amenities of the area to comply with policy CS34 of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

GREEN TRAVEL PLAN

(23) Unless otherwise agreed previously in writing with the Local Planning Authority, use of the building shall not commence until the applicant has entered into a Green Travel Plan, the details of which shall have been previously submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter conform to the measures detailed in the plan.

Reason:

In the opinion of the Local Planning Authority, such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel

choices in accordance with adopted Core Strategy Policy CS01, CS28 and relevant Central Government advice.

NEW STREET ROUTE

(24) Unless otherwise agreed previously in writing with the Local Planning Authority, prior to occupation of the development, the proposed new street between Sussex Place and Notte Street/Princess Ope shall be constructed in accordance with the approved plans and opened to the public. The new route shall thereafter be kept permanently available as a public pedestrian access route unless otherwise previously agreed in writing with the Local Planning Authority.

Reason

To ensure the new pedestrian route is delivered in accordance with the approved plans and Core Strategy policies CS01, CS02, CS28, CS34 and Government advice contained in PPS1 and PPG13.

INFORMATIVE - CODE OF CONSTRUCTION

(1) The management plan required in connection with the "Code of Practice During Construction" Condition should 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, and construction traffic parking.
- c. Hours of site operation, dust suppression measures, and noise limitation measures.
- d. Details of an area to be created within the site for the parking of contractor's equipment and materials.
- e. All sensitive properties surrounding the site boundary should be notified in writing of the nature and duration of works to be undertaken and the name and address of a responsible person, to whom an enquiry/complaint should be directed.

INFORMATIVE - EXCLUSION FROM RESIDENT PERMIT PARKING SCHEME

(2) The applicant should be aware that the development lies within a resident parking permit scheme which is currently oversubscribed. As such the development will be excluded from obtaining permits, visitor tickets and business permits for use within the scheme.

INFORMATIVE: DETAILS OF THE MANAGEMENT ARRANGEMENTS

(3) The applicant is hereby advised that the management details to be

submitted and agreed under the above condition should comprise the following elements:-

- 1 - At all times to restrict the occupation of the property to bona-fide students who are currently undertaking full time education, a warden who may not be in full-time education and delegates attending conferences or courses during the vacations.
- 2 - To employ a warden who is resident at the property.
- 3 - To include in any tenancy agreement between the owners and student tenant terms which clearly state the expected standard of conduct including the need to have due consideration to the amenities of the nearby properties and that failure to comply with those requirements may result in the termination of the tenancy and the form of such a tenancy agreement shall be supplied to the Council on request.
- 4 - To circulate to all premises adjoining the property annually with details of the name, address and telephone number of the person responsible for the management of the property.
- 5 - The owners shall impose on the person responsible for the management of the property; a strict timescale to include an investigation of any complaint within twenty four hours and a written response within five working days and shall take such steps as are necessary to ensure that the timescale is adhered to.
- 6 - Details of the proposed arrivals/departures procedures.

INFORMATIVE - SECTION 278 HIGHWAY AGREEMENT

(4) Highway Act 1980 -Section 278 - The applicant is advised to contact the City Council transport department in order to agree the extent and detail of works within the highway and to enter into a Section 278 agreement prior to works taking place.

INFORMATIVE - GREEN TRAVEL PLAN

(5) In order to satisfy condition () (Green Travel Plan) the University as applicant should formally confirm that the University's existing Green Travel Plan will apply to this development, and that a Travel Plan Coordinator, at the Hoe centre, will be employed to act as a liaison between the Local Planning Authority and the University of Plymouth.

Statement of Reasons for Approval and Relevant Policies

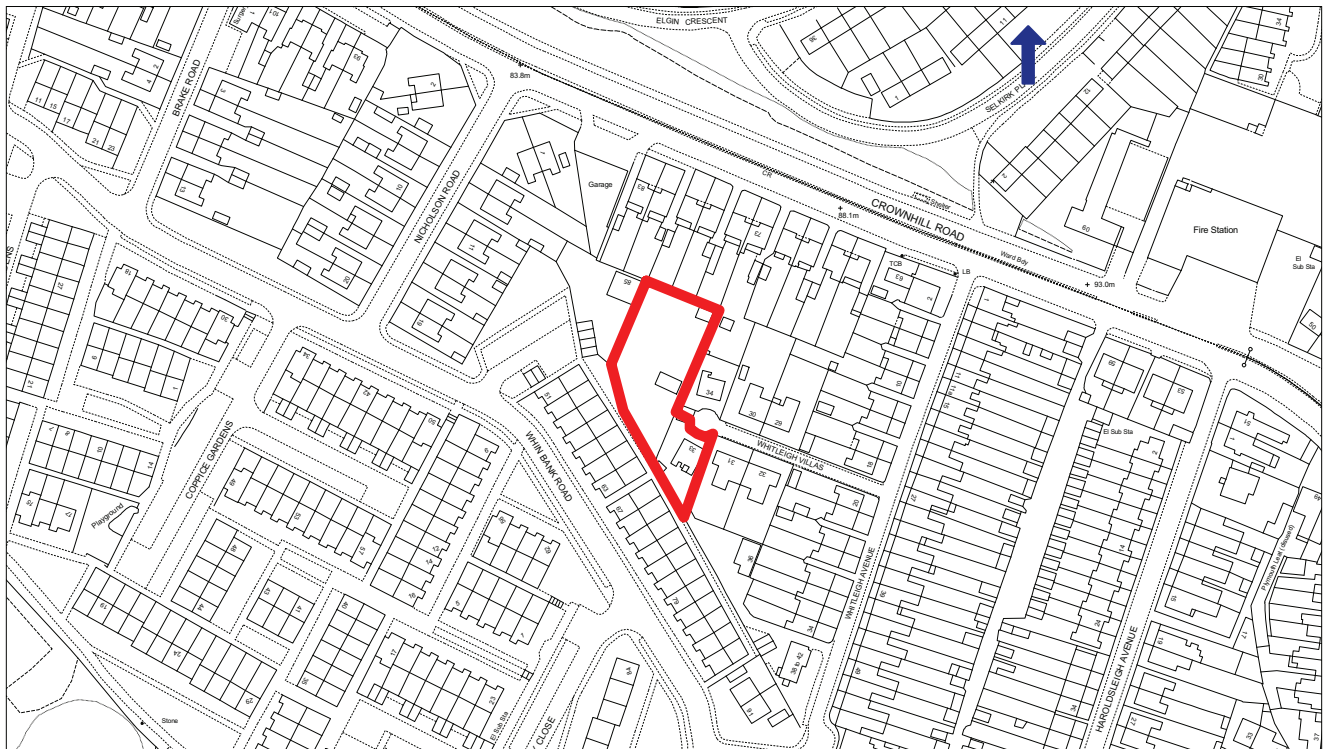
Having regard to the main planning considerations, which in this case are considered to be: The impact of the development on the appearance and character of the locality and the impact of the development upon the setting of the adjoining Listed Buildings. - The proposed siting, scale and design is considered to be in keeping with the appearance and character of the area and is considered to be acceptable. The proposed development is considered to preserve the setting of the adjoining listed buildings and therefore accords with Core Strategy Policies CS01, CS02, CS03 and CS34 together with Government advice contained in PPS1 and PPS5; The impact of the development on neighbouring properties - The siting and design of the development is not considered to have a significant adverse impact upon

neighbouring properties. On this basis the application is acceptable and accords with Core Strategy Policy CS02 and CS34 together with Government advice contained in PPS1 and PPG24; The impact of the development upon the highway network - The proposed design, new street and highway infrastructure will enable the impact of the development on the highway network to be accommodated and provide a well balanced solution for all modes of travel. On this basis the development is considered to have an acceptable impact on the highway network and therefore complies with Core Strategy Policies CS01, CS28 and CS34 together with Government advice contained in PPS4 and PPG13. On the basis of the above, 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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

PPG13 - Transport
PPG24 - Planning and Noise
PPS3 - Housing
PPS1 - Delivering Sustainable Development
PPS22 - Renewable Energy
PPS23 - Planning & Pollution Control
CS28 - Local Transport Consideration
CS32 - Designing out Crime
CS33 - Community Benefits/Planning Obligation
CS34 - Planning Application Consideration
CS22 - Pollution
CS06 - City Centre
CS13 - Evening/Night-time Economy Uses
CS18 - Plymouth's Green Space
CS20 - Resource Use
CS21 - Flood Risk
CS03 - Historic Environment
CS01 - Sustainable Linked Communities
CS02 - Design
PPS25 - Development and Flood Risk
SPD2 - Planning Obligations and Affordable Housing
SPD1 - Development Guidelines
DSPD - Design Supplementary Planning Document
SPD3 - Design Supplementary Planning Document
PPS5 - Planning for the Historic Environment

ITEM: 7

Application Number:	10/01280/OUT
Applicant:	Mr & Mrs Fritzsche
Description of Application:	Outline application for the erection of four two-storey semi-detached dwellings and one detached dormer bungalow (existing dormer bungalow to be removed)
Type of Application:	Outline Application
Site Address:	33 WHITLEIGH VILLAS PLYMOUTH
Ward:	Eggbuckland
Valid Date of Application:	27/07/2010
8/13 Week Date:	21/09/2010
Decision Category:	Delegated
Case Officer :	Janine Warne
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

This application is being brought before Committee as a result of a member referral from Councillor Ian Bowyer. Councillor Bowyer wishes the application to be considered by Committee because there is considerable disquiet amongst local residents.

Site Description

The site is located at the end of a small cul-de-sac called Whiteleigh Villas. It is currently an overgrown and unkempt parcel of land that is part of the garden to no. 33 Whiteleigh Villas. Surrounding development is residential and there is a mix of dwelling types in the area, ranging from bungalows to two-storey terraced and detached houses. There are 6 protected trees on the site.

Proposal Description

This application relates to outline planning consent for the erection of four semi-detached dwellings and one detached dormer bungalow, replacing the existing dormer bungalow known as 33 Whiteleigh Villas. All matters are reserved.

Relevant Planning History

07/01221/OUT – Outline application for the erection of 4 new dwellings – Permitted.

Consultation Responses

Transport – No objections, subject to conditions.

Public Protection – No objections, subject to conditions.

Housing – Lifetime homes provision requested.

South West Water – No objections, observations: no development should be allowed within 3 metres of the public sewer that crosses the site. If soakaways are not acceptable the developer should contact SWW for more information.

Police Architectural Liaison Officer – No objections, observations noted.

Representations

Thirty-nine letters of representation have been received regarding this planning application. In addition two petitions have been received; one signed by 123 individuals and another signed on behalf of 15 members of the Brake Farm Residents Committee.

The primary planning objections have been summarised below:

- Overdevelopment / 'Overcrowding'
- Two-storey houses are out of character
- Proposed access path compromises security

- Traffic generation / congestion – narrow roads, insufficient capacity, sharp junction, inadequate turning circle, dangerous highway conditions
- Road/turning head fails to meet requirement of fire brigade
- Inadequate parking provision in the area
- Damage to roads, pavements and gas mains caused by large vehicles
- Loss of privacy
- Loss of sunlight / daylight
- Loss / damage to protected trees
- Inaccurate plans – tree positions
- Surface water drainage / flood risk – ponds and underground springs on site
- Impact on Devonport Leat
- Nature conservation / loss of habitat
- ‘Garden Grabbing’
- Noise and disturbance during construction and following occupation
- Disruption to services during construction works
- No landscaping details

Upon receipt of an extended Phase 1 Habitat and Bat Survey, further neighbour consultation was conducted. A further nine letters of representation were received however no new material planning considerations were raised.

Analysis

Introduction

This application turns upon policies CS01 (Development of Sustainable Linked Communities’) CS02 (‘Design’), CS15 (‘Overall Housing Provision’), CS16 (‘Spatial Distribution of Housing Sites’), CS18 (‘Plymouth’s Green Spaces’), CS19 (‘Wildlife’), CS22 (‘Pollution’), CS28 (‘Local Transport Considerations’) CS32 (‘Designing Out Crime’), and CS34 (‘Planning Application Considerations’) of the adopted Core Strategy for Plymouth 2007 and the Development Guidelines Supplementary Planning Document (SPD).

This application seeks outline consent with all matters reserved (these being access, appearance, layout, landscaping and scale), therefore this report seeks to establish whether the principle of the proposed development is acceptable, and does not deal with the finer details of the scheme. If outline consent is approved these details will be considered as part of a reserved matters application.

As stated above, this application proposes the erection of a new dormer bungalow (replacing the existing at no.33 Whitleigh Villas) and the erection of four dwellings. The site benefits from an existing outline planning consent for the erection of four new dwellings (app. no. 07/01221/OUT). The primary difference between the previous and the current application relates to the demolition and reconstruction of the donor property – no.33 Whitleigh Villas.

'Garden Grabbing'

In June 2010 the Government announced changes to Planning Policy Statement 3 (PPS3); Housing, which amongst other things changed the status of domestic gardens, taking gardens out of the definition of brownfield, or previously-developed land.

The policy guidance in PPS3 still prioritises development on previously developed land, but the changes remove the presumption in principle that gardens are within the priority category for redevelopment, making it easier for planning authorities to resist unsuitable development of gardens. However it does not necessarily prevent the redevelopment of garden land in all cases. Any such developments will be determined in accordance with the policies in the Adopted Core Strategy, and other published guidance, and will continue to be dealt with on their individual merits.

In this case, whilst the site in question is deemed to comprise the garden of no.33 Whitleigh Villas, the plot is oversized and out of character when compared with neighbouring residential sites. Given its extent and L-shaped layout, your officers are satisfied that this plot is suitable for residential development. The proposal accords with the present settlement pattern, density and the character of the area and would not significantly change the living conditions of neighbouring occupiers. Therefore is considered that this proposal can not exclusively depend on the ruling of PPS3 and therefore should not be resisted solely on this basis.

Principle of Development

The site is located within an established residential area and thus its development for residential purposes is considered to be in keeping with the established land use and therefore acceptable in principle. There are no policy constraints affecting the site, although there are a number of protected trees on the site.

As noted above, this site benefits from outline planning consent for the construction of four new dwellings. The primary difference between the existing consent and the proposed scheme relates to the demolition and reconstruction of a dormer bungalow known as 33 Whitleigh Villas. The existing dwelling is in a relatively poor state of repair. Whilst full details relating to design and appearance will be considered as a reserved matter, its reconstruction is deemed acceptable in principle. The indicative layout suggests that the proposed dormer bungalow will be modestly realigned (by approximately 12°), allowing additional space between the dwelling and the proposed highway, however this is subject to change as layout, access and scale are reserved matters.

As per the 2007 outline consent, the indicative layout proposes to continue the cul-de-sac into the site and locate four dwellings at the northern end of the plot. It is indicated that the south-western side of the site will be retained as a communal garden space, with four protected trees retained in this area. There are seven indicative car parking spaces proposed and a bin storage area. The centre of the site provides a turning area for vehicles and it is

illustrated that 2 trees (an Indian Bean Tree and a Cherry Tree) in this area shall be removed; this is consistent with the consent given under application 07/01221. Your officers are satisfied that the removal of these trees is acceptable as they are not as significant as the other four trees that are proposed to be retained as part of the development.

The density of the proposal is 28.2 dwellings per hectare (dph) which is not unduly high and compares favourably with the density of the surrounding area of 37.2 dph and the indicative layout confirms that each of the proposed dwellings has a decent size private rear garden that is separated from the properties to the north by an existing mature boundary hedgerow.

Transport and Highway Considerations

The main difference between this and the previous application is that this proposal seeks to demolish the donor property, number 33 Whitleigh Villas, and replaces it with a new bungalow with car parking. This indicative parking provision will mitigate against the loss of the garage.

As before, the illustrative access to site is proposed via Whitleigh Villas. This road is narrow but is adopted as Public Highway. The footways are narrow and the turning head is below standard. The existing pair of garages have direct access onto the highway with no 'margin' or 'drive' in front of them. Turning provision for cars and other vehicles is severely restricted and more so if a vehicle is parked near to the turning head. Previous discussions have taken place with the City Council refuse collection team who advised that a refuse vehicle cannot enter the street at present due to the narrow widths and indiscriminate car parking that takes place.

Whitleigh Villas currently serves as an access for six dwellings, with the above currently below-standard road. The proposal would bring the total number of dwellings served by this road to ten. This does not cause capacity issues in the network in itself but obviously the existing street is below standard and as such new development should be discouraged unless the existing situation is improved. To that end, the developer has indicated an estate road layout, similar to that as proposed in 2007, which includes a large turning area, incorporated into a shared surface street. This new estate road, although only shown indicatively on the plans, must be provided in order to provide improvement above the existing situation in terms of providing sufficient turning areas. With such a provision, which would be built to adoptable standard and subsequently offered for adoption as highway, it would be considered to improve the existing situation and would be accepted as a highway gain to offset against the increase in traffic on Whitleigh Villas. As such the new estate provision must be secured by way of a condition with details to be approved.

The indicative access road will tie into the existing turning head to Whitleigh Villas. Details of any works to Whitleigh Villas will need to be agreed in detail, but the Transport Officer would suggest that the former turning circle is block paved to provide a level access into the site. This will give the impression of

the continued highway. Suitable conditions are recommended to agree a design for this area.

As all matters are reserved for future discussion there are no objections to the proposal in principle. Detailed designs of the estate road and works to the existing highway should be submitted in due course and the applicant is advised to enter into discussions with the Highway Authority prior to submission of any further planning application.

Habitat / Wildlife

Strong neighbour objection has been raised regarding the impact on wildlife, primarily bats. An extended Phase 1 Habitat Survey and Bat Survey has been conducted and submitted for our consideration. Your officers are satisfied that the ecological survey has been carried out by a fully qualified, competent and independent ecologist and that no further survey is required.

The survey confirms that, due to the nature of the site (in an urban area) and the construction of the bungalow, the site has low suitability for bats. The internal survey found no evidence of bats. However, with animals, rarely can 100% surety be provided, therefore to cover the unlikely possibility of bats being present, the following paragraph was included in the report:

Whilst the bungalow appears largely unsuitable for bats, the presence of the odd individual bat cannot be ruled out; it is therefore suggested that demolition proceeds in a sensitive manner, as follows:

- Tiles along the ridges should be carefully lifted by hand and the bitumen in the flat roofed section should be peeled carefully back before the main demolition begins.*
- In the extremely unlikely event that a bat is encountered during this work (or during other site operations) work on the roof should cease until Natural England has been contacted for advice.*

To provide comfort to residents in the area, your officers consider making these recommendations a condition.

It should be noted that, to allow residents to review the submitted habitat and bat survey, an additional neighbour consultation was conducted. Nine further letters of representation were received; however only two of these letters explicitly referred to the survey and no additional material planning considerations were raised. One letter of representation was accompanied by DVD footage of bat movement and has been carefully reviewed by your officers. The disk clearly shows bats flying above the garden which in itself is not a rare phenomenon but it is considered that there is no evidence that bats are using the cherry tree as any kind of roost.

The ecological survey states that the site has low suitability for bats; this is in reference to roosting opportunities. Bats themselves and their resting places are protected but to restrict development at this type of site (urban) on the basis of the presence of foraging bats would be unprecedented.

Furthermore, it should be noted that your officers are seeking ecological enhancements at this site and recommend conditioning these, including simple ecological enhancement measures to provide improved habitat for a range of urban wildlife. These include planting of native tree and shrub species to further enhance the southern boundary, as well as installation of bat boxes on mature trees on the southern boundary and bat 'bricks' within the upper walls of some new dwellings.

Flood Risk/Drainage

Some of the neighbouring residents are concerned about surface water drainage and how the applicant/developer would deal with any natural springs that may exist on site. The site does not fall within a 'problem drainage area' or flood zone as identified by the Environment Agency (EA). The application states that surface water will be disposed of by soakaways; this is supported by South West Water. The use of soakaways will require satisfactory percolation tests to have been undertaken. If these tests are not positive the developer/applicant would need to contact SWW. Furthermore officers have discussed the matter with the Building Surveyors. The surface water drainage will be covered at the Building Regulations stage.

Devonport Leat

Given representations received by neighbours, officers have reviewed historic maps of the proposed development area. The leat is shown to the north and well to the south of the development area on the OS map of 1914, but it is not shown within or in the near vicinity of the development site. This strongly suggests that it was already destroyed by that date, and subsequent development within the area will have made that even more likely. There is therefore no conclusive evidence that the Devonport Leat ever ran across or even near the development site, and on that basis it would appear unreasonable to restrict any grant of consent in this regard.

Secured by Design

In order to improve security at the site, the Police Architectural Liaison Officer has made the following recommendations.

- *Both end dwellings should have gable-end windows, in lived in rooms to offer surveillance to the side of these properties.*
- *There should be a lockable gate between plots 2 and 3 to prevent unauthorised persons gaining access to the sides of these properties. (Plots 1 and 4 have these gates shown on the site plan)*
- *There should be a boundary treatment around the sides and rear of this development. I would suggest 1.8 meter close boarded fencing.*
- *There should be a boundary treatment to the front of the dwellings of no more than 0.9 meters in height to give some defensible space to the properties, but at the same time allowing surveillance over the parking areas.*
- *The parking area should be reviewed to allow if possible parking for four cars in front of the properties, leaving just two spaces for visitors cars.*

Given that all matters are reserved, such details can not be secured at this stage. Therefore these design considerations may be integrated and reviewed at the reserved matters stage.

Neighbour Objections

With regards to the letters of representation received, many of the issues raised have already been discussed above in this report. However, it should be noted that covenant restrictions and depreciation have not been discussed and are not a material planning consideration.

Concerns have also been expressed about noise, pollution, works vehicles, and general disruption during any construction phase. Some inconvenience is inevitable during construction periods and on a small urban site, such as this, some of that impact will spill over to affect the wider neighbourhood. In the event that planning permission was granted, the Authority would seek, via condition, compliance with its 'Code of Construction Practice' to minimise the impact. Disruption during construction is not normally a material planning consideration, sufficient to justify withholding planning permission.

Lifetime Homes

Policy CS15 confirms that 20% of all new housing must be built to 'Lifetime Homes' standard. It is recommended that this matter is dealt with by condition.

Land Contamination

Having reviewed the Phase I Environmental Desktop Study Report for the above application, Public Protection note that there is a proposal to carry out soil samples to assess risks posed by metals in the garden areas. In order to secure this sampling a series of standard conditions are recommended.

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.

Section 106 Obligations

The Local Development Framework Planning Obligations and Affordable Housing Supplementary Planning Document adopted August 2010 and associated Market Recovery Scheme 2010/2011 confirms that the tariff seeks to address the net increase in impact arising from development and no tariff is charged for developments of less than five homes. Therefore given that a net increase of four homes is proposed, no financial contribution is sought in this case.

Equalities & Diversities issues

No additional issues to be discussed here.

Conclusions

Notwithstanding the strong objections from residents, the principle of the development is deemed acceptable by officers. Therefore, for the reasons set out above, it is recommended that outline planning consent is granted, subject to conditions.

Recommendation

In respect of the application dated **27/07/2010** and the submitted drawings, **Site Location Plan, MM1008.PLIB, Site Survey: 01, accompanying Design and Access Statement and supporting information ('Extended Phase 1 Habitat Survey and Bat Survey', dated 22 Sept 2010; 'Phase 1 Environmental Desktop Study Report', dated May 2010; 'Arboricultural Implications Assessment', dated 22 May 2010 and associated Tree Protection Plan no. 10.067.1 TPP)**, it is recommended to: **Grant Conditionally**

Conditions

APPROVAL OF RESERVED MATTERS

(1) Approval of the details of access, appearance, layout, landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason:

Application was made in outline only under Section 92 of the Town and Country Planning Act and approval of the details specified is still required.

SUBMISSION OF RESERVED MATTERS

(2) Plans and particulars of the reserved matters referred to in condition 1 above shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

Application was made in outline only under Section 92 of the Town and Country Planning Act and approval of the details specified is still required.

TIME LIMIT FOR SUBMISSION

(3) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990.

TIME LIMIT FOR COMMENCEMENT

(4) The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

EXISTING TREE/HEDGEROWS TO BE RETAINED

(5) 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 completion or occupation of the last dwelling forming part of the development.

(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 BS3998:1989 (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 Policy CS18 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.

DETAILS OF BOUNDARY TREATMENT

(6) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before occupation of the first dwelling. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the details of the development are in keeping with the standards of the vicinity in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE DESIGN PROPOSALS

(7) 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; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, 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 Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SOFT LANDSCAPE WORKS

(8) 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 Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE WORKS IMPLEMENTATION

(9) 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 Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

STREET DETAILS

(10) Development shall not begin until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ROAD ALIGNMENT AND DRAINAGE

(11) Development shall not begin until details of the vertical alignment for the new street areas have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

COMPLETION OF ROADS AND FOOTWAYS

(12) All roads and footways forming part of the development hereby permitted shall be completed in accordance with the details approved under conditions 10 and 11 above before the first occupation of the penultimate dwelling.

Reason:

To ensure that an appropriate and safe access is provided in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

DETAILS OF NEW JUNCTION

(13) Development shall not begin until details of the junction between the proposed service road and the highway have been approved in writing by the Local Planning Authority; and no dwelling shall not be occupied until that junction has been constructed in accordance with the approved details.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity, to comply with policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

PROVISION OF PARKING AREA

(14) 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, to comply with policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

GRAMPIAN

(15) No development shall commence on site until details of the proposed access and improvements to the existing highway have been submitted to and approved in writing by the Local Planning Authority and furthermore no occupation of any dwelling shall take place until such time that the agreed works have been completed.

Reason:

In the interests of highway and pedestrian safety, to comply with policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CODE OF PRACTICE DURING CONSTRUCTION

(16) 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.

LAND QUALITY

(17) Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved (other than that required to be carried out as part of an approved scheme of remediation) shall not commence until conditions 18 to 20 have been complied with. If unexpected contamination is found after the development hereby approved has commenced, development shall 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 21 has been complied with in relation to that contamination.

SITE CHARACTERISATION

(18) An investigation and risk assessment, in addition to any assessment provided with the planning application, shall 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 shall 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 shall 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,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This shall 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 Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SUBMISSION OF REMEDIATION SCHEME

(19) 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 Plymouth Local Development Framework Core Strategy (2206-2021) 2007.

IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

(20) The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall 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 shall 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 Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

REPORTING OF UNEXPECTED CONTAMINATION

(21) 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 18, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 19, 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 20.

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 Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

BIODIVERSITY

(22) The development shall be carried out in accordance with the recommendations contained in section 5 of the Extended Phase 1 Habitat Survey and Bat Survey, dated 22 Sept 2010, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and Government advice contained in PPS9.

LIFETIME HOMES

(23) 20% of the dwelling hereby approved shall be first constructed and subsequently maintained so as to meet Lifetime Homes Standards.

Reason:

To ensure that the development delivers 20% of the residential units to Lifetime Homes Standards in accordance with development proposal and the adopted Core Strategy Policy CS15 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government advice.

INFORMATIVE: SOUTH WEST WATER

(1) The developer's attention is drawn to the comments and/or requirements of South West Water, a copy of which will have been sent direct to the applicant or the applicant's agent.

INFORMATIVE: LAND CONTAMINATION

(2) Having reviewed the submitted Phase I Environmental Desktop Study Report, Public Protection note that there is a proposal to carry out soil samples to assess risks posed by metals in the garden areas. Further to this, it is suggested that when sampling is carried out the risk from the nearby garage is reconsidered. The garage is some years old and historically tanks were present on site, Local Authority records do not indicate that these tanks have been removed and as such could pose a risk of contamination. Normal garage activities could also lead to contamination and given the proximity to the site further risk assessment is needed.

INFORMATIVE - CODE OF PRACTICE DURING CONSTRUCTION

(3) The management plan required by condition 2 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, and construction traffic parking; and
- c. Hours of site operation, dust suppression measures, and noise limitation measures.
- d. All sensitive properties surrounding the site boundary should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom an enquiry/complaint should be directed.

INFORMATIVE: BIODIVERSITY

(4) In accordance with condition 22, the applicant/agent is advised that:

- Tiles along the ridges should be carefully lifted by hand and the bitumen in the flat roofed section should be peeled carefully back before the main demolition begins.
- In the event that a bat is encountered during this work (or during other site operations) work on the roof should cease until Natural England has been contacted for advice.
- Ecological enhancement measures should be provided to improve habitat for a range of urban wildlife. These include planting of native tree and shrub species to further enhance the southern boundary, as well as installation of bat boxes on mature trees on the southern boundary and bat 'bricks' within the upper walls of some new dwellings.

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 of the proposed development on nearby properties residential amenities, the surrounding highway network and existing landscaping and trees at the site, 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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

PPG13 - Transport
PPS3 - Housing
PPS9 - Biodiversity and geological conservation
PPS1 - Delivering Sustainable Development
PPS23 - Planning & Pollution Control
CS28 - Local Transport Consideration
CS32 - Designing out Crime
CS34 - Planning Application Consideration
CS18 - Plymouth's Green Space
CS19 - Wildlife
CS22 - Pollution
CS01 - Sustainable Linked Communities
CS02 - Design
CS15 - Housing Provision
CS16 - Housing Sites
SPD1 - Development Guidelines
SPD3 - Design Supplementary Planning Document

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ITEM: 8

Application Number:	10/00556/FUL
Applicant:	Mr M Hunns
Description of Application:	Change of use from nursing home to house in multiple occupation (16 bedrooms)
Type of Application:	Full Application
Site Address:	7 QUEENS ROAD LIPSON PLYMOUTH
Ward:	Efford & Lipson
Valid Date of Application:	30/07/2010
8/13 Week Date:	24/09/2010
Decision Category:	Member Referral
Case Officer :	Robert Heard
Recommendation:	Refuse
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

Site Description

No. 7 Queens Road is a large semi detached property situated in the Lipson area of Plymouth, last used as a nursing home. It is a generously proportioned 1930's villa arranged over 3 floors with adequate curtilage at both the front and rear of the property. Off street parking is provided in the front curtilage, accessed by a driveway from Queens Road.

The site is located in a residential area less than a mile from the city centre and close to the university. Freedom Fields park is a short walk to the south of the site.

Proposal Description

The application proposes to change the use of the property from a nursing home to a 16 bed House In Multiple Occupation (HIMO). At ground floor level it is proposed to have 4 bedrooms, a separate lounge, kitchen and dining room, utility room, shower and WC and separate WC. The first floor contains 8 bedrooms, a shower room and WC, separate shower and separate WC and the second floor has 4 bedrooms and a shower room with WC.

Externally, it is proposed to have 3 off street parking bays at the front of the property. There is also private amenity space to the rear of the site.

Relevant Planning History

No relevant history.

Consultation Responses

Highways Officer

No objections

Representations

30 letters of representation received, all objecting to the application. Of these, 17 letters were in the form of a petition style letter with the same content and only the name and address changed. 13 were individually written letters. To follow is a summary of the points raised in all of the letters received:

- The properties on Queens Road are nearly all in residential use and occupied by families and professional people.
- There is not enough parking proposed within the site.
- 3 self contained flats would be more appropriate than the development proposed.

- The proposal will detract from the quiet character of the neighbourhood.
- There will need to be extra bins provided for the property.
- The rooms could be let to students.
- The plans do not show the existing entrance or trees to the rear of the property.
- The proposal would detract from the quiet enjoyment of the neighbourhood.
- The development will raise parking problems in an area where there is already a lack of on street parking available.
- The proposal would provide a development imbalance in the area.
- A development this intense will create noise problems in the area.
- The cramming that this development would cause would be detrimental to the living conditions of potential future occupiers.
- Some construction work and alterations has already taken place at the property.

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.

This application raises the following main issues which require consideration;

- The principle of the development and its impact upon the character and appearance of the area;
- The impact of the development on the amenities of nearby residential properties and;
- The impact of the development on the surrounding highway network and highway safety.

Principle of Development/Impact upon character and appearance of area

With regards to the first point raised above, the principle of development appears to be acceptable. The application proposes to change the use of the premises from a use falling within the C2 (Residential Institutions) use class to a sui generis use. However, the proposed use, whilst not falling within the C3 (Dwelling Houses) use class, can generally be considered as a residential use of sorts.

It is not proposed to make any external alterations to the property and thus the only alterations proposed to facilitate the proposed change of use are internal. The building was last used as a nursing home and internally was

similar in arrangement to the development proposed, with 17 rooms available for residents. However, it is considered that the impact a nursing home has on the character and appearance of an area is quite different to that of a HIMO with 16 bedrooms. Nursing homes are known to incur minimal trips due to the majority of residents generally being house bound. Whilst there is the coming and going of staff this is also minimal compared to that of a HIMO with 16 separate bedrooms.

Queens Road is in the main characterised by large villas that are either still in single use or have been divided into spacious apartments and there is still a significant amount of owner occupied properties in the area, although there is also an increasing number of properties in the road being converted from single residences to flats and HIMO. Council tax records show that roughly 20% of properties in Queens Road are in student occupation, although this doesn't account for those properties that have been converted into non student HIMOs. However, Queens Road is still predominantly occupied by families or young couples and the current residential mix in the area ensures that a balanced community is provided. The introduction of further non family accommodation could harm the character of the neighbourhood and it is important that concentrations of non family dwellings are avoided in this area.

Internally, this application proposes to provide 16 bedrooms with communal lounge, kitchen and dining room. There are also communal shower rooms and WC's throughout the house, a full accommodation breakdown is provided above in the proposed description section of this report.

Whilst there is no specific planning policy which sets minimum room size standards for HMOs, Policy CS15 of the LDF Core Strategy (Status -Adopted April 2007) is relevant and states under Point 5 that:-

5. All new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupiers and respect the privacy and amenity of existing occupiers.

This is supplemented by guidance provided in section 2.3 of the Development Guidelines SPD (Current Status: adopted April 2010) and guidance in Licensing of Housing Multiple Occupation which relates to Housing legislation. The latter contains a section on space standards including the minimum size of 6.5sqm. The room sizes proposed within this application vary considerably, the smallest room is 7.05 square metres and the largest 22.54 square meters. Three of the proposed rooms are below 10 square meters and whilst this is considered small, as all of the proposed rooms exceed 6.5sqm in size the proposal meets the minimum requirements as set out above.

However, a total of 16 bedrooms over 3 floors and just 3 communal rooms (lounge, kitchen and dining room) is considered to represent over development of the site and will provide inadequate living conditions for potential future occupiers. A single lounge, kitchen and dining room is not considered sufficient to serve 16 bedrooms, some which might be occupied by couples. The shared internal rooms could become congested at certain times and it is thus considered that the proposal would not provide an

acceptable living environment or decent standard of accommodation, in accordance with the Adopted Development Guidelines Supplementary Planning Document (2010) in section 2.3 (Residential Conversions to HIMOs and Flats).

There are no details showing the arrangement of external amenity space at the site. Whilst there appears to be room within the site (according to the site location plan) for limited shared space and outdoor clothes drying facilities it is important that this is provided in accordance with approved details. At present no information or details are available with regards to the use of the rear external curtilage and it therefore cannot be assumed that it will be made available to future occupiers as external amenity and clothes drying space.

Impact upon residential amenity

The application raises issues of residential amenity impact. Whilst the property has previously been in use as a nursing home and occupied by a similar number of people, these have in the main been elderly patients who have rarely left the premises and therefore the number of trips at the site (both pedestrian and vehicular) have been insignificant. The proposal to convert the property into a 16 bed HIMO will dramatically increase trip rates at the site to a level that could have a significant detrimental impact upon the residential amenities of nearby property occupiers. In particular the noise and disturbance associated with increased trips at the site could have a significant impact upon the living conditions of the occupiers of nearby residential properties, particularly as the area is characterised mainly by family dwellings and owner occupied apartments whose residents will have a different lifestyle to the potential occupiers of the proposed HIMO.

It is also worth noting that the Development Guidelines Supplementary Planning Document states in section 2.3.10 that *HIMOs within residential areas generally have less impact on neighbours if they are located in large, detached properties. If the proposal involves a semi detached or terraced house, then good sound insulation will be needed to prevent any noise disturbance to neighbours.* With regards to this, no details of sound insulation have been submitted and it is therefore likely that there will be significant impact upon the other half of this semi detached property, in relation to issues of noise disturbance.

Concerning overlooking, the submitted plans do not show existing or proposed windows, so it is impossible to determine if unacceptable overlooking or loss of privacy will be caused to any of the existing nearby residential properties.

It is likely that increased vehicular activity at the site will result in increased noise disturbance and kerbside parking in the vicinity. The provision of 3 parking spaces to serve 16 bedrooms is low and there is already a high demand for on street parking in the area. Whilst on the northern side of Queens Road there are double yellow lines in existence (ensuring that vehicles cannot park on street directly outside of the property) this will only

serve to increase pressure on kerbside parking in the surrounding streets that do not have double yellow lines and are not controlled by Permit Parking Zones.

Highways Issues

The Highways Officer has recommended approval of the application subject to conditions, whilst raising concerns about the low level of off street parking proposed with the application and acknowledging the high demand for on street parking in this area. The decision to support the application subject to conditions is based mainly on the fact that HIMO's traditionally generate less demand for parking than other residential uses such as dwellings and apartments, due to low car ownership levels by occupiers.

However, the Highways Officer has provided updated comments after considering the letters of representation received, and whilst not changing his recommendation, has stated that whilst transport considered on balance that it would be unlikely that a recommendation of refusal just based upon the low level of car parking on its own could be sustained, a reduction in the amount of bedrooms (and therefore occupiers) at the site would be desirable and encouraged, in order to reduce trips and demand for parking.

Other Issues

The application lacks details of external amenity space, refuse and cycle storage. There are also no windows shown on the proposed floor plans and these are not to scale.

Letter of representation

As stated above in the Representations section of this report, 30 letters of objection have been received, raising points also listed above. Many of the reasons for objection are material planning considerations and have been discussed in detail above in the main Analysis section of this report.

Section 106 Obligations

In accordance with the LDF Planning Obligations and Affordable Housing Supplementary Planning Document adopted August 2010 the application generates section 106 contributions under the Plymouth Development Tariff. The exact amount required will be reported via an Addendum report.

Equalities & Diversities issues

There are no additional issues to be discussed here.

Conclusions

The application is considered to be over development of the site, proposing a development that is over-intensive and that would create unacceptable living

conditions for future occupiers. It would be detrimental to the character of the area and harm the balance of the community, which in this area is characterised by family and owner occupied properties.

The proposed development would be harmful to the residential amenities of nearby property occupiers, incurring a vast increase in trips at the site and thus the noise and disturbance associated with additional trips. It is also likely that additional pressure on kerbside parking in the area could raise issues of highway safety and lead to high levels of unauthorised parking in the area.

For the reasons outlined above, and due to the submitted plans being inadequate, the application is recommended for refusal.

Recommendation

In respect of the application dated **30/07/2010** and the submitted drawings, **Site Location Plan, Final Floor Plan**, it is recommended to: **Refuse**

Reasons

OVER DEVELOPMENT/OUT OF CHARACTER

(1) The proposed House in Multiple Occupation (HIMO) would harm the character of the surrounding neighbourhood, introducing further high density multiple occupancy accommodation that would be detrimental to the Councils aims to provide balanced communities with a range and mix of dwelling types. The intensity of the proposed use as a sixteen bed House in Multiple Occupation comprises an inappropriate form of development that is too dense and represents over development of the site, being harmful to the existing character of the area which already has a significant amount of non family dwellings and HIMOs. Consequently the proposal is contrary to policies CS01, CS15 and CS34 of the adopted Plymouth Local Development Framework Core Strategy (2007).

POOR LIVING CONDITIONS

(2) The proposed development is considered to be over development and over intensive by virtue of the amount of bedrooms proposed at the site. This creates poor living conditions for potential future occupiers and provides an unacceptable living environment that does not provide a full range of amenities or a decent standard of accommodation at the site. The application is therefore contrary to the advice given in the Adopted Development Guidelines Supplementary Planning Document (2010) in section 2.3 (Residential Conversions to HIMOs and Flats) and Policy CS15 of the adopted Plymouth Local Development Framework Core Strategy (2007).

DETRIMENTAL TO RESIDENTIAL AMENITY

(3) The proposed House in Multiple Occupation would be detrimental to the amenities enjoyed by the residential occupiers of nearby properties in Queens Road, by virtue of the intensity of the proposed use and the close relationship with neighbouring residential properties. The residential environment of adjoining and nearby properties would be likely to be harmed by the number of trips (both vehicular and pedestrian), noise, and other disturbance arising

from the proposed development. Consequently the proposal is contrary to policies CS22 and CS34 of the adopted Plymouth Local Development Framework Core Strategy (2007).

INADEQUATE PLANS

(4) The details submitted with the application are inadequate as the plans are not to scale and do not show the location of windows or the arrangement of the external rear amenity area. The application is therefore contrary to policy CS34 of the adopted Plymouth Local Development Framework Core Strategy (2007).

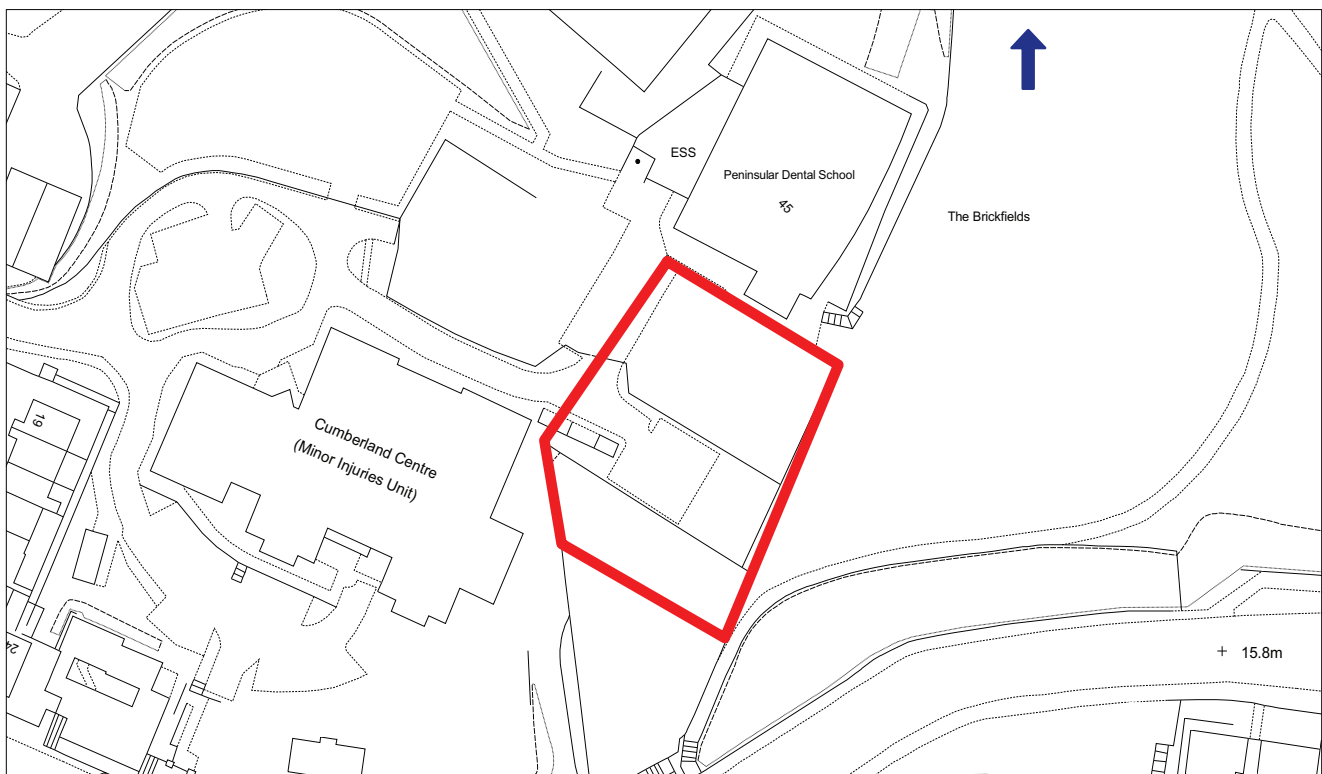
Relevant Policies

The following (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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, were taken into account in determining this application:

- CS28 - Local Transport Consideration
- CS33 - Community Benefits/Planning Obligation
- CS34 - Planning Application Consideration
- CS01 - Sustainable Linked Communities
- CS15 - Housing Provision
- SPD1 - Development Guidelines

ITEM: 9

Application Number:	10/01557/FUL
Applicant:	Ms Nicola Evans
Description of Application:	Primary care centre, including dental practice, pharmacy and two GP surgeries (re-submission of expired scheme previously approved 20th September 2007 under ref 07/01092/FUL)
Type of Application:	Full Application
Site Address:	LAND AT CUMBERLAND CENTRE, DAMEREL CLOSE PLYMOUTH
Ward:	Devonport
Valid Date of Application:	27/09/2010
8/13 Week Date:	27/12/2010
Decision Category:	Major Application
Case Officer :	Jeremy Guise
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

Site Description

Located to the rear of the existing Cumberland Centre, the site is highly visible from the parkland that surrounds the Brickfields land. There is a clear line of sight to be had as viewed from Stonehouse bridge, Devonport Hill and Kings Road and beyond. The Peninsula dental school is currently under construction on land to the east.

To the west of the site are a cluster of mature and established parkland trees, some of which are protected by TPO, the ones nearest the site are not. The trees do provide a positive reinforcement to the parkland setting and a foil to the built form that exists beyond.

Vehicle access is currently taken from Damerel Close which also allows for pedestrian access, as does an entrance from Devonport Hill. Bus stops are located on Devonport Hill in reasonable proximity to the site.

The site will form part of a new campus development.

Proposal Description

Permission is sought to construct a new primary care centre including a dental practice, pharmacy and 2 GP surgeries. It is proposed to erect a 3 storey building to house the accommodation.

Relevant Planning History

- 07/01092/FUL The erection of a new primary care centre including a dental practice, pharmacy and 2 GP surgeries. Conditional planning permission GRANTED 20th September 2007
- 07/00086 – Outline application for new dental school, primary care centre and remodelling of Cumberland Centre – **APPROVED**
- 07/00093 – Full application for dental school – **APPROVED**
- 07/01092/FUL -Primary care centre, including dental practice, pharmacy and two G.P. surgeries **GRANTED CONDITIONAL PERMISSION 20-Sep-2007 (EXPIRED 20-Sep-2010)**

Consultation Responses

Highway Authority – No objections subject to the imposition of a series of conditions and a requirement to upgrade one of the bus stops located on Devonport Hill, this can be achieved by a negative (Grampain) condition.

Environmental Services – No objection subject to conditions relating to contaminated land and a code of practice for construction.

Representations

None received.

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 key issues in this case are:-

- The principle of new primary care centre on this site (Policies CS01 and CS31 of the Adopted Core Strategy)
- Impact upon historic assets – dock lines (Policy CS03 of the Adopted Core Strategy)
- Access and parking issues (Policy CS34 of the Adopted Core Strategy)
- Design and appearance, including sustainability (Policies CS02 and CS34 of the Adopted Core Strategy)
- Impact on neighbouring uses (Policy CS34 of the Adopted Core Strategy)

Neither the physical situation on the ground, or the prevailing policy regime have changed substantively since the previous approval. The application remains as Proposal 12 of the AAP.

Proposal 12 of the Devonport Area Action Plan, adopted by Council on 6th August, seeks to put a dental training school and GP surgery on a site at the Brickfields. The area of land identified for development is that to the rear of the Cumberland Centre. At present the dental school is under construction. The principle of this development is now clearly embedded within established planning policy. Listed within this proposal are 7 key requirements / objectives, they are:

1. Conservation/interpretation of the archaeology (docklines)
2. Rationalisation of the car parking
3. Improvement to access, particularly pedestrian
4. Sensitive relationship with other uses on the site
5. Green travel plan
6. Suitable building scale and design
7. Achieve BREEAM excellent standards.

Part of the application submission has proposed exposing a section of the 1850 dock lines which fronts onto the park. It is notionally shown as about 20 metres in length. This will directly tie into the aspiration to improve the interpretation of the docklines on the site. There will be a condition to agree the exact details of how this will be delivered on the ground.

In conjunction with the other works happening on the site, the car parking arrangements will be rationalised to provide a more coherent layout and an improved sense of arrival at the campus site.

Part of the proposals show a new footpath being created that would allow people to access the site from the park. As the application site is relatively small this is the only new connection that could be required as part of the submission. Other proposals will necessitate an upgrade to the pedestrian access from Devonport Hill. Level access will be provided in around the new building in compliance with the requirements of the Building Regulations.

Due to the position of the new building and its affinity with the medical type uses that occur on site, there are no conflicts with other uses identified.

Submitted with the application is a Transport Statement that agrees an effective travel plan is essential. There is a need to provide a site wide travel plan to coordinate a variety of measures that allow the reduced use of single occupancy car journeys. The site will be provided with good quality cycle stores and places within the building to allow for storing personal items and showering etc. Reference is also made to the officer within the Council who has responsibility for travel planning, and the need to discuss effective arrangements with them. A condition will be attached to cover this aspect.

The design team for this individual application has been coordinating with the other design team on site to ensure that there is good relationship between both projects. The scale of the building is in line with approved dental school, albeit this building is much smaller in terms of the footprint. The design of this new building is similar to the dental school in terms of elevational treatment, the intention was always to seek harmony between the two and it is felt this has been achieved. Accordingly it is felt that scale and design are appropriate to the site setting.

This application was submitted prior to the adoption of the AAP which now requires an excellent rating on BREEAM standards. Submitted with the scheme is a NEAT rating which is used by the NHS as their own version of the BREEAM. This assessment provides a rating of 76% which is classified as 'excellent', anything above 70% is deemed 'excellent'.

The building is being constructed to meet the requirements of 'secured by design'.

Three trees will be removed to the front of the development, the rest are to be retained with the wooded area forming part of the development site. There is an intention to use the wooded area as a quiet restful area for staff and patients. Landscaping details are to be worked up for the whole site as a coordinated approach.

Equalities & Diversities issues

The building will be fully accessible to people with disabilities.

Despite significant improvements to the area in recent years, notably as a result of work by Devonport Regeneration Community partnership (DRCP) and the Homes & Communities Agency (HCA), Devonport remains an area

which scores high on indices for multiple deprivations, including poor health and lower life expectancy than more prosperous wards. The development of a primary healthcare centre, close to the Peninsular dental school outpost, will contribute towards the creation a mini health campus on the southern side of Brickfields and help to address concentrations of poor health in that still exist in the area.

Section 106 Obligations

None.

Conclusions

The proposal delivers the final part of proposal DP12 of the recently adopted Devonport Area Action Plan.

The relevant parts of the proposal have been covered in the submission documents and consultee advice supports the proposal, subject to detailed conditions being imposed.

The proposal is recommended for approval subject to the attached conditions.

Recommendation

In respect of the application dated **27/09/2010** and the submitted drawings, **60321 - 0100, 0101, 0102, 0104, 0110, 0111, 0112, 0113, 0120, 0121, 0122, 0123, 0130, 0131** and the 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.

ACCORD WITH PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans 60321 - 0100, 0101, 0102, 0104, 0110, 0111, 0112, 0113, 0120, 0121, 0122, 0123, 0130, 0131 and the accompanying Design and Access Statement.

Reason:- To ensure that the development accords strictly with the submitted plans hereby approved in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy

CONTAMINATED LAND

(3) Development shall not begin until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The said scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk

to the site users when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

Reason: There is a possibility that the site, or parts of it, are contaminated from past activities and, if so, this will need to be dealt with before the development takes place in accordance with Planning Policy Guidance Note PPG23: Planning and Pollution Control (Chapter 4 and Annex 10); and Policy CS22 of the adopted Core Strategy.

CODE OF PRACTICE DURING CONSTRUCTION

(4) Before any development is commenced, a Code of Practice shall be submitted to and approved by the Local Planning Authority which shall indicate measures to mitigate against adverse effects of noise, dust and traffic generation during the construction of the proposed development. The Code of Practice shall indicate: -

- a. the proposed hours of operation of construction activities;
- b. the frequency, duration and means of operation involving demolitions, excavations, drilling, piling, concrete production and dredging operations;
- c. sound attenuation measures to be incorporated to reduce noise at source;
- d. details of measures to be taken to reduce the generation of dust;
- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.

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 adopted Core Strategy.

PROGRAMME OF ARCHAEOLOGICAL WORK

(5) No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. (Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the details of the agreed scheme).

Reason:

In accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

EXISTING TREE/HEDGEROWS TO BE RETAINED

(6) Notwithstanding the submitted information, no trees shall be felled without the written consent of the Local Planning Authority. 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

(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 the approved plans and particulars (or 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 Policy CS18 of the adopted Core Strategy.

LANDSCAPE DESIGN PROPOSALS

(7) 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; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, 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 Policy CS18 of the adopted Core Strategy.

GREEN STAFF TRAVEL PLAN DETAILS

(8) The uses hereby permitted shall be carried out in accordance with details of a Green Staff Travel Plan which shall be submitted to and approved in writing by the Local Planning Authority prior to the development opening for trade. The Green Staff Travel Plan shall include the following elements:-

- The provision of secure and convenient cycle parking facilities
- The provision of shower and changing facilities for staff
- Measures to regulate the management and use of car parking areas to be permitted
- The appointment of a suitable on-site co-ordinator to monitor and record occupiers' progress in meeting the objectives of the plan. An initial survey of staff travel patterns to/from the site shall be carried out and the results,

together with proposed targets for staff cycle and public transport usage and car sharing, submitted to the Local Planning Authority within six months of the development opening for trade. A report shall be submitted to the Local Planning Authority every two years monitoring the progress of the plan and achievement of the identified targets

- Measures for enforcement of the plan, should agreed objectives and targets not be met.

REASON: In the opinion of the Local Planning Authority, such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with PPG13.

LOADING AND UNLOADING PROVISION

(9) Before the development hereby permitted is first brought into use, adequate provision shall be made to enable goods vehicles to be loaded and unloaded within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

REASON: To enable such vehicles to be loaded and unloaded off the public highway so as to avoid:-

- (i) damage to amenity;
- (ii) prejudice to public safety and convenience; and
- (iii) interference with the free flow of traffic on the highway.

In accordance with policy CS34 of the adopted Core Strategy.

CAR PARKING RESTRICTION

(10) Notwithstanding the submitted plans, No part of the site shall at any time be used for the parking of vehicles other than that part specifically shown for that purpose on a plan which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter development shall remain in accordance with the approved plan.

REASON: In the opinion of the Local Planning Authority the level of car parking provision should be limited in order to assist the promotion of more sustainable travel choices.

CAR PARKING RESTRICTION

(11) The use hereby permitted shall not commence until the proposed access and improvements to the existing footpaths and highways shown on the approved plans have been completed and the bus stop located in Devonport Hill has been upgraded in accordance with details to be agreed in writing with the Local Planning Authority.

REASON: In the interests of highway and pedestrian safety in accordance with policy CS28.2 of the adopted Core Strategy.

GRAMPIAN (ACCESS/HIGHWAY IMPROVEMENTS)

(12) The building shall not be occupied until a means of access for pedestrians has been constructed in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity.

CAR PARKING PROVISION

(13) The building shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with the details 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 in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

USE OF LOADING AREAS

(14) The land indicated on the approved plans for the loading and unloading of vehicles shall not be used for any other purposes unless an alternative and equivalent area of land within the curtilage of the site is provided for loading and unloading with the prior consent in writing of the Local Planning Authority.

Reason:

To ensure that space is available at all times to enable such vehicles to be loaded and unloaded off the public highway so as to avoid:- a. damage to amenity; b. prejudice to public safety and convenience, and c. 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.

CYCLE PROVISION

(15) The development shall not be occupied until space and a suitable facility has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for 51 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.

EXTERNAL MATERIALS

(16) 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.

SUSTAINABILITY MEASURES

(17) Prior to the occupation of the building hereby permitted, a written specification of the sustainability measures to be included within the building shall be submitted to and approved in writing. These further details shall include measures to reduce the amount of energy and resources consumed and recycling measures to be introduced. Details shall also include a mechanism to ensure that the agreed measures are actually put in place as part of the development. Development shall remain in accordance with the approved details.

REASON: To meet the requirements of policy CS20 of the adopted Core Strategy and Proposal DP12 of the adopted Devonport Area Action Plan 2006-2021.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be:

- The principle of new primary care centre on this site
- Impact upon historic assets – dock lines
- Access and parking issues
- Design and appearance, including sustainability
- Impact on neighbouring uses

, 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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

PPG13 - Transport
PPS1 - Delivering Sustainable Development
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
CS20 - Resource Use
CS01 - Sustainable Linked Communities
CS02 - Design
CS31 - Healthcare Provision

PLANNING COMMITTEE

Decisions issued for the following period: 14 September 2010 to 8 November 2010

Note - This list includes:

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

Item No 1

Application Number: 07/02211/OU **Applicant:** Health Properties (Plymouth) Lt

Application Type: Outline Application

Description of Development: Development of a centre of clinical excellence (private hospital) 14,500 sqm building, 250 parking spaces and associated landscaping

Site Address PLOT D410 PLYMOUTH INTERNATIONAL MEDICAL AND TECHNOLOGY PARK TAVISTOCK PLYMOUTH

Case Officer: Jeremy Guise

Decision Date: 08/10/2010

Decision: Grant Subject to S106 Obligation - Outline

Item No 2

Application Number: 09/01606/FUL **Applicant:** Mr Michael Terrell

Application Type: Full Application

Description of Development: Single storey extension to form ancillary accommodation including private motor garage (existing garage and shed to be removed)

Site Address 1 ERNESETTLE ROAD HIGHER ST BUDEAUX PLYMOUTH

Case Officer: Olivia Wilson

Decision Date: 24/09/2010

Decision: Refuse

Item No 3

Application Number: 09/01651/FUL **Applicant:** The Guinness Trust
Application Type: Full Application
Description of Development: Redevelopment of site by erection of fifty six one, two and three bedroom residential units with associated works, including access ramp, refuse storage, car parking and amenity space.
Site Address FORMER SPORTS GROUND, STONEHOUSE ARENA
HARWELL STREET PLYMOUTH
Case Officer: Janine Warne
Decision Date: 01/11/2010
Decision: Grant Subject to S106 Obligation - Full

Item No 4

Application Number: 09/01914/FUL **Applicant:** Mr David Liddiard
Application Type: Full Application
Description of Development: Develop site by erection of eight self-contained flats (variation of approved scheme for four semi-detached dwellinghouses)
Site Address 78 BILLACOMBE ROAD PLYMSTOCK PLYMOUTH
Case Officer: Jon Fox
Decision Date: 27/10/2010
Decision: Grant Subject to S106 Obligation - Full

Item No 5

Application Number: 10/00157/FUL **Applicant:** CityLease Limited
Application Type: Full Application
Description of Development: Continue use of part of ground floor as tattoo parlour (sui generis) and retention of associated access doors
Site Address 92 NORTH HILL PLYMOUTH
Case Officer: Jon Fox
Decision Date: 24/09/2010
Decision: Grant Conditionally

Item No **6**

Application Number: 10/00340/FUL **Applicant:** Mr Andrew Collier
Application Type: Full Application
Description of Development: Continue use of ground-floor flat as training facility (use class D1(c)) and retention of smoking shelter to rear
Site Address 5A CORPORATION ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 30/09/2010
Decision: Refuse

Item No **7**

Application Number: 10/00412/FUL **Applicant:** Premier Power Products Limited
Application Type: Full Application
Description of Development: Extension to rear to provide storage for existing units
Site Address 22-28 KNEELE GARDENS PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 17/09/2010
Decision: Refuse

Item No **8**

Application Number: 10/00482/FUL **Applicant:** Plymouth College
Application Type: Full Application
Description of Development: Alterations to college campus, comprising construction of footpaths, and alteration to car park layout
Site Address PLYMOUTH COLLEGE, FORD PARK PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 04/11/2010
Decision: Grant Conditionally

Item No 9

Application Number: 10/00483/LBC **Applicant:** Plymouth College
Application Type: Listed Building
Description of Development: Demolition of outbuildings and part demolition of boundary walls in order to facilitate construction of footpaths and alterations to parking layout, and demolition of wall to provide improved access to sixth form garden
Site Address PLYMOUTH COLLEGE, FORD PARK PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 04/11/2010
Decision: Grant Conditionally

Item No 10

Application Number: 10/00499/FUL **Applicant:** Harbour Avenue Limited
Application Type: Full Application
Description of Development: Redevelopment of site and erection of 17 no 3 bed terraced houses and 6 no 2 bed apartments with associated car parking and landscaping.
Site Address LAND REAR OF QUEEN ANNES QUAY OFF PARSONAGE WAY COXSIDE PLYMOUTH
Case Officer: Robert Heard
Decision Date: 18/10/2010
Decision: Grant Subject to S106 Obligation - Full

Item No 11

Application Number: 10/00751/FUL **Applicant:** Mr and Mrs Watt
Application Type: Full Application
Description of Development: First floor side extension
Site Address 8 TYLNEY CLOSE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 15/09/2010
Decision: Grant Conditionally

Item No 12

Application Number: 10/00807/LBC **Applicant:** Plymouth City Council
Application Type: Listed Building
Description of Development: Repairs to ceiling of the café
Site Address DEVONPORT GUILDHALL, KER STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 21/09/2010
Decision: Sent to GOSW for determination

Item No 13

Application Number: 10/00809/FUL **Applicant:** Millfields Trust
Application Type: Full Application
Description of Development: Change of use of part of hospitality building to brewery
Site Address CITY COLLEGE PLYMOUTH, KINGS ROAD DEVONPORT PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 29/09/2010
Decision: Grant Conditionally

Item No 14

Application Number: 10/00825/FUL **Applicant:** Atlantic Translations t/a Atlantic
Application Type: Full Application
Description of Development: Change of use from guest house to office with ancillary training centre plus two residential flats
Site Address 229 CITADEL ROAD EAST PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 15/10/2010
Decision: Refuse

Item No 15

Application Number: 10/00826/FUL **Applicant:** Devon and Cornwall Housing As
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 Address LAND OFF, GARRISON CLOSE PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 22/10/2010
Decision: Grant Conditionally

Item No 16

Application Number: 10/00841/FUL **Applicant:** Mr Carl Robson
Application Type: Full Application
Description of Development: Continue use of part of former kitchen/builders showroom as boxing gymnasium
Site Address CARLS BOXING STABLE, COLEBROOK COMPLEX, GALILEO CLOSE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 01/10/2010
Decision: Grant Conditionally

Item No 17

Application Number: 10/00844/FUL **Applicant:** Taylor Wimpey (UK) Ltd
Application Type: Full Application
Description of Development: Substitution of house types on plots 19-26 and 43-50 approved under reserved matters approvals 08/00474 and 09/00245, and the addition of two extra dwellings, increasing the number over the whole site from 156 to 158 dwellings
Site Address AREA 1B CLITTAFFORD ROAD SOUTHWAY PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 18/10/2010
Decision: Application Withdrawn

Item No 18

Application Number: 10/00847/FUL **Applicant:** Saltire Property Developments L
Application Type: Full Application
Description of Development: Demolition of existing buildings and redevelopment of site by construction of retail unit (Class A1) and student accommodation (17 cluster flats comprising 103 bedspaces) with associated cycle & refuse storage
Site Address FROBISHER HOUSE AND FLEET HOUSE, 64-66 EBRINGTON STREET AND 15 HEWERS ROW PLYMOUTH
Case Officer: Mark Evans
Decision Date: 01/11/2010
Decision: Grant Subject to S106 Obligation - Full

Item No 19

Application Number: 10/00853/FUL **Applicant:** Colourcolt Ltd
Application Type: Full Application
Description of Development: Redevelop site by erection of 10 dwellings (demolition of existing public house)
Site Address THE FELLOWSHIP INN, THE FELLOWSHIP INN, TREVITHICK ROAD TREVITHICK ROAD PLYMOUTH
Case Officer: Carly Francis
Decision Date: 17/09/2010
Decision: Grant Subject to S106 Obligation - Full

Item No 20

Application Number: 10/00924/ADV **Applicant:** Wilkinsons
Application Type: Advertisement
Description of Development: Replacement of 4 external fascia signs and 1 internal fascia sign
Site Address ARMADA CENTRE, ARMADA WAY MAYFLOWER STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 21

Application Number: 10/00927/FUL **Applicant:** Mr and Mrs Clifton
Application Type: Full Application
Description of Development: Erection of two-storey detached dwelling (fronting onto Underlane) and car hardstanding (accessed from Burrow Hill)
Site Address 8 BURROW HILL PLYMOUTH
Case Officer: Jon Fox
Decision Date: 20/09/2010
Decision: Refuse

Item No 22

Application Number: 10/00929/FUL **Applicant:** Longcause School
Application Type: Full Application
Description of Development: Provision of 25 vehicle parking spaces
Site Address LONGCAUSE SCHOOL, LONGCAUSE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 27/09/2010
Decision: Grant Conditionally

Item No 23

Application Number: 10/00932/LBC **Applicant:** Mrs J Bleakley
Application Type: Listed Building
Description of Development: Erection of two dwellings on site of existing workshops, conversion of barn to form dwelling, and provision of parking spaces
Site Address 67 DUNSTONE ROAD PLYMSTOCK PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 24

Application Number: 10/00933/FUL **Applicant:** Mrs J Bleakley
Application Type: Full Application
Description of Development: Erection of two dwellings on site of existing workshops, change of use and conversion of barn to form dwelling, and provision of parking spaces
Site Address 67 DUNSTONE ROAD PLYMSTOCK PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 25

Application Number: 10/00937/FUL **Applicant:** Devington Homes
Application Type: Full Application
Description of Development: Temporary public car park for 12 months
Site Address FORMER SITE OF FOOT ANSTEY SARGENT, DERRYS CROSS PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 22/09/2010
Decision: Refuse

Item No 26

Application Number: 10/00939/FUL **Applicant:** Saltire Property Developments L
Application Type: Full Application
Description of Development: Redevelopment of car park and erection of student accommodation, scheme comprising 17 units within 4 cluster flats within a four storey building
Site Address CAR PARK SITE, TRAFALGAR STREET PLYMOUTH
Case Officer: Mark Evans
Decision Date: 29/10/2010
Decision: Grant Subject to S106 Obligation - Full

Item No 27

Application Number: 10/00942/LBC **Applicant:** Ford Park Cemetery Trust
Application Type: Listed Building
Description of Development: War memorial to east wall of the Anglican Mortuary Chapel
Site Address FORD PARK CEMETERY, FORD PARK ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 16/09/2010
Decision: Grant Conditionally

Item No 28

Application Number: 10/00961/FUL **Applicant:** Mrs J Burrige
Application Type: Full Application
Description of Development: Retention of use of premises as office (Use Class A2) from previous use as shop (Use Class A1)
Site Address 3 DEVONPORT ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 24/09/2010
Decision: Grant Conditionally

Item No 29

Application Number: 10/00963/FUL **Applicant:** Mr Jason Pepper
Application Type: Full Application
Description of Development: Retain alterations and continue use of part of public house to form hot food take-away (Use Class A5)
Site Address THE CHERRYTREE PUBLIC HOUSE 291 HAM DRIVE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 07/10/2010
Decision: Grant Conditionally

Item No 30

Application Number: 10/00973/FUL **Applicant:** Mr C Hayman
Application Type: Full Application
Description of Development: Single storey rear extension and formation of parking area
Site Address 92 BEAUMONT ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 31

Application Number: 10/01025/FUL **Applicant:** Mr and Mrs S Cooke
Application Type: Full Application
Description of Development: Erection of two-storey detached dwelling incorporating internal garage; associated earthworks, including raised ground levels and retaining structures, and associated off-site highway works
Site Address LAND OFF BURROW HILL PLYMOUTH
Case Officer: Jon Fox
Decision Date: 20/09/2010
Decision: Refuse

Item No 32

Application Number: 10/01028/EXU **Applicant:** Mayflower Auto Services
Application Type: LDC Existing Use
Description of Development: Use of premises as a vehicle repair workshop
Site Address 85 CATTEDOWN ROAD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 14/09/2010
Decision: Issue Certificate - Lawful Use

Item No 33

Application Number: 10/01047/FUL **Applicant:** Wharfside Regeneration (Devon)
Application Type: Full Application
Description of Development: Erection of a multi-storey carpark for 627 spaces, B1 Offices, retail units entrance foyer, temporary access and widening of Morlaix Drive. (Amended scheme of planning permission 08/01418)
Site Address NORTH WEST QUADRANT, DERRIFORD ROAD
PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 27/09/2010
Decision: Grant Conditionally

Item No 34

Application Number: 10/01049/FUL **Applicant:** Russell Court Hartley Ltd
Application Type: Full Application
Description of Development: Erection of five detached houses in the garden and conversion of 5 Hill Lane into four flats, associated access, access road and parking
Site Address 5 HILL LANE PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 17/09/2010
Decision: Refuse

Item No 35

Application Number: 10/01052/FUL **Applicant:** Mr and Mrs Stephen Shirley
Application Type: Full Application
Description of Development: First-floor rear extension and re-locate existing balcony; part two-storey, part-single storey side extension including swimming pool, plant room and gym (existing garage to be removed)
Site Address LAKE HOUSE, 78 RADFORD PARK ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 24/09/2010
Decision: Grant Conditionally

Item No 36

Application Number: 10/01053/FUL **Applicant:** Mr Keith Cowan
Application Type: Full Application
Description of Development: Alterations to rear tenement, and partial rebuilding, replacement windows and increased pitch on conservatory roof, and rebuilding of rear wall on original rear boundary and formation of pedestrian doorway opening
Site Address 54 EXMOUTH ROAD STOKE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 28/09/2010
Decision: Grant Conditionally

Item No 37

Application Number: 10/01054/CA **Applicant:** Mr Keith Cowan
Application Type: Conservation Area
Description of Development: Demolition works in connection with alterations and rebuilding works to tenement, conservatory, rear wall and pedestrian doorway opening
Site Address 54 EXMOUTH ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 05/10/2010
Decision: Grant Conditionally

Item No 38

Application Number: 10/01055/FUL **Applicant:** Billacombe Motors Ltd
Application Type: Full Application
Description of Development: Change of use of former petrol filling station to use for car sales
Site Address SUGAR MILL BUSINESS PARK, BILLACOMBE ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 08/10/2010
Decision: Application Withdrawn

Item No 39

Application Number: 10/01063/FUL **Applicant:** Mr Michael Timmins
Application Type: Full Application
Description of Development: Two-storey side extension to form granny flat, and replacement of flat roof on existing rear extension with pitched roof
Site Address 203 ELBURTON ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 28/09/2010
Decision: Refuse

Item No 40

Application Number: 10/01112/FUL **Applicant:** Mr Richard Webber
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of public house to form a house in multiple occupation (6 bedrooms)
Site Address 18 OCTAGON STREET PLYMOUTH
Case Officer: Janine Warne
Decision Date: 04/10/2010
Decision: Grant Conditionally

Item No 41

Application Number: 10/01130/FUL **Applicant:** Mr W Dellenty
Application Type: Full Application
Description of Development: Hardstanding for car with retaining wall to the side of property
Site Address 22 WINCHESTER GARDENS WHITLEIGH PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 24/09/2010
Decision: Grant Conditionally

Item No 42

Application Number: 10/01132/FUL **Applicant:** Mrs Joanne Harvey
Application Type: Full Application
Description of Development: Two-storey side extension
Site Address 64 MADDOCK DRIVE PLYMPTON PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 27/09/2010
Decision: Refuse

Item No 43

Application Number: 10/01134/FUL **Applicant:** Mr P Rump
Application Type: Full Application
Description of Development: Change of use from offices to house in multiple occupation for students (7 bedrooms)
Site Address 14 GILWELL STREET PLYMOUTH
Case Officer: Jon Fox
Decision Date: 29/09/2010
Decision: Grant Conditionally

Item No 44

Application Number: 10/01140/FUL **Applicant:** The Lozenge LLP
Application Type: Full Application
Description of Development: Erection of student accommodation for 123 students organised around 16 communal dining/living spaces in two blocks and associated access, parking and landscaping: minor material amendments to the application granted on appeal, refs 09/01400, APP/N1160/A/10/2121534
Site Address LAND BOUNDED BY PLYMBRIDGE LANE, DERRIFORD ROAD AND HOWESON LANE DERRIFORD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 27/09/2010
Decision: Grant Conditionally

Item No 45

Application Number: 10/01155/24 **Applicant:** Telefonica 02
Application Type: GPDO PT24
Description of Development: Determination as to whether prior approval is required for siting and appearance of replacement of 3 existing antennas for 3 new shroud antennas and placement of a spitfire ground based cabinet
Site Address ADJ 422 TAVISTOCK ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 30/09/2010
Decision: Prior approval not req PT24

Item No 46

Application Number: 10/01157/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Installation of railings
Site Address 10-37 WOODSTOCK GARDENS ST BUDEAUX PLYMOUTH
Case Officer: Janine Warne
Decision Date: 07/10/2010
Decision: Grant Conditionally

Item No 47

Application Number: 10/01158/FUL **Applicant:** Mr Kevin Herbert
Application Type: Full Application
Description of Development: Dormer window and recessed juliet balcony (amended scheme to enlarge previously approved dormer)
Site Address 5 ASHLEIGH CLOSE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 48

Application Number: 10/01160/FUL **Applicant:** AXA P&C co AXA Real Estate I
Application Type: Full Application
Description of Development: Erection of 2,449 square metres mezzanine level (shops tradable area) within existing building
Site Address WICKES UNIT (BLOCK B), FRIARY RETAIL PARK EXETER STREET PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 22/10/2010
Decision: Grant Conditionally

Item No 49

Application Number: 10/01163/FUL **Applicant:** University of Plymouth
Application Type: Full Application
Description of Development: Redevelopment of site by erection of new buildings of 5 to 8 storey in height, containing 552 student bedrooms (configured in 63 flats and 83 studio rooms) with ancillary rooms and facilities; also with commercial uses on ground floor frontages of Armada Way and Notte Street (Use classes A1, A3, B1 and D1)
Site Address HOE CENTRE, NOTTE STREET PLYMOUTH
Case Officer: Mark Evans
Decision Date: 20/09/2010
Decision: Application Withdrawn

Item No 50

Application Number: 10/01170/RE **Applicant:** St Budeaux Congregation of Jeh
Application Type: Reserved Matters
Description of Development: Reserved matters application (landscaping, layout, scale) for religious meeting hall with associated car parking
Site Address LAND AT ERNESETTLE LANE PLYMOUTH
Case Officer: Carly Francis
Decision Date: 22/10/2010
Decision: Grant Conditionally

Item No 51

Application Number: 10/01176/FUL **Applicant:** Miss L Evans
Application Type: Full Application
Description of Development: Single-storey rear extension (existing bathroom extension to be removed)
Site Address 217 EGGBUCKLAND ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 24/09/2010
Decision: Grant Conditionally

Item No 52

Application Number: 10/01177/FUL **Applicant:** Midas Homes and Devon & Cor
Application Type: Full Application
Description of Development: Partial replacement, refurbishment and full decoration of doors and windows to existing houses and flats
Site Address GUN WHARF DEVONPORT PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 15/09/2010
Decision: Grant Conditionally

Item No 53

Application Number: 10/01184/PR **Applicant:** Mr and Mrs Richard Holmes
Application Type: LDC Proposed Develop
Description of Development: Side and rear dormers
Site Address NYSSTARA, LOWER SALTRAM ORESTON PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 14/09/2010
Decision: Issue Certificate - Lawful Use

Item No 54

Application Number: 10/01185/FUL **Applicant:** Mrs H Kennett
Application Type: Full Application
Description of Development: Retention of raised rear decking and associated fencing
Site Address 62 EARLS MILL ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 06/10/2010
Decision: Grant Conditionally

Item No 55

Application Number: 10/01186/TPO **Applicant:** Mr Bernard Higgins
Application Type: Tree Preservation
Description of Development: Holm Oak - Raise crown, Holm Oak trim back from home
Site Address 4C COACH HOUSE MEWS ELBURTON PLYMOUTH
Case Officer: Jane Turner
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 56

Application Number: 10/01190/FUL **Applicant:** Mr Stuart Walker
Application Type: Full Application
Description of Development: Continue use of property as house in multiple occupancy (5 bedrooms)
Site Address 41 COTEHELE AVENUE PRINCE ROCK PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 06/10/2010
Decision: Grant Conditionally

Item No 57

Application Number: 10/01195/FUL **Applicant:** Mr Mark Ormrod
Application Type: Full Application
Description of Development: Single-storey side extension to provide motor garage and study for disabled person (existing garage and store to be removed)
Site Address 9 SANDFORD ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 58

Application Number: 10/01201/FUL **Applicant:** Mr R Evans
Application Type: Full Application
Description of Development: Installation of external flue (for condensing boiler)
Site Address PLYMOUTH PROBATION OFFICE ST CATHERINES HOUSE,5 NOTTE STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 59

Application Number: 10/01203/FUL **Applicant:** Mrs N Simpson
Application Type: Full Application
Description of Development: First-floor extension and alterations to private motor garage to form a self contained flat over garage
Site Address 55 CITADEL ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 21/09/2010
Decision: Refuse

Item No 60

Application Number: 10/01204/CA **Applicant:** Mrs N Simpson
Application Type: Conservation Area
Description of Development: Removal of mono-pitched roof over detached private motor garage prior to redevelopment
Site Address 55 CITADEL ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 21/09/2010
Decision: Refuse

Item No 61

Application Number: 10/01206/FUL **Applicant:** Mr Jeremy Tozer
Application Type: Full Application
Description of Development: Erection of two-storey mid-terrace dwelling (removal of existing private motor garage)
Site Address 4 ANSON PLACE STOKE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 13/10/2010
Decision: Application Withdrawn

Item No 62

Application Number: 10/01223/FUL **Applicant:** Mr & Mrs C Jewel
Application Type: Full Application
Description of Development: Part two-storey, part single-storey, extension on Church Road elevation (existing garage to be removed)
Site Address HAZELCROFT,2 CHURCH ROAD PLYMSTOCK PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 08/10/2010
Decision: Application Withdrawn

Item No 63

Application Number: 10/01224/FUL **Applicant:** Mr K Neal
Application Type: Full Application
Description of Development: Formation of room in roofspace, including front and rear rooflights
Site Address TOP FLOOR FLAT, 2 NORTHUMBERLAND TERRACE,
RADFORD ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 14/09/2010
Decision: Grant Conditionally

Item No 64

Application Number: 10/01225/FUL **Applicant:** Mrs P Harkness
Application Type: Full Application
Description of Development: Single storey rear extension (with outdoor amenity area on roof), alterations to door in front elevation (including new railings/stairs) and internal alterations
Site Address 7 GASCOYNE PLACE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 15/10/2010
Decision: Refuse

Item No 65

Application Number: 10/01226/LBC **Applicant:** Mrs P Harkness
Application Type: Listed Building
Description of Development: Single storey rear extension (with outdoor amenity area on roof), alterations to door in front elevation (including new railings/stairs), internal alterations and replacement of two rear windows
Site Address 7 GASCOYNE PLACE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 13/10/2010
Decision: Refuse

Item No 66

Application Number: 10/01227/FUL **Applicant:** Mrs Sharon Jones
Application Type: Full Application
Description of Development: Retention of timber decking and timber steps
Site Address 6 CRESSBROOK CLOSE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 14/09/2010
Decision: Grant Conditionally

Item No 67

Application Number: 10/01237/FUL **Applicant:** Dr M Boorer
Application Type: Full Application
Description of Development: Retention of rear timber decking, with balustrading and steps
Site Address 2 MOSTYN AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 05/10/2010
Decision: Grant Conditionally

Item No 68

Application Number: 10/01238/FUL **Applicant:** Mrs K James
Application Type: Full Application
Description of Development: Two-storey side extension incorporating front dormer
Site Address 23 HEDINGHAM CLOSE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 15/09/2010
Decision: Refuse

Item No 69

Application Number: 10/01243/FUL **Applicant:** College Road Primary School
Application Type: Full Application
Description of Development: Extension to school hall to provide extended dining facilities, and a kitchen extension
Site Address COLLEGE ROAD PRIMARY SCHOOL, COLLEGE ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 28/09/2010
Decision: Grant Conditionally

Item No 70

Application Number: 10/01244/FUL **Applicant:** Mr Christopher Burch
Application Type: Full Application
Description of Development: Formation of rooms in roofspace including front and rear dormer, rear rooflight and formation of walkway from rear dormer to garden with glass balustrade
Site Address 8 CRABTREE VILLAS, PLYMOUTH ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 71

Application Number: 10/01247/FUL **Applicant:** University of Plymouth
Application Type: Full Application
Description of Development: Erection of a fresco and loggia in physic garden
Site Address GARDEN AT REAR OF 3-10 PORTLAND VILLAS PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 15/09/2010
Decision: Grant Conditionally

Item No 72

Application Number: 10/01248/LBC **Applicant:** University of Plymouth
Application Type: Listed Building
Description of Development: Erection of fresco and loggia in physic garden
Site Address GARDEN AT REAR OF 3-10 PORTLAND VILLAS
PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 15/09/2010
Decision: Grant Conditionally

Item No 73

Application Number: 10/01249/FUL **Applicant:** Mr and Mrs John Deacon
Application Type: Full Application
Description of Development: Erection of detached house and side garage and rear terrace
Site Address 241 RIDGEWAY PLYMOUTH
Case Officer: Jon Fox
Decision Date: 16/09/2010
Decision: Grant Conditionally

Item No 74

Application Number: 10/01250/LBC **Applicant:** Mr J. Kiely
Application Type: Listed Building
Description of Development: Internal alterations to flat including secondary glazing,
additional insulation and alterations to ceiling
Site Address FLAT 1A, EVANS COURT,6 CRAIGIE DRIVE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 29/09/2010
Decision: Grant Conditionally

Item No 75

Application Number: 10/01253/LBC **Applicant:** Hoare Lea
Application Type: Listed Building
Description of Development: Fitting out of internal space to create meeting rooms and storage and insertion of metal framed glazed doors behind the existing loading doors
Site Address UNIT 19-20 MILLS BAKERY, ROYAL WILLIAM YARD
STONEHOUSE PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 01/10/2010
Decision: Grant Conditionally

Item No 76

Application Number: 10/01260/FUL **Applicant:** PIXIELAND NURSERIES
Application Type: Full Application
Description of Development: Single-storey front extension to day nursery
Site Address PIXIELAND NURSERIES 162 MANNAMEAD ROAD
PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 14/09/2010
Decision: Grant Conditionally

Item No 77

Application Number: 10/01264/FUL **Applicant:** Matrix plymouth SA
Application Type: Full Application
Description of Development: Change of use and conversion of "Gambrell" and "Science" buildings to create eight additional residential units (four in each building), now totalling 24 units (variation to approved application 05/00953/FUL)
Site Address GAMBRELL & SCIENCE, CRAIGIE DRIVE THE
MILLFIELDS PLYMOUTH
Case Officer: Carly Francis
Decision Date: 23/09/2010
Decision: Application Withdrawn

Item No 78

Application Number: 10/01265/LBC **Applicant:** Matrix Plymouth S A

Application Type: Listed Building

Description of Development: Change of use and conversion of "Gambrell" and "Science" buildings to create eight additional residential units (four in each building) now totalling 24 units (variation to approved application 05/00955/FUL)

Site Address GAMBRELL & SCIENCE, CRAIGIE DRIVE THE MILLFIELDS PLYMOUTH

Case Officer: Carly Francis

Decision Date: 17/09/2010

Decision: Grant Conditionally

Item No 79

Application Number: 10/01266/FUL **Applicant:** Mr T Mason

Application Type: Full Application

Description of Development: Change of use, alteration and conversion of first-floor shop storage and rest area to form self-contained flat, including replacement (higher) roof

Site Address CAMILLE STORES, FORE STREET TAMERTON FOLIOT PLYMOUTH

Case Officer: Olivia Wilson

Decision Date: 14/09/2010

Decision: Grant Conditionally

Item No 80

Application Number: 10/01267/FUL **Applicant:** Elburton Villa FC

Application Type: Full Application

Description of Development: Variation of condition 2 of planning permission 06/01737/FUL, to allow floodlights at pitch no 2 to operate until 2200 hours

Site Address ELBURTON VILLA FOOTBALL CLUB, HAYE ROAD ELBURTON PLYMOUTH

Case Officer: Stuart Anderson

Decision Date: 22/10/2010

Decision: Grant Conditionally

Item No 81

Application Number: 10/01268/FUL **Applicant:** Vodafone Limited
Application Type: Full Application
Description of Development: Removal of 6 antennas and installation of 6 new antennas with O2 and Vodafone sharing, and install new electrical equipment in existing equipment room
Site Address TORR HOME, THE DRIVE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 21/09/2010
Decision: Grant Conditionally

Item No 82

Application Number: 10/01269/FUL **Applicant:** Shobrook Management Limited
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of shop to form part of existing residential unit.
Site Address 56 VICTORIA ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 22/10/2010
Decision: Grant Conditionally

Item No 83

Application Number: 10/01270/FUL **Applicant:** English Cities Fund
Application Type: Full Application
Description of Development: Change of use of Quay from commercial use to public use incorporating construction of new pedestrian access routes, associated surfacing works and landscaping, construction of seating and information boards (temporary 5 year consent)
Site Address CLYDE QUAY PLYMOUTH
Case Officer: Mark Evans
Decision Date: 24/09/2010
Decision: Grant Conditionally

Item No 84

Application Number: 10/01273/FUL **Applicant:** Mr Lee Perks
Application Type: Full Application
Description of Development: Enlargement of vehicle hardstanding to accommodate second vehicle
Site Address 121 KIT HILL CRESCENT PLYMOUTH
Case Officer: Adam Williams
Decision Date: 01/10/2010
Decision: Grant Conditionally

Item No 85

Application Number: 10/01274/FUL **Applicant:** Mrs J Pitcher
Application Type: Full Application
Description of Development: Two-storey side extension to form granny annexe
Site Address 18 SWALLOWS END PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 86

Application Number: 10/01275/FUL **Applicant:** Prince Rock Primary School
Application Type: Full Application
Description of Development: Single-storey extension to dining area and replacement of existing fire escape
Site Address PRINCE ROCK PRIMARY SCHOOL PRINCE ROCK
PRIMARY SCHOOL, EMBANKMENT ROAD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 24/09/2010
Decision: Grant Conditionally

Item No 87

Application Number: 10/01276/FUL **Applicant:** Mr & Mrs GJ Hamer
Application Type: Full Application
Description of Development: Formation of rooms in roofspace, including provision of window in west elevation
Site Address 268 HAM DRIVE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 17/09/2010
Decision: Grant Conditionally

Item No 88

Application Number: 10/01277/FUL **Applicant:** PDSA
Application Type: Full Application
Description of Development: Erection of two storey building for use as veterinary surgery and ancillary accommodation with car parking and new access road and footpath
Site Address PART SITE A130, WILLIAM PRANCE ROAD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 01/11/2010
Decision: Grant Conditionally

Item No 89

Application Number: 10/01278/OU **Applicant:** Mr J Battle & Mr D Wills
Application Type: Outline Application
Description of Development: Outline application for 1 commercial unit and 14 flats with 12 car parking spaces and cycle parking (renewal of permission 08/00340/OUT)
Site Address STONEHOUSE BUSINESS CENTRE, WATERLOO CLOSE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 29/09/2010
Decision: Application Withdrawn

Item No 90

Application Number: 10/01279/PR **Applicant:** Mrs Martin
Application Type: LDC Proposed Develop
Description of Development: Rear conservatory
Site Address 131 CROSSWAY PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 14/09/2010
Decision: Issue Certificate - Lawful Use

Item No 91

Application Number: 10/01282/FUL **Applicant:** Mr and Mrs M Calcott
Application Type: Full Application
Description of Development: First-floor rear extension
Site Address 34 WHEATRIDGE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 21/09/2010
Decision: Grant Conditionally

Item No 92

Application Number: 10/01283/FUL **Applicant:** Mr & Mrs James
Application Type: Full Application
Description of Development: Single-storey rear extension (existing store to be removed)
Site Address 10 FOREST AVENUE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 21/09/2010
Decision: Grant Conditionally

Item No 93

Application Number: 10/01284/FUL **Applicant:** Mr D Bradbury
Application Type: Full Application
Description of Development: Detached private motor garage to front, with driveway and vehicular access
Site Address 3 KITTER DRIVE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 28/09/2010
Decision: Grant Conditionally

Item No 94

Application Number: 10/01285/PR **Applicant:** Mr & Mrs Hastie
Application Type: LDC Proposed Develop
Description of Development: Single-storey rear extension
Site Address 51 SOUTHGATE AVENUE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 14/09/2010
Decision: Issue Certificate - Lawful Use

Item No 95

Application Number: 10/01286/FUL **Applicant:** Mr Ben Walke
Application Type: Full Application
Description of Development: Two-storey side and rear extension (existing conservatory to be removed)
Site Address 66 STENTAWAY ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 20/09/2010
Decision: Refuse

Item No 96

Application Number: 10/01287/FUL **Applicant:** BEECHWOOD PRIMARY SCH
Application Type: Full Application
Description of Development: Erection of picket fence and 'ball stop' fence
Site Address BEECHWOOD PRIMARY SCHOOL,31 ROCKFIELD AVENUE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 13/10/2010
Decision: Grant Conditionally

Item No 97

Application Number: 10/01288/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Replacement of stepped approach pathway with a ramp
Site Address ST HELENS WALK PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 98

Application Number: 10/01289/FUL **Applicant:** Mr & Mrs Burch
Application Type: Full Application
Description of Development: Two-storey side extension and single-storey rear extension (existing wc to be removed)
Site Address 57 HEMERDON HEIGHTS PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 99

Application Number: 10/01290/LBC **Applicant:** Tuffin Property Management
Application Type: Listed Building
Description of Development: Communal satellite dish on existing canopy above rear entrance lobby (all existing dishes to be removed)
Site Address CLARENDON HOUSE, 1 ALBERT ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 14/09/2010
Decision: Grant Conditionally

Item No 100

Application Number: 10/01291/FUL **Applicant:** Mrs M Coath
Application Type: Full Application
Description of Development: Change of use of outbuilding to day nursery (use Class D1) with formation of new pedestrian entrance in existing boundary wall to Underhill Road
Site Address BELMONT HOUSE, BELMONT PLACE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 21/09/2010
Decision: Refuse

Item No 101

Application Number: 10/01292/LBC **Applicant:** Mrs M Coath
Application Type: Listed Building
Description of Development: Works in connection with use of outbuilding as day nursery, including formation of new pedestrian entrance in existing boundary wall to Underhill Road
Site Address BELMONT HOUSE, BELMONT PLACE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 21/09/2010
Decision: Refuse

Item No 102

Application Number: 10/01294/FUL **Applicant:** University Of Plymouth
Application Type: Full Application
Description of Development: Retention of two portacabins
Site Address UNIVERSITY OF PLYMOUTH DIVING AND MARINE CENTRE, ARTILLERY PLACE PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 28/09/2010
Decision: Grant Conditionally

Item No 103

Application Number: 10/01295/FUL **Applicant:** Mr Roy Holland
Application Type: Full Application
Description of Development: Erection of two 2-storey dwellings, each with an attached garage, and rationalisation of church car park
Site Address ST PETERS LUTHERAN CHURCH, LARKHAM LANE
PLYMOUTH
Case Officer: Jon Fox
Decision Date: 21/09/2010
Decision: Refuse

Item No 104

Application Number: 10/01300/FUL **Applicant:** Unit Build Ltd
Application Type: Full Application
Description of Development: Erection of building containing three units for light industrial office, industrial and warehouse purposes (use class B1 and B2 and B8) with associated parking and landscaping. Amendment to approved application 08/01725
Site Address SISNA PARK ROAD ESTOVER PLYMOUTH
Case Officer: Janine Warne
Decision Date: 22/10/2010
Decision: Grant Conditionally

Item No 105

Application Number: 10/01301/ADV **Applicant:** Cotswold Outdoor Ltd
Application Type: Advertisement
Description of Development: Two non-illuminated vertical high-level signs
Site Address 2 TO 6 NEW GEORGE STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 23/09/2010
Decision: Refuse

Item No 106

Application Number: 10/01302/FUL **Applicant:** Mr Frank Phillips
Application Type: Full Application
Description of Development: Roof extension to provide two flats (1 x 2 bed and 1 x 3 bed)
Site Address 163-191 STUART ROAD PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 15/09/2010
Decision: Grant Conditionally

Item No 107

Application Number: 10/01303/FUL **Applicant:** Mr Paul Todd
Application Type: Full Application
Description of Development: Two-storey rear extension and single-storey lean-to to side
Site Address 33 GRANTHAM CLOSE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 24/09/2010
Decision: Refuse

Item No 108

Application Number: 10/01304/FUL **Applicant:** BD Diagnostics Pre analytical S
Application Type: Full Application
Description of Development: Proposed extension to existing building to provide additional sterilisation facility including modifications to existing access road and loading bays (amended scheme - adjustment of roof parapet)
Site Address BECTON DICKINSON VACUTAINER SYSTEMS, BELLIVER WAY PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 14/09/2010
Decision: Grant Conditionally

Item No 109

Application Number: 10/01307/FUL **Applicant:** Mr Alan Hamling
Application Type: Full Application
Description of Development: Retention of rear balcony, with provision of privacy screen
Site Address 7 CRESSBROOK CLOSE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 22/09/2010
Decision: Grant Conditionally

Item No 110

Application Number: 10/01308/FUL **Applicant:** Mr & Mrs Hill
Application Type: Full Application
Description of Development: Rear conservatory
Site Address 7 HATSHILL CLOSE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 22/09/2010
Decision: Grant Conditionally

Item No 111

Application Number: 10/01310/PR **Applicant:** Mr Martin Gingell
Application Type: LDC Proposed Develop
Description of Development: Single-storey rear extension
Site Address 24 RIDGE PARK AVENUE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 14/09/2010
Decision: Issue Certificate - Lawful Use

Item No 112

Application Number: 10/01311/FUL **Applicant:** Mr Alfred Laundry
Application Type: Full Application
Description of Development: Front access ramp and external vertical lift for disabled person
Site Address 127 WARWICK AVENUE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 15/09/2010
Decision: Grant Conditionally

Item No 113

Application Number: 10/01312/FUL **Applicant:** Innovate Services Ltd
Application Type: Full Application
Description of Development: Erection of glazed canopy and raised timber decking to form dining areas
Site Address PLYMSTOCK SCHOOL,29 CHURCH ROAD PLYMSTOCK PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 01/11/2010
Decision: Grant Conditionally

Item No 114

Application Number: 10/01313/FUL **Applicant:** Mr Brett Newitt
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 44 RINGMORE WAY PLYMOUTH
Case Officer: Adam Williams
Decision Date: 24/09/2010
Decision: Grant Conditionally

Item No 115

Application Number: 10/01314/FUL **Applicant:** Bikespace Limited
Application Type: Full Application
Description of Development: Addition of D1 (non residential institution) classification to existing B1 (business), B2 (general industry) and B8 (storage and distribution) uses
Site Address UNIT 4 RIVERSIDE BUSINESS PARK, NEW PASSAGE HILL PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 15/10/2010
Decision: Grant Conditionally

Item No 116

Application Number: 10/01316/FUL **Applicant:** Mr & Mrs McDonnell
Application Type: Full Application
Description of Development: Rear conservatory (existing conservatory to be removed but base to be reused)
Site Address 29 MEADOW WAY PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 117

Application Number: 10/01317/FUL **Applicant:** Mr Mike Smith
Application Type: Full Application
Description of Development: Alterations to conservatory including provision of pitched tiled roof with two rooflights and alterations to windows
Site Address 138 WOODFORD AVENUE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 118

Application Number: 10/01318/FUL **Applicant:** Cumberland Park Gardens Man
Application Type: Full Application
Description of Development: Erect two pairs of private motor garages
Site Address SOUTH END OF RAGLAN ROAD, CUMBERLAND PARK GARDENS PLYMOUTH
Case Officer: Adam Williams
Decision Date: 17/09/2010
Decision: Refuse

Item No 119

Application Number: 10/01320/FUL **Applicant:** Mr T Roberts
Application Type: Full Application
Description of Development: Change of use and conversion of hotel to form three self-contained flats
Site Address 9-10 OSBORNE PLACE, LOCKYER STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 27/09/2010
Decision: Grant Conditionally

Item No 120

Application Number: 10/01321/EXD **Applicant:** Mr John Higgins
Application Type: LDC Existing Develop
Description of Development: Use as two one-bedroom flats
Site Address 25 HOLDSWORTH STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 21/09/2010
Decision: Issue Certificate - Lawful Use

Item No 121

Application Number: 10/01322/FUL **Applicant:** Mr and Mrs Dunstan
Application Type: Full Application
Description of Development: Part two-storey, part single-storey rear extension, single-storey front extension and alterations (existing structures at front and side to be removed)
Site Address BURROW FARMHOUSE 102 CHURCH ROAD
PLYMSTOCK PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 28/09/2010
Decision: Grant Conditionally

Item No 122

Application Number: 10/01324/LBC **Applicant:** Mr and Mrs Dunstan
Application Type: Listed Building
Description of Development: Part two-storey, part single-storey rear extension, single-storey front extension and alterations (existing structures at front and side to be removed)
Site Address BURROW FARMHOUSE 102 CHURCH ROAD
PLYMSTOCK PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 08/10/2010
Decision: Grant Conditionally

Item No 123

Application Number: 10/01325/FUL **Applicant:** Spectrum Housing Group
Application Type: Full Application
Description of Development: Erection of 8 houses and 4 flats with associated car parking court
Site Address 1 CARLTON TERRACE WESTON MILL PLYMOUTH
Case Officer: Carly Francis
Decision Date: 01/10/2010
Decision: Application Withdrawn

Item No 124

Application Number: 10/01326/FUL **Applicant:** Mr B 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 change of front hip to gable, and rear external decking area (revised version of 10/00261/FUL)
Site Address 4 FIRST AVENUE BILLACOMBE PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 30/09/2010
Decision: Refuse

Item No 125

Application Number: 10/01327/FUL **Applicant:** Dr V Raman
Application Type: Full Application
Description of Development: Two storey side extension (including private motor garage) and two storey rear extension (existing conservatory and garage to be removed)
Site Address 27 WARLEIGH CRESCENT PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 27/09/2010
Decision: Grant Conditionally

Item No 126

Application Number: 10/01328/ADV **Applicant:** Gilletts (Callington) Ltd
Application Type: Advertisement
Description of Development: Retention of illuminated fascia, projecting sign, side sign (approved), 3 window signs and 1 wall sign (2 intermediate wall signs to be removed)(Refused)
Site Address 46 NORTH HILL PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 28/09/2010
Decision: Advertisement Split Decision

Item No 127

Application Number: 10/01330/FUL **Applicant:** Mr D Dormon
Application Type: Full Application
Description of Development: Change of use and conversion of lower ground floor to form flat
Site Address 51 CHARLOTTE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 19/10/2010
Decision: Refuse

Item No 128

Application Number: 10/01331/PR **Applicant:** Mr and Mrs S Brown
Application Type: LDC Proposed Develop
Description of Development: Formation of roof in roofspace including rear dormer and change of roof from hipped end to gable end
Site Address 123 COMPTON AVENUE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 22/09/2010
Decision: Issue Certificate - Lawful Use

Item No 129

Application Number: 10/01334/FUL **Applicant:** Mr Nick Bishop
Application Type: Full Application
Description of Development: Erection of detached dwellinghouse, with off street parking
Site Address LAND ADJ TO 21 MUTLEY ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 28/09/2010
Decision: Grant Conditionally

Item No 130

Application Number: 10/01337/FUL **Applicant:** Mr Ian Hosking
Application Type: Full Application
Description of Development: Change of use and conversion and alteration of public house to form a house in multiple occupation (10 bedrooms) and formation of vehicle parking to rear
Site Address THE GOLDMINE, 50 BUTT PARK ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 27/09/2010
Decision: Refuse

Item No 131

Application Number: 10/01345/FUL **Applicant:** Friend Properties
Application Type: Full Application
Description of Development: Erection of block of four private motor garages
Site Address 4 VICTORIA PLACE, MILLBAY ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 17/09/2010
Decision: Grant Conditionally

Item No 132

Application Number: 10/01347/FUL **Applicant:** Mr Paul Roach
Application Type: Full Application
Description of Development: Side conservatory
Site Address 54 LINKETTY LANE WEST PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 27/09/2010
Decision: Grant Conditionally

Item No 133

Application Number: 10/01351/FUL **Applicant:** Trelawney Partnership
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of public house to form four commercial units (2 x A4 - 'drinking establishment'; 1 x A3 - 'Resturants and cafes' and 1 x A5 - 'Hot food takeaway') and three self contained flats at first floor
Site Address TRELAWNEY HOTEL,642 WOLSELEY ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 30/09/2010
Decision: Refuse

Item No 134

Application Number: 10/01352/FUL **Applicant:** Mr Warren Page
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 1 BRONTE PLACE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 22/09/2010
Decision: Grant Conditionally

Item No 135

Application Number: 10/01355/FUL **Applicant:** Mr Paul Henry
Application Type: Full Application
Description of Development: Retention of vehicle hardstanding
Site Address 296 TAUNTON AVENUE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 136

Application Number: 10/01356/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 (amendments to previously approved scheme)
Site Address 5 PARKSTONE LANE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 20/10/2010
Decision: Refuse

Item No 137

Application Number: 10/01357/FUL **Applicant:** Mr Christopher Mintoft
Application Type: Full Application
Description of Development: Single storey side extension (Existing garage to be removed)
Site Address 1 BASINGHALL CLOSE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 22/10/2010
Decision: Grant Conditionally

Item No 138

Application Number: 10/01358/FUL **Applicant:** Mr and Mrs J Draper
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 40 ROCKINGHAM ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 29/09/2010
Decision: Grant Conditionally

Item No 139

Application Number: 10/01360/ADV **Applicant:** Co-operative Group
Application Type: Advertisement
Description of Development: Illuminated fascia signs
Site Address 34 HORNCHURCH ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 140

Application Number: 10/01364/FUL **Applicant:** Mr & Mrs B Frost
Application Type: Full Application
Description of Development: Single-storey side extension including private motor garage (existing garage to be removed) (amendment to previously approved scheme)
Site Address 60 LARKHAM LANE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 21/09/2010
Decision: Grant Conditionally

Item No 141

Application Number: 10/01365/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Remediation of contaminated land by complex sorting of soil and reinstatement as informal playing field area to existing ground levels
Site Address PLAYING FIELD ADJACENT TO, BERNICE TERRACE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 20/09/2010
Decision: Grant Conditionally

Item No 142

Application Number: 10/01366/FUL **Applicant:** Mr A Grayson
Application Type: Full Application
Description of Development: Single-storey rear extension and front porch
Site Address 44 DOVEDALE ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 01/10/2010
Decision: Grant Conditionally

Item No 143

Application Number: 10/01368/FUL **Applicant:** Mr & Mrs Rob Simister
Application Type: Full Application
Description of Development: Erection of single storey workshop and store room to rear of property
Site Address 22 KEDLESTONE AVENUE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 01/10/2010
Decision: Grant Conditionally

Item No 144

Application Number: 10/01369/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 improvements to the existing highway and protection and enhancement of surrounding landscapes as a biodiversity site
Site Address LITTLE ASH FARM, NORMANDY HILL PLYMOUTH
Case Officer: Carly Francis
Decision Date: 01/10/2010
Decision: Refuse

Item No 145

Application Number: 10/01370/FUL **Applicant:** Mr & Mrs Trestail
Application Type: Full Application
Description of Development: Single-storey rear extension and front porch
Site Address 49 GOODWIN AVENUE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 01/10/2010
Decision: Grant Conditionally

Item No 146

Application Number: 10/01371/FUL **Applicant:** Pagent Ltd
Application Type: Full Application
Description of Development: Change of use of first and second floors from offices to house in multiple occupation (8 student bedrooms) with associated bin and cycle storage at ground level
Site Address 52 MUTLEY PLAIN PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 05/10/2010
Decision: Grant Conditionally

Item No 147

Application Number: 10/01372/FUL **Applicant:** Martin Clift
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 56 SHIRBURN ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 23/09/2010
Decision: Refuse

Item No 148

Application Number: 10/01373/FUL **Applicant:** Mr J Luke
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 1 HENLEY DRIVE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 149

Application Number: 10/01375/TPO **Applicant:** Mrs Heather Sims
Application Type: Tree Preservation
Description of Development: 2 Yew trees - reduce overhang by 1.5m and height by 1.2m
Site Address 36 BURLEIGH MANOR PLYMOUTH
Case Officer: Jane Turner
Decision Date: 27/10/2010
Decision: Grant Conditionally

Item No 150

Application Number: 10/01376/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Erection of fence and gate
Site Address LAND ADJACENT TO, ST MAURICE ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 01/10/2010
Decision: Grant Conditionally

Item No 151

Application Number: 10/01377/FUL **Applicant:** MR P M Phillips
Application Type: Full Application
Description of Development: Single storey rear extension, with external balconies and steps
Site Address 37 DEAN HILL PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 152

Application Number: 10/01378/TPO **Applicant:** Mr Gareth Kagan
Application Type: Tree Preservation
Description of Development: Horse chestnut - reduce crown to below broke branch
Site Address 25 LOPWELL CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 28/09/2010
Decision: Grant Conditionally

Item No 153

Application Number: 10/01379/FUL **Applicant:** Mr J Hardwick
Application Type: Full Application
Description of Development: Single storey rear extension and double private motor garage (existing garage to be removed) and associated roof terrace
Site Address 135 WEMBURY ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 01/10/2010
Decision: Grant Conditionally

Item No 154

Application Number: 10/01380/LBC **Applicant:** Amber Initiatives
Application Type: Listed Building
Description of Development: Insallation of security grilles to lower ground floor windows
Site Address 9A THE CRESCENT PLYMOUTH
Case Officer: Adam Williams
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 155

Application Number: 10/01381/LBC **Applicant:** Rio-Real Ideas Organisation
Application Type: Listed Building
Description of Development: To install a timber boarded floor over existing limestone slabs in office B.04 to achieve a level floor
Site Address DEVONPORT GUILDHALL, KER STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 29/09/2010
Decision: Grant Conditionally

Item No 156

Application Number: 10/01382/FUL **Applicant:** Sutton Harbour Co.
Application Type: Full Application
Description of Development: Use of unit 4 (ground floor) as D2 (indoor fitness suite)
Site Address UNIT 4, 62 EXETER STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 28/09/2010
Decision: Grant Conditionally

Item No 157

Application Number: 10/01383/FUL **Applicant:** Mrs Whittingham
Application Type: Full Application
Description of Development: Alterations to bay window to form doorway and construction of balcony to rear of second floor flat
Site Address CHIEVELEY, SEYMOUR ROAD MANNAMEAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 21/09/2010
Decision: Refuse

Item No 158

Application Number: 10/01386/FUL **Applicant:** Broadreach House
Application Type: Full Application
Description of Development: Change of use, conversion and alteration, of outbuilding including single storey extension and rooflights, to form complementary medicine rooms and group room to be used as part of rehabilitation centre
Site Address 465 TAVISTOCK ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 02/11/2010
Decision: Grant Conditionally

Item No 159

Application Number: 10/01387/FUL **Applicant:** Honicknowle and District Garde
Application Type: Full Application
Description of Development: Single-storey side extension to allotment building
Site Address ALLOTMENT GARDENS, COOMBE PARK LANE SOUTH
PLYMOUTH
Case Officer: Janine Warne
Decision Date: 06/10/2010
Decision: Grant Conditionally

Item No 160

Application Number: 10/01388/FUL **Applicant:** Mr C Dawe
Application Type: Full Application
Description of Development: Demolition of garage/store and wall and construction of 2no 1
bed dwellings
Site Address 2,4, 6, ALBERT ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 06/10/2010
Decision: Refuse

Item No 161

Application Number: 10/01389/FUL **Applicant:** Mr Richard Harris
Application Type: Full Application
Description of Development: Develop land by erection of detached dwelling with integral
private motor garage
Site Address LAND ADJACENT TO 40 WARLEIGH CRESCENT
PLYMOUTH
Case Officer: Janine Warne
Decision Date: 06/10/2010
Decision: Grant Conditionally

Item No 162

Application Number: 10/01391/LBC **Applicant:** Rio-Real Ideas Organisation
Application Type: Listed Building
Description of Development: Siting of 2 no notice boards to the front and rear elevations
Site Address DEVONPORT GUILDHALL, KER STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 06/10/2010
Decision: Grant Conditionally

Item No 163

Application Number: 10/01392/TPO **Applicant:** Mr Logon
Application Type: Tree Preservation
Description of Development: Crown lift sweet chestnut and maple by 2-3 metres
Site Address 2 RAMSEY GARDENS PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 05/10/2010
Decision: Grant Conditionally

Item No 164

Application Number: 10/01393/TPO **Applicant:** Mrs Simmonds
Application Type: Tree Preservation
Description of Development: 4 London Plane Trees - selective pruning
1 Layland Conifer - remove
Site Address 22 CONQUEROR DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 01/10/2010
Decision: Grant Conditionally

Item No 165

Application Number: 10/01394/TPO **Applicant:** Mrs Rosemary Orr
Application Type: Tree Preservation
Description of Development: Prune 2 Oak trees
Site Address 17 BROMHEAD COURT PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 01/10/2010
Decision: Grant Conditionally

Item No 166

Application Number: 10/01395/FUL **Applicant:** Mr Ian Welsh
Application Type: Full Application
Description of Development: Formation of room in roofspace including rear dormer and front rooflight (renewal of planning permission 05/01187)
Site Address 32 FARINGDON ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 167

Application Number: 10/01398/FUL **Applicant:** Nando's Chickenland Ltd
Application Type: Full Application
Description of Development: Change of use from A2 and A1 to restaurant (A3)
Site Address 15-19 OLD TOWN STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 168

Application Number: 10/01402/ADV **Applicant:** Nando's Chickenland Ltd
Application Type: Advertisement
Description of Development: 2 illuminated fascia signs (granted) and 1 illuminated projecting sign (refused) - note split decision
Site Address 15-19 OLD TOWN STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 07/10/2010
Decision: Advertisement Split Decision

Item No 169

Application Number: 10/01403/FUL **Applicant:** Nando's Chickenland Ltd
Application Type: Full Application
Description of Development: Alterations to shop front
Site Address 15-19 OLD TOWN STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 07/10/2010
Decision: Grant Conditionally

Item No 170

Application Number: 10/01405/TC **Applicant:** Plymouth Community Homes
Application Type: Trees in Cons Area
Description of Development: Tree management works
Site Address ABBEY COURT, BUCKWELL STREET PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 16/09/2010
Decision: Grant Conditionally

Item No 171

Application Number: 10/01408/FUL **Applicant:** Mr Michael England
Application Type: Full Application
Description of Development: Installation of a 2 metre high gate
Site Address 69 ABERDEEN AVENUE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 03/11/2010
Decision: Grant Conditionally

Item No 172

Application Number: 10/01410/TPO **Applicant:** Mrs Karen Finn
Application Type: Tree Preservation
Description of Development: Prune Hawthorn Tree to encourage re-growth
Site Address 64 GREAT WOODFORD DRIVE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 06/10/2010
Decision: Grant Conditionally

Item No 173

Application Number: 10/01411/FUL **Applicant:** DCP Building Contractors
Application Type: Full Application
Description of Development: Change of use, alteration and conversion of dwelling to form two maisonettes
Site Address 150 OLD LAIRA ROAD LAIRA PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 21/10/2010
Decision: Refuse

Item No 174

Application Number: 10/01413/LBC **Applicant:** Portobello Developments PLC
Application Type: Listed Building
Description of Development: Works associated with the conversion of the building into 12 flats
Site Address HORNBY COURT,7 CRAIGIE DRIVE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 01/11/2010
Decision: Grant Conditionally

Item No 175

Application Number: 10/01415/LBC **Applicant:** Plymouth Hospitals NHS Trust
Application Type: Listed Building
Description of Development: Change of use and conversion of ground floor cloakroom within the Guildhall to static digital mammography unit for NHS care, condensing unit on flat roof, ducting and two ventilation inlets/outlets
Site Address THE GUILDHALL, ROYAL PARADE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 28/09/2010
Decision: Grant Conditionally

Item No 176

Application Number: 10/01416/EXU **Applicant:** Mr Graham Land
Application Type: LDC Existing Use
Description of Development: Lawful development certificate for an existing use of two flats into a single dwelling
Site Address 76 PEVERELL PARK ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 15/10/2010
Decision: Issue Certificate - Lawful Use

Item No 177

Application Number: 10/01417/FUL **Applicant:** Mr Remus Dascalescu
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of shop (use class A1) to hot food takeaway (Use Class A5)
Site Address 32 BRETONSIDE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 25/10/2010
Decision: Grant Conditionally

Item No 178

Application Number: 10/01418/FUL **Applicant:** DE & J Levy LLP
Application Type: Full Application
Description of Development: Change of use to Class B1 (Business) and Class B8 (Storage and distribution)
Site Address BATH LANE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 13/10/2010
Decision: Grant Conditionally

Item No 179

Application Number: 10/01419/FUL **Applicant:** Mr Roger Knight
Application Type: Full Application
Description of Development: Retention of revised single-storey rear extension (amendment to previously approved scheme)
Site Address WEARN, 13 FURZEHATT AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 180

Application Number: 10/01423/FUL **Applicant:** Mr Terry Pearse
Application Type: Full Application
Description of Development: Single-storey rear extension (existing rear extension to be removed)
Site Address 11 LANG GROVE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 181

Application Number: 10/01426/ADV **Applicant:** CO-OPERATIVE PHARMACY
Application Type: Advertisement
Description of Development: Two internally illuminated fascia signs and one internally illuminated projecting sign
Site Address KNOWLE HOUSE SURGERY, 4 MEAVY WAY PLYMOUTH
Case Officer: Adam Williams
Decision Date: 04/10/2010
Decision: Grant Conditionally

Item No 182

Application Number: 10/01428/FUL **Applicant:** Mr P Anderson
Application Type: Full Application
Description of Development: First floor side extension and formation of rooms in roofspace of extended dwelling including provision of gable end, rear dormer, two front rooflights ,and Juliet balcony
Site Address 9 BEAUMONT AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 06/10/2010
Decision: Application Withdrawn

Item No 183

Application Number: 10/01429/FUL **Applicant:** Mr Jeff Cretch
Application Type: Full Application
Description of Development: Single storey side extension
Site Address 20 BEACON DOWN AVENUE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 12/10/2010
Decision: Grant Conditionally

Item No 184

Application Number: 10/01430/ADV **Applicant:** New Look Group PLC
Application Type: Advertisement
Description of Development: Illuminated fascia sign
Site Address 49 - 49A THE BROADWAY PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 08/10/2010
Decision: Grant Conditionally

Item No 185

Application Number: 10/01431/FUL **Applicant:** Plymouth Judo Club
Application Type: Full Application
Description of Development: Develop land at south end of Rocky Park Road by erection of building for use as martial arts club, including rooms in roofspace
Site Address ROCKY PARK ROAD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 22/10/2010
Decision: Grant Conditionally

Item No 186

Application Number: 10/01437/LBC **Applicant:** Mr Jeremy Johnson
Application Type: Listed Building
Description of Development: Internal and external alterations to allow conversion to single dwellinghouse including new and replacement windows, two pyramid rooflights, re-roof chapel, removal of internal partitions and opening up of fireplace and installation of woodburner
Site Address 25 WYNDHAM SQUARE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 18/10/2010
Decision: Grant Conditionally

Item No 187

Application Number: 10/01438/FUL **Applicant:** Mrs Sandy Ryeland
Application Type: Full Application
Description of Development: Single storey side extension forming a new garage
Site Address 17 ROCKFIELD AVENUE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 12/10/2010
Decision: Grant Conditionally

Item No 188

Application Number: 10/01439/PR **Applicant:** Mr K Foalle
Application Type: LDC Proposed Develop
Description of Development: Loft conversion with rear dormer (including Juliet balcony) and changing existing hipped roof to gable
Site Address 45 STADDON PARK ROAD PLYMSTOCK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 08/10/2010
Decision: Issue Certificate - Lawful Use

Item No 189

Application Number: 10/01441/PR **Applicant:** Mr Steve Demuth
Application Type: LDC Proposed Develop
Description of Development: Loft conversion with rear dormer, new velux windows and alterations to rear tenement
Site Address 20 WEMBURY PARK ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 27/09/2010
Decision: Issue Certificate - Lawful Use

Item No 190

Application Number: 10/01442/ADV **Applicant:** Rio-Real Ideas Organistation
Application Type: Advertisement
Description of Development: Hanging of 2 no vertical banners on the rear wall of the portico to east elevation
Site Address DEVONPORT GUILDHALL, KER STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 04/10/2010
Decision: Grant Conditionally

Item No 191

Application Number: 10/01443/FUL **Applicant:** Mr & Mrs Hawke
Application Type: Full Application
Description of Development: Single-storey front extension
Site Address 34 BARN FIELD DRIVE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 192

Application Number: 10/01444/FUL **Applicant:** Mrs Joy Weaving
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of existing retail unit and guesthouse to form seven self-contained flats including third floor extension and insertion of additional windows and doors including removal of existing shopfront
Site Address 15 GARDEN CRESCENT PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 29/09/2010
Decision: Grant Conditionally

Item No 193

Application Number: 10/01445/FUL **Applicant:** Mr & Mrs Escrig
Application Type: Full Application
Description of Development: Part two-storey, part single-storey side extension and single-storey rear extension (existing kitchen lean-to to be removed)
Site Address 1 TORRIDGE ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 18/10/2010
Decision: Grant Conditionally

Item No 194

Application Number: 10/01447/FUL **Applicant:** Mr Paul Jordan
Application Type: Full Application
Description of Development: Continue use of property as house in multiple occupation (7 bedrooms)
Site Address 51 PRINCE MAURICE ROAD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 07/10/2010
Decision: Grant Conditionally

Item No 195

Application Number: 10/01448/FUL **Applicant:** Mrs D Gent
Application Type: Full Application
Description of Development: Two-storey side extension (including demolition of existing garage)
Site Address 3 CRESSBROOK DRIVE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 01/10/2010
Decision: Grant Conditionally

Item No 196

Application Number: 10/01449/LBC **Applicant:** Plymouth City Council
Application Type: Listed Building
Description of Development: To replace nine existing high level fixed glazed windows with powder coated crittall openable fan light windows in the Council House (south facing elevations)
Site Address COUNCIL HOUSE, ARMADA WAY PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 14/10/2010
Decision: Sent to GOSW for determination

Item No 197

Application Number: 10/01453/FUL **Applicant:** Mr Neil Prady
Application Type: Full Application
Description of Development: Single-storey rear extension
Site Address 93 UNDERLANE PLYMPTON PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 19/10/2010
Decision: Grant Conditionally

Item No 198

Application Number: 10/01454/FUL **Applicant:** Mrs Sharon Fulford
Application Type: Full Application
Description of Development: First-floor side extension
Site Address 18 CANEFIELDS AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 18/10/2010
Decision: Grant Conditionally

Item No 199

Application Number: 10/01456/FUL **Applicant:** Mr and Mrs Carron
Application Type: Full Application
Description of Development: Single storey extension at rear of property
Site Address 14 LULWORTH DRIVE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 05/10/2010
Decision: Grant Conditionally

Item No 200

Application Number: 10/01457/FUL **Applicant:** Tamar Science Park
Application Type: Full Application
Description of Development: Installation of fixed satellite dishes, 2.5m radome, and 4m high removable mast with provision of balustrades
Site Address INNOVATION AND TECHNOLOGY TRANSFER CENTRE
TAMAR SCIENCE PARK, DAVY ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 27/10/2010
Decision: Grant Conditionally

Item No 201

Application Number: 10/01458/FUL **Applicant:** Vehicle Save (UK) Ltd
Application Type: Full Application
Description of Development: Change of use from car sales and workshop to vehicle rental business
Site Address 38 GEORGE PLACE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 04/11/2010
Decision: Grant Conditionally

Item No 202

Application Number: 10/01459/FUL **Applicant:**
Application Type: Full Application
Description of Development: Extension to house a lecture theatre
Site Address PLYMOUTH MARINE LABORATORY, PROSPECT PLACE
PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 03/11/2010
Decision: Grant Conditionally

Item No 203

Application Number: 10/01460/LBC **Applicant:** J Greenhalgh (Construction Con
Application Type: Listed Building
Description of Development: Installation of replacement fan light, repair to casement windows, and internal alterations associated with fireplace replacement
Site Address FLAT 2, 4 OSBORNE PLACE, LOCKYER STREET
PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 20/10/2010
Decision: Grant Conditionally

Item No 204

Application Number: 10/01462/FUL **Applicant:** Mrs H Gale
Application Type: Full Application
Description of Development: Bay window, to lounge
Site Address 19 PERIWINKLE DRIVE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 18/10/2010
Decision: Grant Conditionally

Item No 205

Application Number: 10/01463/LBC **Applicant:** Graiger PLC
Application Type: Listed Building
Description of Development: Provision of wrought iron handrail on wall and freestanding railings on steps down to basement area
Site Address 4A THE ESPLANADE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 19/10/2010
Decision: Grant Conditionally

Item No 206

Application Number: 10/01464/FUL **Applicant:** Mr & Mrs Anscombe
Application Type: Full Application
Description of Development: Single-storey side extension (to rear of garage), and alterations to existing windows and doors
Site Address 14 MADDOCK CLOSE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 08/10/2010
Decision: Grant Conditionally

Item No 207

Application Number: 10/01465/FUL **Applicant:** Mr and Mrs R Fay
Application Type: Full Application
Description of Development: Single-storey rear extension (to side of rear tenement) and single-storey store (to rear of rear tenement)
Site Address 69 OLD LAIRA ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 29/09/2010
Decision: Grant Conditionally

Item No 208

Application Number: 10/01466/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Provision of accessible ramped approach to rear, with widening of gated access in boundary wall
Site Address COMMUNITY HALLS, BROADLAND GARDENS
SHELTERED SCHEME 34 BROADLAND GARDENS
PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 18/10/2010
Decision: Grant Conditionally

Item No 209

Application Number: 10/01467/FUL **Applicant:** Mr Martin Curtis
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 46 CHURCH WAY PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 18/10/2010
Decision: Grant Conditionally

Item No 210

Application Number: 10/01468/FUL **Applicant:** Mr Steven Jenkins
Application Type: Full Application
Description of Development: Change of use from public house (class A4) to café/bistro (class A3) and hot food takeaway (class A5), and extension to kitchen area
Site Address MECHANICS ARMS,31 STONEHOUSE STREET PLYMOUTH
Case Officer: Janine Warne
Decision Date: 29/10/2010
Decision: Grant Conditionally

Item No 211

Application Number: 10/01469/FUL **Applicant:** Mr & Mrs Yung
Application Type: Full Application
Description of Development: First-floor rear extension over existing roof terrace
Site Address 12 WESTON PARK ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 22/10/2010
Decision: Grant Conditionally

Item No 212

Application Number: 10/01470/TC **Applicant:** Mr S Sutherland
Application Type: Trees in Cons Area
Description of Development: 6 holm oak - fell
4 holm oak - pollard to 3-4m
Site Address ASTOR HALL, DEVONPORT ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 06/10/2010
Decision: Grant Conditionally

Item No 213

Application Number: 10/01471/TC **Applicant:** Silvanus
Application Type: Trees in Cons Area
Description of Development: Lime - Reduction by 2-3m
Cherry - Reduce by 5m
Site Address EGLINGTON, MANNAMEAD AVENUE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 06/10/2010
Decision: Grant Conditionally

Item No 214

Application Number: 10/01473/ADV **Applicant:** Vue Entertainment
Application Type: Advertisement
Description of Development: Continue display of three illuminated "Vue" signs on building
and entrance totem (renewal of consent granted under
reference 03/00972/ADV)
Site Address VUE CINEMA, BARBICAN LEISURE PARK PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 18/10/2010
Decision: Grant Conditionally

Item No 215

Application Number: 10/01478/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address COMMUNITY HALL, WESTON MILL DRIVE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 04/10/2010
Decision: Grant Conditionally

Item No 216

Application Number: 10/01479/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 7 PENDEEN CLOSE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 21/10/2010
Decision: Grant Conditionally

Item No 217

Application Number: 10/01482/FUL **Applicant:** MIDAS HOMES LIMITED
Application Type: Full Application
Description of Development: Change of use of ground first and second floor of five commercial units from shops (class A1) to business use (class B1 (a) office, (b) research and development, (c) light industrial) and non residential institution use (class D1)
Site Address PHOENIX QUAY, D1 MILLBAY ROAD PLYMOUTH
Case Officer: Mark Evans
Decision Date: 14/10/2010
Decision: Application Withdrawn

Item No 218

Application Number: 10/01488/FUL **Applicant:** Mr Kevin Briscoe
Application Type: Full Application
Description of Development: Single-storey rear extension to dwelling approved under application 10/00485
Site Address TENNIS COURTS, RUSSELL AVENUE
Case Officer: Jon Fox
Decision Date: 22/10/2010
Decision: Application Withdrawn

Item No 219

Application Number: 10/01489/TPO **Applicant:** Richard Prowse
Application Type: Tree Preservation
Description of Development: Various tree works
Site Address 2 STOTT CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 06/10/2010
Decision: Grant Conditionally

Item No 220

Application Number: 10/01490/ADV **Applicant:** Co-operative Group Ltd
Application Type: Advertisement
Description of Development: Replacement of 3 fascia shop signs
Site Address CO-OP 171 MIERS CLOSE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 15/10/2010
Decision: Grant Conditionally

Item No 221

Application Number: 10/01491/FUL **Applicant:** Mr and Mrs Giles
Application Type: Full Application
Description of Development: Single-storey rear extension
Site Address 3 HARDWICK FARM, DRUNKEN BRIDGE HILL
PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 20/10/2010
Decision: Grant Conditionally

Item No 222

Application Number: 10/01513/FUL **Applicant:** Mrs Heather Yung
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 40 BREAN DOWN ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 28/10/2010
Decision: Application Withdrawn

Item No 223

Application Number: 10/01518/FUL **Applicant:** Mr A Braddon
Application Type: Full Application
Description of Development: Single storey rear extension and front porch
Site Address 7 VICARAGE GARDENS PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 21/10/2010
Decision: Grant Conditionally

Item No 224

Application Number: 10/01520/FUL **Applicant:** Mr Andy Downey
Application Type: Full Application
Description of Development: Raised Patio to the rear of the dwelling
Site Address 226 BAMPFYLDE WAY PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 26/10/2010
Decision: Grant Conditionally

Item No 225

Application Number: 10/01522/FUL **Applicant:** Mrs S Stokkel
Application Type: Full Application
Description of Development: Retention of outbuilding in rear garden with associated roof terrace, fencing and access steps
Site Address 29 TITHE ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 29/10/2010
Decision: Refuse

Item No 226

Application Number: 10/01523/FUL **Applicant:** Mr Lamb
Application Type: Full Application
Description of Development: Replacement of existing patio doors with white uPVC patio doors
Site Address 11 WHITE FRIARS LANE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 18/10/2010
Decision: Grant Conditionally

Item No 227

Application Number: 10/01527/ADV **Applicant:** Goodrich
Application Type: Advertisement
Description of Development: Siting of two advertising banners
Site Address 279 CLITTAFORD ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 29/10/2010
Decision: Grant Conditionally

Item No 228

Application Number: 10/01528/ADV **Applicant:** Mr A Pugh
Application Type: Advertisement
Description of Development: Two-internally illuminated replacement fascia signs and five illuminated panels
Site Address 715 BUDSHEAD ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 15/10/2010
Decision: Grant Conditionally

Item No 229

Application Number: 10/01529/FUL **Applicant:** Mr S Walshaw
Application Type: Full Application
Description of Development: Two-storey side extension, enlarged front porch, and formation of rooms in roofspace, including rear dormer (existing garage and porch to be removed)
Site Address 54 FURZEHATT ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 15/10/2010
Decision: Grant Conditionally

Item No 230

Application Number: 10/01530/FUL **Applicant:** Mr C Horsefield
Application Type: Full Application
Description of Development: Single-storey rear extension (demolition of existing rear extension and w.c.)
Site Address 70 HYDE PARK ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 19/10/2010
Decision: Grant Conditionally

Item No 231

Application Number: 10/01532/FUL **Applicant:** Mr N Pope
Application Type: Full Application
Description of Development: Conversion of side garage to living accommodation
Site Address 72 ASHBURNHAM ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 15/10/2010
Decision: Grant Conditionally

Item No 232

Application Number: 10/01534/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Erection of ice rink and ancillary equipment and associated lockers, benches and skate hire facilities for the period 13th November 2010 to 19th January 2011
Site Address PIAZZA EVENTS SPACE, ARMADA WAY PLYMOUTH
Case Officer: Jon Fox
Decision Date: 02/11/2010
Decision: Grant Conditionally

Item No 233

Application Number: 10/01537/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Installation of access ramp and associated handrail
Site Address ADJACENT 1 - 5 HAREWOOD CLOSE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 20/10/2010
Decision: Grant Conditionally

Item No 234

Application Number: 10/01538/LBC **Applicant:** Aldi Stores Limited
Application Type: Listed Building
Description of Development: Retention of works to secure building including steel sheeting to ground-floor openings and wooden boarding to first-floor openings
Site Address LONGFIELD HOUSE, GREENBANK ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 15/10/2010
Decision: Grant Conditionally

Item No 235

Application Number: 10/01541/FUL **Applicant:** Mr C Cullen
Application Type: Full Application
Description of Development: Side extension
Site Address 2 WALLACE ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 20/10/2010
Decision: Grant Conditionally

Item No 236

Application Number: 10/01544/FUL **Applicant:** Mr T Walke
Application Type: Full Application
Description of Development: Continue use of warehouse for temporary general industrial use (vehicle repair garage) until 14 February 2012
Site Address 3 TO 5 MARKET ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 02/11/2010
Decision: Grant Conditionally

Item No 237

Application Number: 10/01545/TPO **Applicant:** Mr D Simms
Application Type: Tree Preservation
Description of Development: 3 Oak - various reductions of side branches up to 2m and 20% reduction of one. 1 Ash - re-pollard
Site Address 17 SHERFORD ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 26/10/2010
Decision: Grant Conditionally

Item No 238

Application Number: 10/01546/TPO **Applicant:** Rock City Stage Crew
Application Type: Tree Preservation
Description of Development:
Site Address 8 DARKLAKE VIEW PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 04/11/2010
Decision: Grant Conditionally

Item No 239

Application Number: 10/01549/FUL **Applicant:** House to Home Improvements
Application Type: Full Application
Description of Development: Double garage to side of house, first-floor extension and rear extension
Site Address 18 KENILWORTH ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 15/10/2010
Decision: Grant Conditionally

Item No 240

Application Number: 10/01550/FUL **Applicant:** South West Water Ltd
Application Type: Full Application
Description of Development: Installation of underground combined sewer overflow (cso) with screen, control cabinet & associated works
Site Address VICTORIA PARK, VICTORIA AVENUE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 18/10/2010
Decision: Grant Conditionally

Item No 241

Application Number: 10/01551/FUL **Applicant:** South West Water Ltd
Application Type: Full Application
Description of Development: Installation of underground combined sewer overflow (cso) with screen, control cabinet & associated works
Site Address LAND ADJACENT 1 BICKHAM PARK ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 05/11/2010
Decision: Grant Conditionally

Item No 242

Application Number: 10/01552/FUL **Applicant:** South West Water Ltd
Application Type: Full Application
Description of Development: Installation of underground combined sewer overflow (cso) with screen, control cabinet & associated works
Site Address LAND OPPOSITE NO 37 - 43 BARN PARK ROAD
PLYMOUTH
Case Officer: Adam Williams
Decision Date: 05/11/2010
Decision: Grant Conditionally

Item No 243

Application Number: 10/01553/FUL **Applicant:** South West Water Ltd
Application Type: Full Application
Description of Development: Installation of underground combined sewer overflow (cso) with screen, control cabinet and associated works
Site Address INVERDENE PEVERELL PLYMOUTH
Case Officer: Adam Williams
Decision Date: 05/11/2010
Decision: Grant Conditionally

Item No 244

Application Number: 10/01554/FUL **Applicant:** South West Water Ltd
Application Type: Full Application
Description of Development: Installation of underground combined sewer overflow (cso) with screen, control cabinet and associated works
Site Address DALE ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 27/10/2010
Decision: Grant Conditionally

Item No 245

Application Number: 10/01555/FUL **Applicant:** South West Water Ltd
Application Type: Full Application
Description of Development: Installation of underground combined sewer overflow (cso) with screen control cabinet & associated works
Site Address LAND OPPOSITE PEVERELL PARK ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 18/10/2010
Decision: Grant Conditionally

Item No 246

Application Number: 10/01560/FUL **Applicant:** Mr & Mrs Mellor
Application Type: Full Application
Description of Development: First floor rear extension including alterations to roof and replacement porch
Site Address 80 BEARSDOWN ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 29/10/2010
Decision: Refuse

Item No 247

Application Number: 10/01561/PR **Applicant:** Friary Mill Bakery Ltd
Application Type: LDC Proposed Use
Description of Development: Use of ground floor as bakery shop within Class A1 of Use Classes Order
Site Address 7 SEYMOUR ROAD PLYMPTON PLYMOUTH
Case Officer: Jon Fox
Decision Date: 12/10/2010
Decision: Issue Certificate - Lawful Use

Item No 248

Application Number: 10/01565/EXU **Applicant:** Mr R Austen
Application Type: LDC Existing Use
Description of Development: Rear dormer window
Site Address 9 WILDERNESS ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 04/11/2010
Decision: Issue Certificate - Lawful Use

Item No 249

Application Number: 10/01566/ADV **Applicant:** Rank Group Gaming
Application Type: Advertisement
Description of Development: 4 illuminated fascia signs and, 1 projecting sign
Site Address Grosvenor Casino 15 DERRYS CROSS PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 08/11/2010
Decision: Grant Conditionally

Item No 250

Application Number: 10/01569/TPO **Applicant:** Aggregate Industries
Application Type: Tree Preservation
Description of Development: 10 Sycamore - fell
1 Ash- fell
1 Poplar - fell
1 Pine - fell
Site Address MOORCROFT QUARRY, ELBURTON ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 26/10/2010
Decision: Grant Conditionally

Item No 251

Application Number: 10/01571/FUL **Applicant:** The National Trust
Application Type: Full Application
Description of Development: Replacement of existing footbridge with new steel and GRP footbridge
Site Address PLYMBRIDGE ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 08/11/2010
Decision: Grant Conditionally

Item No 252

Application Number: 10/01573/FUL **Applicant:** Mr P Johnson
Application Type: Full Application
Description of Development: Retrospective application for a detached garage
Site Address OLD OAK LODGE, FORD PARK ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 04/11/2010
Decision: Refuse

Item No 253

Application Number: 10/01574/LBC **Applicant:** Mr P Johnson
Application Type: Listed Building
Description of Development: Retrospective application for a detached garage
Site Address OLD OAK LODGE, FORD PARK ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 04/11/2010
Decision: Refuse

Item No 254

Application Number: 10/01579/PR **Applicant:** Mrs Catherine Gammie
Application Type: LDC Proposed Develop
Description of Development: Rear conservatory
Site Address 17 YEALMPSTONE CLOSE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 28/10/2010
Decision: Issue Certificate - Lawful Use

Item No 255

Application Number: 10/01580/TC **Applicant:** Richard Prowse Arborists
Application Type: Trees in Cons Area
Description of Development: Reduce Birch tree by 20%
Site Address BROADCASTING HOUSE , SEYMOUR ROAD
MANNAMEAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 30/09/2010
Decision: Grant Conditionally

Item No 256

Application Number: 10/01583/FUL **Applicant:** Mrs Heather Allen
Application Type: Full Application
Description of Development: Single storey side extension
Site Address 11 BELLE VUE DRIVE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 28/10/2010
Decision: Grant Conditionally

Item No 257

Application Number: 10/01594/ADV **Applicant:** Lloyds TSB
Application Type: Advertisement
Description of Development: Installation of two ATM illuminated tablets and solid green vinyl applied to glazing
Site Address 103 WOLSELEY ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 28/10/2010
Decision: Grant Conditionally

Item No 258

Application Number: 10/01597/FUL **Applicant:** Mr Phillip Doidge
Application Type: Full Application
Description of Development: Conversion of garage into living accommodation for dependant relative
Site Address 9 PRESTONBURY CLOSE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 25/10/2010
Decision: Grant Conditionally

Item No 259

Application Number: 10/01602/FUL **Applicant:** Mr and Mrs P Huxham
Application Type: Full Application
Description of Development: Two storey side extension and single storey rear extension
Site Address 22 PRINCESS CRESCENT PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 27/10/2010
Decision: Grant Conditionally

Item No 260

Application Number: 10/01604/FUL **Applicant:** Mr David Phillips
Application Type: Full Application
Description of Development: Construction of boundary wall, landscaping and extension of hardstanding
Site Address 451 TAUNTON AVENUE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 22/10/2010
Decision: Grant Conditionally

Item No 261

Application Number: 10/01605/FUL **Applicant:** Mr and Mrs Wilkinson
Application Type: Full Application
Description of Development: Single storey rear extension (conservatory to be removed)
Site Address 9 CAMPBELL ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 04/11/2010
Decision: Grant Conditionally

Item No 262

Application Number: 10/01609/FUL **Applicant:** Mr R Burt
Application Type: Full Application
Description of Development: Construction of garage in front garden
Site Address 45 ALEXANDRA ROAD FORD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 28/10/2010
Decision: Refuse

Item No 263

Application Number: 10/01623/FUL **Applicant:** Mr Andrew Shepherd
Application Type: Full Application
Description of Development: Part single-storey, part two-storey rear extension and rear conservatory (existing conservatory to be removed)
Site Address 18 HEMERDON HEIGHTS PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 27/10/2010
Decision: Grant Conditionally

Item No 264

Application Number: 10/01627/PR **Applicant:** Mr C Wills
Application Type: LDC Proposed Develop
Description of Development: Rear Conservatory
Site Address 18 LOOSELEIGH PARK PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 28/10/2010
Decision: Issue Certificate - Lawful Use

Item No 265

Application Number: 10/01637/FUL **Applicant:** Mr D Freshwater
Application Type: Full Application
Description of Development: Two storey side and single storey rear extension
Site Address 58 AUSTIN CRESCENT PLYMOUTH
Case Officer: Adam Williams
Decision Date: 04/11/2010
Decision: Application Withdrawn

Item No 266

Application Number: 10/01641/FUL **Applicant:** Mr I L Mercer
Application Type: Full Application
Description of Development: First floor side extension
Site Address 1 WELLAND GARDENS PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 28/10/2010
Decision: Grant Conditionally

Item No 267

Application Number: 10/01646/TC **Applicant:** David Harris
Application Type: Trees in Cons Area
Description of Development: Monterery pines - remove 2 lateral libs and dead branches
Cherry - Fell
2 Acers - Fell
Site Address WEST PARK HOUSE, MILFORD LANE TAMERTON
FOLIOT PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 28/10/2010
Decision: Grant Conditionally

Item No 268

Application Number: 10/01652/FUL **Applicant:** Mr K Morris
Application Type: Full Application
Description of Development: Single storey rear extension (existing conservatory to be removed)
Site Address 24 OSPREY GARDENS PLYMSTOCK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 04/11/2010
Decision: Grant Conditionally

Item No 269

Application Number: 10/01668/TC **Applicant:** Mr J Cundy
Application Type: Trees in Cons Area
Description of Development: Reduction of tree by 3-4m on the south side, 2m on northern side and 2m height reduction
Site Address 3 SUSSEX PLACE THE HOE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 02/11/2010
Decision: Grant Conditionally

Item No 270

Application Number: 10/01673/TC **Applicant:** Mr Terence James Stark
Application Type: Trees in Cons Area
Description of Development: Remove gleditria tree
Site Address 19 COLLEGE AVENUE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 04/11/2010
Decision: Refuse

Item No 271

Application Number: 10/01678/TC **Applicant:** Mr Christopher Wills
Application Type: Trees in Cons Area
Description of Development: Sycamores & cherries - reduce branches back to boundary line
Site Address 8 NELSON AVENUE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 03/11/2010
Decision: Grant Conditionally

Item No 272

Application Number: 10/01716/CA **Applicant:** Mr James Armstrong
Application Type: Conservation Area
Description of Development: SINGLE STOREY REAR EXTENSION
Site Address 12 WATERLOO STREET STOKE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 13/10/2010
Decision: CAC Not Required

Item No 273

Application Number: 10/01795/CA **Applicant:** Mr C G S Cobb-Smith and Sunri
Application Type: Conservation Area
Description of Development: REPLACEMENT WINDOWS
Site Address FLAT 15 HARBOURSIDE COURT, HAWKERS AVENUE
PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 29/10/2010
Decision: CAC Not Required

Item No 274

Application Number: 10/01797/CA **Applicant:** Sunrise Windows

Application Type: Conservation Area

Description of Development:

Site Address FLAT 30 HARBOURSIDE COURT, HAWKERS AVENUE
PLYMOUTH

Case Officer: Kirsty Barrett

Decision Date: 29/10/2010

Decision: CAC Not Required
