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PLANNING COMMITTEE

DATE: THURSDAY 7 APRIL 2011
TIME: 1 PM
PLACE: COUNCIL HOUSE, ARMADA WAY, PLYMOUTH

Members –

Councillor Lock, Chair
Councillor Roberts, Vice Chair
Councillors Mrs Bowyer, Browne, Delbridge, Mrs Foster, Fox, Thompson, Tuohy,
Vincent, Wheeler and Wildy

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 10 March 2011.

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. 70 TO 72 PEVERELL PARK ROAD, PLYMOUTH.
11/00110/FUL

(Pages 9 - 14)

Applicant:	Mr and Mrs Chapman
Ward:	Peverell
Recommendation:	Grant conditionally

6.2.1 BASINGHALL CLOSE, PLYMOUTH. **(Pages 15 - 20)**
11/00189/FUL

Applicant: Christopher Mintoft
Ward: Plymstock Dunstone
Recommendation: Grant conditionally

6.3. PENLEE COTTAGE, PLYMBRIDGE ROAD, **(Pages 21 - 40)**
PLYMOUTH. 11/00018/FUL

Applicant: Taylor Wimpey
Ward: Moor View
Recommendation: Grant conditionally subject to a S106 obligation, with delegated authority to refuse in the event that the S106 obligation is not completed by 18 April 2011.

6.4. LAND AT KINTERBURY SQUARE, BARNE **(Pages 41 - 44)**
BARTON, PLYMOUTH. 10/02141/FUL

Applicant: Midas Homes Limited
Ward: St Budeaux
Recommendation: Grant conditionally

6.5.1 BREST ROAD, DERRIFORD, PLYMOUTH. **(Pages 45 - 58)**
10/02117/FUL

Applicant: Lone Eagle Properties
Ward: Moor View
Recommendation: Grant conditionally subject to a S106 obligation, with delegated authority to refuse in the event that the S106 obligation is not completed by 11 April 2011.

6.6. ROYAL NAVY HMS DRAKE, SALTASH ROAD, **(Pages 59 - 64)**
KEYHAM, PLYMOUTH. 11/00101/FUL

Applicant: Mr Jock Easton
Ward: Devonport
Recommendation: Grant conditionally

7. PLANNING APPLICATION DECISIONS ISSUED (Pages 65 - 108)

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 27 February 2011 to 27 March 2011, 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. APPEAL DECISIONS (Pages 109 - 110)

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that this schedule is available for inspection at First Stop Reception, Civic Centre.

9. EXEMPT BUSINESS

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the following item(s) of business on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in paragraph(s) ... of Part 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 10 March 2011

PRESENT:

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

Also in attendance: Ray Williams (Lead Planning Officer), Mark Lawrence (Lawyer), Ross Jago (Democratic Support Officer)

The meeting started at 1.00 pm and finished at 1.49 pm.

Note: At a future meeting, the committee will consider the accuracy of these draft minutes, so they may be subject to change. Please check the minutes of that meeting to confirm whether these minutes have been amended.

91. DECLARATIONS OF INTEREST

Name	Minute No. and Subject	Reason	Interest
Councillor Thompson	95.5 Carlton Terrace, Weston Mill, Plymouth. 10/02071/FUL.	Director of Plymouth Community Homes	Personal

92. MINUTES

Agreed the minutes of the meeting held on 10 February 2011.

93. CHAIR'S URGENT BUSINESS

RETIREMENT OF COUNCILLOR MRS STEPHENS

The Chair thanked Councillor Mrs Sally Stephens for her contribution to the Planning Committee. Councillor Mrs Stephens has been a valued member of the committee, particularly in her role chairing the committee for the long and arduous committee during which the Sherford development was considered.

94. QUESTIONS FROM MEMBERS OF THE PUBLIC

There were no questions from members of the public.

95. **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.

An addendum report was submitted in respect of minute number 95.4.

95.1 OBJECTION TO TREE PRESERVATION ORDER NO.474: 23 ST MAURICE ROAD, PLYMOUTH

The Director of Development presented a report (DC/T1/2/1) outlining the circumstances surrounding an objection to the making of Tree Preservation Order No. 474.

The Tree Officer reported that the trees were located at St Maurice View not St Maurice Road as written in the report.

Agreed that the Tree Preservation Order was confirmed without modification.

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

95.2 8 IVYDALE ROAD, MUTLEY, PLYMOUTH. 11/00062/FUL

(Mr Justin Bryce)

Decision:

Application **GRANTED** conditionally.

95.3 33 BODMIN ROAD, WHITLEIGH, PLYMOUTH. 09/00006/FUL

(Mr John Williams)

Decision:

Application **GRANTED** conditionally.

95.4 1 ELFORD CRESCENT, PLYMOUTH. 10/02122/FUL

(Mr and Mrs A Trim)

Decision:

Application **REFUSED**.

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

95.5 CARLTON TERRACE, WESTON MILL, PLYMOUTH. 10/02071/FUL.

(Mr Craig Francis)

Decision:

Application **GRANTED** conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 10th May 2011. An additional informative that the development would be excluded from obtaining permits or purchasing visitor tickets for use within any future controlled parking zone scheme

was added by the committee.

(Councillor Wheelers' proposal to add the additional informative, having been seconded by Councillor Vincent, was put to the vote and declared carried).

(Councillor Thompson declared a personal interest in respect of the above application.)

96. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee received a report from the Assistant Director of Development (Planning Services) on decisions issued for the period 31 January 2011 to 26 February 2011, including –

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

97. **APPEAL DECISIONS**

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

98. **EXEMPT BUSINESS**

There were no items of exempt business.

SCHEDULE OF VOTING (Pages 1 - 2)

PLEASE NOTE

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

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PLANNING COMMITTEE – 10 March 2011

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
95.1 Objection to tree preservation order no.474: 23 St Maurice Road, Plymouth.	Unanimous.				
95.2 8 Ivydale Road, Mutley, Plymouth. 11/00062/FUL.	Unanimous.				
95.3 33 Bodmin Road, Whitleigh, Plymouth. 09/00006/FUL.	Unanimous.				
95.4 1 Elford Crescent, Plymouth. 10/02122/FUL.	Councillor Lock, Roberts, Mrs Foster, Mrs Stephens, Stevens, Delbridge, Bowyer, Thompson, Tuohy, Wheeler, and Vincent.	Councillor Browne.			
95.5 Carlton Terrace, Weston Mill, Plymouth. 10/02071/FUL.	Councillor Lock, Roberts, Mrs Foster, Mrs Stephens, Stevens, Browne, Delbridge, Bowyer, Tuohy and Vincent.	Councillor Wheeler.	Councillor Thompson.		

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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.

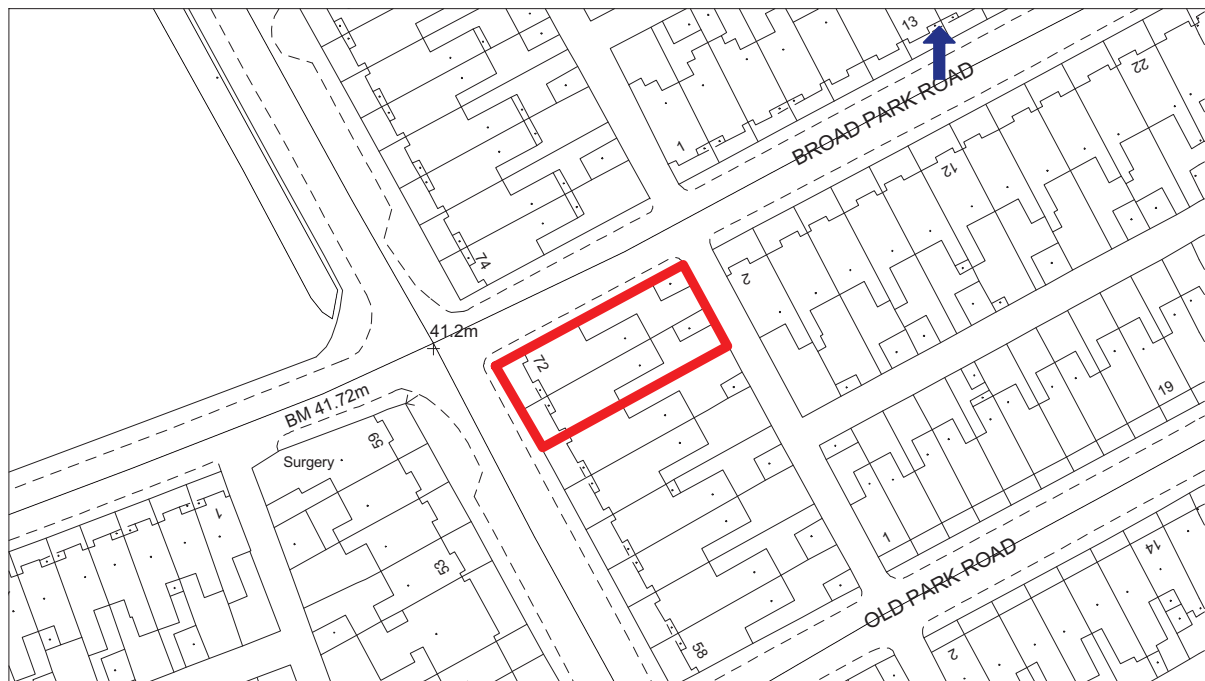
Where necessary Officers will advise Members of any other relevant planning issues to assist them with their decision.

PLANNING APPLICATION REPORT



ITEM: I

Application Number:	I1/00110/FUL
Applicant:	Mr & Mrs Chapman
Description of Application:	Single-storey side and rear extensions
Type of Application:	Full Application
Site Address:	70 TO 72 PEVERELL PARK ROAD PLYMOUTH
Ward:	Peverell
Valid Date of Application:	25/01/2011
8/13 Week Date:	22/03/2011
Decision Category:	Member/PCC Employee
Case Officer :	Kate Saunders
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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Officer's Report

This application is being brought before Planning Committee as the applicant is related to Plymouth City Council Members.

Site Description

70-72 Peverell Park Road is a residential care home originally formed from two houses. The property occupies a corner plot at the junction with Broad Park Road in the Peverell area of the City. The property is situated within a predominantly residential area formed by similar style period terraces.

Proposal Description

Single-storey side and rear extensions

Relevant Planning History

82/03671/FUL – Change of use from private dwelling to use as residential home for the elderly – Granted conditionally

83/02200/FUL – Extensions to residential home – Refused

83/02917/FUL – Alterations and extensions and use of private dwelling as residential home for the elderly – Granted conditionally

85/03561/FUL – To continue use as residential home for the elderly without time limit – Granted conditionally

88/02938/FUL – Change of use of dwellinghouse to residential home for the elderly in association with adjacent home – Granted conditionally

Consultation Responses

Highways Authority – No objections subject to conditions

Representations

No letters of representation received

Analysis

The main issues to consider with this application are the effect on the amenities of neighbouring dwellings and the subject property and the impact on the streetscene.

The proposal involves the construction of a very small extension to the north side of the existing tenement, extending up to the boundary with Broad Park Road. The extension will be just 1.5 metres deep by 2.9 metres wide and will extend the kitchen north in order to allow further internal corridors to be created.

A larger extension will then be constructed to the rear of the tenement and this will measure a maximum of 6.5 metres deep by 6 metres wide, providing two additional bedrooms. The depth of existing “bedroom 4” will also be extended by 0.7 metres.

The extensions will have a flat roof design which will replicate the form of current additions to the rear tenement. The site is partly screened from the road by existing

boundary walls and it is not considered that the extension will cause harm to the visual quality of the area. Matching materials will be utilised to further minimise the prominence of the development.

The only property that could potentially be affected by the proposal is No. 68 Peverell Park Road. Again there is a large wall extending along this boundary which will screen the majority of the proposal. The flat roof design and fact that the extension is positioned 1.3 metres off the boundary further ensures no significant detriment is caused to the neighbours' amenities.

At present the existing rear yard measures 5.9 metres deep by 10.5 metres wide and does provide the opportunity for residents of the subject property to have easy access to outside space. The proposal will lead to the amenity area being reduced in size to 5.2 metres deep by 4.2 metres wide. The area which will be retained will be positioned to the north of the extension and will therefore spend much of the day in shadow. It has been confirmed by the applicant, after concerns were raised by the Local Planning Authority over the loss of outside space, that the amenity area was only used 3-4 times in the last year and the majority of the residents tend to prefer to spend their time indoors. The area to be retained will still allow a table and chairs to be positioned outside for use by residents. In addition, if occupiers wished to spend a longer period outside they could go to Central Park, which is just a short walk away and to which a pedestrian entrance can be found approximately 120 metres away.

The extensions in general will improve living conditions within the home as internal alterations will negate the need for some residents to pass through the kitchen to gain access to their bedrooms. Both additional bedrooms will be of a good size, have their own WCs and adequate light.

After initially raising concerns, the highways authority is now happy with the proposal. The extensions will not significantly intensify trip generation or demand for off-street parking at the property. The proposal now includes the provision of cycle storage to encourage sustainable means of travel. Appropriate conditions will be utilised to ensure the cycle storage is provided and retained for future use.

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

Equalities & Diversities issues

The proposal will improve internal arrangements at the home which will benefit its elderly residents.

Conclusions

The proposal will not be detrimental to neighbours' amenities or the visual quality of the area and is therefore recommended for approval.

Recommendation

In respect of the application dated **25/01/2011** and the submitted drawings Location plan, MM1021.PL1B, MM1021.PL2, MM1021.PL3, Additional information (dated 16th March 2011) and accompanying Design and Access Statement, it is recommended to:
Grant Conditionally

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan, MM1021.PL1B, MM1021.PL2, MM1021.PL3.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CYCLE PROVISION

(3) The additional bedrooms shall not be occupied until space has been laid out within the site in accordance with the approved plan for 2 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.

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.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: effect on neighbouring properties, impact on the character and appearance of the area and the effect on the amenities of the subject property, 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
- SPDI - Development Guidelines

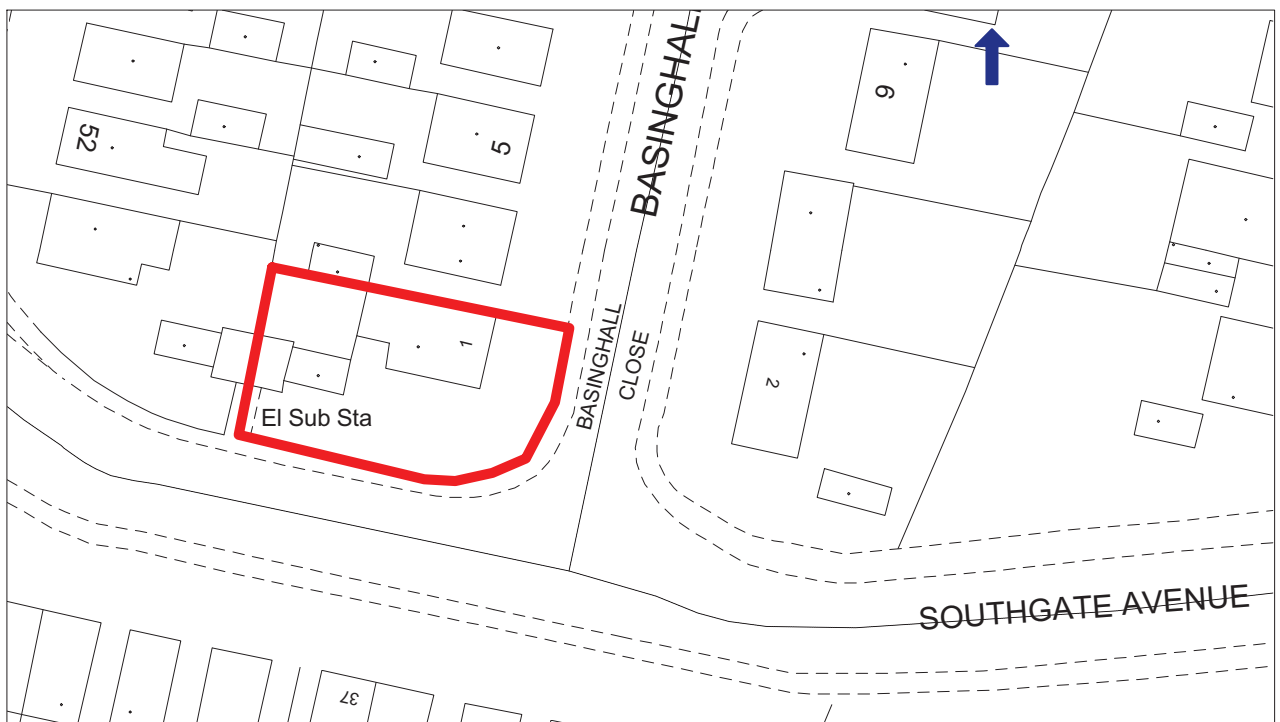
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PLANNING APPLICATION REPORT



ITEM: 2

Application Number:	11/00189/FUL
Applicant:	Christopher Mintoft
Description of Application:	Single-storey side and rear extensions (Existing garage to be removed)
Type of Application:	Full Application
Site Address:	1 BASINGHALL CLOSE PLYMOUTH
Ward:	Plymstock Dunstone
Valid Date of Application:	07/02/2011
8/13 Week Date:	04/04/2011
Decision Category:	Member/PCC Employee
Case Officer :	Kate Saunders
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



Officer's Report

This application is being brought before Planning Committee as the applicant is a Plymouth City Council employee.

Site Description

1 Basinghall Close is a detached dwellinghouse located in the Plymstock area of the City. The property is located on a corner plot and is bounded by Southgate Avenue to the south. There are neighbouring residential properties to the north and rear, and an electricity sub station alongside.

Proposal Description

Single-storey side and rear extensions to provide a garage to securely store a camper van and karting trailer, a utility room and WC, and an extended lounge, entrance hall and kitchen area. An existing garage and conservatory are to be removed.

Relevant Planning History

10/01357/FUL – Single-storey side extension (existing garage to be removed) – Granted conditionally

Consultation Responses

Highways Authority – no objections subject to condition

Public Protection Service – no objections subject to conditions

Representations

One letter of representation received from No. 50 Southgate Avenue. The main issues raised are:

- Loss of light
- Change in roof design will be dominating and overbearing
- The rear extension could raise future privacy issues if a first-floor was constructed above
- Query regarding the plans

All the matters raised by the neighbour will be discussed fully below.

Analysis

The main issues to consider with this application are the effect on the amenities of neighbouring properties and the impact on the streetscene.

The main element of the extension, the proposed garage, will cover the same footprint as the extension approved under application 10/01357/FUL. A small lean-to, constructed forward of the garage will then enlarge the existing lounge and provide an entrance hall. This will measure 2 metres wide by 5 metres deep. A rear extension will then span the width of the property and measure 3.2 metres deep, again this will have a simple lean-to roof.

The previous application did not receive any objections from neighbouring properties. This time the occupier of the dwelling to the rear has raised concerns despite the extension being largely as the previously approved scheme.

The neighbour is concerned that the development will cause a loss of light. The garage extension will be no higher than that proposed under the previously approved scheme and the sub station will screen a large proportion of the proposal. In addition, the position of the neighbour's property at the end of the road also allows its gardens to benefit from light from the south. It is not considered that the proposal will cause an unreasonable loss of light to No. 50 Southgate Avenue.

Originally it was proposed that the roof design would be amended from a hipped design to a simple pitched roof with a front and rear gable. It was considered that the addition of the gable to the rear would be more imposing when viewed from No. 50. The applicant has therefore amended this element of the application and a hipped end will be retained on the rear elevation.

The neighbour has also commented on the proposed rear extension. This element of the works is only 0.2 metre larger than could be constructed under "permitted development". The extension is not much bigger than the existing conservatory and does not raise any new overlooking issues. The neighbour is concerned that the extension may lead to the first-floor of the property being extended; however, this would need to be the subject of a separate application and could not be used to warrant refusal of this development.

The rear extension will extend along the boundary with No. 3 Basinghall Close. As noted previously the extension will not be considerably larger than the existing conservatory. However the neighbouring property has its garage adjacent to the boundary resulting in the development not having any adverse impact on light, outlook or privacy.

The Development Guidelines Supplementary Planning Document advises that extensions on corner plots should be located 3 metres away from the boundary. The proposal will be closer to the boundary; however the development will be set down by 0.7 metres from road level, minimising its prominence. There is also a dense hedge on the boundary which will screen almost the entire side elevation with just the roof being visible above. The roof will now have a front gable and hipped rear which is slightly unusual; however the applicant has pointed out that the front gable of the garage will be tiled to try and blend with the rear. It is considered that the roof design will not cause unreasonable harm to the visual quality of the area. Matching materials will also be utilised in all aspects of the proposal. It is considered that the proposal has been sensitively designed to minimise its impact on the streetscene and, taking in to account the presence of a similar, albeit smaller, development at No. 51 Southgate Avenue, the proposal is considered acceptable.

The letter of representation also raised concerns regarding details of the proposed plans. However, the plans are considered to be accurate.

The highways officer has no objections in principle; however due to the size of the garage an ancillary use condition is recommended.

The Public Protection Service has recommended two conditions, one regarding land contamination and the other a code of practice. Neither of these conditions was imposed on the previous permission. With regard to land contamination, there have been no change in circumstances and so it is considered that the imposition of such a condition could not be successfully defended at appeal. However, an informative is recommended. A code of practice condition is rarely appropriate for householder development and there are considered to be no special circumstances in this case that would justify such a condition.

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

Equalities & Diversities issues

No equality and diversity issues to be considered

Conclusions

It is considered that the proposal will not be detrimental to neighbours' amenities or the visual quality of the area and is therefore recommended for approval.

Recommendation

In respect of the application dated **07/02/2011** and the submitted drawings Location plan, 006, 002, 003, 005, 001, 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.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan, 001, 002, 003, 005 (rev 2), 006 (rev 2).

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

USE RESTRICTION

(3) The proposed extensions shall only be used for purposes incidental to the enjoyment of the dwellinghouse 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.

INFORMATIVE: CONTAMINATION

(1) To ensure that risks from land contamination to 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, the Council's Public Protection Service advises that, in the event that contamination is found at any time when carrying out the approved development that was not previously identified, and an investigation and risk assessment should be undertaken. The report of the findings should 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 should be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR II'.

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

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report), to demonstrate the effectiveness of the remediation carried out, should be produced.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: effect on neighbouring properties and the impact on the streetscene, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

PPS23 - Planning & Pollution Control
CS34 - Planning Application Consideration
CS22 - Pollution
SPDI - Development Guidelines

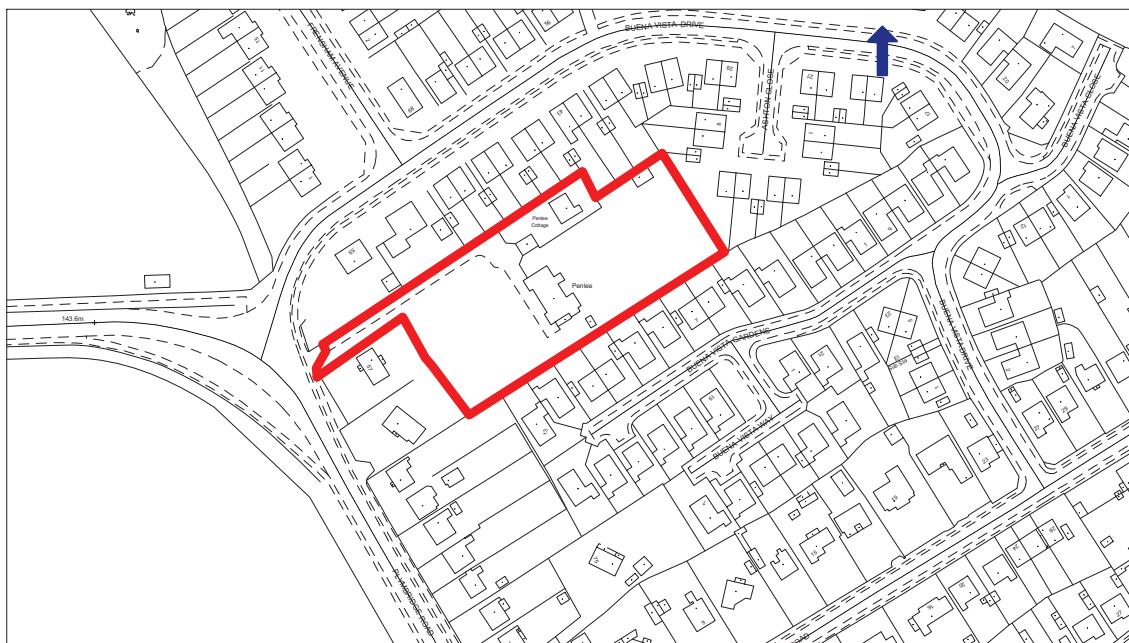
PLANNING APPLICATION REPORT



ITEM: 3

Application Number:	11/00018/FUL
Applicant:	Taylor Wimpey (Exeter)
Description of Application:	Erection of 14 houses (two-storey in height) with the provision of site access and associated works
Type of Application:	Full Application
Site Address:	PENLEE COTTAGE, PLYMBRIDGE ROAD PLYMOUTH
Ward:	Moor View
Valid Date of Application:	18/01/2011
8/13 Week Date:	19/04/2011
Decision Category:	Major Application
Case Officer :	Janine Warne
Recommendation:	Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 18 th April 2011

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OFFICERS REPORT

Site Description

'Penlee' is located within the Glenholt district of Plymouth and currently has two bungalows within its grounds. The main property sits in the middle of the site, with a smaller bungalow to the north. Vehicle access is achieved from Plymbridge Road near to the junction with Buena Vista Drive. There is a long narrow drive that is bounded by a traditional hedge bank to one side and some overgrown vegetation to the other. The site is relatively secluded in visual terms, due to it being set well back from the road. It is surrounded by residential properties on all sides and there are a variety of boundary trees that provide screening for the surrounding properties. There is a gentle incline across the site that falls from south-west to north-east.

Proposal Description

It is proposed to demolish the existing buildings on the site and erect fourteen detached houses with associated parking and roads.

Relevant Planning History

It should be noted that the applicants entered into pre-application discussions with the Local Authority (Development Enquiry Service ref: MA/11/PRE).

08/02056/FUL – Erection of fourteen houses (two-storey in height) with the provision of site access and associated works – WITHDRAWN.

08/00211/FUL – Erection of fourteen houses (two-storey in height) with the provision of site access and associated works – REFUSED.

Consultation Responses

Highway Authority – No objections in principle subject to the imposition of detailed conditions.

Public Protection Service – No in principle objection but requires certain conditions to be imposed should permission be granted.

Plymouth City Airport – No objections.

Representations

Twelve letters of representation have been received, all in objection to the application. Material planning reasons for objection centre upon the perceived negative impact on residential amenity in terms of physical impact, loss of privacy and light. Concerns have also been raised regarding the quality of the residential development proposed, including the amount of garden space. Suitability of existing access arrangements and further pressure on the surrounding highway network has been raised, as well as the proposal being out of character with the surrounding development in terms of density and height. There are also concerns regarding the loss of the openness of the site, impacts on wildlife, concerns at the loss of a hedgerow and concerns about drainage. These issues are considered in the report below.

Analysis

Introduction

As stated above, this planning application proposes to demolish the existing buildings on the site and redevelop it by erecting fourteen two-storey four/five bed houses with associated access road and parking.

Members might recall a similar application for fourteen detached houses at the site which was made in 2008 (ref: 08/00211/FUL). Whilst the principle of development and other detailed issues were considered acceptable the application lacked details of how it would impact upon habitats and did not contain a legal agreement to secure adequate mitigation and deliver the necessary infrastructure required. It was therefore refused on these grounds.

This application turns upon policies CS01 (*Development of Sustainable Linked Communities*), CS02 (*Design*), CS15 (*Overall Housing Provision*), CS18 (*Plymouth's Green Space*), CS19 (*Wildlife*), CS20 (*Sustainable Resource Use*), CS22 (*Pollution*), CS28 (*Local Transport Considerations*), CS33 (*Community Benefits/Planning Obligations*) and CS34 (*Planning Application Considerations*) of the adopted Core Strategy for Plymouth, the adopted Development Guidelines Supplementary Planning Document (SPD), the Planning Obligation and Affordable Housing SPD, and the Sustainable Neighbourhoods (including key site allocations) Issues and Preferred Options Development Plan Document (DPD) for Glenholt. The primary planning considerations are examined in detail below.

Principle of Residential Development

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 this 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 individual merits.

Your officers consider the proposed scheme to be a sensitive development where the visual and residential amenities and character of the area are safeguarded. In addition the site is not located within a Conservation Area. There are no listed buildings or Tree Preservation Orders in existence. The principle of residential development is acceptable.

As identified in the Sustainable Neighbourhoods DPD, Glenholt has a low housing density, with a low proportion of flats, terraced housing and little social housing. Whilst the proposed development contributes to the further predominance of owner-occupied, detached housing in this neighbourhood, the housing type, layout and density was established by the planning history. Therefore it is not deemed expedient to reconsider the housing type at this stage.

Neighbouring Residential Amenity

Surrounding the site are predominately bungalow style properties and chalet-type dormer bungalows. In order to protect neighbouring amenity, the Development Guidelines SPD recommends minimal distances; habitable room windows should be 21m apart and blank facing walls should be 12m from habitable room windows. The proposed development accords with these recommended standards.

Existing properties bounding the site in Buena Vista Drive are sited between 23 and 30 metres away from the proposed houses. Along this boundary is an existing hedge bank which is shown to be retained as part of the development. This is felt to represent an adequate relationship with the houses in Buena Vista Drive, so there would not be a significant impact upon these properties residential amenities.

The properties in Ashton Close are sited at an angle to the proposed dwellings and the shared boundary; this ensures that there is not a direct relationship here. The proposed distance between existing and proposed dwellings is deemed acceptable (minimum 20.4m) and the existing boundary treatment will be retained, managed and enhanced.

The relationship with the properties in Plymbridge Road is deemed acceptable as there would be between 27.9 and 28.4 metres between the properties and a new native hedgebank planted (the existing overgrown Leylandii trees will be removed). It is considered therefore that these properties residential amenities would also not be significantly affected.

In accordance with the policy guidance, existing bungalows in Buena Vista Gardens would be between 12 and 19 metres away from the proposed properties. The majority of the proposed properties would be gable end on to the bungalows in Buena Vista Gardens. Your Officer's have worked with the Applicant to further improve the relationship with these neighbouring properties; as a result the height and massing of the proposed dwellings has been reduced by incorporating chicket-style dormer features (i.e. the dwellings on plots 6, 7, 10 and 12 have been reduced in height by approximately 0.5m). This further improves the relationship with the dwellings on Buena Vista Gardens. The house on plot 9 backs on to the shared boundary with Buena Vista Gardens; there is approximately 27.6 metres back-to-back, which is considered a more than adequate distance to ensure there is no residential amenity conflict. There will also be a new native hedge bank on this boundary.

Initial concerns regarding the proximity of the garage blocks to the southeast boundary have been addressed by the submission of amended plans. The garages are now set approximately 3m away from the shared boundary and have been reduced in height. In addition, the boundary treatment here will be enhanced.

No windows are proposed within the gable ends of the proposed dwellings and overall the relationship is considered acceptable. The application is therefore considered compliant with Policy CS34 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

Proposed Residential Amenity

It is considered that the quality of residential accommodation proposed and the relationship between each of the proposed dwellings is acceptable.

The minimum floorspace guideline for 4+ bedroom houses is 106m², as set out in the Development Guidelines SPD. The floorspace of each of the dwellings exceeds this minimum standard and all habitable rooms have sufficient natural lighting and outlook. The minimum guideline for outdoor amenity space for detached properties is 100m². The only plot which falls short of this standard is no.11 (measuring approximately 89m²). On balance the amenity of the dwellings and standard of accommodation proposed is deemed acceptable.

The layout of the site has been arranged so that the relationship between the proposed dwellings is acceptable. Initial concerns regarding the separation distances between the rear of plot 8 and the side of plot 9 has been addressed by amended plans. A minimum distance of 10.5m has now been provided here. Your officers consider that all other relationships are acceptable.

The application is therefore considered compliant with the Development Guidelines SPD and policies CS15 and CS34 of the City of Plymouth Local Development Framework Core Strategy (2007).

Visual Amenity

The layout of the site has been designed to minimise the impact upon surrounding properties' residential amenities. Therefore the development faces inwards and the dwellings have been arranged so that their back gardens are located adjacent to the back gardens of the existing properties that surround the site. This achieves the maximum distance possible between the rear elevations of the existing and proposed dwellings and avoids the creation of unsafe, poorly surveyed public areas.

The proposed dwellings are traditional in appearance, being two-storey with pitched roofs. Hips are used on all of the dwellings to minimise their bulk and reduce their impact on surrounding properties. Materials are in keeping with the surrounding properties, being predominantly a mix of render and natural stone. In accordance with Officer advice, slate has also been incorporated in the design of plot 1 to enhance its visual interest. This is supported as plot 1 is perhaps the most visually prominent dwelling, as it comprises the end-stop to the proposed access road.

The development provides a good standard of accommodation with each dwelling benefiting from dedicated parking and front and rear gardens.

It is considered that the proposal would not harm the character and appearance of the area and would improve visual amenity at the site. The application is considered compliant with Policy CS02 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

Highways

The site will be accessed via a new residential estate road by way of a new junction with Plymbridge Road, the principle of which was accepted in the 2008 application (ref: 08/00211/FUL). Due to the close proximity of the access to the mini roundabout it is suggested that either a right-turn lane is provided or the pedestrian refuge is extended up to the roundabout to ensure that the development operates a left-in, left-out access. A negative condition is recommended, to agree a suitable arrangement for one of these options before any development takes place on the site. As either option is acceptable in principle the detail can be agreed post-approval.

The applicant has demonstrated, by way of vehicle tracking plots, that the site can be adequately accessed by a refuse vehicle and the layout is in line with current estate road design standards. However, following a meeting with the applicant it is apparent that due to the location of the foul system pump and its necessary easements that the road will not be able to be adopted as Highway by the Highway Authority. As the layout is acceptable the development can remain private. The applicant will be required to provide details of a management company for the site which will then be exempt from the provisions of the Advance Payment Code, Highways Act 1980 - Section 220-225.

Parking provision on the site is shown as two spaces per dwelling. However, in some instances the property has the benefit of a garage. These are generally used for storage as opposed to parking a car so it is not considered that an over-provision of parking has been made, especially when taking into account the size of the properties. The garages will enable cycle storage and the site is within close proximity to the Park and Ride interchange which offers a good public transport service towards the City Centre.

The Highways Officer is supportive of the development, subject to the attachment of appropriate conditions.

Ecology

As noted above, the previous application at this site (ref: 08/00211/FUL) was refused due to lack of information about the impact that the development would have on protected species. This application is accompanied by an Ecological Impact Appraisal which has been carefully considered.

Your officers consider that the measures outlined to safeguard nature conservation interests at the site are sufficient. A restrictive condition is recommended accordingly to secure all ecological mitigation, whether on site or off-site, in accordance with the proposals outlined in the submitted Ecological Impact Assessment, December 2010; Bat and bird box sketch plan, February 2011; and the Eco-balance, February 2011.

Trees and Landscaping

Initial concerns relating to plot 4 and the impact on two mature trees (an Oak -T5 and Ash - T6) have now been resolved by an amended layout. The built form has been moved away and there is now more space for the trees.

Your officers support the retention of the Ash to the north-west side of the drive. Any improvement to the entrance will need to be a no-dig construction in the vicinity of this tree; a condition is recommended accordingly.

As previously referred to in this report, the hedgebank on the north-west and north east boundaries are proposed to be retained and enhanced.

The Cupressus Macrocarpa on the southeast boundary with properties in Buena Vista Gardens are in deemed to be in a poor state, some having been reduced and others left. Your officers consider that there would be no public amenity benefit in retaining these trees. There is some lower Yew hedging to the rear of the Cupressus that could be retained and strengthened as part of the boundary treatment here.

Plots 12, 13 and 14 all have gardens that back on to a row of high Leylandii trees that spread approximately 5-6m into the site. They form a screen from the properties behind. However, this vegetation has not been properly managed and dominates this part of the site. Therefore the proposal seeks to remove these trees and plant a native hedgerow along this boundary to create future screening.

Sustainable Resources

The application is accompanied by a Sustainability Report which confirms that the development shall focus upon design and construction to reduce energy usage in, and heat loss from, the buildings. In addition, it proposes the use of a solar thermal panel on each house to provide 15% of the CO₂ emissions across the site, in accordance with policy CS20.

Land Contamination

Although a Phase I GeoEnvironmental Assessment has been submitted with the application, the Council's Public Protection Service are currently unable to confirm that the risks from contamination have been fully considered. Provisional testing has indicated that contaminants in the soil are on the whole within recommended guidelines and as such no objections have been raised. However, to ensure that the development is safe and suitable for use further information is sought by restrictive conditions.

Lifetime Homes

In accordance with policy CS15, 20% of the proposed dwellings shall be constructed to Lifetime Homes Standards. Evidence of compliance with the sixteen Lifetime Homes Guidelines that aspire to provide accessible and adaptable accommodation for everyone has been provided in a supporting letter (addressed from Ben Smith, dated 17th January 2011).

Drainage

Some of the neighbouring residents are concerned about surface water drainage. 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. The use of soakaways will require satisfactory percolation tests; officers have discussed the matter with the Council's Building Surveyors and are satisfied with the level of information that has been presented at this stage.

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 proposed development would have direct impacts on local and strategic infrastructure and the environment requiring mitigation. This mitigation will be achieved through a combination of planning conditions and planning obligations identified in a S106 agreement. Each planning obligation has been tested to ensure that it complies with the three tests set out in Reg.122 of the Community Infrastructure Levy Regulations April 2010.

The impacts relate to the following areas:-

1. Primary schools.

The development provides for family accommodation which will generate a demand for school places. The Council's Children's Services have provided evidence that there is likely to be a deficiency of school places in the locality ('Central and North East') from 2014 given projected population growth. The development at Penlee Cottage is within 1 mile of three primary schools; Widewell Primary School, Thornbury Primary School and Oakwood Primary School (which falls within the neighbouring locality: 'North West'). Widewell Primary School is currently oversubscribed and Thornbury and Oakwood will reach capacity in about 2 years time. Furthermore, every primary school in the city will be full at reception by the end of 2011. The development will therefore generate an impact that needs to be mitigated. The estimated cost of mitigating this impact is £37,000.

2. Local green space.

By reason of increased population facilitated by the development it will contribute to the cumulative impact on existing green space, most specifically an additional pressure on its management. The estimated cost of mitigating this impact is £8,607.

3. Local play space.

By reason of the increased population facilitated by the development, it will contribute to the cumulative impact on existing play facilities, most specifically an additional pressure on its management. The estimated cost of mitigating this impact is £6,160.

4. Playing Pitches.

The development is in a location that is deficient in terms of access to playing pitches. There is therefore an impact on infrastructure requirement that arises as a result of the development, namely the provision of improved access to playing pitches. The estimated cost of mitigating this impact is £15,613.

5. Strategic green space.

By reason of the increased population facilitated by the development, it will contribute to the cumulative impact of development on the quality of environmental sites protected by legislation, particularly through increased recreational demands. The Council has an obligation through the Habitats Regulations Assessment of the LDF Core Strategy and relevant Development Plan Documents to seek mitigation for such cumulative impacts. The estimated cost of mitigating this impact is £19,198.

6. European Marine Site.

By reason of the increased population facilitated by the development, it will contribute to the cumulative impact of development on the environmental quality of European Marine Site particularly through increased recreational demands. The Council has an obligation through the Habitats Regulations Assessment of the LDF Core Strategy and relevant Development Plan Documents to seek mitigation for such cumulative impacts. The estimated cost of mitigating this impact is £454.

7. Strategic sports facilities.

By reason of the increased population facilitated by the development and the increased demand for use of sports facilities, it will contribute to the cumulative impact of development on the city's sports infrastructure. The estimated cost of mitigating this impact is £12,263.

8. Strategic public realm.

By reason of the increased population facilitated by the development, it will contribute to the cumulative impact of development on the City Centre's public realm. This is because there will be a greater level use of the City Centre which itself generates extra pressure on the existing infrastructure. The estimated cost of mitigating this impact is £1,467.

9. Strategic transport.

By reason of the increased population facilitated by the development and the increased demand for journeys, it will contribute to the cumulative impact of development on the city's strategic transport infrastructure. This will bring the likelihood of increased congestion and pollution, particularly in the northern corridor, unless there is adequate mitigation. The estimated cost of mitigating this impact is £63,172.

10. Site specific biodiversity impacts.

The development will have an impact on protected species, as identified in the submitted Ecological Impact Assessment. Most of these impacts can be dealt with on site, however the impacts on protected reptiles requires mitigation off-site. This can be achieved through the translocation of slow worms to the nearby Southway Valley Nature Reserve which is in the ownership of Plymouth City Council.

A restrictive condition is recommended to ensure that all ecological mitigation, whether on site or off-site, shall be carried out in accordance with the proposals outlined in the Ecological Impact Assessment, December 2010; Bat and bird box sketch plan, February 2011; and the Eco-balance, February 2011

The total estimated cost of mitigating these impacts would be £163,932 if this is to be delivered through financial contributions.

Market Recovery

The applicant has indicated that they wish to have the application considered under the Council's Market Recovery Scheme, and are prepared to accept the terms of that provision to make a substantive start on site within 2 years. The early delivery of this project is considered to be a weighty material consideration in its own right, sufficient to justify a limited relaxation of the Council's policy requirements for mitigation of development impacts, in accordance with the Market Recovery Scheme.

The Market Recovery Scheme 2010/11 sets out the following measures:

- Up to 50% discount on tariff for development on Brownfield sites
- Up to 25% discount on tariff for development on Greenfield sites

Domestic gardens are no longer defined as brownfield, or previously-developed land (in accordance with PPS3). Therefore, whilst part of the application site is occupied by two dwellinghouses, the majority of the site is now classified as 'greenfield' land. Given this, an acceptable compromise appears to be a 37.5% reduction in this case. On the basis of this, the Market Recovery Scheme provides for a total contribution of £102,458 for mitigation of the development's impacts on infrastructure.

Given that the development will not provide for the complete mitigation of its impacts, it is necessary to ensure that the planning contributions are allocated to the address the impacts of greatest need. The following priorities are recommended, having regard to priority strategic infrastructure requirements and the specific needs of the neighbourhood within which the development is located.

1. Strategic Transport

The Glenholt neighbourhood borders the site covered by the pre-submission draft Derriford and Seaton Area Action Plan (AAP). There are considerable existing transport pressures in this area and a substantial amount of new development is also proposed. The delivery of strategic transport improvements in the northern corridor is therefore of critical importance.

2. Primary Schools

Given the considerable capacity issues relating to primary schools in the city referred to earlier in the report, including specifically within the locality of this development, it is considered appropriate to prioritise schools infrastructure in the allocation of contributions. This capacity issue is also reflected in the Sustainable Neighbourhoods DPD Issues and Preferred Options consultation pamphlet for Glenholt.

3. European Marine Site

The impacts of the development upon the Europe Marine Site are recommended as priorities given the Council's obligations in relation to the Habitats Regulations.

4. Strategic Greenspace

The impacts of the development upon the strategic green infrastructure are recommended as priorities given the Council's obligations in relation to the Habitats Regulations.

Heads of Terms

The following Heads of Terms are therefore proposed, each of which have been tested against Regulation 122 of the Community Infrastructure Levy Regulations 2010, to enable appropriate mitigation of the impacts identified above:

- i. *Strategic transport tariff. £53,995.00, to be allocated to the delivery of priority strategic transport interventions as identified in the LTP3 Transport Implementation Plan, specifically the Northern Corridor Whole Route Implementation Plan*
- ii. *Local schools tariff: £31,660.00, to be allocated to the provision of additional school places within the vicinity of the development.*
- iii. *European Marine Site tariff. £410.00, to be allocated to appropriate management measures for the Tamar Estuaries as identified in the Tamar Estuaries Management Plan.*
- iv. *Strategic green space tariff. £16,393.00, to be allocated to the provision of strategic green spaces that help to take pressure off the designated environmental sites, as identified in the Plymouth Green Infrastructure Delivery Plan.*
- v. *Planning Obligations Management Fee. £6,163.83, to be used to meet the Council's costs in administering and monitoring implementation of the Section 106 Agreement.*

Equality and Diversity

No negative impact to any equality group is anticipated.

Conclusions

It is concluded that the development itself can be accommodated within the site without causing demonstrable harm to the nearest neighbours. Previous concerns regarding biodiversity have been addressed, and the application has been accompanied by a S106 Heads of Terms to mitigate the impacts on local and strategic infrastructure and the environment.

The application is therefore recommended to grant conditionally subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 18 April 2011.

Recommendation

In respect of the application dated **18/01/2011** and the submitted drawings 0388/100 - Topographical Survey, 0388/101 - Location Plan, 0388/102 Rev.G - Planning Layout, 0388/103 Rev.B - Street Scenes, 0388/104 Rev.F - External Works Layout, 0388/105 Rev.F - Vehicle Tracking Layout, 0388/106 - External Detailing, 0388/108 Rev.F - Materials Layout, 0388/109 Rev.A - Garages, 0388/110 Rev.A - Garden Area Plan, 0388/200 Rev.C - Plans and Elevations - Plot 1, 0388/201 Rev.A - Elevations - Plot 5 and 14, 0388/202 Rev.A - Plans - Plots 5 and 14, 0388/203 Rev.A - Elevations - Plot 8, 0388/204 Rev.A - Plans - Plot 8, 0388/205 - Plans and Elevations - Plot 9, 0388/206 Rev.A - Plans and Elevations - Plots 7 and 12, 0388/207 Rev.A - Plans and Elevations - Plots 6 and 10, 0388/208 - Plans and Elevations - Plot 11, 0388/209 - Plans and Elevations - Plots 2, 3 and 13, 0388/211 Rev.C - Plans - Plot 4, 0388/212 Rev.C - Elevations - Plot 4, 0388/302 Rev.B - Road and Sewer Long Sections, 0388/320 Rev.C - Drainage Strategy Plan, accompanying Design and Access Statement, Sustainability Report, dated 17th January 2011, 0388/2001 - Site Waste Management Plan, 4546-L-01 Rev.D - Soft Landscape Scheme, ACD228 - Assessment Report, Statement of Community Involvement, Arboricultural Constraints Report and Tree Protection Plan, dated 24th December 2010, Ecological Impact Assessment, dated December 2010, Habitat and Bat Survey, Bat and Bird Box Sketch Plan, dated February 2011, EcoBalance, dated February 2011, Flood Risk Assessment, 'Clarke Bond' Site Investigation Report, dated June 2010, Life Time Homes Statement, dated 17th January 2011, it is recommended to: **Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 18th April 2011.**

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, and due to concessions in Planning Obligation contributions/requirements under Plymouth's temporary Market Recovery measures.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 0388/100 - Topographical Survey, 0388/101 - Location Plan, 0388/102 Rev.G - Planning Layout, 0388/103 Rev.B - Street Scenes, 0388/104 Rev.F - External Works Layout, 0388/105 Rev.F - Vehicle Tracking Layout, 0388/106 - External Detailing, 0388/108 Rev.F - Materials Layout, 0388/109 Rev.A - Garages, 0388/110 Rev.A - Garden Area Plan, 0388/200 Rev.C - Plans and Elevations - Plot 1, 0388/201 Rev.A - Elevations - Plot 5 and 14, 0388/202 Rev.A - Plans - Plots 5 and 14, 0388/203 Rev.A - Elevations - Plot 8, 0388/204 Rev.A - Plans - Plot 8, 0388/205 - Plans and Elevations - Plot 9, 0388/206 Rev.A - Plans and Elevations - Plots 7 and 12, 0388/207 Rev.A - Plans and Elevations - Plots 6 and 10, 0388/208 - Plans and Elevations - Plot 11, 0388/209 - Plans and Elevations - Plots 2, 3 and 13, 0388/211 Rev.C - Plans - Plot 4, 0388/212 Rev.C - Elevations - Plot 4, 0388/302 Rev.B - Road

and Sewer Long Sections, 0388/320 Rev.C - Drainage Strategy Plan, accompanying Design and Access Statement, Sustainability Report, dated 17th January 2011, 0388/2001 - Site Waste Management Plan, 4546-L-01 Rev.D - Soft Landscape Scheme, ACD228 - Assessment Report, Statement of Community Involvement, Arboricultural Constraints Report and Tree Protection Plan, dated 24th December 2010, Ecological Impact Assessment, dated December 2010, Habitat and Bat Survey, Bat and Bird Box Sketch Plan, dated February 2011, EcoBalance, dated February 2011, Flood Risk Assessment, 'Clarke Bond' Site Investigation Report, dated June 2010, Life Time Homes Statement, dated 17th January 2011.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

GRAMPIAN (ACCESS/HIGHWAY IMPROVEMENTS)

(3) No development shall commence on site until the proposed access and improvements to the existing highway shown on plans to be submitted to and approved in writing by the Local Authority have been completed.

Reason:

In the interests of highway and pedestrian safety, in accordance with policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

STREET DETAILS

(4) 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 policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ROAD ALIGNMENT AND DRAINAGE

(5) 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 policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

COMPLETION OF ROADS AND FOOTWAYS

(6) All roads and footways forming part of the development hereby permitted shall be completed in accordance with the details approved under condition 4 above before the first occupation of the penultimate dwelling.

Reason:

To ensure that an appropriate and safe access is provided in accordance with policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ACCESS (CONTRACTORS)

(7) Before any other works are commenced, an adequate road access for contractors with a proper standard of visibility shall be formed to the satisfaction of the Local Planning Authority and connected to the adjacent highway in a position and a manner to be agreed with the Local Planning Authority.

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity.

EXTERNAL MATERIALS

(8) 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.

DETAILS OF BOUNDARY TREATMENT

(9) 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 the dwellings hereby approved are occupied. 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 WORKS IMPLEMENTATION

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

Reason:

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

RENEWABLE ENERGY

(11) 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.

LIFETIME HOMES

(12) At least 20% of the dwellings hereby approved shall be first constructed and subsequently maintained so as to meet Lifetime Homes Standards. No development shall take place until details of the design and location of the dwellings demonstrating the achievement of such standards has been submitted to and agreed in writing with the Local Planning Authority. Such agreed details shall be strictly adhered to during the course of development and thereafter maintained.

Reason:

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

BIODIVERSITY

(13) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Impact Assessment, December 2010; Bat and bird box sketch plan, February 2011; and the Eco-balance, February 2011 for the site.

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 and

CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and Government advice contained in PPS9.

CODE OF PRACTICE

(14) During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working, crushing and piling operations, control of mud on roads and the control of dust.

Reason:

The proposed site is in immediate vicinity to existing residential properties, whose occupants will likely be disturbed by noise and/or dust during demolition or construction work and to avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

NO FURTHER WINDOWS

(15) 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), and Class A of Part 1 of Schedule 2 to that order, no windows, doors or other openings (except for the windows shown on the approved plans) shall at any time be constructed in the side elevation of the dwellings on plot 2, 6, 7, 9, 10, and 12 hereby approved.

Reason:

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

LAND QUALITY

(16) 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 17 to 19 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 20 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 use 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.

SITE CHARACTERISATION

(17) 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

(18) 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

(19) 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

(20) 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 17, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 18, 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 19.

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.

TREE PROTECTION DURING CONSTRUCTION

(21) The existing trees and/or hedgerows 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 drawing no.4546-L-01 Rev.D 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 or hedgerows to be retained are protected during construction work in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

TREE PROTECTION - ACCESS/DRIVEWAY CONSTRUCTION

(22) Prior to the commencement of the development hereby approved, an arboricultural method statement in accordance with BS:5837 Trees in Relation to Construction 2005 shall be submitted to and approved in writing by the Local Planning Authority. This shall set out in detail how the trees on site are to be protected, with specific reference to the use of ground protection over the Ash trees rooting area at the entrance to the site to prevent compaction from loaded lorries and to prevent lower canopy damage by high sided construction vehicles. It should also provide details of the final surfacing for the access road which should be constructed using a no-dig load bearing permeable solution (such as a cellular confinement system) for the area of drive beneath the Ash.

Reason:

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

INFORMATIVE - 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: impact upon existing residential properties, visual amenity issues, highway matters and ecology, 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:

PPS9 - Biodiversity and geological conservation
PPS23 - Planning & Pollution Control
CS28 - Local Transport Consideration
CS33 - Community Benefits/Planning Obligation
CS34 - Planning Application Consideration
CS22 - Pollution

CS18 - Plymouth's Green Space
CS19 - Wildlife
CS20 - Resource Use
CS01 - Sustainable Linked Communities
CS02 - Design
CS15 - Housing Provision
SPD2 - Planning Obligations and Affordable Housing
SPD1 - Development Guidelines

PLANNING APPLICATION REPORT



ITEM: 4

Application Number: 10/02141/FUL

Applicant: Midas Homes Limited

Description of Application: Variation of condition 13 of planning permission 09/01836 to require 20% of dwellings constructed to meet lifetime homes standards (previously 80%)

Type of Application: Full Application

Site Address: LAND AT KINTERBURY SQUARE BARNE BARTON
PLYMOUTH

Ward: St Budeaux

Valid Date of Application: 20/01/2011

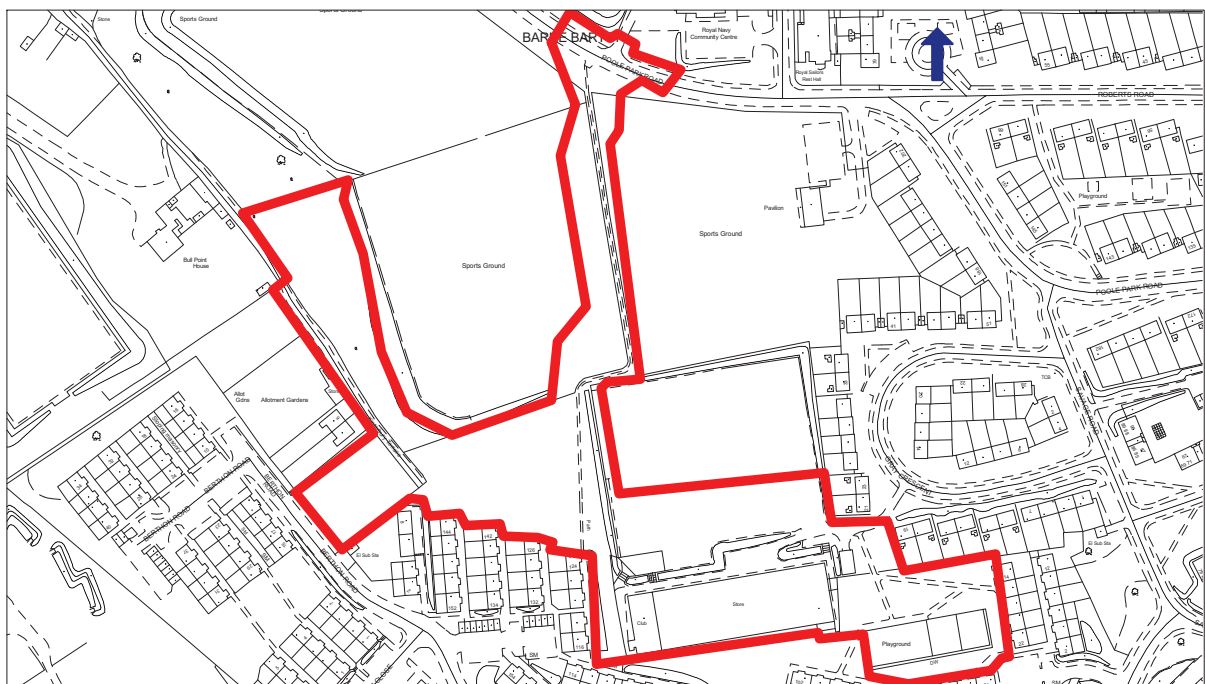
8/13 Week Date: **21/04/2011**

Decision Category: Major Application

Case Officer : Carly Francis

Recommendation: Grant Conditionally

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OFFICERS REPORT

Site Description

The site is an irregular shape of about 2.5 hectares in Barne Barton centred on part of the former parade ground and including some pockets of open unmanaged space, allotments and a playground. The site is situated in an area of housing and playing fields. It is bounded by Poole Park Road, Gray Crescent, Kelly Close, Berthon Road, and a playing field. The main vehicle access would be opposite Tamar View Community Centre and the Co-op shop. A footpath currently exists here, along the west boundary of Riverside School. The other side of this footpath is a sports ground. There is housing to the east and south of the site and to the west beyond the allotments. The land slopes down across the site from north east to south west as it drops to the Tamar and from the higher ground there are splendid views to the rivers Tamar and Lynher.

Proposal Description

Variation of condition 13 of planning permission 09/01836 to require 20% of dwellings constructed to meet lifetime homes standards (previously 80%).

Relevant Planning History

07/01419 (OUT) Outline application for the development of the former parade ground, furniture store and land for housing comprising 24 flats and 33 houses, new access road, parking areas and open land- WITHDRAWN.

09/01836 (FULL) Erection of 69 dwellings with associated access road and car parking areas- PERMITTED SUBJECT TO S106.

Consultation Responses

Housing Strategy- no objections.

Representations

Nil.

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 application to which this planning condition relates was approved in March 2010 and was for the erection of 69 dwellings with an associated access road and car parking areas.

When this proposal was originally submitted the applicant had hoped to exceed the 20% Lifetime home requirement and proposed that 80% of the dwellings be built to lifetime homes standards.

While it is disappointing that the applicant has now applied to reduce the proportion of Lifetime Homes from 80% to 20%, the reasons for this change are understood. The levels on site have made achieving the 80% more challenging than expected. The most common problem being the need to create level access from dwellings to their parking areas.

It is therefore proposed that 20% be built to lifetime homes standard. This is still in accordance with Policy CS15 which states that:

'20% of the new dwellings will be built to "Lifetime homes" standard'.

The applicant has specified which units will be Lifetime Homes compliant and have provided plans to demonstrate how they will comply with the 16 lifetime homes criteria. The Planning Department is satisfied that this level can be achieved and therefore while the Planning Department would encourage as many lifetime homes as possible, the proposal for 20% meets the requirements of Core Strategy Policy CS15 and therefore it would not be reasonable to refuse the application for this reason.

Section 106 Obligations

N/A

Equalities & Diversities issues

No further issues to discuss.

Conclusions

The proposal to amend the condition would still ensure that the proposal accords with Policy CS15 of the adopted Core Strategy and therefore this application for a variation of condition is recommended for approval.

Recommendation

In respect of the application dated **20/01/2011** and the submitted drawings 1001, 700 A, 701 A, 702 A, 704 A, 705 A, 707 A, 708 A, 709 A, 703 A, 706A, 710 A, 711 A, 712, A, 713 A, 714 A, 715 A, 716 A, 717 A, 718 A, 720 A, 721 A, 16 G, 12 H, it is recommended to: **Grant Conditionally**

Conditions

LIFETIME HOMES

(1) Condition 13 of planning permission 09/01836/FUL is hereby varied to read:

20% of the new dwellings 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 and relevant Central Government advice.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the design of the housing proposed, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified varied condition, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

CS15 - Housing Provision

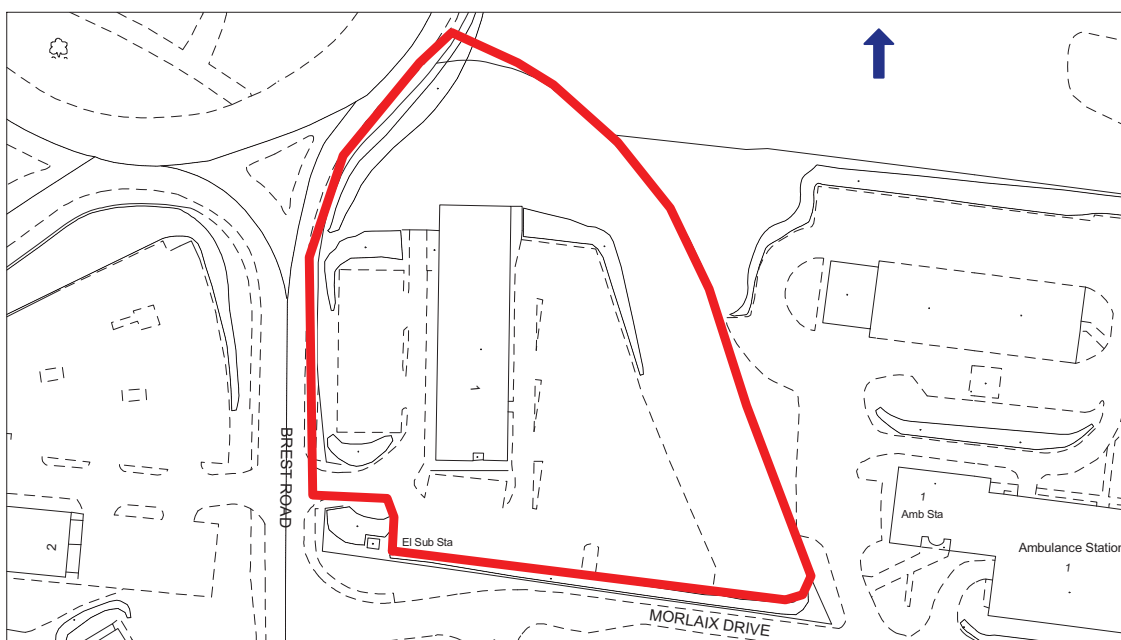
PLANNING APPLICATION REPORT



ITEM: 5

Application Number:	10/02117/FUL
Applicant:	Lone Eagle Properties
Description of Application:	Erection of an office extension to the existing building and provision of additional car parking (renewal of 07/00932)
Type of Application:	Full Application
Site Address:	1 BREST ROAD DERRIFORD PLYMOUTH
Ward:	Moor View
Valid Date of Application:	11/01/2011
8/13 Week Date:	12/04/2011
Decision Category:	Major Application
Case Officer :	Robert McMillan
Recommendation:	Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 11 th April 2011

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OFFICERS REPORT

Site Description

The site is on the south east side of the Derriford roundabout on the east side of Brest Road, north of Morlaix Drive and has an area of 0.74 hectares. It is surrounded by one of the Derriford Hospital car parks on the north east, the Ambulance station on the east, Morlaix Drive on the south with an intervening scruffy verge and an electrical sub-station in the south west corner, The Apex Inland Revenue offices on the west and the roundabout on the north west. There is a four storey 1960's office building set into the ground on the west side of the site with parking on all sides apart from the north. It is known locally as the 'General Accident' building and is finished in stone, concrete panels and a rather unusual pink render. Owing to the levels it reads as 2 ½ storeys from the north. The site is well landscaped with a belt of mature trees on the western boundary, wide verges on the northern and eastern parts of the site with a pocket of 3 mature sycamores on the north east, 2 of which are on the adjoining site but overhang the site. There are 3 other trees in and adjoining the eastern parking area. There is a significant fall across the site of about 8m.

Proposal Description

The proposal is to renew planning permission 07/00932 that ran until 21 January 2011. The development is to build a four storey extension in the south eastern part of the site creating an 'L' shaped building to provide 2,712 sq m gross of office space. It would be 42m long by 15.6m wide with the stairwell extending a further 3.4m. It would have a similar height to the existing building which is 16m on the northern façade with plant room rising a further 2m. From the south it would be a further 1m above ground level owing to the fall in the land across the site. It would be finished in a matching pink render, brown brickwork on the plinth, ground floor and stairwell with vertical columns of blue render on the stair well and on the side of the western projection. The western part would be largely glazed with grey slatted brise soleil and grey metal cladding above the top floor windows.

The parking areas would be extended into the northern and eastern verges to compensate the lost parking and provide additional spaces resulting in a net increase of 33 spaces from 109 to 142 of which 6 would be for people with disabilities. The northern part would be at a higher level. Three of the existing trees on the eastern side would be removed.

The applicant states that by applying employment densities to the proposal of one job per 19 sq m of gross internal floorspace it could provide 134 jobs.

Relevant Planning History

07/00932 – FULL - Erection of an office extension to the existing building and provision of additional car parking – GRANTED subject to a Section 106 Agreement – (Not implemented, hence this application)

05/01222 – FULL - 4 storey extension to office building, with associated alterations/extensions to car parking areas – REFUSED

Consultation Responses

Highways Agency

No objection

Highway Authority

No objection as this is a renewal of an existing permission subject to conditions

Public Protection Services

No objection subject to conditions

Economic Development Unit

With the City Council's vision for Derriford and Seaton being to create a new sustainable mixed-use urban centre and to develop key employment sites, and as this is part of an existing employment area, the Economic Development team has no objections.

Plymouth City Airport

No response but with the previous applications did not object subject to: lighting of an apt design that does not distract or confuse pilots; and that landscaping would not increase the risk of bird strike.

Representations

None

Analysis

The main issues with this application are: background and consideration of changes in policy since 2008, office location policy, transport and parking, design and appearance and trees and landscaping. The main Core Strategy policies are: CS01 Development of Sustainable Linked Communities, CS02 Design, CS04 Future Employment Provision, CS18 Plymouth's Green Space, CS20 Sustainable Resource Use, CS21 Flood Risk, CS22 Pollution, CS28 Local Transport Considerations, CS32 Designing Out Crime, CS33 Community Benefits/Planning Obligations and CS34 Planning Application Considerations. The guidance in Supplementary Planning Document 1 (SPD1) Development Guidelines, SPD2 Planning Obligations and Affordable Housing First Review and SPD3 Design. Planning Policy Statement 4 (PPS4) Planning for Sustainable Economic Growth 2009 supersedes Planning Policy Guidance Note 4 and PPS6. The draft Derriford and Seaton Area Action Plan pre-submission version 2011 (DSAAP) has relevant policies and proposals in particular Proposal 17 – A new District Centre for Derriford.

Background

The procedure to renew unimplemented planning permissions came into force in October 2009. The government's intention is: "to make it easier for developers and Local Planning Authorities to keep planning permissions alive for longer during the economic downturn so that they can more quickly be implemented when economic conditions improve." It is a temporary measure in response to the current economic circumstances and only one time extension to each permission will be possible.

The main material considerations to be considered relate to the various policy documents published since the previous application was considered by the planning

committee in 2007. These are PPS4, and the three SPDs and the latest version of the DSAAP mentioned above. They do not lead to any fundamental changes to the policy and material considerations in force when the previous application was determined.

Office location policy

PPS4 Planning for Sustainable Economic Growth defines offices as a main town centre use that should be located in the city centre, district or local centres. The site is in an employment area but not a current district centre. However a major objective of the core strategy is to create a district centre at Derriford as stated in Area Vision 9.3 and policy CS07 to create a heart for the north of Plymouth. The area vision diagram shows the district centre straddling Tavistock Road appearing to include the application site. Other objectives in AV9.1 and 2 are to develop a diverse mix of commercial and community uses and to play an important role in the sub-region's long term economic well-being by the provision of important economic infrastructure.

A key aim in strategic objective SO6 that supports the Council's Economic Strategy is creating a bi-polar economy by strengthening and adding to the existing economic base at Derriford to complement the city centre. Policy CS04.4 safeguards and supports the key strategic employment sites at Derriford including the Plymouth International Medical and Technology Park and Tamar Science Park including opportunities for extensions and improved linkages between these sites and the hospital. CS04.5 supports proposals for new commercial development in order to create Derriford as Plymouth's secondary office location. The proposal fully complies with these economic and office policies and would provide the benefit of providing space for potentially 134 jobs. It is in accordance with the Core Strategy.

Policy EC10.1 of PPS4 states that:

“Local planning authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably.”

Paragraph 10.2 of PPS4 sets out five criteria relating to sustainable development, limits to carbon dioxide emissions, sustainable transport, design, impact on the regeneration of the area and impact on local employment. The application complies with them.

The DSAAP is out for public consultation. It now locates the district centre on the east side of Tavistock Road as compared with the Core Strategy Area Vision 9 that has it centred on the west side of Tavistock Road. Key factors leading to the change are the lack of progress with delivering the district centre on the west side and advancement on site assembly of sites of sufficient size on the east side. Paragraph 5.3 of the Core Strategy states that when Area Action Plans are adopted they take precedence over their respective Area Visions. Proposal DS17 covers a large area on the east side of Tavistock Road for the new District Centre including the application site. DS17.2 allows for 25,000 sq m of business floorspace suitable for offices as well as other uses.

In addition the lawful use of the site is for B1 office which is an important material consideration.

In summary the location of the office extension complies with the adopted Core Strategy, PPS4 and the DSAAP.

Transport and parking

Some members may recall that with previous applications parking was a controversial issue. The site currently has 109 parking spaces for 2,794 sq m gross external floorspace of offices. This equates to 1 space per 25.6 sq m. The applicant is proposing an additional 33 spaces for the extension of 2,712 sq m, giving a total of 142. This is 1 space per 82 sq m for the proposal and 1 per 39 sq m overall. The local highway authority was concerned that the combined level of parking would encourage more car trips to and from work that would add to the already congested northern corridor.

Members decided that the economic advantages of the scheme outweighed the parking concerns and granted conditional permission. This was subject to a section 106 agreement to provide transport improvements to mitigate the impacts of the development. The applicant agrees to renewing the agreement subject to a slight change to one of the obligations and the terms are set out below in the "Section 106 Obligations" part. As this is a renewal application the local highway authority does not object subject to the previous conditions being applied again. The application complies with policy CS28.

Design

The current building is rather uninspiring office block typical of its era, made slightly unusual by the use of pink render. The proposal is for an eastern extension at the southern part of the building of a simple contemporary design that complements and enhances the existing structure. The designers have given the building a presence by making the junction of the new with the old the entrance with more glazing and a projection that relates to the access off Brest Road and its set-back frontage to Morlaix Drive. The materials are more muted to reduce the garishness of the existing contrasting concrete and pink render horizontal bands. In design terms the extension would enhance the site in accordance with its prominent gateway location to comply with Area Vision 9.4 and 5 and policies CS02 and CS34.

Trees and landscaping

The site contains trees with an attractive group on the western part of the site, another group on and off-site on the north eastern boundary and individual trees within the parking area and verge. The original layout showed that 5 trees would be removed. The applicants changed the layout to retain a Sycamore and London Plane. The other three are lower category specimens but could be relocated or replaced. There is scope to provide additional perimeter planting particularly on the north western boundary. The main trees worthy of retention will be retained with others relocated or replaced. This together with additional planting would ensure a satisfactorily landscaped development to comply with policy CS18.4.

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

A planning obligation is required to mitigate the transport impacts of the development.

Strategic transport is dealt with in the Planning Development Tariff part of the Planning Obligations and Affordable Housing SPD. By reason of the increased working population facilitated by the development and the increased demand for journeys, it will contribute to the cumulative impact of development on the city's strategic transport infrastructure. This will bring the likelihood of increased congestion and pollution unless there is adequate mitigation. The estimated cost of mitigating this impact is £50,000 to be used for transport projects in the Northern Corridor and Delivery Scheme in the DSAAP.

As part of the negotiated element of the obligation to mitigate the impacts on the immediate local transport and public transport infrastructure: £15,000 is required to be used in connection with transport works on the Tavistock Road/William Prance Junction; and £3,500 as a contribution towards the provision of a bus boarder at the bus stop on Tavistock Road.

The applicant has agreed to these terms.

Equalities & Diversities issues

The development will be capable of being used and occupied by all equality groups including people with disabilities and six disabled parking spaces will be provided close to the building. No equality group would be adversely affected by the proposal.

Conclusions

The application is for a renewal of an existing permission. The applicant has stated that it marketed the site but owing to the economic circumstances could not find an occupier. The policy framework has changed since 2007/08 but the proposal still complies with policy and the material considerations indicate that permission should be renewed. The DSAAP proposes significant changes to Derriford including this site and its surroundings. A renewal of permission would not prejudice the DSAAP or the proposals for this part of Derriford. For these reasons this renewal application is acceptable.

Recommendation

In respect of the application dated 11/01/2011 and the submitted drawings Planning statement, design and access statement, transport assessment and tree survey, it is recommended to: **Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 11th April 2011**

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.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, 02228 L 01.01P2, L02228 01.02P3, 02228 L 02.01, 02228 L 03.01, 02228 L 04.01, 02228 L 04.02, 02228 - P10 and 02228 - P11.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SURFACE WATER DISPOSAL

(3) Development shall not begin until details of the proposals for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is first occupied.

Reason:

To enable consideration to be given to any effects of changes in the drainage regime on landscape features and to avoid the risk of flooding elsewhere to comply with policy CS21 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

LANDSCAPE DESIGN PROPOSALS

(4) 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]. The details shall not increase the risk of bird strike to aircraft.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007

SOFT LANDSCAPE WORKS

(5) 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; and the implementation programme].

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

LANDSCAPE WORKS IMPLEMENTATION

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

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

MAINTENANCE SCHEDULE

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

Reason:

To ensure that satisfactory landscaping works carried out in accordance with Policies CS18 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007 are subsequently properly maintained.

EXISTING TREE/HEDGEROWS TO BE RETAINED

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

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

(b) If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or is lopped or topped in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to

recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree or hedgerow shall be undertaken in accordance with t 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 are retained and protected during construction work in accordance with Policies CS18 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

DETAILS OF BOUNDARY TREATMENT

(9) 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 the building is occupied. 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 policies CS02 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

CAR PARKING PROVISION

(10) 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 to be submitted to and approved in writing by the Local Planning Authority, and that an area providing for 129 spaces shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway to comply with policies CS28 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

CAR PARKING RESTRICTION

(11) 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 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

to comply with policy CS28 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

CYCLE PROVISION

(12) The development shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority) for 17 bicycles to be parked.

Reason:

In order to promote cycling as an alternative to the use of private cars to comply with policy CS28 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

CYCLE STORAGE

(13) 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 to comply with policy CS28 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

TRAVEL PLANS

(14) Comprehensive Travel Plans will be developed for all elements of the development hereby permitted. The acceptability of these travel plans will need to be agreed in writing by the Local Planning Authority and Local Highways Authority, in consultation with the Secretary of State for Transport, in advance of occupation of the development.

The Travel Plans will need to be prepared in line with prevailing policy and best practice and shall include as a minimum:

The identification of targets for trip reduction and modal shift

The methods to be employed to meet these targets

The mechanisms for monitoring and review

The mechanisms for reporting

The penalties to be applied in the event that targets are not met

The mechanisms for migrations

Implementation of the Travel Plan to an agreed timescale or timetable and its operation thereafter

Mechanisms to secure variations to the Travel Plan following monitoring and reviews

Reason:

In the interest of highway safety and management of impacts on the local and trunk road highway networks, in accordance with policy CS28 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

EXTERNAL MATERIALS

(15) No development shall take place on the superstructure until samples of the materials to be used in the construction of the external surfaces of the 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 policies CS2 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

SURFACING MATERIALS

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

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with policies CS2 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

EXTERNAL LIGHTING

(17) No external lighting shall be installed on the building or site until the details have been submitted to and approved in writing by the local planning authority. The details shall be of types that are of flat glass, full cut-off design with horizontal mountings such that there is no lightspill above the horizontal.

Reason:

To ensure that the lighting does not confuse or distract pilots in the vicinity of Plymouth City Airport, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CODE OF PRACTICE

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

Reason:

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

RENEWABLE ENERGY

(19) No work shall begin on the development hereby permitted until a report on on-site renewable production has been submitted to and been approved in writing by the local planning authority for that phase. The report shall identify

how a minimum of 15% of the carbon emissions are off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. If such requirements are to be provided by means of a biomass boiler in full or part, details shall also be provided to demonstrate that the boiler will be used, which shall include a commitment to maintain the boiler and details of how a long term fuel supply can be secured and delivered. The proposed solutions should be considered in the light of the Derriford Sustainable Energy Strategy. The approved scheme shall then be provided in accordance with the approved details prior to the occupation of the building and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To provide on site renewable energy production to off-set 15% of predicted carbon emissions comply with Policy CS20 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

FURTHER DETAILS

(20) No work shall commence on site until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: the external location and siting of the renewable energy plant and equipment to be approved under condition 19. The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE - CODE OF PRACTICE

(1) The management plan required by condition 18 shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web-pages, and shall include sections on the following:

1 - Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information.

2 - Construction traffic routes, timing of lorry movements, weight limitations on routes, initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, wheel wash facilities, access points, hours of deliveries, numbers and types of vehicles, construction traffic parking.

3 - Hours of site operation, dust suppression measures, noise limitation measures.

Statement of Reasons for Approval and Relevant Policies

The renewal of planning permission 07/00932 is acceptable because the location of the office extension at this site complies with policy in particular Area Vision AV9 and policies CS01 and CS04 of the the City of Plymouth adopted Core Strategy Development Plan Document, 2007, PPS4 and Proposal DS17 of the Derriford and Seaton Area Action Plan pre submission version. The parking level is acceptable to comply with Core Strategy policy CS28 and the design, tree retention and landscaping comply with Core Strategy policies CS02, CS34 and CS18.

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
CS32 - Designing out Crime
CS33 - Community Benefits/Planning Obligation
CS34 - Planning Application Consideration
CS22 - Pollution
CS18 - Plymouth's Green Space
CS20 - Resource Use
CS21 - Flood Risk
CS01 - Sustainable Linked Communities
CS02 - Design
CS04 - Future Employment Provision
SO11 - Delivering a sustainable environment
SO1 - Delivering Plymouth's Strategic Role
SO2 - Delivering the City Vision
SO3 - Delivering Sustainable Linked Communities
SO4 - Delivering the Quality City Targets
AV9 - Derriford/Seaton
SO6 - Delivering the Economic Strategy Targets
SO15 - Delivering Community Well-being Targets
SPD2 - Planning Obligations and Affordable Housing
SPD1 - Development Guidelines
SPD3 - Design Supplementary Planning Document
PPS4 - Economic Growth

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PLANNING APPLICATION REPORT



ITEM: 6

Application Number: I1/00101/FUL

Applicant: Mr Jock Easton

Description of Application: Erection of four-storey, 72 unit accommodation block for the rehabilitation of injured services personnel plus ancillary classrooms, interview rooms and communal facilities including courtyard and bin store

Type of Application: Full Application

Site Address: ROYAL NAVY HMS DRAKE, SALTASH ROAD KEYHAM PLYMOUTH

Ward: Devonport

Valid Date of Application: 15/02/2011

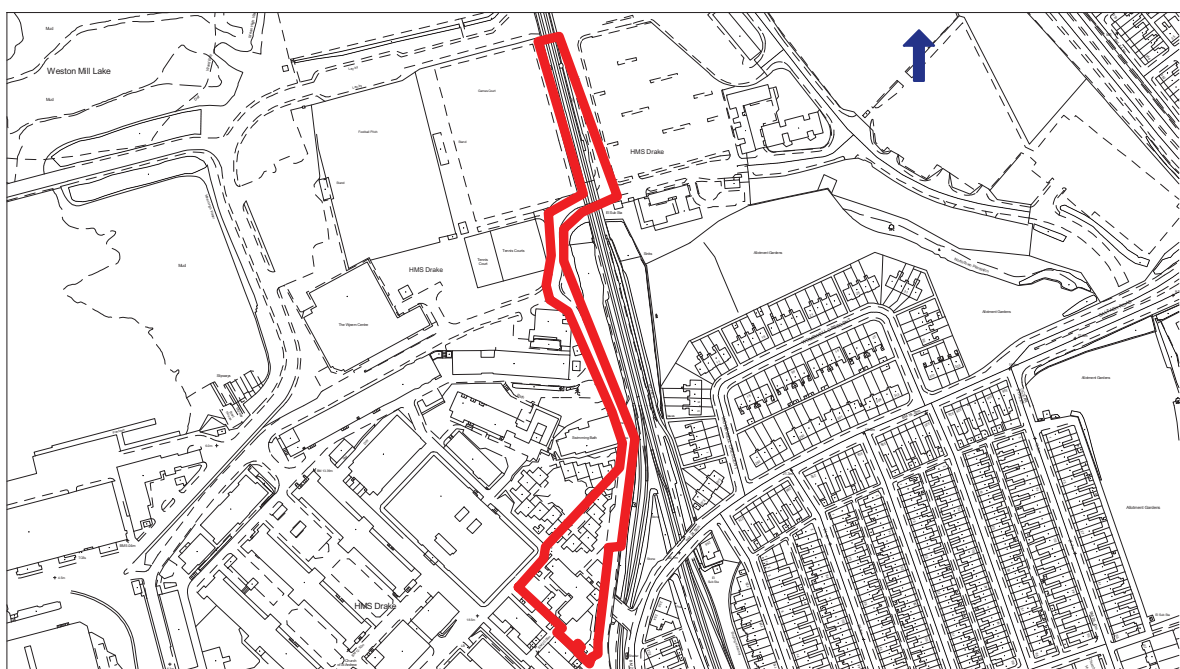
8/13 Week Date: **17/05/2011**

Decision Category: Major Application

Case Officer : Jon Fox

Recommendation: Grant Conditionally

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OFFICERS REPORT

Site Description

The site consists of an open, triangular shaped piece of land situated towards the north eastern end of the HMS Drake complex and is bounded on its eastern side by an internal access road and railway line that separates the site from Saltash Road. Within the complex the site is bounded to the south west by the Fenner building and the Frobisher building (both two storeys high), the latter being a Grade 2 listed building in Plymouth limestone. The Fenner building is constructed mainly in buff coloured brick with sandstone detailing around the windows. Much larger, four and six storey, accommodation buildings bound the site to the north west. There is mainly terraced housing lining the far side of Saltash Road, the nearest dwelling being the semi-detached house at No.264.

Proposal Description

Erection of four-storey, 72 unit accommodation block for the rehabilitation of injured services personnel plus ancillary classrooms, interview rooms and communal facilities including courtyard and bin store. The four-storey element contains the accommodation units, the majority of which face Saltash Road. Just over a third of this higher part of the building angles away from the main road, towards the Cornwell VC building, to the north west. There is a substantial, single-storey part of the building that contains the classrooms, interview rooms and communal facilities. This single-storey element is close to the listed Frobisher building and includes a roof garden. Most of the proposed car parking spaces are located on the north eastern side of the building.

Relevant Planning History

There have been numerous developments over the years at HMS Drake, the most significant of which, in terms of the current application, is 03/00969, which was an application for demolition of some existing buildings, erection of 3 new buildings and alteration/refurbishment of Ward Room, Mess and other buildings to provide new living accommodation and ancillary facilities for 1650 Naval personnel. One of the three new buildings in this development is the Cornwell VC building, which is the rear of the current proposal.

Consultation Responses

Public Protection Service

No objections subject to conditions.

Highway Authority

The Transport Officer's views are awaited.

Health and Safety Executive

The HSE views are awaited.

Network Rail

The Rail Authority's views are awaited.

Representations

None

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 turns on policies CS02 (Design), CS03 (Historic Environment) and CS34 (Planning Application Considerations) of the Core Strategy of Plymouth's Local Development Framework 2007 and the main issues are the impact on residential amenity, the nearby listed building and the character and appearance of the area.

With regard to residential amenity, the nearest off-site dwellings are on the far side of Saltash Road and despite the height of the proposed building the distances involved, and the presence of the main road, the rail line and the internal access road within the HMS Drake complex, are such that the visual impact of the building and any overlooking from it are not considered to lead to a demonstrable impact on outlook or privacy. The design of the building has the added benefit of being partly angled away from Saltash Road so that the neighbours across the road are faced with a shorter façade than might otherwise be the case. The impact on existing accommodation within the site is also not considered significant because the building footprint is angled away from the accommodation blocks to the rear and, apart from a relatively narrow gable end to the proposed building, is not considered to unreasonably reduce light, outlook or privacy for the residents within the complex. In these respects the proposals are considered to be in accordance with policy CS34 of the Core Strategy.

With regard to the listed building, the south eastern corner of the proposed building has been cut back to a limited extent and has been reduced in height by 600mm compared with the originally approved plans. It is important that the single storey element of the proposal is kept as low as possible, and in this context it is important that the soft planting proposed for the 'roof garden' is also kept low and that the finish materials are appropriate to the site. The adjacent buildings include Plymouth limestone, buff brick, Portland Stone, and sandstone, and use of some of these would be appropriate. These details could be secured by condition. In these respects the proposals are considered to be in accordance with policy CS03 of the Core Strategy.

With regard to the character and appearance of the area, the proposed building is considered to sit reasonably comfortably within the context of surrounding buildings on the site. For example, the building would be lower than the six-storey Cunningham Fraser building behind it and would be only single-storey near to the two-storey Frobisher and Fenner buildings. The proposed building also maintains a respectful distance from the perimeter of the site and would not appear intrusive in

the street scene of Saltash Road. In these respects the proposals are considered to be in accordance with policies CS02 and CS34 of the Core Strategy.

With regard to policy CS20, the prime energy source for the accommodation building has been decided as independent high efficiency modular gas boilers, which rely on the installation of Ground Source Heat Pumps, Solar Water Heating Panels and Photovoltaic Panels within the development. While it is considered beneficial, in energy terms, for the development to be linked up to the major waste to energy (WTE) scheme being planned for the North Yard, the applicant's agent has confirmed that the proposals have not been planned for such a link to be made. The rationale for limiting renewable energy production to on site measures is based on studies into the existing hot water district main and design data relating to this, which indicates that there is insufficient capacity with existing flow rates and pipe sizing to deliver the design flow rates, from the WTE scheme, required for the new building without incurring significant costs to upgrade infrastructure. In addition the overall capacity of the main boiler house is not sufficient to supply the additional heating and hot water loading and therefore a new boiler house would be required.

Section 106 Obligations

Due to the nature of the intended use of the accommodation block, the proposals do not attract a tariff or negotiated element in respect of the impact on local and strategic infrastructure.

Equalities & Diversities issues

The proposals provide valuable facilities for injured service personnel.

Conclusions

The proposed building is considered to be well designed in terms of its relationship with surrounding development both inside and outside the HMS Drake complex and is satisfactory in terms of its impact on the listed building. The proposals provide valuable accommodation and ancillary facilities for injured service personnel and subject to consultation responses being received and considered it is recommended that the Council be minded to grant conditional planning permission. Consideration of further consultation responses and any matters arising will be referred to in an addendum report to committee.

Recommendation

In respect of the application dated **15/02/2011** and the submitted drawings 910 001/PO2, 910 002/PO2, 910 003/PO2, 063 001/PO2, 063 002/PO2, 940 001/PO1, 061 001p/PO6, 061 002/PO3, 061 003/PO3, 062 001/PO5, Transport Statement, Phase I Contamination Assessment and accompanying Design and Access Statement, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 910 001/PO2, 910 002/PO2, 910 003/PO2, 063 001/PO2, 063 002/PO2, 940 001/PO1, 061 001p/PO6, 061 002/PO3, 061 003/PO3, 062 001/PO5.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

EXTERNAL MATERIALS

(3) 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.

PROVISION OF PARKING AREA

(4) Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before any of the units of accommodation in the permitted hereby permitted are 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.

RENEWABLE ENERGY

(5) The Ground Source Heat Pumps (GSHP), Solar Water Heating Panels and Photovoltaic Panels referred to in the Core Strategy CS20 Statement, and shown on the plans submitted with the application, shall be installed and made operational before any of the units of accommodation hereby permitted are first used and thereafter maintained.

Reason:

In order to promote and utilise natural resources in accordance with policy CS20 of the Core Strategy of Plymouth's Local Development Framework April 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 residential amenity and nearby listed building and effect on character and appearance of 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:

- CS28 - Local Transport Consideration
- CS34 - Planning Application Consideration
- CS20 - Resource Use
- CS03 - Historic Environment
- CS02 - Design
- SPD3 - Design Supplementary Planning Document

PLANNING COMMITTEE

Decisions issued for the following period: 27 February 2011 to 27 March 2011

Note - This list includes:

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

Item No 1

Application Number: 08/01989/FUL **Applicant:** Tesco Stores Limited

Application Type: Full Application

Description of Development: Demolition of existing district centre and erection of class A1 retail store, A1, A2, A3 units, 745 car parking spaces, bus waiting area, improvements to the junction of Crownhill Road, Transit Way and ancillary works.

Site Address TESCO TRANSIT WAY HONICKNOWLE PLYMOUTH

Case Officer: Mark Evans

Decision Date: 25/03/2011

Decision: Grant Subject to S106 Obligation - Full

Item No 2

Application Number: 09/00006/FUL **Applicant:** Mr John Williams

Application Type: Full Application

Description of Development: Formation of vehicle hardstanding in front garden, including retaining walls and hand rails

Site Address 33 BODMIN ROAD WHITLEIGH PLYMOUTH

Case Officer: Simon Osborne

Decision Date: 11/03/2011

Decision: Grant Conditionally

Item No **3**

Application Number: 09/01538/FUL **Applicant:** Midas Homes Ltd
Application Type: Full Application
Description of Development: Change of use and conversion of a communal service areas on ground, first and second floor levels of building D1 to 3 additional flats
Site Address AREA D1, GEORGE PLACE MILLBAY PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 04/03/2011
Decision: Grant Subject to S106 Obligation - Full

Item No **4**

Application Number: 10/00135/FUL **Applicant:** LV = Asset Management Ltd
Application Type: Full Application
Description of Development: Demolition of buildings and redevelopment of site to include 16/21/23 storey building for a mixed use development comprising arts and culture centre, retail, food and drink uses, financial and professional services, (Use Classes D1, A1, A2, A3, A4 and A5), 608 student rooms, highways improvements including new pedestrian link between New George Street and Cornwall Street and associated landscaping and cycle parking
Site Address 66 TO 68 NEW GEORGE STREET PLYMOUTH
Case Officer: Mark Evans
Decision Date: 03/03/2011
Decision: Refuse

Item No **5**

Application Number: 10/00571/FUL **Applicant:** Mr Daniel Small
Application Type: Full Application
Description of Development: Use of land for a single-pitch gypsy site, consisting of one mobile home, one day room and one touring caravan, and parking
Site Address PARK VIEW, LINKETTY LANE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 11/03/2011
Decision: Refuse

Item No **6**

Application Number: 10/00640/FUL **Applicant:** Princess Yachts International PL
Application Type: Full Application
Description of Development: Development of a new production facility, office building, test facility and associated external works
Site Address HM NAVAL BASE, SOUTH YARD DEVONPORT
 PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 15/03/2011
Decision: Grant Subject to S106 Obligation - Full

Item No **7**

Application Number: 10/00955/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: Adam Williams
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No **8**

Application Number: 10/01152/FUL **Applicant:** Amber New Homes
Application Type: Full Application
Description of Development: Change of use and conversion from sheltered housing to 8 No 1-bedroomed flats
Site Address 20 MOORLAND ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 28/02/2011
Decision: Application Withdrawn

Item No 9

Application Number: 10/01548/FUL **Applicant:** Mr Anthony Thomas
Application Type: Full Application
Description of Development: Change of use and conversion of residential institution to form two houses in multiple occupation, one containing seventeen bedrooms and one containing ten bedrooms, for use as student accomodation
Site Address 293 to 295 TAVISTOCK ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 01/03/2011
Decision: Grant Conditionally

Item No 10

Application Number: 10/01556/FUL **Applicant:** South West Water Ltd
Application Type: Full Application
Description of Development: Installation of underground combined sewer overflow (CSO) with screen and control cabinet with the construction of a new access road from Venn Lane
Site Address OUTLAND ROAD PEVERELL PLYMOUTH
Case Officer: Adam Williams
Decision Date: 09/03/2011
Decision: Application Withdrawn

Item No 11

Application Number: 10/01677/FUL **Applicant:** Drake's View Ltd
Application Type: Full Application
Description of Development: Conversion of 2nd and 3rd floors from office space to 40 units of student accomodation together with modifications to entrances
Site Address TAMAR HOUSE, ST ANDREWS CROSS PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 02/03/2011
Decision: Grant Subject to S106 Obligation - Full

Item No 12

Application Number: 10/01812/LBC **Applicant:** Crescent Specialist Dental Centre
Application Type: Listed Building
Description of Development: Installation of 3 air conditioning units to rear basement, with associated duct work and installation of 3 internal air conditioning units
Site Address 2 THE CRESCENT PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 13

Application Number: 10/01849/FUL **Applicant:** Mr Gareth Jennings
Application Type: Full Application
Description of Development: Single-storey extension/porch to north elevation (existing structures to be removed)
Site Address SEA SPRAY, HEXTON HILL ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 22/03/2011
Decision: Grant Conditionally

Item No 14

Application Number: 10/01857/LBC **Applicant:** Devington Homes
Application Type: Listed Building
Description of Development: Construction of one additional apartment and reduced sized restaurant (amendment to LBC 07/01867)
Site Address THE JARVIS GRAND HOTEL, 24 ELLIOT STREET PLYMOUTH
Case Officer: Mark Evans
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 15

Application Number: 10/01875/FUL **Applicant:** Interserve
Application Type: Full Application
Description of Development: Installation of a wind turbine (18.4 metre high to hub level) sited northeast of 'Maurice House' to 'Glenside'
Site Address WHITLEIGH CAMPUS, TAMERTON FOLIOT ROAD
PLYMOUTH
Case Officer: Janine Warne
Decision Date: 15/03/2011
Decision: Refuse

Item No 16

Application Number: 10/01889/FUL **Applicant:** Mrs J Shephard
Application Type: Full Application
Description of Development: Porch to front, replacement driveway and boundary wall
Site Address 10 ST GABRIELS AVENUE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 17/03/2011
Decision: Grant Conditionally

Item No 17

Application Number: 10/01953/FUL **Applicant:** Mrs Christine Morgan
Application Type: Full Application
Description of Development: Timber boundary fence
Site Address 2 LLANTILLIO DRIVE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 02/03/2011
Decision: Grant Conditionally

Item No 18

Application Number: 10/01986/FUL **Applicant:** Mr Chris Hall
Application Type: Full Application
Description of Development: Single-storey rear extension
Site Address 84 STADDON LANE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 19

Application Number: 10/02008/FUL **Applicant:** B Meaza
Application Type: Full Application
Description of Development: First-floor rear extension
Site Address 4 CAVENDISH ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 22/03/2011
Decision: Refuse

Item No 20

Application Number: 10/02040/FUL **Applicant:** Civil Aviation Authority Pension
Application Type: Full Application
Description of Development: Amalgamation of 2 retail units into one and first floor extension
Site Address 67-69A NEW GEORGE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 21

Application Number: 10/02059/FUL **Applicant:** Mr Peter Leskin
Application Type: Full Application
Description of Development: Demolish garages and erect dwelling with parking provision and formation of parking area for existing flats (renewal of permission 07/01821/FUL)
Site Address THE HOLLIES, THORN PARK PLYMOUTH
Case Officer: Janine Warne
Decision Date: 07/03/2011
Decision: Grant Conditionally

Item No 22

Application Number: 10/02072/FUL **Applicant:** Mr and Mrs Barker
Application Type: Full Application
Description of Development: Change of use from guest house to house in multiple occupancy with cycle storage to rear
Site Address 108 NORTH ROAD EAST PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 23

Application Number: 10/02073/FUL **Applicant:** Plymouth Libraries
Application Type: Full Application
Description of Development: Continue temporary use as public library (Use Class D1(f))
Site Address 95 TO 99 RIDGEWAY PLYMOUTH
Case Officer: Jon Fox
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 24

Application Number: 10/02074/ADV **Applicant:** Plymouth Libraries
Application Type: Advertisement
Description of Development: Non-illuminated fascia sign
Site Address 95 to 99 RIDGEWAY PLYMOUTH
Case Officer: Jon Fox
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 25

Application Number: 10/02081/FUL **Applicant:** Citimark Partnership Ltd
Application Type: Full Application
Description of Development: Change of use of first, second, third and fourth floors of building from office use (Class B1) to 75 units of student accommodation, associated car parking (9 spaces), cycle storage and erection of two new exhaust systems on rear elevation of building rooted to roof level in association with ground floor restaurant uses
Site Address ROYAL INSURANCE BUILDING ST ANDREWS CROSS PLYMOUTH
Case Officer: Robert Heard
Decision Date: 11/03/2011
Decision: Grant Subject to S106 Obligation - Full

Item No 26

Application Number: 10/02083/FUL **Applicant:** Ministry of Defence
Application Type: Full Application
Description of Development: Retention of temporary building containing 12 bedrooms
Site Address DEVONPORT DOCKYARD, SALTASH ROAD KEYHAM PLYMOUTH
Case Officer: Adam Williams
Decision Date: 01/03/2011
Decision: Grant Conditionally

Item No 27

Application Number: 10/02086/FUL **Applicant:** Sound Cruising Ltd
Application Type: Full Application
Description of Development: Retention of temporary kiosk for two years
Site Address KIOSK, MADEIRA ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 04/03/2011
Decision: Grant Conditionally

Item No 28

Application Number: 10/02087/LBC **Applicant:** Positive Purchasing
Application Type: Listed Building
Description of Development: Internal alterations to provide office and storage/recording facilities, kitchenette and additional toilet facilities
Site Address MILLS BAKERY, 4A ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 02/03/2011
Decision: Grant Conditionally

Item No 29

Application Number: 10/02090/FUL **Applicant:** Sarsen Housing Association
Application Type: Full Application
Description of Development: Provision of outside childrens play area and installation of railings along site boundary
Site Address 25 ALBERT ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 14/03/2011
Decision: Grant Conditionally

Item No 30

Application Number: 10/02092/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: Adam Williams
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 31

Application Number: 10/02094/FUL **Applicant:** Urban Splash
Application Type: Full Application
Description of Development: New publicly accessible contemporary staircase linking quayside level of Royal William Yard to the higher ground levels of Western King. Staircase will provide access for local residents, and will extend the existing coastal path, as well as providing an attractive sculptural feature. The existing listed retaining boundary wall will be 'punctured' by an opening at high level to create a doorway at the top of the staircase. The boundary wall will also have minor works completed at varying levels to insert structural connections to support the staircase and excavation of ground level at Western King
Site Address ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 09/03/2011
Decision: Grant Conditionally

Item No 32

Application Number: 10/02095/LBC **Applicant:** Urban Splash

Application Type: Listed Building

Description of Development: New publicly accessible contemporary staircase linking quayside level of Royal William Yard to the higher ground levels of Western King. Staircase will provide access for local residents, and will extend the existing coastal path, as well as providing an attractive sculptural feature. The existing listed retaining boundary wall will be 'punctured' by an opening at high level to create a doorway at the top of the staircase. The boundary wall will also have minor works completed at varying levels to insert structural connections to support the staircase.

Site Address ROYAL WILLIAM YARD PLYMOUTH

Case Officer: Robert McMillan

Decision Date: 09/03/2011

Decision: Grant Conditionally

Item No 33

Application Number: 10/02096/PR **Applicant:** Mr and Mrs Murray

Application Type: LDC Proposed Develop

Description of Development: Hip to gable extensions on original dwelling and previously extended part of dwelling and two rear dormers

Site Address 22 ST JOHNS DRIVE PLYMOUTH

Case Officer: Simon Osborne

Decision Date: 03/03/2011

Decision: Issue Certificate - Lawful Use

Item No 34

Application Number: 10/02097/FUL **Applicant:** Mr Steve Shalliker

Application Type: Full Application

Description of Development: Develop part of garden by removal of private motor garage and erection of bungalow; and single-storey extension to side of existing dwellinghouse (to provide private motor garage and garden room) with removal of greenhouse

Site Address 64 SHERFORD ROAD PLYMOUTH

Case Officer: Stuart Anderson

Decision Date: 03/03/2011

Decision: Refuse

Item No 35

Application Number: 10/02112/FUL **Applicant:** Chevron Ltd
Application Type: Full Application
Description of Development: Erection of two bioethanol storage tanks
Site Address CHEVRON LTD, OAKFIELD TERRACE ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 36

Application Number: 10/02113/PR **Applicant:** Consol Suncentre (Franchise) Lt
Application Type: LDC Proposed Develop
Description of Development: Creation of internal division partition consisting of sliding screen and new staircase from ground floor to basement in retail premises; area to rear of sliding screen to be ancillary office or storage to retail or left empty as void
Site Address 60 MUTLEY PLAIN PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 03/03/2011
Decision: Issue Certificate - Lawful Use

Item No 37

Application Number: 10/02116/FUL **Applicant:** Mr Peter Gould
Application Type: Full Application
Description of Development: Loft conversion and construction of hipped roof dormer to the side
Site Address 47A COLLEGE ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 38

Application Number: 10/02118/FUL **Applicant:** The Architects Design Group
Application Type: Full Application
Description of Development: Infill extension under existing undercroft and new entrance extension
Site Address METHODIST CENTRAL HALL, EASTLAKE STREET
PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 10/03/2011
Decision: Grant Conditionally

Item No 39

Application Number: 10/02119/CA **Applicant:** Mr P Leskin
Application Type: Conservation Area
Description of Development: Demolition of garages prior to re-development of site (renewal of 07/01820/CAC)
Site Address THE HOLLIES, THORN PARK MANNAMEAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 07/03/2011
Decision: Grant Conditionally

Item No 40

Application Number: 10/02121/FUL **Applicant:** Mr A Ley
Application Type: Full Application
Description of Development: Demolition of outbuildings and construction of attached garage and utility room to the side
Site Address 51 ROBERTS ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 04/03/2011
Decision: Grant Conditionally

Item No 41

Application Number: 10/02122/FUL **Applicant:** Mr & Mrs A Trim
Application Type: Full Application
Description of Development: Develop part of rear garden by erection of detached 2 bed dormer bungalow (demolition of existing private motor garage)
Site Address 1 ELFORD CRESCENT PLYMOUTH
Case Officer: Robert Heard
Decision Date: 11/03/2011
Decision: Refuse

Item No 42

Application Number: 10/02124/FUL **Applicant:** Mr Ben Squire
Application Type: Full Application
Description of Development: Change of use of commercial wharf boat store (unit 2) to restaurant/café/hot food takeaway (A3 & A5). Construction of new glazed entrance doors, internal mezzanine level and associated works (unit 2); Erection of awnings to units 2,3, and 4. Change of use of external quayside area (units 2,3 and 4) to commercial A3/A5 seating area
Site Address 2-4 COMMERCIAL WHARF PLYMOUTH
Case Officer: Mark Evans
Decision Date: 15/03/2011
Decision: Grant Conditionally

Item No 43

Application Number: 10/02126/ADV **Applicant:** Mr Ben Squire
Application Type: Advertisement
Description of Development: Display of advertisements on three awnings
Site Address 2-4 COMMERCIAL WHARF PLYMOUTH
Case Officer: Mark Evans
Decision Date: 15/03/2011
Decision: Grant Conditionally

Item No 44

Application Number: 10/02127/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: External alterations in association with internal works to Dell Children's Centre and Playtots Nursery, demolition of school kitchen to create new play areas, canopy over Playtots entrance, and erection of boundary fencing
Site Address DELL CHILDREN'S CENTRE AND PLAYTOTS NURSERY
HIGH VIEW PRIMARY SCHOOL, BLANDFORD ROAD
EFFORD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 10/03/2011
Decision: Grant Conditionally

Item No 45

Application Number: 10/02129/ADV **Applicant:** Town and City Pub Co Ltd
Application Type: Advertisement
Description of Development: 3 internally illuminated hanging fascia signs, 1 wall-mounted sign and 2 internally illuminated standing signs
Site Address 19 PRINCESS STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 28/02/2011
Decision: Grant Conditionally

Item No 46

Application Number: 10/02130/FUL **Applicant:** Mrs N Cottenham
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of first-floor flat to hairdressers salon (use class A1)
Site Address 82A HYDE PARK ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 10/03/2011
Decision: Grant Conditionally

Item No 47

Application Number: 10/02131/FUL **Applicant:** English Cities Fund
Application Type: Full Application
Description of Development: Residential redevelopment to build 48 new dwellings on the site consisting: 14 houses (3 x 3 bed and 11 x 4 bed) and 34 flats (18 x 2 bed and 16 x 1 bed), commercial floor space (approximately 370 sqm, use class A1, A2, A3 and/or B1a) and associated parking and landscaping
Site Address PLOT G, LAND AT MILLBAY ROAD PLYMOUTH
Case Officer: Mark Evans
Decision Date: 22/03/2011
Decision: Grant Subject to S106 Obligation - Full

Item No 48

Application Number: 10/02133/TPO **Applicant:** Mr R White
Application Type: Tree Preservation
Description of Development: Ash - reduce by 6m
Yew - fell
Yew - reduce by 10%
Site Address PLAYING FIELDS TO REAR OF 6 HAWKINS CLOSE
DERRIFORD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 22/03/2011
Decision: Grant Conditionally

Item No 49

Application Number: 10/02137/LBC **Applicant:** Town and City Pub Co Ltd
Application Type: Listed Building
Description of Development: 3 internally illuminated hanging fascia signs, 1 wall-mounted sign and 2 internally illuminated standing signs
Site Address 19 PRINCESS STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 28/02/2011
Decision: Grant Conditionally

Item No 50

Application Number: 10/02138/FUL **Applicant:** Mr J Woodley
Application Type: Full Application
Description of Development: Change of use and conversion of dwellinghouse to a house in multiple occupation (nine bedrooms) for use as student accommodation
Site Address 20 PEVERELL PARK ROAD PLYMOUTH
Case Officer: Chris Watson
Decision Date: 24/03/2011
Decision: Refuse

Item No 51

Application Number: 10/02145/FUL **Applicant:** Down House Nursing Home
Application Type: Full Application
Description of Development: Variation to condition 11 - obscure glass and limited opening - of planning permission 09/01645 for extension to nursing home including the addition of a first floor above the single storey wings with an increase in bedrooms from 43-66
Site Address 277 TAVISTOCK ROAD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 52

Application Number: 10/02148/FUL **Applicant:** Devon and Cornwall Police Auth
Application Type: Full Application
Description of Development: Extension of existing fencing to enclose external car park, including additional mesh screens to underground car park
Site Address CROWNHILL POLICE HEADQUARTERS, BUDSHEAD WAY CROWNHILL PLYMOUTH
Case Officer: Adam Williams
Decision Date: 04/03/2011
Decision: Grant Conditionally

Item No 53

Application Number: 11/00001/FUL **Applicant:** Mr Mike Lancaster
Application Type: Full Application
Description of Development: Single-storey rear extension and formation of hardstand
Site Address 161 CROWNHILL ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/03/2011
Decision: Grant Conditionally

Item No 54

Application Number: 11/00002/FUL **Applicant:** Mr/s Dixon
Application Type: Full Application
Description of Development: Front hardstanding
Site Address 80 HAREWOOD CRESCENT PLYMOUTH
Case Officer: Adam Williams
Decision Date: 01/03/2011
Decision: Grant Conditionally

Item No 55

Application Number: 11/00015/FUL **Applicant:** Mr and Mrs M Clifton
Application Type: Full Application
Description of Development: Erection of two-storey detached dwelling (fronting onto Underlane)
Site Address 8 BURROW HILL PLYMOUTH
Case Officer: Jon Fox
Decision Date: 01/03/2011
Decision: Grant Conditionally

Item No 56

Application Number: 11/00017/FUL **Applicant:** Mr G Secker
Application Type: Full Application
Description of Development: Formation of hardstanding and access onto Boringdon Hill
Site Address 1 BLANCHARD PLACE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 22/03/2011
Decision: Refuse

Item No 57

Application Number: 11/00022/FUL **Applicant:** Mr D Burgess
Application Type: Full Application
Description of Development: Conversion of dwellinghouse into 2 self-contained flats, with rear extension and creation of hardstanding to rear
Site Address 643 WOLSELEY ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 04/03/2011
Decision: Grant Conditionally

Item No 58

Application Number: 11/00027/FUL **Applicant:** Select Developments Ltd
Application Type: Full Application
Description of Development: Erection of dwellinghouse attached to side of existing building with associated parking provision
Site Address 75 GLENFIELD ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 16/03/2011
Decision: Grant Conditionally

Item No 59

Application Number: 11/00030/FUL **Applicant:** Mr Mark Jones
Application Type: Full Application
Description of Development: Single-storey rear and side extension
Site Address 20 COMBLEY DRIVE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 60

Application Number: 11/00031/FUL **Applicant:** Mr A Nicholls
Application Type: Full Application
Description of Development: Part two storey, part single storey rear extension and rear decking (existing utility room to be removed)
Site Address 10 WREN GARDENS PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 61

Application Number: 11/00034/TPO **Applicant:** Stamford Court Management Co
Application Type: Tree Preservation
Description of Development: T3 and T4 trees - Crown thin by 25% and crown lift to 20 ft above ground level
T1 tree - Reduce to previous pruning points and crown raise
T2 tree - reduce to cavity in upper crown
Site Address ST ANNES HOUSE, JENNYCLIFF LANE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 09/03/2011
Decision: Grant Conditionally

Item No 62

Application Number: 11/00036/FUL **Applicant:** Mr Alan Summerfield
Application Type: Full Application
Description of Development: Extension to lower ground floor and levelling of rear garden
Site Address 298 RINGMORE WAY PLYMOUTH
Case Officer: Mark Utting
Decision Date: 22/03/2011
Decision: Grant Conditionally

Item No 63

Application Number: 11/00037/ADV **Applicant:** Vospers Nissan
Application Type: Advertisement
Description of Development: 2 internally illuminated fascia signs, 1 totem sign and 3 flag poles
Site Address MARSH MILLS PARK, LONGBRIDGE ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 08/03/2011
Decision: Grant Conditionally

Item No 64

Application Number: 11/00038/FUL **Applicant:** Mr J Chapman
Application Type: Full Application
Description of Development: Part two-storey, part first-floor side extension
Site Address 22 BEDFORD ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 65

Application Number: 11/00040/ADV **Applicant:** Home Retail Group
Application Type: Advertisement
Description of Development: Three internally illuminated fascia signs and two non-illuminated information signs
Site Address 94 ROYAL PARADE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 04/03/2011
Decision: Grant Conditionally

Item No 66

Application Number: 11/00041/FUL **Applicant:** Pennycross Primary School
Application Type: Full Application
Description of Development: Replacement perimeter fence
Site Address PENNYCROSS PRIMARY SCHOOL, ARDEN GROVE
PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 09/03/2011
Decision: Grant Conditionally

Item No 67

Application Number: 11/00043/FUL **Applicant:** Miss Emma Collison
Application Type: Full Application
Description of Development: Change of use from shop (A1) to gym (D2) and alterations to
shop front
Site Address 703 WOLSELEY ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 16/03/2011
Decision: Grant Conditionally

Item No 68

Application Number: 11/00044/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 GRASS VERGE, SYLVAN COURT PLYMOUTH
Case Officer: Adam Williams
Decision Date: 04/03/2011
Decision: Grant Conditionally

Item No 69

Application Number: 11/00045/FUL **Applicant:** Mr P Kent
Application Type: Full Application
Description of Development: Change of use from office to residential, external alterations to building and creation of fenced private amenity space to the side and 1 parking space
Site Address 53 INCHKEITH ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 10/03/2011
Decision: Grant Conditionally

Item No 70

Application Number: 11/00046/FUL **Applicant:** Mr and Mrs B Lane
Application Type: Full Application
Description of Development: Erection of detached dwellinghouse with parking area, setting back of boundary wall along Church Road, and provision of 1.65 metre wide footpath along site frontage
Site Address 111 CHURCH ROAD PLYMSTOCK PLYMOUTH
Case Officer: Jon Fox
Decision Date: 11/03/2011
Decision: Grant Conditionally

Item No 71

Application Number: 11/00048/FUL **Applicant:** Rank Group Gaming
Application Type: Full Application
Description of Development: Addition of a customer balcony to the south elevation at first-floor level
Site Address GROSVENOR CASINO 15 DERRYS CROSS PLYMOUTH
Case Officer: Adam Williams
Decision Date: 04/03/2011
Decision: Grant Conditionally

Item No 72

Application Number: 11/00049/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Replacement of modular building
Site Address KNOWLE PRIMARY SCHOOL, RINGMORE WAY
PLYMOUTH
Case Officer: Mark Utting
Decision Date: 18/03/2011
Decision: Grant Conditionally

Item No 73

Application Number: 11/00052/LBC **Applicant:** Mr and Mrs I Wotton
Application Type: Listed Building
Description of Development: Alterations to roof and window materials on front elevation (remove existing manufactured slates and UPVC windows and replace with natural slate and timber sash windows) replace existing front dormer and rooflight with new dormer, apply stucco render to front elevation
Site Address 14 CAROLINE PLACE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 14/03/2011
Decision: Grant Conditionally

Item No 74

Application Number: 11/00057/FUL **Applicant:** Mrs J Roy
Application Type: Full Application
Description of Development: Change of use from a house to a 7 bed house in multiple occupation
Site Address 61 WOLSDON STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 17/03/2011
Decision: Grant Conditionally

Item No 75

Application Number: 11/00058/FUL **Applicant:** Mr/s R Cooper
Application Type: Full Application
Description of Development: First-floor side extension above existing garage and two-storey rear extension behind garage
Site Address 37 WIDEWELL ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 11/03/2011
Decision: Grant Conditionally

Item No 76

Application Number: 11/00059/PR **Applicant:** Mr & Mrs R Cooper
Application Type: LDC Proposed Develop
Description of Development: Single-storey rear extension
Site Address 37 WIDEWELL ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 10/03/2011
Decision: Issue Certificate - Lawful Use

Item No 77

Application Number: 11/00062/FUL **Applicant:** Mr Justin Bryce
Application Type: Full Application
Description of Development: Part single-storey, part two-storey rear extension (existing outbuildings to be removed)
Site Address 8 IVYDALE ROAD MUTLEY PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 11/03/2011
Decision: Grant Conditionally

Item No 78

Application Number: 11/00063/FUL **Applicant:** Mr & Mrs Terry and Jane Hembr
Application Type: Full Application
Description of Development: Part two-storey, part first-floor, extension and alterations to existing dwellinghouse including front porch roof (application for new planning permission to replace 07/002410/FUL in order to extend time limit for implementation)
Site Address 2 DEVONIA CLOSE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 79

Application Number: 11/00064/EXU **Applicant:** Mr Anthony Dorrian
Application Type: LDC Existing Use
Description of Development: Lawful development certificate for the existing use of property for 5 flats
Site Address 49 HADDINGTON ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 14/03/2011
Decision: Issue Certificate - Lawful Use

Item No 80

Application Number: 11/00068/FUL **Applicant:** Mr Paul Borrill
Application Type: Full Application
Description of Development: Part two-storey, part single-storey rear extension
Site Address 17 SHORTWOOD CRESCENT PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 81

Application Number: 11/00069/ADV **Applicant:** PSW Ltd
Application Type: Advertisement
Description of Development: Internally illuminated internal hanging sign
Site Address 4 NEW GEORGE STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/03/2011
Decision: Grant Conditionally

Item No 82

Application Number: 11/00071/FUL **Applicant:** Mr Mike Cobb
Application Type: Full Application
Description of Development: Change of use, conversion and alterations, from motorcycle repair workshop to dwellinghouse
Site Address 7 ALTON PLACE PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 18/03/2011
Decision: Grant Conditionally

Item No 83

Application Number: 11/00072/FUL **Applicant:** Mr David Liddiard
Application Type: Full Application
Description of Development: Conversion and alterations to vacant units to form 2 self contained flats
Site Address LAND ADJACENT 80 BILLACOMBE ROAD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 18/03/2011
Decision: Grant Conditionally

Item No 84

Application Number: 11/00083/FUL **Applicant:** Mr Phil Luckraft
Application Type: Full Application
Description of Development: Single storey rear and side extension incorporating replacement private motor garage
Site Address 4 OAKAPPLE CLOSE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 17/03/2011
Decision: Grant Conditionally

Item No 85

Application Number: 11/00084/FUL **Applicant:** Legal and General Leisure Fund
Application Type: Full Application
Description of Development: External alterations, in association with internal subdivision to create two class A3 units
Site Address 16 BARBICAN APPROACH PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 86

Application Number: 11/00086/FUL **Applicant:** Mr & Mrs W Mason
Application Type: Full Application
Description of Development: Two-storey side extension, single-storey rear extension, loft conversion, construction of detached garage to rear, installation of fencing along side boundary
Site Address 4 ERNESETTLE CRESCENT PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 17/03/2011
Decision: Grant Conditionally

Item No 87

Application Number: 11/00087/FUL **Applicant:** Mr Mark Leach
Application Type: Full Application
Description of Development: Retention of enlarged front and rear dormers
Site Address 46 TITHE ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 09/03/2011
Decision: Grant Conditionally

Item No 88

Application Number: 11/00088/ADV **Applicant:** Wolseley UK
Application Type: Advertisement
Description of Development: Two non-illuminated fascia signs, with repositioning of two existing signs
Site Address PLYMOUTH TRADE PARK, UNIT 1-4 MACADAM ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 89

Application Number: 11/00089/FUL **Applicant:** Mr Alex Cooper
Application Type: Full Application
Description of Development: Rear conservatory
Site Address KROW DRAH 36 MOUNT TAMAR CLOSE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 18/03/2011
Decision: Grant Conditionally

Item No 90

Application Number: 11/00090/PR **Applicant:** Mrs Sally Tayler
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension (existing conservatory to be removed)
Site Address 67 HOWARD ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 03/03/2011
Decision: Refuse to Issue Cert - (Ex)

Item No 91

Application Number: 11/00097/FUL **Applicant:** Mr M Turner
Application Type: Full Application
Description of Development: Replacement front porch
Site Address 86 UXBRIDGE DRIVE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 10/03/2011
Decision: Grant Conditionally

Item No 92

Application Number: 11/00099/FUL **Applicant:** Mr Paul Brereton
Application Type: Full Application
Description of Development: First-floor rear extension
Site Address 16 WELLINGTON STREET GREENBANK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 10/03/2011
Decision: Grant Conditionally

Item No 93

Application Number: 11/00100/FUL **Applicant:** Mrs G Soper
Application Type: Full Application
Description of Development: First floor rear extension and single-storey side extension/porch
Site Address 17 HEMERDON HEIGHTS PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 23/03/2011
Decision: Grant Conditionally

Item No 94

Application Number: 11/00102/FUL **Applicant:** Patchamie Chemists
Application Type: Full Application
Description of Development: New shopfront including roller shutter, and installation of two air conditioning units on rear elevation
Site Address 61A EBRINGTON STREET PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 14/03/2011
Decision: Grant Conditionally

Item No 95

Application Number: 11/00103/ADV **Applicant:** Patchamie Chemists
Application Type: Advertisement
Description of Development: Internally illuminated fascia sign and 2 internally illuminated wall signs
Site Address 61A EBRINGTON STREET PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 14/03/2011
Decision: Grant Conditionally

Item No 96

Application Number: 11/00105/PR **Applicant:** Mr/s M Roediger
Application Type: LDC Proposed Develop
Description of Development: Formation of rooms in roofspace including rear dormer
Site Address 26 KINGSWOOD PARK AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 21/03/2011
Decision: Issue Certificate - Lawful Use

Item No 97

Application Number: 11/00109/FUL **Applicant:** Mr Alan Ivey
Application Type: Full Application
Description of Development: Erection of detached annexe accommodation, with double private motor garage beneath
Site Address 33 DUNCLAIR PARK PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 11/03/2011
Decision: Refuse

Item No 98

Application Number: 11/00111/FUL **Applicant:** Mrs H Yung
Application Type: Full Application
Description of Development: Retention of use of premises as two flats including two storey rear extension to provide additional space
Site Address 40 BREAN DOWN ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 22/03/2011
Decision: Refuse

Item No 99

Application Number: 11/00112/FUL **Applicant:** Mr Richardson
Application Type: Full Application
Description of Development: Single-storey rear extension (existing kitchen to be removed)
Site Address 48 THORNHILL ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 07/03/2011
Decision: Grant Conditionally

Item No 100

Application Number: 11/00113/FUL **Applicant:** Mr Mark Conday
Application Type: Full Application
Description of Development: Two-storey rear extension (single-storey tenement to be removed) to No 4 and provision of pitched roof on two-storey tenement at No 6
Site Address 4 & 6 NETTLEHAYES PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 101

Application Number: 11/00114/FUL **Applicant:** Mr and Mrs Taberner
Application Type: Full Application
Description of Development: Conversion of games room into ancillary accommodation
Site Address 207 LINKETTY LANE EAST PLYMOUTH
Case Officer: Mark Utting
Decision Date: 22/03/2011
Decision: Grant Conditionally

Item No 102

Application Number: 11/00118/FUL **Applicant:** Mr Shaun Pope
Application Type: Full Application
Description of Development: First-floor front extension
Site Address 36 HOLLOWAY GARDENS PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 23/03/2011
Decision: Refuse

Item No 103

Application Number: 11/00120/FUL **Applicant:** Ms Isy Grigg
Application Type: Full Application
Description of Development: Installation of raised timber decking in rear garden
Site Address 6 SHEARWOOD CLOSE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 11/03/2011
Decision: Grant Conditionally

Item No 104

Application Number: 11/00125/FUL **Applicant:**
Application Type: Full Application
Description of Development: Renewal of permission for installation of two-storey temporary classroom on north east corner of campus
Site Address CITY COLLEGE PLYMOUTH, KINGS ROAD DEVONPORT PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 105

Application Number: 11/00126/ADV **Applicant:** Blacks Leisure Group
Application Type: Advertisement
Description of Development: 1 internally illuminated fascia sign (Approved)
1 internally illuminated projecting sign (Refused)
Site Address 71 NEW GEORGE STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 02/03/2011
Decision: Advertisement Split Decision

Item No 106

Application Number: 11/00127/FUL **Applicant:**
Application Type: Full Application
Description of Development: Renewal of permission for installation of two-storey temporary classroom on south side of campus (between the Hospitality and Construction building)
Site Address CITY COLLEGE, KINGS ROAD DEVONPORT PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 107

Application Number: 11/00128/FUL **Applicant:** City College Plymouth
Application Type: Full Application
Description of Development: Retention of temporary classroom
Site Address TRAINING CENTRE, HARBOUR AVENUE CAMELS HEAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 108

Application Number: 11/00131/FUL **Applicant:** Mr Peter Atwill
Application Type: Full Application
Description of Development: Single storey side and rear extension incorporating a private motor garage
Site Address 39 SEYMOUR PARK PLYMOUTH
Case Officer: Mark Utting
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 109

Application Number: 11/00133/TPO **Applicant:** Mrs Cath Griffin
Application Type: Tree Preservation
Description of Development: Holm oak - raise crown 2-3m above existing level
Site Address 16 ASHFORD CRESCENT PLYMOUTH
Case Officer: Jane Turner
Decision Date: 21/03/2011
Decision: Grant Conditionally

Item No 110

Application Number: 11/00135/FUL **Applicant:** Mr Robert Taylor
Application Type: Full Application
Description of Development: Extension to private motor garage
Site Address 19 WIDEWELL ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/03/2011
Decision: Grant Conditionally

Item No 111

Application Number: 11/00136/ADV **Applicant:** Renault Vospers
Application Type: Advertisement
Description of Development: 2 internally illuminated fascia signs and 1 internally illuminated welcome sign
Site Address MARSH MILLS PARK, LONGBRIDGE ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 112

Application Number: 11/00138/FUL **Applicant:** Mr Marriott
Application Type: Full Application
Description of Development: Construction of single garage to side of existing property including an extension to existing driveway
Site Address 10 TOR CLOSE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/03/2011
Decision: Grant Conditionally

Item No 113

Application Number: 11/00144/FUL **Applicant:** Mr M Malone
Application Type: Full Application
Description of Development: Side conservatory
Site Address 63 DARK STREET LANE PLYMPTON PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 03/03/2011
Decision: Grant Conditionally

Item No 114

Application Number: 11/00145/PR **Applicant:** Mr and Mrs Richard Bruty
Application Type: LDC Proposed Develop
Description of Development: Garage conversion
Site Address 19 THE BIRCHES PLYMOUTH
Case Officer: Adam Williams
Decision Date: 24/03/2011
Decision: Issue Certificate - Lawful Use

Item No 115

Application Number: 11/00146/FUL **Applicant:** Mrs Gemma Mountjoy
Application Type: Full Application
Description of Development: Retention of raised decking in rear garden
Site Address 14 MANOR LANE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 10/03/2011
Decision: Grant Conditionally

Item No 116

Application Number: 11/00156/TPO **Applicant:** Mr Gwyn Davies
Application Type: Tree Preservation
Description of Development: Ash - reduce crown by 2-3m and remove branches over pavement and towards house
Site Address 37 BURLEIGH MANOR PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/03/2011
Decision: Grant Conditionally

Item No 117

Application Number: 11/00163/FUL **Applicant:** Mrs V Phippen
Application Type: Full Application
Description of Development: Two-storey extension on north elevation and single-storey extension to existing porch
Site Address 94 KITTER DRIVE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 118

Application Number: 11/00172/FUL **Applicant:** Mr J Martin, Headmaster
Application Type: Full Application
Description of Development: Formation of room in roofspace to form classroom and store, with velux rooflights
Site Address 88 NORTH ROAD EAST PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 11/03/2011
Decision: Grant Conditionally

Item No 119

Application Number: 11/00179/TC **Applicant:** Richard Prowse
Application Type: Trees in Cons Area
Description of Development: Remove 1 Sycamore and 1 Conifer
Site Address 69-73 MANNAMEAD ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 15/03/2011
Decision: Grant Conditionally

Item No 120

Application Number: 11/00184/FUL **Applicant:** The Governing Body of
Application Type: Full Application
Description of Development: Retention of outbuilding
Site Address PLYMPTON ST MARY C OF E SCHOOL, MARKET ROAD
PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 23/03/2011
Decision: Grant Conditionally

Item No 121

Application Number: 11/00187/FUL **Applicant:** Mr & Mrs Colin Jewel
Application Type: Full Application
Description of Development: Part two-storey, part single storey extension to north elevation,
detached private motor garage (existing garage to be removed), formation of hardstanding and access onto Horn
Cross Road, and 1.8 metre boundary wall to Church Road
Site Address HAZELCROFT,2 CHURCH ROAD PLYMSTOCK
PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 22/03/2011
Decision: Grant Conditionally

Item No 122

Application Number: 11/00191/FUL **Applicant:** Mr James Martin
Application Type: Full Application
Description of Development: Raised decking area to rear
Site Address 15 SHALLOWFORD CLOSE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 16/03/2011
Decision: Grant Conditionally

Item No 123

Application Number: 11/00201/FUL **Applicant:** Mr and Mrs Lavers
Application Type: Full Application
Description of Development: Two-storey side and rear extension (revision to previously approved scheme 10/00772/FUL)
Site Address 32 LANDS PARK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 22/03/2011
Decision: Grant Conditionally

Item No 124

Application Number: 11/00205/TPO **Applicant:** Mr R Perry
Application Type: Tree Preservation
Description of Development: Lime tree - minor pruning works
Site Address 103 LOOSELEIGH LANE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 15/03/2011
Decision: Grant Conditionally

Item No 125

Application Number: 11/00213/FUL **Applicant:** Mr and Mrs Briggs
Application Type: Full Application
Description of Development: First-floor side extension
Site Address 31 ST MARKS ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 17/03/2011
Decision: Grant Conditionally

Item No 126

Application Number: 11/00226/TPO **Applicant:** Taylor Wimpey Exeter
Application Type: Tree Preservation
Description of Development: Oak - reduce limb over roof by 20% and clear roof by 2 metres
Site Address 16 BOUNDARY PLACE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 15/03/2011
Decision: Grant Conditionally

Item No 127

Application Number: 11/00234/TPO **Applicant:** Mr John O'Brien
Application Type: Tree Preservation
Description of Development: Sycamore - Reduce by 30%
Site Address 48 BURNETT ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 11/03/2011
Decision: Refuse

Item No 128

Application Number: 11/00236/ADV **Applicant:** Co-operative Group Ltd
Application Type: Advertisement
Description of Development: Externally illuminated fascia signs, and non-illuminated fascia signs to carwash
Site Address 150 PLYMOUTH ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 23/03/2011
Decision: Grant Conditionally

Item No 129

Application Number: 11/00239/FUL **Applicant:** St Luke Hospice
Application Type: Full Application
Description of Development: Provision of external single-storey oxygen storage compound (revision to 10/00872/FUL - change of siting)
Site Address ST LUKES HOSPICE, STAMFORD ROAD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 130

Application Number: 11/00254/TPO **Applicant:** Mr Gruffyd Gibby
Application Type: Tree Preservation
Description of Development: Re-pollard a sycamore and chestnut tree
Site Address 7A QUEENS GATE LIPSON PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 11/03/2011
Decision: Grant Conditionally

Item No 131

Application Number: 11/00258/FUL **Applicant:** Mr A Sanders
Application Type: Full Application
Description of Development: Single-storey rear extension (existing lean-to and outbuilding to be removed)
Site Address 17 WELBECK AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 24/03/2011
Decision: Grant Conditionally

Item No 132

Application Number: 11/00287/TPO **Applicant:** Mr Martin Butson
Application Type: Tree Preservation
Description of Development: Monterey Cypress - prune branches on property side by 2 metres
Site Address LAND TO REAR OF 47 and 49 FURZEHATT ROAD
PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 11/03/2011
Decision: Grant Conditionally

Item No 133

Application Number: 11/00320/TC **Applicant:**
Application Type: Trees in Cons Area
Description of Development: Shorten 5 branches in Alder tree
Site Address 14 RIVERSIDE WALK PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 25/03/2011
Decision: Grant Conditionally

Item No 134

Application Number: 11/00321/TC **Applicant:** N.J.C. Tree Services
Application Type: Trees in Cons Area
Description of Development: Tip prune Holly tree by 1-2 metres
Site Address 7 WINGFIELD WAY PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 25/03/2011
Decision: Grant Conditionally

The following decisions have been made by the Planning Inspectorate on appeals arising from decisions of the City

Application Number **10/00696/FUL**
Appeal Site **PENNYCOMEQUICK, CENTRAL PARK AVENUE PLYMOUTH**
Appeal Proposal Extension (to former public house) to provide an additional 6 units of student accommodation with communal facilities, amenity area and 2 off street parking spaces
Case Officer Adam Williams

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 28/02/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector concluded that whilst living conditions would be provided for future occupiers there would be no need to provide off street parking or any infrastructure contribution, contrary to the Local Planning Authority refusal reasons 4 & 5. The inspector drew attention to the

comments from the Highway Authority objecting to the proposed car parking spaces which would overhang the public highway and stating that only a 'car-free' development would be acceptable here. In terms of the infrastructure contribution requirement the inspector concluded that the proposal would be exempt as it falls below the threshold of more than 10 bed spaces, additionally he stated the requirement of a management fee would be unjustified as the Council would simply be carrying out its general statutory duty to ensure compliance with planning controls.

However whilst these two refusal reasons were contested the inspector agreed that the proposal would cause unacceptable harm to the living conditions of the adjoining occupiers, at No. 1 Pennycomequick Villas, and to the character and appearance of both the existing building and the surrounding area.

Application Number **10/01609/FUL**
Appeal Site **45 ALEXANDRA ROAD FORD PLYMOUTH**
Appeal Proposal Construction of garage in front garden
Case Officer Olivia Wilson

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 10/03/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector noted that the front of the garage would be in excess of 1m above the existing wall height which would make it a prominent structure in this part of the road. There would be no landscaping across the width of the plot and for up to 10m back. This would introduce a significant element of built form into this open area to the detriment of the character and appearance of the street-scene. The inspector did not consider that other garages along the road set any form of precedent for this scheme. The scheme would conflict with Policy CS34 and guidance in the Development Guidelines SPD.

Note:

Copies of the full decision letters are available to Members in the Ark Royal Room and Plymouth Rooms. Copies are also available to the press and public at the First Stop Reception.

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