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Date: 22 May 2012

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PLANNING COMMITTEE

Date: Thursday 31 May 2012

Time: 5.00 pm

Venue: Council House, Armada Way, Plymouth

Members:

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Mrs Bowyer, Darcy, Sam Davey, Mrs Foster, Nicholson, John Smith, Stark, Jon Taylor, Vincent and Wheeler.

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

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

Please note that unless the chair of the meeting agrees, mobile phones should be switched off and speech, video and photographic equipment should not be used in meetings.

Barry Keel
Chief Executive

PLANNING COMMITTEE

AGENDA

PART I – PUBLIC MEETING

1. APOLOGIES

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

2. DECLARATIONS OF INTEREST

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

3. MINUTES (Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 5 April 2012.

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 for Planning 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. 37 LYNWOOD AVENUE, PLYMPTON, PLYMOUTH. (Pages 9 - 12) 12/00501/FUL

Applicant: Mr P Luke
Ward: Plympton St Mary
Recommendation: Grant Conditionally

6.2. LAMBS PARK CARE HOME, 38 MERAFIELD ROAD, PLYMOUTH. 12/005111/FUL **(Pages 13 - 20)**

Applicant: Mr D Wraighte
Ward: Plympton Erle
Recommendation: Grant Conditionally

6.3. PARKVIEW HOUSE, TRELAWNEY LANE, PLYMOUTH. 12/00568/FUL **(Pages 21 - 36)**

Applicant: T & O Developments
Ward: Peverell
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 31 May 2012.

6.4. POTTERY QUAY, POTTERY ROAD, PLYMOUTH. 12/00116/FUL **(Pages 37 - 52)**

Applicant: Hadley Property Group
Ward: Devonport
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 June 2012.

6.5. PROPOSED VARIATION TO SECTION 106, THE MILLFIELDS, PLYMOUTH. **(Pages 53 - 58)**

The Director for Place will present a report requesting approval for a Section 106 variation in relation to planning consents 05/00440 and 05/00953.

7. PLANNING APPLICATION DECISIONS ISSUED (Pages 59 - 128)

The Assistant Director for Planning, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued from 27 March to the 20 May 2012 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 129 - 130)

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

PART II (PRIVATE MEETING)

AGENDA

MEMBERS OF THE PUBLIC TO NOTE

that under the law, the Panel 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 5 April 2012

PRESENT:

Councillor Mrs Bowyer, in the Chair.
Councillor Mrs Nicholson, Vice Chair.
Councillors Mrs Aspinall, Browne, Churchill, K Foster, Mrs Foster, Stevens, Tuohy, Wheeler and Williams.

Apologies for absence: Councillors Delbridge and Vincent

Also in attendance: Peter Ford – Lead Planning Officer, Mark Lawrence – Lawyer, Ross Jago – Democratic Support Officer.

The meeting started at 1.00 pm and finished at 2.40 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.

108. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Councillors relating to items under discussion at this meeting in accordance with the code of conduct.

109. **ELECTION OF CHAIR**

Councillor Mrs Bowyer and Councillor Stevens were nominated for the position of Chair. Following a vote it was agreed that Councillor Mrs Bowyer was appointed as Chair for the remainder of the municipal year 2011-2012.

Councillor Browne and Councillor Mrs Nicholson were nominated for the position of Vice-Chair. Following a vote it was agreed that Councillor Mrs Nicholson was appointed as Vice-Chair for the remainder of the municipal year 2011-2012.

110. **MINUTES**

Agreed the minutes of the meeting held on 8 March 2012.

111. **NATIONAL PLANNING POLICY FRAMEWORK**

The Assistant Director of Planning services gave a verbal update on the National Planning Policy Framework (NPPF). Linked to the announcements in the Budget Statement on 21st March 2012 the NPPF was published by the Government on 27th March 2012 and came into force as a material planning consideration on that date for all planning applications.

It was highlighted that the NPPF replaces all of the National Planning Policy Statements, but that other guidance from government remained in place. Officers indicated that in their opinion the Plymouth Local Development Framework was 'in conformity' with the NPPF because it planned positively for growth, new jobs and new homes, was based on an extensive, continually updated, evidence base, covered all of the policy areas included in the NPPF and therefore carried the full weight of the Development Plan in determining planning applications.

Agreed that the Assistant Director of Planning Services would consider the comments of the Planning Committee and make appropriate future arrangements for a further more detailed briefing.

CHAIR'S URGENT BUSINESS

112. **QUESTIONS FROM MEMBERS OF THE PUBLIC**

There were no questions from members of the public.

113. **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.

113.1 39 MERAFIELD ROAD, PLYMPTON, PLYMOUTH. 12/00169/OUT.

(Dr Kathryn Woolaway)

Decision:

Application **GRANTED** conditionally.

(At the invitation of the Chair, the Committee heard representations against the application from Councillor Mrs Beer, ward member).

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

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

114. **OBJECTION TO TREE PRESERVATION ORDER NO. 484 - PARKER CLOSE, PLYMPTON, PLYMOUTH.**

Jane Turner, Tree Officer, provided the Committee with a report regarding an Objection to the making of Tree Preservation Order No.484, Parker Close, Plympton, Plymouth.

Agreed to confirm Tree Preservation Order No. 484 without modification.

115. **PLANNING APPLICATION: 05/I071/OUT - APPROVAL TO SEEK A SECTION 106 DEED OF VARIATION.**

Agreed to instruct the Assistant Director for Planning Services to undertake a deed of variation which amends the existing 106 Agreement as discussed in the report, to allow the public transport contribution for the development to be integrated with, and be delivered in tandem with, the Local Sustainable Transport Fund programme.

116. **BENCHMARKING OF PLANNING SERVICES**

The Assistant Director of Planning provided a presentation on a benchmarking exercise comparing the value for money and productivity of the service against comparable authorities, it was reported that Planning Services -

- (a) supported the 4th highest population and had the 4th highest number of planning applications;
- (b) had the lowest Planning and Development expenditure;
- (c) was first in the group for plan making productivity and plan-making;
- (d) was first in the group for major and minor applications determined in time;
- (e) was seventh in the group for planning application productivity (or third when the complexity of applications was factored in);
- (f) had the second lowest expenditure for Building Control;
- (g) was fifth on the percentage of applications decided by delegated powers.

The presentation was noted and the Chair of the Planning Committee asked Peter Ford, the Head of Development Management, to thank all the staff for their hard work.

117. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee received a report of the Assistant Director of Development (Planning Services) on decisions issued for the period 28 February to 26 March 2012, including –

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

Please note that these Delegated Planning Applications are available for inspection at First Stop Reception, Civic Centre.

118. **APPEAL DECISIONS**

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

119. **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.

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
113.1	Councillors Mrs Bowyer, Mrs Nicholson, Browne, Churchill, Mrs Foster.	Councillor Wheeler, Tuohy, Stark.	Councillors Aspinall, Williams, Stevens and Foster.		
114	Councillors Mrs Bowyer, Mrs Nicholson, Browne, Churchill, Mrs Foster, Stark, Aspinall, Williams, Wheeler, Tuohy and Stevens.				Councillor Foster.
115	Councillors Mrs Bowyer, Mrs Nicholson, Browne, Churchill, Mrs Foster, Stark, Aspinall, Williams, Wheeler, Tuohy and Stevens.				Councillor Foster.

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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.

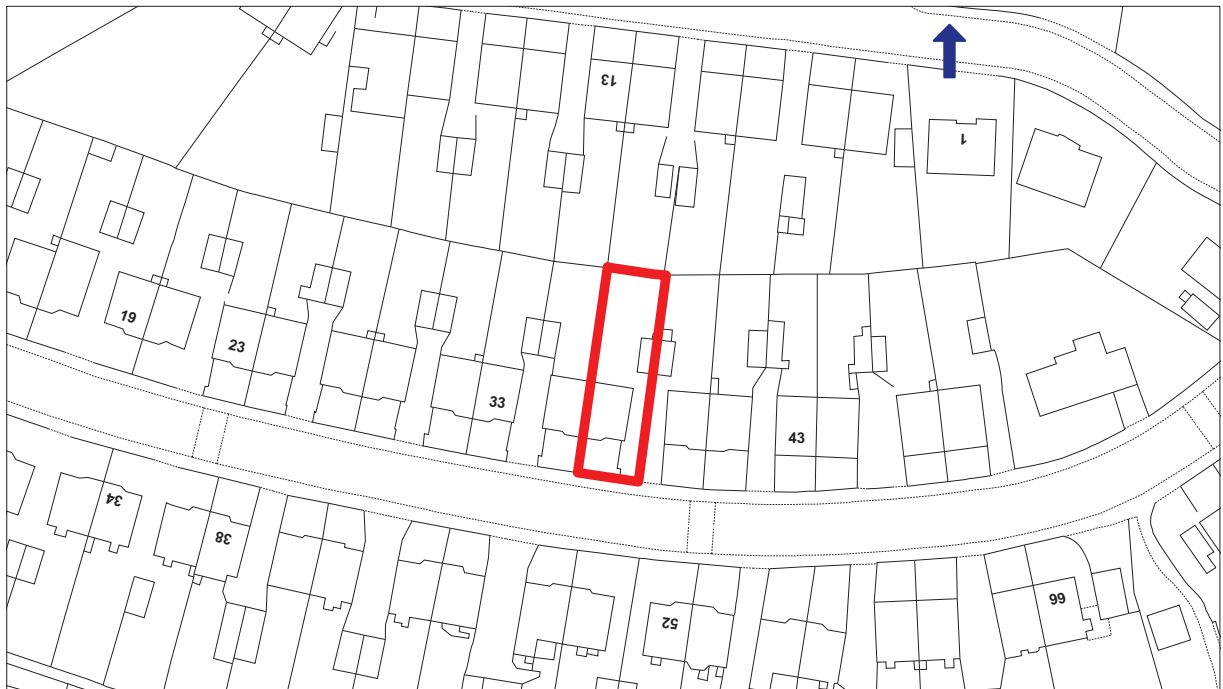
Where necessary Officers will advise Members of any other relevant planning issues to assist them with their decision.

PLANNING APPLICATION REPORT



ITEM: 01

Application Number:	12/00501/FUL
Applicant:	Mr P Luke
Description of Application:	Single storey rear extension
Type of Application:	Full Application
Site Address:	37 LYNWOOD AVENUE PLYMPTON PLYMOUTH
Ward:	Plympton St Mary
Valid Date of Application:	21/03/2012
8/13 Week Date:	16/05/2012
Decision Category:	Member/PCC Employee
Case Officer :	Liz Wells
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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Site Description

37 Lynwood Avenue is a semi-detached residential property in the Woodford area of Plympton.

Proposal Description

Single-storey rear extension to provide kitchen (existing kitchen to become enlargement of dining room)

Pre-Application Enquiry

None

Relevant Planning History

None on no. 37. A loft conversion and rear dormer was carried out last year under permitted development rights.

On no. 35:

09/01712/FUL – Single-storey rear extension – APPROVED for extension of same size as that proposed

Consultation Responses

Public Protection Service - The proposed development is close to an area of potential landfill associated with historic quarrying. Having considered the scheme, although there is no requirement to undertake a detailed contaminated land risk assessment we recommend that further work is carried out. Recommended informative.

Representations

No letters of representation in respect of this application. Telephone enquiry received from neighbour in adjoining semi-detached house querying party wall issues.

Analysis

The main consideration in assessing this application is the impact on the neighbouring properties amenities. The application turns on policy CS34 of the adopted Core Strategy, the Development Guidelines SPD and the National Planning Policy Framework.

The attached neighbouring property, no. 35, built a single-storey rear extension last year, with a blank flank wall facing no. 37. The proposed extension will project the same as this neighbouring extension (4 metres) and therefore there will be no detrimental impact on no. 35 in terms of light or outlook. The proposed extension is the same as next doors' with a simple lean-to roof which will extend from a height of 2.5 metres to a maximum height of 3.5 metres. It will span the width of the property.

The garden steps and slopes upwards away from the property, so the proposed extension will be partially dug into the garden and unlikely to be seen from the neighbour to the rear.

There will be no significant impact on the unattached neighbouring house, no.39, which is separated by the shared driveway between the properties. No.39 has a side

window at low level facing the driveway and proposed extension. This window is understood to serve the kitchen which is likely to be served by a second window to the rear. The separation from the proposal means the impact on outlook and light is unlikely to be unreasonably impacted by the proposal compared to existing arrangement.

As the extension is to the rear of the property, the extension will have no detrimental impact on the streetscene.

The loss of the side gate access will be overcome by the insertion of a side access door into the garage.

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

Not relevant to this application

Equalities & Diversities issues

None

Conclusions

The application is recommended for approval.

Recommendation

In respect of the application dated **21/03/2012** and the submitted drawings site location plan, revised block plan 02, existing floor plans 37 LA/03, proposed floor plans 37 LA/04, existing elevations 37LA/05, and proposed elevations 37 LA/06, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, revised block plan 02, existing floor plans

37 LA/03, proposed floor plans 37 LA/04, existing elevations 37LA/05, and proposed elevations 37 LA/06.

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.

INFORMATIVE: PARTY WALL ACT

(1) The applicants are advised that this grant of planning permission does not override private property rights or their obligations under the Party Wall etc. Act 1996.

INFORMATIVE: LAND QUALITY

(2) The Council's Environmental Protection Officer (Land Quality), Public Protection Service, advises that the site is close to an area of potential filled ground and there is the possibility of contamination of the site as a result. It is therefore recommended that appropriate assessments and site investigations are carried out and, depending on the results, appropriate measures put into place to remediate any contamination affecting the proposed development.

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

CS34 - Planning Application Consideration

CS02 - Design

SPD1 - Development Guidelines

NPPF - National Planning Policy Framework March 2012

PLANNING APPLICATION REPORT



ITEM: 02

Application Number: 12/00511/FUL

Applicant: Mr D Wraighte

Description of Application: Extension to care home, new entrance porch, replacement fire escape and new front boundary wall and fence

Type of Application: Full Application

Site Address: LAMBSPARK CARE HOME, 38 MERAFIELD ROAD
PLYMOUTH

Ward: Plympton Erle

Valid Date of Application: 22/03/2012

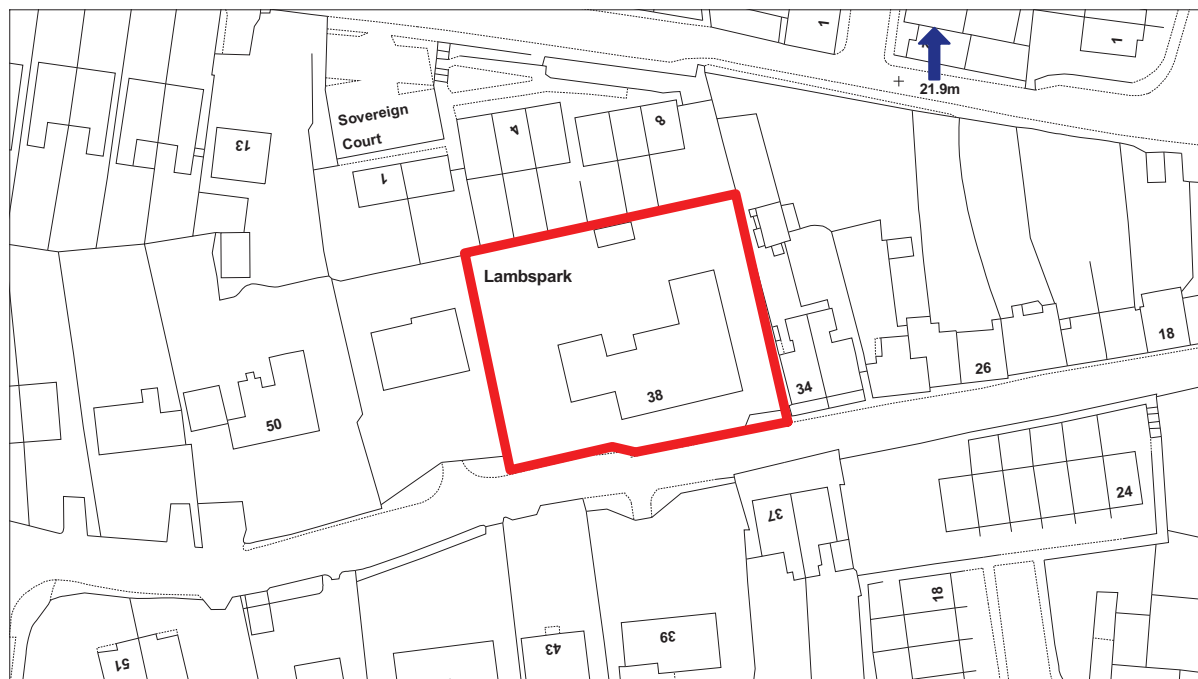
8/13 Week Date: **17/05/2012**

Decision Category: Member Referral

Case Officer : Jon Fox

Recommendation: Grant Conditionally

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This application has been referred to Planning Committee by Councillor Terri Beer because she considers it is overdevelopment of the gardens and deprives residents of an opportunity to sit in a garden space. There are also parking and highway issues.

Site Description

The site is Lambspark Care Home, a three-storey building with roof dormers. The land falls away northwards from the main road and the high rear elevation of the Care Home overlooks the properties lower down, in Underlane. The adjoining property to the west is 48 Merafield Road, which is owned by the applicants and is a vacant, split-level bungalow that has a single-storey front elevation. The eastern end of the Care Home site adjoins a semi-detached property that is overlooked by the existing fire escape at this end of the building. The site of the extension to the Care Home is currently laid out as an amenity/seating area. The properties on the south side of Merafield Road are on land that rises up from the road and consequently they overlook the site.

Lambspark was established as a residential home for the elderly in 1980. It provides residential care for 36 residents on three floors in 33 bedrooms each with en-suite toilet and wash hand basin, some also with showers. There are also additional bathrooms on the ground and first floors. It has three residents' lounges, two on the ground floor and one on the first floor. One of the lounges leads into a conservatory. There is lift access to all floors as well as three separate staircases leading off a central access corridor.

Proposal Description

An extension to the care home to provide 8 additional bedrooms, an additional lounge and an office, with stair and lift access. The extension would provide accommodation on four floors, the additional floor being at lower ground floor level. Also proposed are a new entrance porch, replacement fire escape and new front boundary wall and fence.

It is proposed to increase on-site parking spaces from 9 to 13.

Pre-Application Enquiry

Post-decision meeting held in respect of the refusal under application 11/01136/FUL. The planning officer informally suggested that an extension that is three metres narrower would be likely to be acceptable.

Relevant Planning History

11/01136/FUL - Four-storey side extension, front entrance porch and replacement fire escape to side of residential home. This application was REFUSED owing to its impact on the character of the area, the amenities of 48 Merafield Road, loss of amenity space and inadequate parking provision.

09/01133/FUL - Four-storey side extension, front entrance porch and replacement fire escape to side of residential home, change of use, conversion and two storey front extension to dwellinghouse (owners' accommodation) to form day care centre, and works to alter vehicular accesses, provide additional parking and replace front boundary. This application was REFUSED for 10 reasons, relating to: overbearing

and dominant/loss of light affecting 48 Merafield Road; extension being out of scale and character; loss of amenity space; intensity of use of 48 Merafield Road being harmful to amenity and character of the area; loss of privacy for 50 Merafield Road as result of proposals at No.48; additional traffic movements giving rise to highway safety concerns; inadequate loading/unloading provision; inadequate provision of parking; lack of turning provision and sub-standard access.

Consultation Responses

Highway Authority

Transport and Highway Services recommends that the application should be refused owing to: the failure to provide sufficient mitigation for the proposed extended and intensified use of the application site as a Care Home; failing to meet sustainable development initiatives; failing to meet national and local planning standards and guidance; failing to incidentally comply with the setting back requirements of the Highway Authority; and failing to support safe traffic movements both pedestrian and vehicular by making provision for and improving the utility of the public realm fronting street.

Should the proposal be altered to provide and meet the necessary provisions as already identified by setting back the frontage of the application site, then Transport and Highway Services indicated it would withdraw the objection and be able to conditionally support an appropriately amended proposal subject to appropriate planning conditions.

Public Protection Service

Public Protection Service recommends a condition requiring the applicant to adopt and abide by Plymouth City Council's code of practice for construction and demolition to prevent unnecessary disturbance to neighbouring residents.

Representations

Letters were received from Nos. 43, 45, 47 and 49 Merafield Road. These raise the following objections and observations:

1. The number of new bedrooms will effectively be 8, not 5 as stated.
2. More than 3 and 4 persons use cars (as stated).
3. Current on-street parking is not by nearby residents, as stated.
4. The leylandii trees on site were removed and therefore will not provide screening to the houses in Sovereign Court, as stated. Those properties would suffer loss of light and privacy and the development would be over-bearing on them.
5. The proposed extension is not adequately subservient and the development would be dominant and out of character.
6. Loss of garden space at the site, which is important for residents' lifestyle, health and well-being.
7. Loss of fine plaster moulding at existing entrance is harmful to the character of the building and the area.
8. The proposed extension would block light to No.43 and would result in a loss of privacy. Properties facing the site will have their amenities affected.

9. The stated bus service is incorrect. There is no weekend service and therefore staff will have to arrive by car, needing to park on the road and adding to congestion.
10. The comings and goings of staff, deliveries, visitors and ambulances will increase and add to congestion. The road is effectively a single highway owing to parked cars and is further endangered by the allowed development for a dwelling opposite, at 39 Merafield Road.
11. Loss of view.
12. The development sets a precedent for incremental enlargement of properties. The resulting building would be overly large and out of character in the area.
13. The proposed porch is too large and with its flat roof would be out of character.
14. Access in/out from the driveways will become even harder.
15. Extra sewage going into overworked systems.

Analysis

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

The main issue in this case is whether the proposals overcome previous reasons for refusal without raising further problems. The relevant Core Strategy policies are CS02 (design), CS28 (transport considerations), CS31 (health care provision) and CS34 (planning application considerations), as well as the Development Guidelines Supplementary Planning Document (SPD) and the National Planning Policy Framework.

With regard to residential amenity, the properties on the south side of Merafield Road are considered to be sufficiently distant from the proposals and would not be significantly overlooked. The house to the east would be overlooked by the new fire escape, but not significantly more than it is from the existing fire escape. The houses in Sovereign Court, to the rear, are at a much lower level and previously were screened from the Care Home by an evergreen hedge. This hedge has been removed and as a result the extension windows would look down onto these properties. However, the houses in Sovereign Court are over 21 metres from the proposed extension, which is the separation distance recommended in the SPD, and it is considered that the extension would not lead to significantly more overlooking than occurs from the Care Home at present.

The dwelling at No.48 is close to the proposed extension and is set back, and down, from it. The reduced width of the proposed extension compared to the last scheme, 7 metres compared to 10 metres, would pull the extension away from

No.48 and would no longer appear overbearing and dominant when viewed from that property. It is considered that daylight and sunlight reaching the front and rear of No.48 would be acceptable. The proposals are therefore considered to be in accordance with policy CS34 of the Core Strategy and with the SPD.

Compared to the last scheme, a larger and acceptable gap would remain in the street scene between the care home and 48 Merafield Road. The proposed extension is also considered to be sufficiently subordinate to the existing building, assisted by being set down from the ridge height of the existing building, and would not overly extend its width to the detriment of the scale of the resulting building and the character of the area. The proposals are therefore no longer considered to be contrary to policies CS02 and CS34 of the Core Strategy.

With regard to amenity space, the reduced width of the extension allows for some amenity space alongside while also allowing more light to adequately reach the rear amenity space. Therefore, it is considered that adequate space would be available for the care home and in this respect the proposals are considered to be in accordance with policy CS34.

With regard to highway matters, the Transport and Highway Service has recommended refusal on the grounds that the fronting road should be set back (in accordance with a setting back order) in order to better accommodate the traffic generated by the resulting care home, which is in an area that often experiences traffic problems due to the narrowness of the streets in this older part of Plympton and, as the Transport Officer has pointed out, the scale and intensity of the proposals increases the burden on the local highway network. However there are now proposed to be adequate off-street car parking/turning facilities and a planning condition would ensure that the proposed parking spaces are provided and retained. With regard to the narrowness of the street, which is not a classified road, there is a footway fronting the site, about one metre wide, and on balance it is not considered necessary to require the widening of the highway to expand the width of the carriageway and/or footway as a result of the proposed extension. Notwithstanding the Transport Officer's comments, the proposals are considered to be in accordance with policy CS28 of the Core Strategy. In this respect the Local Planning Authority took a similar stance, on balance, in relation to the previous application, which was refused due to inadequate parking but not owing to a lack of setting back of the street.

With regard to concerns that the existing sewerage system is overworked, the proposed extension is relatively small in terms of its impact on the sewerage infrastructure and if any issues arose these would be dealt with by the Sewage Authority.

Section 106 Obligations

The proposals do not require mitigation under Section 106 of the Planning Act.

Equalities & Diversities issues

The proposals provide additional accommodation for vulnerable elderly people and in this respect are beneficial to this sector of the community.

Conclusions

The proposed extension to the care home is considered to be small enough now to overcome the previous reasons for refusal without raising any other issues. On the points of disagreement with the Transport Officer, the effects of the extension are not considered to be so harmful as to warrant refusal on this non-classified road. It is therefore recommended that planning permission be granted.

Recommendation

In respect of the application dated **22/03/2012** and the submitted drawings I1808/L, I1808/101, I1808/102, I1808/103, I1808/104A, I1808/105A, I1808/106A, I1808/107A, contaminated land survey, 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: I1808/L, I1808/101, I1808/102, I1808/103, I1808/104A, I1808/105A, I1808/106A, I1808/107A.

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.

CAR PARKING PROVISION

(3) The extension hereby permitted shall not be occupied until the car parking areas shown on the approved plans have been fully constructed and those areas shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

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

CODE OF PRACTICE

(4) During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Plymouth Public Protection Service's 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 the immediate vicinity of existing residential properties, whose occupants will be likely to be disturbed by noise and/or dust during demolition or construction work; this condition is to avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE - CODE OF PRACTICE

(1) A copy of the Public Protection Service's Code of Practice for Construction and Demolition Sites can be downloaded via:

<http://www.plymouth.gov.uk/homepage/environmentandplanning/pollution/noise/construction.htm>

It is also available on request from the Environmental Protection and Monitoring Team: 01752 304147.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the impact on the amenities of neighbours, the impact on the character and appearance of the area, the amount of available amenity space for the care home, and the impact of the proposals on highway safety, 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

CS22 - Pollution

CS02 - Design

CS31 - Healthcare Provision

SPD1 - Development Guidelines

NPPF - National Planning Policy Framework March 2012

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PLANNING APPLICATION REPORT



ITEM: 03

Application Number: 12/00568/FUL

Applicant: T & O Developments

Description of Application: Change of use and conversion of office building to form three residential units, and erection of four semi-detached dwellings on existing car parking area

Type of Application: Full Application

Site Address: PARKVIEW HOUSE, TRELAWNEY LANE PLYMOUTH

Ward: Peverell

Valid Date of Application: 05/04/2012

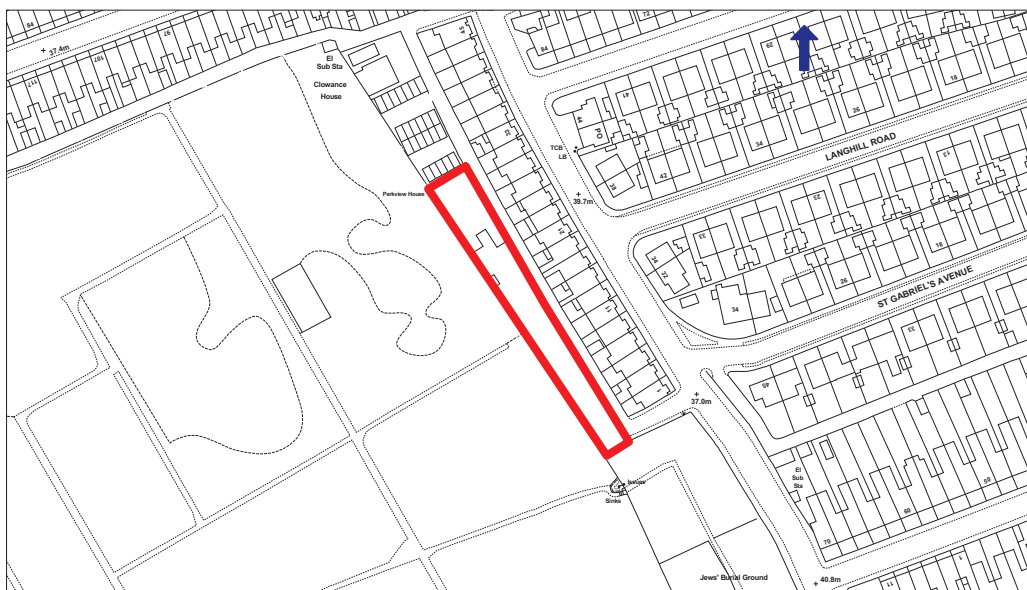
8/13 Week Date: **31/05/2012**

Decision Category: Member Referral

Case Officer : Karen Gallacher

Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 31 May 2012

Click for Application Documents: www.plymouth.gov.uk



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The application has been referred to Planning Committee by Councillor Mahony because he considers that the issues are finely balanced, it would result in overdevelopment of the site, the development is unusual for the location and the planning history is complex.

Site Description

The site is located to the west of Trelawney Lane in Peverell. It is accessed from Trelawney Lane. To the east is Trelawney Lane and then a terrace of early 20th century dwellings. At a lower level and to the west and south lies Ford Park Cemetery. To the north there is a block of garages and a single dwelling. It is bounded by a brick and block work wall, which is partly covered in vegetation. The site is long (approx 110m) and thin (approx 9 – 14m) and slopes down from north to south. It is currently laid out with Parkview House, at the northern end and a car park to the south. The site has been vacant since 2009 and has permission for restricted light industrial uses.

Proposal Description

The scheme proposes 3 self-contained apartments (1 x 3 bedroom and 2 x 2 bedroom) in Parkview House and 4 new 4 bedroom, flat roofed, semi-detached houses on the car park area.

The apartments vary in size from 75sqm to 160sqm and include 4 parking spaces, 3 cycle parking spaces, refuse storage and a communal amenity area of 85sqm.

All 4 houses propose 4 bedrooms, cycle parking, refuse storage and would share a total of 8 parking spaces. All have amenity areas in excess of 75sqm.

The proposal includes the demolition of the existing boundary wall and the widening of the rear lane to accommodate a pedestrian strip in front of the houses.

There is current enforcement investigation regarding unauthorised building works and residential use of part of Parkview House. These works include new window openings, which can be considered as retrospective for the purposes of this application.

Pre-Application Enquiry

No formal Development Enquiry Service application was submitted, but there have been discussions with the applicant following the withdrawal of a previous application for a similar scheme. The previous application was withdrawn because there were significant concerns about the impact of the development on neighbouring property, the highway network, the design and layout of the scheme and the infrastructure requirements of the scheme.

Relevant Planning History

11/01288/OPR - Suspected unauthorised building alterations & residential use of part of building – CURRENT CASE

11/1906/FUL – Continued use of Parkview House for residential - WITHDRAWN

11/1495/FUL – 3 Flats and 4 semi detached houses - WITHDRAWN

98/1030/FUL – B1 light industrial – GRANTED with many restrictions on the type of use acceptable.

96/654/FUL – Church and school - REFUSED

92/317/FUL – Storage and paint distribution - GRANTED

81/4262/FUL – Painting contractors - GRANTED

78/2844/FUL – Auction sales - GRANTED

Consultation Responses

Transport – no objection subject to conditions

Public Protection Service – no objection subject to conditions

Economic development – no objection given the restricted nature of the site.

Representations

20 letters of objection have been received from local residents in respect of the scheme.

Highway concerns

- The proposal does not include sufficient parking, will lead to parking on the street and further obstruction of the surrounding roads.
- The service lane is not adequate for use as a main access and highway to these properties.
- Emergency vehicles will not have access.
- Access to the proposed and existing garages on the lane will not be possible.
- Visibility at access points onto and from Trelawney Lane are/will be dangerous.
- The footway and rear lane do not meet highway standards.
- Children playing in the rear service lane will be put in danger by the increase in traffic.
- The properties should be excluded from the controlled parking zone.
- Two way traffic on the rear lane will cause highway danger and congestion.
- Front doors opening onto the rear lane will be dangerous.

Neighbours amenity

- The proposed development would be too close to existing residential development and result in loss of privacy, sunlight, daylight, outlook and view to these properties.
- The increased use of the rear lane would result in additional unacceptable noise, light pollution and disturbance for existing residents.
- Noise and disturbance during construction would be unacceptable.
- The new development will channel wind onto property in Trelawney Road.

Character of the area concerns

- The proposed modern style buildings are completely out of character with development in the area.
- The density of the development is cramped and represents overdevelopment of the site.

Public Amenity

- The loss of the cobbles would be unacceptable
- The applicant has been living in the building without planning permission.
- The site is unacceptably contaminated.
- The site should be kept for employment use.
- The impact on school places would be unacceptable

- Building close to sewers would be unacceptable.
- The unacceptable loss of trees and wildlife .

Concerns about the cemetery

- The proposal will result in the unacceptable loss of wildlife and trees on the site and the boundary with the cemetery.
- Overlooking the cemetery is unacceptable intrusion.
- The cemetery is a listed park and will be harmed.

Analysis

The main considerations are the impact on the highway network, the neighbours' amenity, the character and appearance of the area, the standard of the accommodation provided, the loss of the employment site, the impact on wildlife and trees, public safety concerns, the impact on the cemetery and the impacts on the infrastructure of the area.

Highways

The neighbours have expressed serious concerns about the level of parking and the suitability of the access to the site. Each house proposed will be provided with 2 off-street parking spaces and the flats will have 1 space each (plus 1 visitor). This complies with current parking standards as outlined in the Development Guidelines Supplementary Planning Document, in terms of parking provision, and should be secured by way of condition to ensure provision before occupation of the unit it serves.

Secure and covered cycle storage is also offered per unit and again this should be subject to a condition.

The proposed building line has been set back to provide a margin of 1.2m, thus providing a pedestrian zone, clear of vehicles. This also allows cars to enter and egress into the existing and proposed parking spaces, a 6 metre distance is required which is achieved in this instance.

The service lane would need to be upgraded to a more level and suitable finish to encourage pedestrians and cycling and because it would be the primary access to the new dwellings. Subject to this upgrade the Highway Authority has confirmed that the lane would be suitable for the level of use, including emergency vehicles, two way traffic and people exiting their front doors directly onto the lane. The applicant has agreed to this upgrade. The use of cobbles/setts has also been agreed.

One objection refers to the increased danger for children playing in the road. The improvements to the service lane would increase safety for pedestrians and the proposed increase in traffic is not considered to conflict with this improvement.

The new dwellings are likely to be excluded from the controlled parking zone, as has been requested by one objector.

The site is considered accessible, visibility is acceptable and it is close to Public Transport services and local facilities. With the enhancement works to the highway and the suitable provision of car and cycle parking the development is considered

acceptable and therefore complies with the requirements of policy CS28 subject to conditions.

Neighbours amenity

The nearest neighbours are the houses in Trelawney Road, who are on the opposite side of Trelawney Lane. The majority of these householders have objected to the scheme on the basis that the proposed development would be too close to their properties and cut out daylight and sunlight, reduce outlook and view and dominate their outlook. Since the previous application, significant changes have been made to the application to address these concerns.

The houses have no first floor habitable room windows fronting the existing houses. The apartments do have existing windows at first floor level that face Trelawney Road. The scheme includes obscure glazing to these windows to a height that would prevent overlooking.

The existing building does dominate the outlook from the rear of properties on Trelawney Road, as it is a tall 2 storey building approximately 9 m from the nearest property. The proposed new houses have been designed to be as low as possible for 2 storey buildings. They have also been positioned so that they are 12m from the nearest dwelling, which meets the development guidelines standard in terms of light, outlook and dominance. View from individual houses is not something that can be protected by the planning system.

Residents have also been concerned about the increase in noise, light and comings and goings along the rear cobbled lane. The proposal will increase this level of activity, especially as the existing building has been vacant since 2009. The lane at present serves the properties in Trelawney Lane, a vacant light industrial use/office, 24 garages and a dwelling. However, a new use in the business could result in significant disturbance during the day and the proposal for 7 additional dwellings is unlikely to result in a level of disturbance that could justify refusal on these grounds even given the additional evening concerns.

Disturbance during construction would be controlled via a code of practice condition.

The concerns about the possible changes to the wind strength are noted, but are not considered to justify refusal on these grounds.

It is considered by officers that the proposed development will not harm the amenity of neighbours so significantly to justify refusal as being contrary to policies CS15, CS34 or the development guidelines supplementary planning document.

Character of the area

The existing development on the site is a brick built, flat roof, 2 storey building. The proposed design of the new houses reflects this flat roof design. Due to the constraints of the site and modern room sizes, the new buildings would have a reduced mass and be significantly lower. The flat roof element leads to a contemporary styling for the buildings that reflects its surroundings by predominant use of render and high quality materials. The design addresses the rear lane, with front doors under canopies, yet retaining small areas of defensible space, which gives the overall design a contemporary mews feel.

The proposal removes the existing brick wall along the eastern boundary of the site. It also involves widening the road to accommodate a pedestrian zone. The new boundary is shown as being reinstated in brick between the new houses and the

widened section of road would be constructed using compatible materials to protect the identity of the area.

The changes to the existing building would not, in officers' opinion, significantly impact on the character of the area. The introduction of additional windows and balconies in the south west elevation of the building, breaks up what is an existing featureless wall overlooking the cemetery. The scheme involves the removal of some of the adjacent, ground floor buildings and the creation of parking areas, the surface treatment of which would need to be conditioned to reflect the existing use of materials.

The layout of the site is dictated by the shape of the site, but the density of the proposal is compatible with surrounding development.

The design approach for this individual site is considered by officers to meet the requirements of CS02 and NPPF and would not harm the character of the area.

Standard of accommodation

The standard of accommodation provided meets the standards outlined in the Development Guidelines Supplementary Planning Document. Internally the accommodation in each unit is spacious and well laid out. The external amenity area space is dictated by the narrowness of the site and includes balconies, but is reasonably arranged and useable. Two of the apartments meet the lifetime homes standard. The proposal meets the requirements of policy CS15 and the Development Guidelines Supplementary Planning Document.

Loss of employment

The site has been in employment use of various kinds since it was first built. The last use was B1 light industrial use granted on 1998. Because of the sensitive location of the site, and the objections from local residents, this permission was severely restricted by condition so that all future users would, among other things, need to submit details of all processes and machinery and would be prevented from open storage. The last use moved out in 2009 and no new user has been found. The applicant has submitted an employment land study, which includes details of how the site has been marketed over this period and explains why the site is not well suited for office accommodation because of its location, layout and inability to compete with the supply of office accommodation in the central part of the city. This together with the back lane location of the site has lead officers, in consultation with colleagues in economic development, to recommend that the loss of this site for employment purposes would not conflict with the aims of policy CS05, despite the shortage of employment site in Peverell.

Wildlife and trees

The site includes some natural growth on the boundary with the cemetery and a vacant building, with a potential to contain bats. The application was therefore accompanied by a phase one habitat survey and arboricultural statement. No evidence of any significant wildlife or trees was found. An informative is, however, recommended to ensure that no natural growth on the boundary wall is removed during the nesting season for birds. A condition is also recommended to ensure that the mitigation works included in the application are implemented to ensure compliance with policy CS19 in this respect. This includes native planting and nesting boxes for each of the new dwellings.

Public safety

The application was accompanied by a phase one contamination report because of fears regarding contaminated land. The report concludes that further site investigation and risk assessment is required due to previous commercial land use on site/in the near vicinity and the continued potential presence of underground fuel storage tanks and/or pipe lines. Officers are in agreement with this conclusion and as such, conditions are recommended to ensure that any contaminants are adequately dealt with. The proposal is considered to comply with CS22 in this respect.

There has been an objection to the proposal as it would involve building close to a public sewer that runs along Trelawney Lane. There has been no response from South West Water in respect of this. It is recommended that an informative is added to highlight this issue to the applicant.

The Cemetery

Concerns have been expressed from neighbours about the impact of the development on the cemetery as a historic garden and because it would be overlooked by the development. The written comments from the Ford Park Cemetery are awaited. They are, however, aware of the application and have confirmed verbally that they have no objection to the proximity of the proposal in these terms. They have agreed with the applicant that the development should not affect the existing vegetation within the cemetery.

The cemetery is in an urban location and already overlooked to a degree. The area adjacent to the development site is not part of the listed park and garden, which is sufficient distance from the site so as not to be affected. There is no conflict with policies CS34 or CS03 in respect of the impact on the cemetery.

The compliance case

In August 2011 complaints were received regarding suspected unauthorised building alterations & residential use of part of Parkview House. Following the registration of a planning compliance case (reference 11/01288/OPR), the applicant made a planning application to continue the use. Insufficient information was submitted with the application to show that the site was safe in terms of contamination. Following on from this refusal a Planning Enforcement Notice issued on 09 March 2012. This enforcement notice is now the subject of an appeal. If planning permission is granted for this current planning application the enforcement case can be closed.

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. Furthermore, city wide applications for reception places are outstripping the availability of places. The development will therefore generate an impact that needs to be mitigated. The estimated cost of mitigating this impact is £18,740.

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 £4,343.

3. Childrens 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 £3,108.

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 £7,878.

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 £9,686.

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 £229.

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 £6,188

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 £739

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 £20,815

The total estimated cost of mitigating these impacts would be **£71,726** if this is to be delivered through financial contributions.

Market Recovery

The applicant has claimed that the development would be unviable with allowance for full mitigation of these impacts, and therefore indicated that they wish to have the application considered under the Council's Market Recovery Scheme.

The Market Recovery Scheme 2011/12 sets out the following measures:

- Up to 50% discount on tariff contribution sought for development on Brownfield sites
- A requirement for a substantive start to be made on the development within 2 years.

The developer is prepared to commit to the early delivery of this project, and this is considered to be a weighty material consideration in its own right given current economic circumstances, sufficient to justify a limited relaxation of the Council's policy requirements for mitigation of development impacts, in accordance with the Market Recovery Scheme. It will also bring the additional benefit of generating finance through the New Homes Bonus.

Heads of Terms

Without the discount, we would normally be seeking to negotiate contributions in the order of £71,726 to mitigate each of the impacts identified above. However, under the provisions of the Market Recovery Scheme the following heads of terms have been negotiated, and considered to be acceptable. In this case the priorities are finely balanced and the discount has therefore been applied equally across each infrastructure item. The Heads of Terms have been tested against Regulation 122 of

the Community Infrastructure Levy Regulations 2010, to enable appropriate mitigation of the impacts identified above:

- i. Local schools tariff: £9,370, to be allocated to the provision of additional school places within the vicinity of the development.*
- ii. Local greenspace tariff. £2,17, to be allocated to the improvement of local green space.*
- iii. Local children's play space.£1,554, to be allocated to the improvement of local play facilities.*
- iv. Local playing pitches. £3,939,to be allocated to the provision of improved playing pitches in the area*
- v. European Marine Site tariff. £410, to be allocated to appropriate management measures for the Tamar Estuaries as identified in the Tamar Estuaries Management Plan.*
- vi. Strategic transport tariff. £10,408, 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*
- vii. Strategic green space tariff. £4,843, 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.*
- viii. Strategic sports facilities tariff, £3,094, to be allocated to the delivery of priority strategic sports facilities as identified in the Sports Facilities Strategy.*
- ix. Strategic public realm tariff.£370, to be allocated to the delivery of priority City Centre public realm improvements as proposed in the City Centre and University Area Action Plan.*

Equalities & Diversities issues

The development brings about significant improvements to the access lane for all users. The development meets the requirement of policy CS15 in respect of lifetime homes. There are no conflicts with CS34 in this respect.

Conclusions

The proposal has given rise to a significant level of objection from near neighbours. The applicant has taken these and the objections from the previous application into account to overcome previous concerns. The resulting scheme meets the

requirements of the Highway Authority, reduces the impact on neighbours amenity to an acceptable level, results in mitigation measures for biodiversity, relates well to the character of the area, meets the standard for acceptable residential accommodation and public safety and mitigates the impact of the development. The proposal therefore complies with policies CS02, CS03, CS15, CS18, CS19, CS22, Cs28, Cs33, CS34, the development guidelines and design guidelines supplementary planning documents and the National Planning Policy Framework.

Recommendation

In respect of the application dated **05/04/2012** and the submitted drawings I204-01, I204 PO2, I204 PO3, I204 PO4, I204 PO5 and I204 PO6. the accompanying design and access statement, phase one habitat survey, contamination survey, arboricultural report, and employment land 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 31 May 2012**

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.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: I204-01, I204 PO2, I204 PO3, I204 PO4, I204 PO5 and I204 PO6.

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 the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

Reason:

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

CAR PARKING RESTRICTION

(5) 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 in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CYCLE STORAGE

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

Reason:

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

GRAMPIAN (ACCESS/HIGHWAY IMPROVEMENTS)

(7) No development shall commence on site until the proposed access and improvements to the existing highway shown on the approved plans have been completed.

Reason:

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

COMPLETION OF ROADS AND FOOTWAYS

(8) All roads and footways forming part of the development hereby permitted shall be completed in accordance with the details approved under condition 7 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.

CODE OF PRACTICE DURING CONSTRUCTION

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

Reason:

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

RESTRICTIONS ON PERMITTED DEVELOPMENT

(10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no development falling within Class(es) [A] of Part I of the Schedule to that Order shall be carried out unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to ensure that the development retains an acceptable level of amenity space and does not harm the amenity of near neighbours, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CONTAMINATION

(11) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 12 to 15 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 15 has been complied with in relation to that contamination.

Reason : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

SITE CHARACTERISATION

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

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

- (ii) an assessment of the potential risks to:
- human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

REMEDIATION SCHEME

(13) 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.

APPROVED REMEDIATION SCHEME

(14) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. Alternatively, a visit by the Council's Land Quality officer can be arranged so that proper membrane installation according to manufacturer's guidelines/instructions can be confirmed. Please call Public Protection Service to arrange on 01752 304147.

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.

UNEXPECTED CONTAMINATION

(15) 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 12, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 13, 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 14.

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.

WILDLIFE MITIGATION.

(16) Before work commences on site a detailed management plan for the wildlife mitigation works shall be submitted to and approved in writing by the Local Planning Authority. The proposed works shall be carried out in accordance with the approved plan.

Reason: To ensure that the development complies with the requirements of policy CS19 of the Local Development Framework Core Strategy.

SECTION 278

(1) No work within the public highway should commence until engineering details of the improvements to the public highway have been approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into. The Applicant should contact Plymouth Transport and Highways for the necessary approval.

SECTION 38

(2) Any of the roadworks included in the Application for adoption as highways maintainable at public expense will require further approval of the highway engineering details prior to inclusion in an Agreement under Section 38 of the Highways Act 1980.

WORKS IN HIGHWAY

(3) This planning permission does not authorise the applicant to carry out works

within the publicly maintained highway. The Applicant should contact Plymouth Transport and Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority and an appropriate Permit must be obtained before works commence.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: loss of the employment use, impact on neighbours amenity, the character and appearance of the area, highway safety, wildlife and trees, public safety, and the impacts of the development on the local and strategic infrastructure, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

- CS28 - Local Transport Consideration
- CS33 - Community Benefits/Planning Obligation
- CS34 - Planning Application Consideration
- CS18 - Plymouth's Green Space
- CS19 - Wildlife
- CS22 - Pollution
- CS05 - Development of Existing Sites
- CS01 - Sustainable Linked Communities
- CS02 - Design
- CS15 - Housing Provision
- SPD2 - Planning Obligations and Affordable Housing
- SPD1 - Development Guidelines
- SPD3 - Design Supplementary Planning Document
- NPPF - National Planning Policy Framework March 2012

PLANNING APPLICATION REPORT

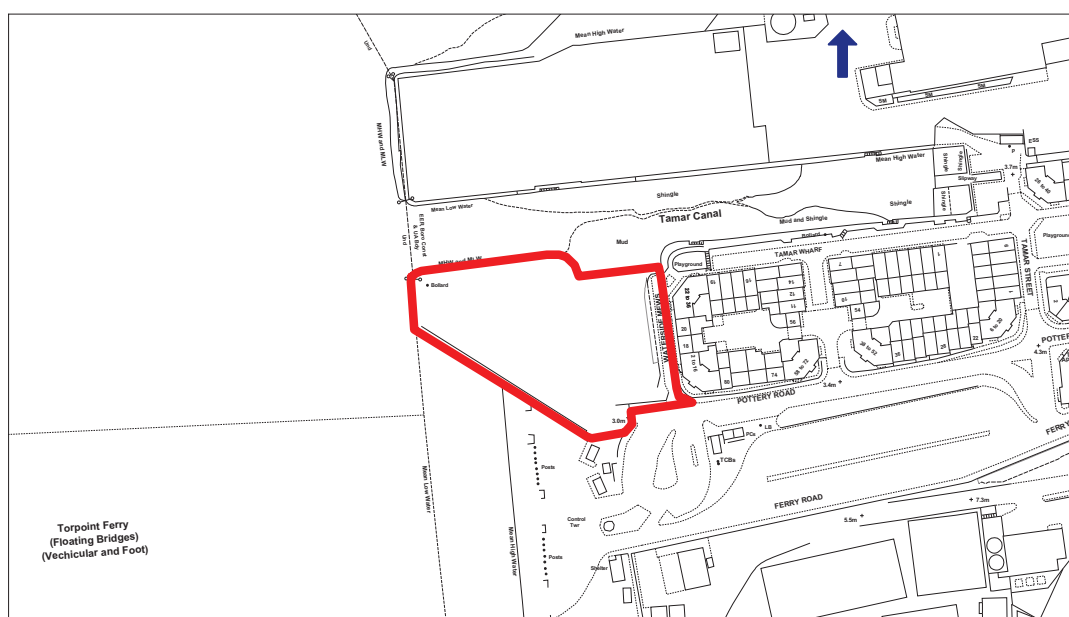


ITEM: 04

Application Number:	12/00116/FUL
Applicant:	Hadley Property Group
Description of Application:	Mixed use development comprising 73 dwellings and 100sqm of commercial use
Type of Application:	Full Application
Site Address:	POTTERY QUAY, POTTERY ROAD PLYMOUTH
Ward:	Devonport
Valid Date of Application:	25/01/2012
8/13 Week Date:	25/04/2012
Decision Category:	Major Multiple LORs
Case Officer :	Jeremy Guise
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 June 2012

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OFFICERS REPORT

Site Description

The application site is a roughly triangular shaped piece of land (approximately 0.54 hectares) projecting westwards into the river Tamar.

The Torpoint ferry terminal is located immediately to the south. It comprises queuing lanes, bus stop, public toilets and a small café/ refreshment kiosk. Vehicular access, and the main pedestrian access, is off Pottery Road, which also serves the terminal and the social housing estate developed by West Country and Guinness Housing associations as 'part of this site' (- see history) to the east. Tamar dock / Tamar canal is located immediately to the north, with MoD estate and the large frigate sheds on the opposite side of the canal, further to the north. Further to the east is Devonport Park.

Proposal Description

Planning permission is sought to redevelop the western part of the Pottery Quay site with 73 dwellings, a mix of houses and flats, and a 100sqm commercial /retail unit.

The accommodation is arranged in three parallel residential blocks above a storey of underground parking (112 spaces- Average of 1.5 spaces per residence). The three blocks are of various sizes: the northern is the largest, and the southern the smallest. The northern block is seven storey in height on the waterfront, reducing to three where it neighbours the social housing, to the east. The middle block is six storeys in height on the waterfront reducing to three storeys to the east and the southern block is also six storeys in height reducing to two to the east

- Northern block: - terrace of 10 houses +20 two bed flats on the front (two on each storey and a penthouse on the top)
- Central block – terrace of 12 houses +16 two bed flats on the front (two on each storey and a penthouse on the top)
- Southern block – terrace of 5 houses+ 8 two bed flats on the front. (two on each storey)

Access is off Pottery Road, to the south, via a new cul-de-sac, Waterside Mews, located between the existing affordable housing and the proposed new development. The commercial unit is shown as a small convenience store with its own parking on the same level as the parking.

A pedestrian footway, adjacent to the water, is provided right the way around the site from the proposed convenience store to link up with the existing development. It is linked to the podium deck by two sets of steps along the waterfront and another adjacent to the ramped car park access.

Externally the buildings are predominantly rendered with extensive glazing and metal panels. Since submission some minor amendments have been made to improve the appearance and security of the blocks.

A number of associated reports have been included with the application including: a

report on 'Employment Space in proposed development at Pottery Quay prepared by Stratton Creber Commercial; a Transport statement, residential travel plan; a visual structural survey; a phase I environmental assessment; an air quality assessment, a noise report; a flooding and drainage assessment and a statement of community involvement.

Relevant Planning History

- Ref:- 02/01345/OUT Outline application to demolish existing housing, warehousing and storage buildings. Replacement with new social housing, flats, communal facilities, shop and workshop/employment uses Conditional Planning permission granted subject to a Section 106 legal agreement 16th October 2003
- Ref:- 05/00925 Mixed use redevelopment 203 residences (53 houses and 150 flats) with assoc. parking, play and amenity space, approx. 890sqm of commercial space (Use Class A4 and B1) - Reserved matters application pursuant outline permission ref 02/01345 GRANTED CONDITIONALLY 25-Nov-2005

The social housing element, on the eastern part of the site, has been implemented. Permission to build the remainder of the approved development on this part of the site therefore exists in perpetuity. The 'fall back' position of the owner, and successors in title, being able to implement this permission without further planning permission is an important material consideration in the assessment of this and any future application upon this site.

Pre-Application Enquiry – A formal Development Enquiry Service request was made.. The reduction in density and building mass adjacent to neighbouring social housing was welcomed. The viability issue and difficulty of delivery was appreciated, but some concern was expressed at the non delivery of employment uses.

Consultation Responses

Economic Development Unit - Although Economic Development regrets the removal of the business space and subsequent loss of employment land from the original proposal, it accepts the final proposal for a 100 sq m convenience store and £79k contribution from the developer in mitigation for that loss.

Highway Authority - It is noted that the principle of a mix of residential and commercial uses on this site is accepted following the grant of outline planning permission for an earlier application (no 02/01345/OUT). Highway observations on the current proposal are as follows:-

The Transport Statement submitted with the application compares trip movements generated by the proposed scheme to that associated with the previously consented development. The assessment suggests that the proposed development would generate a similar number of movements (28 in the am and 31 in the pm) to that associated with the extant permission (26 trips in both the am and pm peak hours). Consequently there are no concerns in respect of the traffic movements associated with the new development.

A total of 117 spaces have been provided, with 6 of these spaces being allocated to the operation of the convenience store. The 3 bed townhouses will have two allocated, off-street, parking spaces. All other units will have one dedicated car parking space. This will result in a 'surplus' of 16 spaces made available for purchase. The practice of 'selling' car parking spaces (rather than just allocating them to properties regardless) is an approach that is welcomed by the Highway Authority as it encourages residents to consider: whether or not they need to own/run a second car and whether alternative, more sustainable modes of transport (walking, cycling, public transport etc) would be better instead. The double-parked, tandem spaces should be allocated to the 3 bed townhouses.

A considerable number of cycle parking spaces are proposed (100 spaces serving the residential and 8 allocated to the convenience store). In order to ensure that there are no security issues surrounding their use, it is essential that the cycle parking area serving the residential units is both secure and covered.

Layout

- The applicant has addressed the concerns previously raised by the Highway Authority regarding the lack of a continuous pedestrian route from the junction of Pottery Road/Waterside Mews around to the Torpoint Ferry bus stops by providing a footway crossover type arrangement at the point of access into the customer car park that serves the convenience store. The alignment of the footway crossover should be straight rather than being on a slight angle as currently shown.
- In order to prevent cars from parking kerbside outside the convenience store on Pottery Road a section of visi-rail has now been provided at the back of the footway. The visi-rail should be set back a minimum of 450mm from the back edge of the kerb.
- The length of the loading bay serving the convenience store has been increased so that it can now accommodate small to medium-sized HGV's delivering to the store. The loading bay should be constructed by lowering the footway (rather than using full height kerbs) so that a pedestrian route is maintained along this side of Waterside Mews when the loading/unloading bay is not in use. If Waterside Mews will not be offered for adoption details should be provided relating to how the use of the loading/unloading bay will be managed in the longer-term.
- In order to prevent vehicles from right-turning into Waterside Mews from Pottery Road works to the central island shown on the revised highway layout plan will need to be secured through a Section 278 Agreement along with alterations to the footway outside the convenience store.

The revised Travel Plan (TP) addresses the majority of the Highway Authority's concerns. The inclusion of a free 2-month travel pass for each unit on the site is welcomed and should certainly help to assist in encouraging a shift away from the use of the private car to public transport. Some residual concerns remain at reference to the TP co-ordinator only being in post for a period of 5 years. Clearly the development will be in place for a much longer period of time and therefore the Highway Authority will need to know who will take ownership of the TP after the first 5 years. However this can be addressed by way of a Travel Plan condition.

As Section 106 receipts were received in respect of the granting of the outline permission for this site, there is not scope to request further contributions which

could have assisted in delivering a zebra crossing on Ferry Road and which would aid residents wishing to access the existing shopping facilities at Marlborough Street.

Environment Agency (EA) - Consider that this application will be acceptable if planning conditions are included on any subsequent permission which ensure flood risks are appropriately managed for the lifetime of the development. The EA's suggested wording for these conditions is provided. The conditions are required to manage the following aspects:

- The floor level of the commercial development is lower than that required by planning policy, therefore a scheme is required to manage flood risk to this part of the development.
- The development is located on a quayside location surrounded on three sides by low ground levels. The development has proposed a suitable access/egress route in times of flood and we need to ensure that this is in place prior to occupation of the dwellings.
- The car parking area is located below the 1 in 200 year flood level, including an allowance for climate change and as such as a flood defence wall and ramp has been proposed surrounding the car park. A pump has also been proposed in the area of the car park with the lowest floor level to manage any water that collects. These defences provide an adequate level of protection to the car park however the EA require confidence that these have been designed appropriately and remain in place for the lifetime of the development.

South West Water - Have no objection subject to foul flows only being connected to the public foul / combined sewer. A public sewer does cross the site, no agreement to build over this has previously been given and South West Water policy is to not allow such or to build within 3m of it and therefore its diversion will be required should it not be possible to meet this requirement.

HSE Office for Nuclear Regulation (ONR) – ONR would not wish to advise against this application unless concerns have been raised by the emergency planning authority. This decision is made without prejudice to the interests of other Directorates or Divisions of the Health & Safety Executive.

Public Protection Service – Do not have any additional comments regarding the amendments.

Police Architectural Liaison Officer (PALO) - The Devon and Cornwall Constabulary are not opposed to the granting of planning permission for this application, but would make the following observations;

The applicants have subsequently confirmed their intention too comply with Policy CS32- Designing Out Crime and are liaising with the PALO to achieve this.

Tamar Bridge and Torpoint Ferry Joint Committee:- raise a number of issues that they wish to see considered as part of the planning approval process;

Noise - States that the Acoustics report that accompanies the application understates the audibility of noise associated with the normal operation of the

24hour ferry particularly the chain transmission, setting down of loading ramps and associated traffic noise. Recommends that further noise survey work is undertaken at suitable locations within the site with the northernmost ferry operating and at a range of times covering a range of ambient noise conditions.

Construction phase – raises concern that the operation of the ferry could be disrupted if access is required to the boundary wall of the proposed development whilst the northernmost Torpoint Ferry slipway is being used. Recommends a condition requiring applicants to obtain prior written approval of the Tamar Bridge and Torpoint Ferry Joint Committee before disrupting the operation of the ferry.

Traffic – The Transport Statement underestimates the traffic flows from the development. There are distinct surges in the morning and evening peaks. Improvements were made to the Ferry Road / Park Avenue junction. The impact of the proposed development may adversely affect the function of the junction causing tailbacks and congestion.

Representations

Surrounding neighbours have been notified of the application and two site notices posted. This has resulted in receipt of 6 letters of representation (LORs), including one petition style letter. The comments and objections can be summarised as follows:-

Overdevelopment

The proposed development will overcrowd what is a relatively small area of land. The area of land is quite small for the number of units proposed. The developer appears to be maximising potential income versus cost of development by building upwards and upwards. I do not believe this is in line with the existing Devonport Development Framework.

The design and appearance not sympathetic.

The proposal is not in keeping with the rest of Pottery Quay. The buildings are too high. The largest building will be twice the height of the existing corner block of flats. The design contrasts badly with the existing development: it proposes grey uPVC windows, the existing are wooden and white; a wooden finish is proposed the existing is cream. A lot of glass is proposed primarily in the south and west that will take the full brunt of rough weather.

The parking areas will not be able to cater for the range of vehicles expected to be able to park safely and will certainly not provide for deliveries such as lorries (moving etc) and this will cause an additional problem of where will these go without either obstructing the ferry traffic and adding to the congestion which already causes problems when ferries are offloading. It will also cause a problem as no doubt those vehicles not suitable for parking will try to park elsewhere on the estate, how does the developer plan to accommodate this?

Noise nuisance and traffic generation

An additional 450 vehicles movements will create pollution, noise and disturbance and impact on my right to quiet and peaceful enjoyment of my home. The Health &

Safety Executive should give consideration as to how the increase in vehicle traffic and noise will impact upon existing development, as this has not been considered. The underground car parking will amplify noise nuisance.

Loss of direct sunlight

The development will block direct sunlight to houses and gardens. We have very little direct sunlight at the rear of our property and the building of the development based on the proposed heights will block what little direct sunlight we have for 3 months of the year.

Loss of sea views

Many properties will lose their sea views - where purchases have been made because of this factor. Whilst this may not be an objectionable point, it nevertheless is an important point to be aired and known.

Invasion of privacy

The proposal will overlook existing properties, intruding upon privacy.

Inadequate Consultation

Consultation has not properly been undertaken: only two very small notices have been posted. Not all neighbours have received notification and neither have the two social landlords. The consultation event did not facilitate local participation or take into account views of local people, ward councilors the police etc.

General comments

The artists impressions of the development drawing look fetching, albeit too high, and it would be lovely to have a local shop here as Pottery Quay is rather cut off from local amenities, but this is not sufficient to agree the development.

Analysis

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

The key issues in this case are:-

- The principle of redevelopment to provide a mixed use, essentially residential redevelopment of the site (Policies CS01, CS05, CS15, CS22 and CS16 of the Core Strategy)
- The quality of residential accommodation provided (Policies CS15 and CS34 of the Core Strategy)
- The design and appearance of the proposed development (Policies CS02 and CS34 of the Core Strategy)

- Impact upon the amenities of neighbouring properties and the character of the surrounding area (CS34 of the Core Strategy)
- The adequacy of access and parking arrangements (Policy CS28 of the Core Strategy)

The principle of redevelopment to provide a mixed use, essentially residential redevelopment of the site

The principle of mixed use, mainly residential redevelopment, of this site was established in 2003 when 02/01345/OUT granted subject to a Section 106 legal agreement. By constructing their social housing on the eastern and central parts of the site, Westcountry and Guinness housing associations have established the principle of mixed use, mainly residential, development upon this site in perpetuity and satisfied all the social housing requirements of Policy CS15.

The social housing was built years ago and is occupied. However, since then the market for two bed flats in the city has deteriorated, particularly in a relatively peripheral location like Pottery Quay. The site has high construction costs associated with: flood defence measures, piling foundations, warship radar pulse safeguarding, decontamination etc. Consequently it is very unlikely that the unimplemented part of the reserved matters approval would be built in the foreseeable future. The current developers argue, persuasively in officers' opinion, that the extant approval is unviable and undeliverable - the density is too high the dwelling mix wrong and there is no demand for the employment. They argue that its existence creates an unrealistic 'expectation' value that blights the site and keeps it as an eyesore at this prominent gateway location. Their current proposal is to reduce the number of units, provide some units as houses, and not include most of the commercial space. The viability argument is accepted by officers. The proposal to complete a mixed use development in the Pottery Quay development area, will help to ensure the long term sustainability of the community. Open market housing will increase tenure mix in the area and widen its socio economic profile.

The significant reduction in on-site commercial space - from 890sqm to 100sqm - is more problematic as it is one of the principle objectives of the Core Strategy and Devonport AAP to create sustainable linked communities. The applicants have submitted evidence to show that there is no market for commercial floor space in this area at the moment, but in the middle of a double dip recession and given the fragility of Plymouth's commercial market, this is not surprising and not, in itself, sufficient reason to accept the non provision

The decisive consideration in this case is the very high density of development previously approved for this part of the site and the physical constraints of actually providing usable commercial space sandwiched, as it is, between the underground car park and the above residential accommodation. The quality of commercial development that could be provided in this space would be severely constrained. Therefore, in this exceptional case, it is considered, on balance, better to accept a contribution towards off site provision than risk leaving the site vacant for the indeterminate future.

The proposal includes measures to satisfy Policy CS20 (Sustainable Resource Use) and '...incorporate onsite renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the period 2010-2016.

The quality of residential accommodation provided

The high density of the development proposed for this site makes it quite challenging to provide a really good residential environment. However, the reduction in overall numbers, in comparison with the extant permission, is a significant improvement that officers consider would improve the quality of the residential environment. The internal arrangements are acceptable and meet the recommended minimum design standards, as set out in the Design SPD. The layout makes efficient use of the available space to provide the houses with small yards/gardens and flats with balconies. Since submission this proposal has been amended to improve natural surveillance of the communal areas, including the communal agreement, although there remain some residual, intractable, concerns around the car park and podium walkways.

The provision of 26 units 36% to Lifetime Homes standards is welcomed.

The design and appearance of the proposed development

The site occupies an important sub regional gateway into the city from Torpoint ferry, to the west. The design SPD, recognizes that '*recent developments (the Westcountry / Guinness Housing Association blocks) provide a more positive image around the ferry port*'. This re-iterates Policy CS02 (Design) of the Core strategy which states:-

New development should be well designed to respect the character, identity and context of Plymouth's historic townscape and landscape and in particular Plymouth's unique waterfront, its moorland setting and the settlement pattern.

New development should also:

- 1. Promote the image of the city, through enhancement of international, city local gateway locations and key approach corridors.*

The broad footprint, scale and massing of the proposal can be supported, as can the provision of town houses within the scheme.

The provision of retail space within the scheme is welcomed. The extension of the pedestrian walkway around the entire perimeter of the site is also very welcome in terms of providing public access to the waterfront.

The overall architectural language is considered positive and potentially elegant, subject to successful detailing acceptable.

Impact upon the amenities of neighbouring properties and the character of the surrounding area

Because this site has been implemented in phases, with a significant time lag between the construction of the first phase of social housing in the central and eastern parts, and the private sector housing its impact on neighboring residential property has been experienced as separate parts.

The original concept for the site always envisaged high density development on western end. Earlier considerations of design principles safeguarded the connection with the waterfront and strived to maintain some unity of the whole site, by requiring a layout that provided connections between the two parts. This translated into a footprint for three tall blocks of diminishing size located parallel with Tamar canal, with underground parking and an 'open' podium providing both physical and visual connection between the two parts of the site. The proposal maintains these principles and would actually result in a better relationship with neighbouring residential properties than the extant proposal. The overall height and mass of the proposed buildings, where they are adjacent to the social housing, is less than the extant permission

The adequacy of access and parking arrangements

The proposed parking levels satisfy the Highway Authority standards, as i do access arrangements. The reduction in the overall number of dwellings and removal of much (790sqm) of the commercial floor space, and its associated traffic movements, mean that the impact of the development upon the surrounding area is less than previously planned. The proposal therefore satisfies the requirements of Core Strategy policies CS28 and CS34.

The proposed provision of public access around the whole of the site is an improvement on the partial waterfront access proposed in the extant permission, but this is partially offset by the proposed reduction in permeability through the site represented by the private rear gardens of the proposed central and southern blocks. On balance, the proposal is considered to represent a slightly different, - rather than improved public access package - although both schemes represent a significant improvement to the historic and existing situation, where no public access is provided.

Section 106 Obligations

- That PCC will be formally advised of commencement of development
- That upon commencement of development to pay £79,000.00 contribution towards the provision of employment space in the wider Devonport area (Devonport or adjoining wards)
- That on commencement of development the owners and their successors in title will forever, and without compensation, give up rights to undertake any unimplemented parts of ref 02/01345/OUT and 05/00925/FUL (This is necessary because these permissions are partly implemented and will never time lapse)
- In lieu of 'tariff' contribution to make contribution of any outstanding sum / works associated with the S.106 legal agreement ref 02/01345/OUT, as they relate to this part of the site (The details associated with this are being checked and will be reported further in the addendum report, following clarification of liabilities resulting from the previous consent)

Equalities & Diversities issues

The site is accessible to people who use wheelchairs, although in some places the routes to access areas are indirect as a result of flood defence requirements.

Conclusions

Ten years ago complex land swap arrangements and public sector investment secured the removal of the commercial yard which occupied the western part of Pottery Quay and the replacement of the run down council estate, which occupied the eastern part, with new housing. The amount of development, including the number of residential units, was agreed by the Local Planning Authority at that point, as were the clauses of the Section 106 legal agreement, to mitigate the impacts of the development. Unusually this leaves the undeveloped part of the site (the current application site) with a part unimplemented permission for 100 flats and 890sqm of commercial space which exists in perpetuity. The applicants argue, convincingly, that this is undeliverable in the foreseeable future and propose a lesser form of development for this part of the site which reduces the overall number of dwellings, their height, adjacent to the existing housing, and the amount of commercial space – with a contribution offered in lieu of the employment space. This site occupies an important sub regional gateway location into the city, the proposal as configured is considered to be acceptable.

Recommendation

In respect of the application dated **25/01/2012** and the submitted drawings Small detailed changes materials security window sets, 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 18 June 2012**

Conditions

APPROVED PLAN NUMBERS

(1) The development hereby permitted shall be carried out in accordance with the following approved plans

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.

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

EXTERNAL MATERIALS

(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.

SURFACING MATERIALS

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

Reason:

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

STREET DETAILS

(5) 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 unit of accommodation 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) adopted April 2007.

ACCESS (CONTRACTORS)

(6) 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 in accordance with Policies CS28 and CS34 of the City of Plymouth Local Development Framework Core Strategy adopted April 2007.

CAR PARKING PROVISION

(7) 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 a maximum of 117 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The use and management of the on-site car parking provision shall be in strict accordance with the approved Car Parking Management Plan.

Reason; In the opinion of the Local Planning Authority, although some provision needs to be made, the level of car parking provision should be limited in order to assist the promotion of sustainable travel choices in accordance with Policies CS28 and CS34 of the City of Plymouth Local Development Framework Core Strategy adopted April 2007.

CYCLE PROVISION

(8) No unit of accommodation shall be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for 100 bicycles to be parked.

Reason: In order to promote cycling as an alternative to the use of private cars in accordance with Policies CS28 and CS34 of the City of Plymouth Local Development Framework Core Strategy adopted April 2007.

CYCLE PROVISION

(9) The use of the convenience store hereby proposed shall not commence 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 8 bicycles to be parked.

Reason:-In order to promote cycling as an alternative to the use of private cars for staff and customers visiting the convenience store in accordance with Policies CS28 and CS34 of the City of Plymouth Local Development Framework Core Strategy adopted April 2007.

CYCLE STORAGE

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

Reason:-To ensure that there are secure storage facilities available for occupiers of or visitors to the building in accordance with Policies CS28 and CS34 of the City of Plymouth Local Development Framework Core Strategy adopted April 2007.

USE OF LOADING AREAS

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

Reason; To ensure that space is available at all times to enable such vehicles to be loaded and unloaded off the public highway so as to avoid:-

- a. damage to amenity;
- b. prejudice to public safety and convenience, and
- c. interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the City of Plymouth Local Development Framework Core Strategy adopted April 2007.

RESIDENTIAL TRAVEL PLAN

(12) The development hereby permitted shall not be occupied until a Residential Travel Plan (RTP) has been submitted to and approved in writing by the Local Planning Authority. The said RTP shall seek to encourage residents to use modes of transport other than the private car to get to and from the development including details of those measures required to deliver agreed modal shift targets which shall include the provision of a 2-month duration travel pass for each residential unit. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the RTP; and the name, position and contact telephone number of the person

responsible for its implementation. From the date of the occupation of the units, the developer shall operate the approved RTP.

REASON:

In the opinion of the Local Planning Authority, such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policies CS28 and CS34 of the City of Plymouth Local Development Framework Core Strategy adopted April 2007.

CODE OF PRACTICE DURING CONSTRUCTION

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

Reason; To ensure that space is available at all times to enable such vehicles to be loaded and unloaded off the public highway so as to avoid:-

- a. damage to amenity;
- b. prejudice to public safety and convenience, and
- c. interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the City of Plymouth Local Development Framework Core Strategy adopted April 2007.

FLOOD RESILIENT & RESISTANT CONSTRUCTION FOR COMMERCIAL UNIT

(14) No development approved by this permission shall be commenced until a scheme to minimise flood damage to the proposed commercial unit by utilising flood resilient and resistant construction techniques to an appropriate level has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and maintained in accordance with the approved details for the lifetime of the development.

Reason:-To minimise the damage to the commercial unit from flood events.

EMERGENCY ACCESS & EGRESS ROUTES

(15) No residential development approved by this permission shall be brought into use until a flood evacuation plan has been submitted and approved by the Local Planning Authority and that all dwellings have a safe access route available. This route shall remain available for occupants of all dwellings for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: - To minimise risks to users of the dwellings during times of flood by providing a safe route to access and egress the building during times of a 1 in 200 year flood.

LOWER GROUND LEVEL FLOOD DEFENCES

(16) No development approved by this permission shall be commenced until details of the flood defences to the lower ground floor have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and maintained in accordance with the approved details for the lifetime of the development.

Reason:- To ensure that the car park is defended from flood events to an appropriate standard.

RENEWABLE ENERGY

(17) Notwithstanding the submitted information, and unless otherwise agreed previously in writing with the Local Planning Authority, no dwelling should be occupied until the applicant has provided on site renewable energy equipment to generate a minimum of 15% of the carbon emissions for which the development is responsible .

Reason:

To ensure that, the development incorporates, onsite renewable energy production equipment to off-set at least 15% of the carbon emissions for the period 2010-2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained in the National Planning Policy Framework.

REMOVAL OF PD

(18)Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no development falling within Classes A, B, C, D or E of Part I of the Schedule to that Order shall be carried out unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to control future changes to the appearance of the buildings and ensure that this high density urban area is not overdeveloped, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LIFETIME HOMES

(19) Notwithstanding the submitted drawings, unless otherwise previously agreed in writing with the Local Planning Authority, at least 20% of the residential units hereby permitted shall be first constructed and subsequently maintained to Lifetime Homes standards in accordance with details that have been previously submitted to and agreed in writing by the Local Planning Authority. Unless otherwise agreed previously in writing with the Local Planning Authority, the approved details shall be fully implemented prior to completion of the developmentand thereafter so maintained and retained.

Reason:

In order to deliver an adequate level of housing that is designed to the Lifetime Homes Standard that will be convenient for most occupants, including some (but not all) wheelchair users and disabled visitors, without the necessity for substantial alterations in accordance with adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007 Objective 10, Policy CS15, and relevant Central Government advice.

INFORMATIVE SECTION 278 AGREEMENT

1) The applicant will need to enter into a Section 278 Agreement with the Local Authority in order to deliver the various alterations that are required to the existing highway in order to facilitate the development including the works to the central island on Pottery Road.

Statement of Reasons for Approval and Relevant Policies

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

The principle of redevelopment to provide a mixed use, essentially residential redevelopment of the site

- The quality of residential accommodation provided
- The design and appearance of the proposed development
- Impact upon the amenities of neighbouring properties and the character of the surrounding area
- The adequacy of access and parking arrangements ,, 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

CS32 - Designing out Crime

CS33 - Community Benefits/Planning Obligation

CS34 - Planning Application Consideration

CS20 - Resource Use

CS22 - Pollution

CS05 - Development of Existing Sites

CS03 - Historic Environment

CS01 - Sustainable Linked Communities

CS02 - Design

CS15 - Housing Provision

CS16 - Housing Sites

NPPF - National Planning Policy Framework March 2012

PLYMOUTH CITY COUNCIL

Subject:	Proposed variation to Section 106 unilateral undertaking relating to planning consents 05/00440 and 05/00953.
Committee:	Planning
Date:	31 st May 2012
Cabinet Member:	Councillor Brian Vincent
CMT Member:	Director for Place
Author:	Olivia Wilson, Area Planning Officer
Contact:	Tel: 01752 304392 e-mail: Olivia.wilson@plymouth.gov.uk
Ref:	05/00440/FUL/ 05/00953/FUL
Key Decision:	No
Part:	I

Executive Summary:

This report seeks approval to enter into the process of securing a Deed of Variation for the S106 obligation with Matrix Plymouth SA in relation to the development at the Millfields.

The S106 obligation relates to two planning permissions: 05/00440/FUL for the erection of a new four-storey building on land between the Science and Trafalgar buildings containing 12 residential units; and 05/00953/FUL for the change of use, conversion and alterations to form 34 residential units at the Millfields in Stonehouse. The applications relate to four existing Grade 2* listed buildings at the Millfields: Glastonbury, Gambrell, Trafalgar and Science.

Planning permission for 05/00440/FUL was granted subject to a S106 obligation on June 8th 2005, while planning permission for 05/00953/FUL was granted subject to a S106 obligation on 10th August 2005. The unilateral undertaking covering both permissions under Section 106 was completed on 1st February 2006. This required the applicant to make contributions to education, off-site play and off-site affordable housing before the commencement of development.

The applicant has requested that the Council agree to vary the S106 obligation in light of the difficult market conditions which have detrimentally affected the viability of the whole development and the lapse in the planning permission for the new build element which means that the S106 obligation now falls on fewer residential units (34 units as opposed to 46 units). The applicant has submitted market viability data to demonstrate that the development proposal's capacity to meet its planning obligations is limited.

Officers have analysed the viability data submitted and accept that under current market conditions the development's capacity to meet its planning obligations is limited. On this basis officers recommend that the administration fee be waived in recognition of the current difficult market circumstances. Officers consider, however, that an upturn in the housing market in future will significantly improve the scheme's viability. Officers therefore recommend that the remaining payments should be re-phased so that they are more sympathetic to cash flows and linked to a future improvement in market conditions. Officers consider that this variation to the S106 will enable the continued conservation and

conversion of these listed buildings while still achieving community benefits that were assessed as necessary and relevant at the time the S106 obligation was negotiated.

Corporate Plan 2011-2014:

The report is considered in the context of the Local Development Framework, which includes a policy framework for addressing the impacts of development in support of the Council's priority for delivering growth.

Implications for Medium Term Financial Plan and Resource Implications: Including finance, human, IT and land

The implication of agreeing to the variation as sought would be that a contribution of £9,894.50 towards administration would not be paid, and contributions of £66,000 to off-site affordable housing, £11,517 to off-site play and £21,428 to education would be deferred until further into the development of the scheme.

Other Implications: e.g. Section 17 Community Safety, Health and Safety, Risk Management, Equalities Impact Assessment, etc.

The case for seeking these measures in the first instance rested on the cumulative impacts of both developments on local schools, play facilities and on the requirement for new development to contribute towards the City's affordable housing needs. Through the variation of the S106 obligation, these impacts will still be mitigated, but rephrased as outlined in the report.

Recommendations & Reasons for recommended action:

It is recommended that Planning Committee:

Instruct the Assistant Director for Planning Services to prepare and complete a deed of variation which amends the existing S106 obligation as follows:

- That the administration fee of £9,894.50 is waived by the Council.
- That the single lump sum of £66,000, being the affordable housing contribution, is paid by Matrix Plymouth SA to the Council before occupation of the 5th unit in second building to be completed.
- That the sums of £11,517 and £21,428, being the off-site play and education contributions, are paid by Matrix Plymouth SA to the Council before occupation of the 5th unit in the third building to be completed.

Reason: To provide the applicant with the opportunity to progress the development in the short term while market conditions are difficult, while still providing a valuable community contribution in the medium to longer term and ensuring the preservation of these historic buildings in accordance with Plymouth's Local Development Framework.

Alternative options considered and reasons for recommended action:

1. To reduce or waive the sums payable towards affordable housing, play and education. However, this would mean that part or all of the money that has already been identified in the Council's Capital programme for affordable housing, education and play provision would not be received.

2. To refuse the applicant's request to vary the S106. Based on analysis of development viability information submitted, officers consider that the requirement to pay the full S106 monies immediately would delay commencement of development of the 2nd block and could jeopardize the viability of the whole scheme, endangering the future of the listed buildings.

Background papers:

1. Planning consents for applications 05/00440/FUL and 05/00953/FUL and related S106 obligation dated 1st February 2006.
2. Plymouth's Local Development Framework Planning Obligations and Affordable Housing Supplementary Planning Document First Review 2010.
3. Circular 5/2005 Planning Obligations (ODPM)
4. National Planning Policy Framework.

Sign off:

Fin	SG/Pla ceF PD121 3001.1 7.05.1 2	Leg	12994 A/JAR	HR	N/A	Corp Prop	N/A	IT	N/A	Strat Proc	N/A
Originating SMT Member: Paul Barnard Assistant Director for Planning											

Briefing Report

1.0 Background

- 1.1 The Millfields is a historically significant group of buildings and was designated as a Conservation Area in 1977. Application 05/00440/ful relates to a vacant site (known as former Block E) where a ward building was demolished in the past. Application 05/00953/FUL relates to four Grade 2* listed buildings called Glastonbury, Gambrell, Trafalgar and Science. Both sites are part of the former St Dunstons School.
- 1.2 The S106 obligation that was signed on 1st February 2006 covers both permissions: the 'first application' (05/00440 for the new build of 12 units) and the 'second application' (05/00953 for the conversion of 34 units). The obligation states that 'commencement of development' means the carrying out of a material operation pursuant to either of the planning permissions.
- 1.3 The obligation states that:
- The applicant enters into a covenant with the Council so as to bind the site 1 and site 2 and its successors in title.
 - The applicant does not commence development until it has paid to the Council:
 - £11,517 for the provision of off-site play areas or equipment
 - £21,428 as a contribution towards education provision
 - £66,000 as a contribution towards the provision of off-site affordable housing.
 - £9,894.50 administration fee.
 - (Totaling an amount of £108,839.50)
 - The payments are not apportioned between the two permissions.
 - The applicant does not permit or suffer the occupation of the last two dwelling units of the first development (the new build element) until the applicant has completed the approved conversion works.
- 1.4 The reason that a single S106 undertaking was agreed to cover two permissions was to ensure that the developer would not complete the new build without completing the conversions. Therefore, the S106 undertaking included a clause stating that the last two dwelling units of the new build should not be occupied until the applicant had completed the approved conversion works.
- 1.5 Subsequently, development has commenced on the conversion scheme without payment of the contributions, but the new build scheme has not progressed due to difficult market conditions, and planning permission 05/00440/FUL for the new build element has now expired. One block (Glastonbury) has been converted into eight flats and is being marketed, but no work has commenced yet on the other blocks.
- 1.6 The Council accepted the developer's view that the profits from the new build would be invested in the conversion and repairs to the existing listed buildings, but

considered that the scheme would still need to contribute to a community development package.

- 1.7 Subsequently, the properties have been acquired by Matrix Plymouth SA as the previous owner (Wykeham Homes) ceased trading. The new build infill development of 12 units that was granted permission under 05/00440/FUL has not been built and the permission has now lapsed. The conversion of Glastonbury block has been completed and the flats are being marketed, meaning that development has commenced according to the terms of the S106 obligation, but work has not yet commenced on Gambrell, Trafalgar or Science blocks. The contributions that were due prior to commencement of development have not yet been paid.
- 1.8 The money negotiated for affordable housing in the S106 obligation has been earmarked for the Stonehouse Arena affordable housing development of 56 dwellings. Officers understand that the sums for off-site play and education have also been earmarked for local projects.

2.0 Current position

- 2.1 The applicant's view is that it is unreasonable that they should be required to pay the full S106 moneys when the permission for the new build has lapsed, and the full burden is placed on the existing listed buildings. The applicant notes that the S106 undertaking does not apportion the obligations between the two sites. In the current market situation, forecast profits on the whole scheme are only 1% which makes the scheme unviable. Sales of flats in the completed scheme (Glastonbury) are slow and asking prices are being reduced. Although the market may pick up in future, there would need to be a substantial rise in market values to achieve a reasonable return. Given that the buildings are listed, the applicant does not wish to cut costs on the quality of materials used in their conversion. The Section 106 contributions are the only area where the viability situation can be improved in the short term.
- 2.2 Officers are mindful that any proposal to vary the obligation should be considered in the context of the Council's current policy on planning obligations as set out in the policy CS33 of the Core Strategy of Plymouth's Local Development Framework, the Planning Obligations and Affordable Housing Supplementary Planning Document First Review and the Government's Community Infrastructure Levy Regulations. The Planning Obligations and Affordable Housing SPD First Review sets out a tariff approach to address the cumulative impacts of development on infrastructure needs. This requires all residential developments of 5 or more dwellings to be considered for tariff payments. Officers consider that it would be contrary to current policy to waive or reduce any of the contributions agreed to in the original S106 obligation.
- 2.3 The applicant has submitted viability information in support of their request to enable officers to evaluate the project's viability. While the viability data confirms that under current market conditions the development's capacity to meet its planning obligations is limited, the officer's recommendation is that the payments should be deferred rather than reduced with the exception of the administration fee of £9,894.50 which officers consider should be waived in view of difficult market conditions. This view is based on the following reasons:
 - The development will be built over a number of years and later phases will not commence unless market conditions improve. While the development is currently

- The S106 payment represents just 1.5% of overall development costs and while this is not insignificant, it is not the key factor that is causing the scheme's viability challenges.
- 2.4 Officers consider that re-phasing the payments will provide the applicant with the opportunity to progress the development in the short term while market conditions are difficult, while still providing a valuable community contribution in the medium to longer term and ensuring the preservation of these historic buildings. Officers consider that the payments should be re-phased as follows:
- That the single lump sum of £66,000, being the affordable housing contribution, is paid by Matrix Plymouth SA to the Council before occupation of the 5th unit in second building to be completed.
 - That the sums of £11,517 and £21,428, being the off-site play and education contributions, are paid by Matrix Plymouth SA to the Council before occupation of the 5th unit in the third building to be completed.
- 2.5 The prioritising of the affordable housing contribution is in recognition that the money has been earmarked for the Stonehouse Arena affordable housing development of 56 dwellings. Officers recognise that re-phasing this payment may affect the delivery of the affordable housing project in the short term, but consider that it is necessary and justifiable given the viability reasons outlined above.

3.0 Recommendations

- 3.1 Officers recommend that the request to vary the existing Section 106 unilateral undertaking should be agreed as follows:
- That the administration fee of £9,894.50 is waived by the Council
 - That the single lump sum of £66,000, being the affordable housing contribution, is paid by Matrix Plymouth SA to the Council before occupation of the 5th unit in second building to be completed.
 - That the sums of £11,517 and £21,428, being the off-site play and education contributions, are paid by Matrix Plymouth SA to the Council before occupation of the 5th unit in the third building to be completed.

PLANNING COMMITTEE

Decisions issued for the following period: 27 March 2012 to 20 May 2012

Note - This list includes:

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

Item No 1

Application Number: 09/01882/FUL **Applicant:** Sutton Harbour Property & Rege

Application Type: Full Application

Description of Development: Development of mixed use residential scheme comprising 62 residential apartments (C3 use) and 4 ground floor commercial/retail units (A1, A2, A3, A4, B1a and B1 (marine related employment use)), within a 5/10 storey building, with associated car parking, services and public realm works

Site Address EAST QUAYS BOATYARD SUTTON ROAD PLYMOUTH

Case Officer: Mark Evans

Decision Date: 11/05/2012

Decision: Grant Subject to S106 Obligation - Full

Item No 2

Application Number: 11/01245/FUL **Applicant:** Persimmon Special Projects We

Application Type: Full Application

Description of Development: Excavation and ground remodelling and fencing to provide pond/waterbody with 6m wide access route

Site Address WIXENFORD QUARRY PLYMOUTH

Case Officer: Simon Osborne

Decision Date: 04/04/2012

Decision: Grant Conditionally

Item No 3

Application Number: 11/01747/FUL **Applicant:** South West Water Limited
Application Type: Full Application
Description of Development: Proposed control cabinet to house controls for adjacent sewage pumping station
Site Address CREMYLL STREET STONEHOUSE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 27/03/2012
Decision: Application Withdrawn

Item No 4

Application Number: 11/01841/FUL **Applicant:** Mr Robert Pepper
Application Type: Full Application
Description of Development: construction of single storey garden lounge & associated works
Site Address 106 DURNFORD STREET PLYMOUTH
Case Officer: Adam Williams
Decision Date: 01/05/2012
Decision: Grant Conditionally

Item No 5

Application Number: 11/01842/LBC **Applicant:** Mr Robert Durnford
Application Type: Listed Building
Description of Development: construction of single storey garden lounge & associated works
Site Address 106 DURNFORD STREET PLYMOUTH
Case Officer: Adam Williams
Decision Date: 01/05/2012
Decision: Grant Conditionally

Item No **6**

Application Number: 11/01991/FUL **Applicant:** Mrs Nicola Richardson
Application Type: Full Application
Description of Development: Retrospective approval for the erection of detached private motor garage
Site Address SUMMER HAYES, LINKADELLS PLYMPTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 13/04/2012
Decision: Refuse

Item No **7**

Application Number: 11/02040/FUL **Applicant:** Plymouth Hospitals NHS Trust
Application Type: Full Application
Description of Development: External alterations and installation of external plant and machinery in association with the provision of a new high dependency unit at Bracken Ward, level 8 of Derriford Hospital main building
Site Address DERRIFORD HOSPITAL, DERRIFORD ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 01/05/2012
Decision: Grant Conditionally

Item No **8**

Application Number: 11/02042/FUL **Applicant:** Compton Meeting Room Trust
Application Type: Full Application
Description of Development: Erection of single storey meeting hall with associated access, car parking and landscaping
Site Address LAND ADJACENT WOOLWELL ROAD AND WOOLWELL CRESCENT WOOLWELL PLYMOUTH
Case Officer: Janine Warne
Decision Date: 25/04/2012
Decision: Refuse

Item No 9

Application Number: 12/00055/FUL **Applicant:** Mr Lougas West
Application Type: Full Application
Description of Development: Change of use from offices to provide house in multiple occupation for student accommodation
Site Address 16 QUEEN ANNE TERRACE, NORTH HILL PLYMOUTH
Case Officer: Jon Fox
Decision Date: 16/04/2012
Decision: Grant Subject to S106 Obligation - Full

Item No 10

Application Number: 12/00062/FUL **Applicant:** Interserve Construction Ltd
Application Type: Full Application
Description of Development: Erection of a fence
Site Address DAMEREL'S FIELD, TAUNTON AVENUE PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 04/05/2012
Decision: Grant Conditionally

Item No 11

Application Number: 12/00066/FUL **Applicant:** Daniels Properties
Application Type: Full Application
Description of Development: Change of use and conversion of ground floor shop to form self-contained flat
Site Address 254 BEAUMONT ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/04/2012
Decision: Grant Conditionally

Item No 12

Application Number: 12/00070/OU **Applicant:** Pillar Land Securities
Application Type: Outline Application
Description of Development: Demolition of public house and redevelopment of site to create new building of 7 to 12 storey's, containing 177 student bedrooms (configured in 24 cluster flats and 55 bedsit/studios) with ancillary facilities, together with restaurant/café and drinking establishment, commercial uses on ground floor frontages of Mayflower Street, (use classes A3 and A4)
Site Address 17 MAYFLOWER STREET PLYMOUTH
Case Officer: Mark Evans
Decision Date: 15/05/2012
Decision: Application Withdrawn

Item No 13

Application Number: 12/00076/EXU **Applicant:** Mr Guy Standley
Application Type: LDC Existing Use
Description of Development: Use of 2nd floor as self-contained flat
Site Address FLAT 4, 86 EMBANKMENT ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 30/03/2012
Decision: Issue Certificate - Lawful Use

Item No 14

Application Number: 12/00084/FUL **Applicant:** Green Frog Power 214
Application Type: Full Application
Description of Development: Construction of Standby Small Scale Embedded STOR Power Plant including generators and associated tanks and buildings and connection to national grid and erection of 4.5m acoustic wall and security fencing
Site Address WPD PLYMOUTH FARADAY ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 02/04/2012
Decision: Grant Conditionally

Item No 15

Application Number: 12/00090/FUL **Applicant:** Houndiscombe 2011
Application Type: Full Application
Description of Development: Refurbishment and extension of existing building to create 6 cluster flats containing 40 bedspaces with associated bin and cycle storage
Site Address 77 to 87 HOUNDISCOMBE ROAD PLYMOUTH
Case Officer: Robert Heard
Decision Date: 02/04/2012
Decision: Application Withdrawn

Item No 16

Application Number: 12/00103/FUL **Applicant:** Kawasaki Precision Machinery (
Application Type: Full Application
Description of Development: Two storey extension to front and single storey extension to rear of existing factory for use as storage, new dispatch department and office accommodation
Site Address KAWASAKI FACTORY, ERNESETTLE LANE PLYMOUTH
Case Officer: Carly Kirk
Decision Date: 17/04/2012
Decision: Grant Conditionally

Item No 17

Application Number: 12/00120/OU **Applicant:** Mr P Brealey
Application Type: Outline Application
Description of Development: Develop land adjacent to 2 Hornchurch Road by erection of two-storey, end-terrace dwellinghouse
Site Address 2 HORNCHURCH ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 14/05/2012
Decision: Refuse

Item No 18

Application Number: 12/00123/PRU **Applicant:** Mr Paul Millard
Application Type: LDC Proposed Use
Description of Development: Use as supported communal living for the handicap and elderly (Use Class C3 (b))
Site Address 53 INCHKEITH ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 09/05/2012
Decision: Issue Certificate - Lawful Use

Item No 19

Application Number: 12/00134/FUL **Applicant:** Mr Paul Hill
Application Type: Full Application
Description of Development: Develop part of rear garden by erection of detached two-storey dwelling (including rooms in the roof and associated dormers) and detached single private motor garage plus basement private motor garage, ground source heat pump and rainwater harvesting pump
Site Address 4 NETTLEHAYES PLYMOUTH
Case Officer: Jon Fox
Decision Date: 27/03/2012
Decision: Refuse

Item No 20

Application Number: 12/00137/FUL **Applicant:** Gala Leisure Limited
Application Type: Full Application
Description of Development: External alterations to create a smoking shelter ancillary to the existing leisure use (Class D2)
Site Address GALA BINGO, CHARLES CROSS PLYMOUTH
Case Officer: Mark Utting
Decision Date: 28/03/2012
Decision: Grant Conditionally

Item No 21

Application Number: 12/00141/FUL **Applicant:** J & M Homes Ltd
Application Type: Full Application
Description of Development: Change of use and conversion of dwellinghouse to 9-bedroomed house in multiple occupation
Site Address 1 LIPSON ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 18/04/2012
Decision: Grant Conditionally

Item No 22

Application Number: 12/00144/ADV **Applicant:** Coffee Bean Central Ltd
Application Type: Advertisement
Description of Development: Proposed fascia sign
Site Address 12 CORNWALL STREET CITY CENTRE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 29/03/2012
Decision: Grant Conditionally

Item No 23

Application Number: 12/00145/FUL **Applicant:** Coffee Bean Central Ltd
Application Type: Full Application
Description of Development: Change of use from A1 (shop) to A3 (restaurant/café)
Site Address 12 CORNWALL STREET CITY CENTRE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 29/03/2012
Decision: Grant Conditionally

Item No 24

Application Number: 12/00147/FUL **Applicant:** Mr Robbie Burns
Application Type: Full Application
Description of Development: Extension and alterations including raise in roof height with dormer windows/doors, rear conservatory and enlarged porch
Site Address 1 ROLLIS PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 25

Application Number: 12/00150/FUL **Applicant:** Becton Dickinson Vacutainer
Application Type: Full Application
Description of Development: Provision of roof mounted ventilation ductwork to building 2
Site Address BECTON DICKINSON VACUTAINER SYSTEMS, BELLIVER WAY PLYMOUTH
Case Officer: Adam Williams
Decision Date: 24/04/2012
Decision: Grant Conditionally

Item No 26

Application Number: 12/00151/LBC **Applicant:** Mrs Caite Hendy
Application Type: Listed Building
Description of Development: Retrospective application for satellite dish to the rear of the building
Site Address 9 ALFRED STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 26/04/2012
Decision: Refuse

Item No 27

Application Number: 12/00156/FUL **Applicant:** Mr A McCloud
Application Type: Full Application
Description of Development: Erection of 2 detached dwellings
Site Address HOLTWOOD, PLYMBRIDGE ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 08/05/2012
Decision: Refuse

Item No 28

Application Number: 12/00162/FUL **Applicant:** Mr Arthur Quirke
Application Type: Full Application
Description of Development: Two-storey rear extension, rear decking, boundary fence and gate
Site Address 1 ELAINE CLOSE PLYMPTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/03/2012
Decision: Grant Conditionally

Item No 29

Application Number: 12/00169/OU **Applicant:** Dr Kathryn Woolaway
Application Type: Outline Application
Description of Development: Outline application for erection of single-storey dwelling with attached single garage and provision of parking spaces forward of existing dwelling
Site Address 39 MERAFIELD ROAD PLYMPTON PLYMOUTH
Case Officer: Jon Fox
Decision Date: 10/04/2012
Decision: Grant Conditionally

Item No 30

Application Number: 12/00172/FUL **Applicant:** Miss Amanda Parry
Application Type: Full Application
Description of Development: Rear conservatory
Site Address 16 CRESSBROOK DRIVE MAINSTONE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 31

Application Number: 12/00173/FUL **Applicant:** Mr & Mrs J Turner
Application Type: Full Application
Description of Development: Alterations to rear tenement
Site Address 13 THORN PARK PLYMOUTH
Case Officer: Adam Williams
Decision Date: 27/03/2012
Decision: Grant Conditionally

Item No 32

Application Number: 12/00174/FUL **Applicant:** Coffe Shack/Maritimo
Application Type: Full Application
Description of Development: Temporary entrance to café/bar
Site Address PEBBLESIDE, HOE ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 30/03/2012
Decision: Grant Conditionally

Item No 33

Application Number: 12/00176/FUL **Applicant:** The Co-Operative Pharmacy
Application Type: Full Application
Description of Development: Change of use from police community office to pharmacy
Site Address POLICE COMMUNITY OFFICE, MIERS CLOSE
PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 27/03/2012
Decision: Grant Conditionally

Item No 34

Application Number: 12/00178/FUL **Applicant:** Mr Richard Phillips
Application Type: Full Application
Description of Development: Change of use of first floor from drop-in welfare facility to residential (resubmission of application 11/01711/FUL)
Site Address FIRST FLOOR FLAT 6 BATH PLACE WEST PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 30/03/2012
Decision: Grant Conditionally

Item No 35

Application Number: 12/00179/FUL **Applicant:** Mr Kevin Poneskis
Application Type: Full Application
Description of Development: Change of use to ground floor one bedroom self-contained flat and five bedroom HMO (House in Multiple Occupation) on first and second floor
Site Address 10 ST JAMES PLACE EAST PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 02/04/2012
Decision: Application Withdrawn

Item No 36

Application Number: 12/00182/ADV **Applicant:** Plymouth City Centre Company
Application Type: Advertisement
Description of Development: Erection of temporary scaffold structure for a period of 5 months around the Big Screen to display branding signs for the 2012 Olympics
Site Address ARMADA WAY, PIAZZA PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 10/04/2012
Decision: Grant Conditionally

Item No 37

Application Number: 12/00185/FUL **Applicant:** Mrs Emma Phillips-Crowther
Application Type: Full Application
Description of Development: Replacement and extension of outbuildings used for commercial storage
Site Address WOLVERWOOD FARM, WOLVERWOOD LANE PLYMPTON
Case Officer: Kate Saunders
Decision Date: 26/04/2012
Decision: Application Withdrawn

Item No 38

Application Number: 12/00187/ADV **Applicant:** Marine Biological Association
Application Type: Advertisement
Description of Development: Installation of 7 artwork flags and flagpoles on railings around Tinside Pool
Site Address TINSIDE POOL, HOE ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 17/04/2012
Decision: Grant Conditionally

Item No 39

Application Number: 12/00189/LBC **Applicant:** Marine Biological Association
Application Type: Listed Building
Description of Development: Installation of 7 artwork flags and flagpoles on railings around Tinside Pool
Site Address TINSIDE POOL, HOE ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 17/04/2012
Decision: Grant Conditionally

Item No 40

Application Number: 12/00191/FUL **Applicant:** Mr Colin Merren
Application Type: Full Application
Description of Development: Two-storey side extension and rear roof extension with loft conversion, including rooflights (existing garage to be removed)
Site Address 1 STENTAWAY ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 30/03/2012
Decision: Grant Conditionally

Item No 41

Application Number: 12/00197/FUL **Applicant:** Mr Philip Thompson
Application Type: Full Application
Description of Development: Redevelopment of existing scaffolding yard and dwelling with single building containing 12 flats, with car parking and amenity areas (renewal of permission 08/01222)
Site Address 301 OLD LAIRA ROAD PLYMOUTH
Case Officer: Carly Kirk
Decision Date: 28/03/2012
Decision: Application Withdrawn

Item No 42

Application Number: 12/00199/FUL **Applicant:** Mr D Charles
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 46 BEACON DOWN AVENUE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 43

Application Number: 12/00202/ADV **Applicant:** Deepblue Accountants Ltd
Application Type: Advertisement
Description of Development: 1 non illuminated fascia sign
Site Address 246 PEVERELL PARK ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 44

Application Number: 12/00203/FUL **Applicant:** Mr Peter Reed
Application Type: Full Application
Description of Development: Development of land by erection of new dwelling with parking areas
Site Address 103 ALMA ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 28/03/2012
Decision: Grant Conditionally

Item No 45

Application Number: 12/00205/FUL **Applicant:** Mr & Mrs A Olliman
Application Type: Full Application
Description of Development: Rear conservatory
Site Address 27 WEMBURY ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 46

Application Number: 12/00206/FUL **Applicant:** Mrs Julie Smart
Application Type: Full Application
Description of Development: Single storey rear extension (existing single storey rear tenement and outbuilding/store to be removed)
Site Address 3 THORNVILLE TERRACE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 25/04/2012
Decision: Grant Conditionally

Item No 47

Application Number: 12/00209/FUL **Applicant:** Mr & Mrs Michael Pike
Application Type: Full Application
Description of Development: Demolition of existing single storey front tenement and porch and erection of a two storey front extension and front porch
Site Address 24 MARINE ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 30/03/2012
Decision: Grant Conditionally

Item No 48

Application Number: 12/00210/FUL **Applicant:** Land Registry
Application Type: Full Application
Description of Development: Retention of the Land Registry Office Building with ancillary staff facilities, services, and crèche buildings, car parking areas and access roads (Plots B210 and B220 Land north of Charlton Road) built under the Council's Circular 18/84 consultation not to object, reference 01/01747: variation of condition 7 of 01/01747/1884 to allow parents living or working in a defined part of Derriford and Seaton to send their children to the crèche
Site Address NURSERY AT SEATON ROAD, WILLIAM PRANCE ROAD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 49

Application Number: 12/00211/FUL **Applicant:** James Whybrow
Application Type: Full Application
Description of Development: Develop side garden by erection of dwellinghouse with associated works
Site Address 159 STANBOROUGH ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 04/05/2012
Decision: Grant Conditionally

Item No 50

Application Number: 12/00212/FUL **Applicant:** Mr David Eastlake
Application Type: Full Application
Description of Development: REVISION TO 11/01467/FUL
Site Address 8 DUNSTONE AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 03/04/2012
Decision: Application Withdrawn

Item No 51

Application Number: 12/00215/OU **Applicant:** South West Property Managem
Application Type: Outline Application
Description of Development: Outline application to develop land by erection of 3 dwellings (with all matters reserved)
Site Address FIRSFIELD, BROAD PARK AND ADJOINING LAND PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 30/03/2012
Decision: Grant Conditionally

Item No 52

Application Number: 12/00216/FUL **Applicant:** Mr Gareth Rose
Application Type: Full Application
Description of Development: Single storey extension with decking over
Site Address 57 ERLSTOKE CLOSE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 28/03/2012
Decision: Grant Conditionally

Item No 53

Application Number: 12/00217/FUL **Applicant:** Mrs Rebecca Turner
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 20 DERWENT AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 05/04/2012
Decision: Refuse

Item No 54

Application Number: 12/00219/FUL **Applicant:** Mr Sean Gibson
Application Type: Full Application
Description of Development: Single-storey rear extension, with pitched roof to replace existing flat roof
Site Address 199 ELBURTON ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 01/05/2012
Decision: Grant Conditionally

Item No 55

Application Number: 12/00220/FUL **Applicant:** Mr Andris Senotovs
Application Type: Full Application
Description of Development: Change of use amusement arcade to shop (A1)
Site Address 7 MUTLEY PLAIN PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 18/04/2012
Decision: Grant Conditionally

Item No 56

Application Number: 12/00221/FUL **Applicant:** Mr & Mrs G Purgaus
Application Type: Full Application
Description of Development: Change of use to holiday home (use class C3)
Site Address MAURICE HOUSE, LANCASTER GARDENS PLYMOUTH
Case Officer: Janine Warne
Decision Date: 02/04/2012
Decision: Grant Conditionally

Item No 57

Application Number: 12/00222/PRD **Applicant:** Mr & Mrs Fairfield
Application Type: LDC Proposed Develop
Description of Development: Rear UPVC conservatory
Site Address 8 ASHWOOD PARK ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/03/2012
Decision: Issue Certificate - Lawful Use

Item No 58

Application Number: 12/00224/FUL **Applicant:** Mr A Mudge
Application Type: Full Application
Description of Development: Boundary fence to rear and part side garden
Site Address 2 SPARKE CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 10/04/2012
Decision: Refuse

Item No 59

Application Number: 12/00225/FUL **Applicant:**
Application Type: Full Application
Description of Development: Porch and private motor garage to side and front elevations
Site Address 57 HELE GARDENS PLYMOUTH
Case Officer: Mike Stone
Decision Date: 30/03/2012
Decision: Grant Conditionally

Item No 60

Application Number: 12/00226/FUL **Applicant:** Mr George Rodway
Application Type: Full Application
Description of Development: Develop land formerly part of garden to 11 Lang Grove by erection of a detached two-bedroom bungalow and private motor garage
Site Address LANG GROVE PLYMSTOCK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 29/03/2012
Decision: Grant Conditionally

Item No 61

Application Number: 12/00227/FUL **Applicant:** Mr Kishor GC
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of shop (use class A1) to hot food takeaway (use class A5) including installation of extract system
Site Address 329 SOUTHWAY DRIVE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 25/04/2012
Decision: Grant Conditionally

Item No 62

Application Number: 12/00228/FUL **Applicant:** Mr & Mrs Burgwin
Application Type: Full Application
Description of Development: Front and rear extensions
Site Address 18 ST BRIDGET AVENUE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 63

Application Number: 12/00229/FUL **Applicant:** Mr Graeme Kirkup
Application Type: Full Application
Description of Development: Erection of two dwellings on site of existing workshops, change of use and conversion of barn to form dwelling, and provision of parking spaces, with variation of condition 9 (window details) of permission 10/00933/FUL to allow softwood instead of oak
Site Address 67 DUNSTONE ROAD PLYMSTOCK PLYMOUTH
Case Officer: Liz Wells
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 64

Application Number: 12/00230/FUL **Applicant:** Mr Ron Barber
Application Type: Full Application
Description of Development: Detached dwelling with integral garage and raised deck and widening of Casasilva/Mellstock driveway at junction with Milford Lane
Site Address LAND TO THE REAR OF CASASILVA, MILFORD LANE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 05/04/2012
Decision: Grant Conditionally

Item No 65

Application Number: 12/00234/PRD **Applicant:** Mr D Burt
Application Type: LDC Proposed Develop
Description of Development: Roof extensions: hip to gable and rear dormer
Site Address 44 ELBURTON ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 10/04/2012
Decision: Issue Certificate - Lawful Use

Item No 66

Application Number: 12/00241/FUL **Applicant:** Sutton Harbour Company
Application Type: Full Application
Description of Development: Use of ground-floor unit as restaurant (Class A3), with variation of condition 2 to allow opening from 07:00 to 23:00 hours Mondays to Saturdays and 07:30 to 22:30 hours Sundays and bank or public holidays
Site Address 1 PINNACLE QUAY, NORTH EAST QUAY, SUTTON HARBOUR PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/04/2012
Decision: Grant Conditionally

Item No 67

Application Number: 12/00242/FUL **Applicant:** Mr Jason Schofield
Application Type: Full Application
Description of Development: External seating areas for café/restaurant, replace 2 windows in front elevation with sliding doors, create new opening in exterior wall to give access to new seating area
Site Address 1 PINNACLE QUAY, NORTH EAST QUAY SUTTON HARBOUR PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/04/2012
Decision: Grant Conditionally

Item No 68

Application Number: 12/00247/TPO **Applicant:** Mr Richard Hall
Application Type: Tree Preservation
Description of Development: Tree pruning works
Site Address 18 PERIWINKLE DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 69

Application Number: 12/00249/FUL **Applicant:** Mr Keith Hutchinson
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 36 FIRCROFT ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 02/04/2012
Decision: Grant Conditionally

Item No 70

Application Number: 12/00251/FUL **Applicant:** Taxi Services (Plymouth) Ltd
Application Type: Full Application
Description of Development: Change of use of car showroom to taxi booking office with associated car sales
Site Address STADIUM CAR SALES, 301 HAM DRIVE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 16/04/2012
Decision: Grant Conditionally

Item No 71

Application Number: 12/00252/TPO **Applicant:** Mrs Caroline Cozens
Application Type: Tree Preservation
Description of Development: Sycamore (dead) - remove
Blue Cedar - remove 2 lowest branches over garden
5 Conifers - fell and replace
Lime - remove shoots at base
Hedge - reduce height by 1.5m
Site Address NOTRE DAME ROMAN CATHOLIC SCHOOL, NOTRE DAME CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 11/04/2012
Decision: Grant Conditionally

Item No 72

Application Number: 12/00254/ADV **Applicant:** Evans Harvey Solicitors
Application Type: Advertisement
Description of Development: 1x fascia sign and 2x internally illuminated projecting sign
Site Address 39 MORSHEAD ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 73

Application Number: 12/00255/RE **Applicant:** Barratt Homes Exeter Limited
Application Type: Reserved Matters
Description of Development: 94 residential units with new access from Efford Road and retention of existing bowling green (reserved matters application for appearance, landscaping, layout and scale, following outline planning permission 08/02266/OUT)
Site Address UNITY PARK, EFFORD ROAD PLYMOUTH
Case Officer: Robert Heard
Decision Date: 05/04/2012
Decision: Grant Conditionally

Item No 74

Application Number: 12/00256/LBC **Applicant:** Mr Daley
Application Type: Listed Building
Description of Development: Replace existing timber framed windows with new single glazed timber framed windows
Site Address 1 MERAFIELD ROAD PLYMPTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 10/04/2012
Decision: Grant Conditionally

Item No 75

Application Number: 12/00258/FUL **Applicant:** Property Services Ltd
Application Type: Full Application
Description of Development: Develop land by erection of detached dwelling with integral private motor garage (revised scheme enlarging footprint)
Site Address 40 WARLEIGH CRESCENT PLYMOUTH
Case Officer: Janine Warne
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 76

Application Number: 12/00259/PRD **Applicant:** Guinness Trust
Application Type: LDC Proposed Develop
Description of Development: External insulation and rendering of properties
Site Address 16 - 22 NORTHESK STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/04/2012
Decision: Refuse to Issue Cert - (Ex)

Item No 77

Application Number: 12/00264/ADV **Applicant:** Northside Properties Ltd
Application Type: Advertisement
Description of Development: Fascia sign
Site Address 37 SOUTHSIDE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 02/04/2012
Decision: Grant Conditionally

Item No 78

Application Number: 12/00267/FUL **Applicant:** Mr & Mrs Gary Parfett
Application Type: Full Application
Description of Development: Single-storey rear extension
Site Address 291 DEAN CROSS ROAD PLYMSTOCK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 11/04/2012
Decision: Grant Conditionally

Item No 79

Application Number: 12/00269/FUL **Applicant:** Rossimon Hughes Ltd
Application Type: Full Application
Description of Development: Use of land as fenced and secure compound for the parking of HGVs in association with the existing adjacent food distribution depot (use class B8) including purpose built lorry washing plant, lighting and additional access from Bell Close
Site Address PART VACANT SITE, 10 BELL CLOSE PLYMPTON PLYMOUTH
Case Officer: Jon Fox
Decision Date: 24/04/2012
Decision: Grant Conditionally

Item No 80

Application Number: 12/00271/FUL **Applicant:** Mr R Reilly
Application Type: Full Application
Description of Development: Retention of aerial (amended scheme)
Site Address 29 BURWELL CLOSE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 02/04/2012
Decision: Grant Conditionally

Item No 81

Application Number: 12/00273/FUL **Applicant:** Mr Frederick Smout
Application Type: Full Application
Description of Development: Single-storey side extension
Site Address 326 FORT AUSTIN AVENUE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 02/04/2012
Decision: Grant Conditionally

Item No 82

Application Number: 12/00275/FUL **Applicant:** Mr Fletcher and Miss Padgett
Application Type: Full Application
Description of Development: Single storey side extension comprising double garage, utility room and shower room (existing garage and lean to extension to be removed)
Site Address 16 NETTLEHAYES PLYMOUTH
Case Officer: Liz Wells
Decision Date: 17/04/2012
Decision: Grant Conditionally

Item No 83

Application Number: 12/00277/TPO **Applicant:** Mrs White
Application Type: Tree Preservation
Description of Development: Ash - Repollard and reduce by 3m
Oak - reduce lateral branches to fence line
Site Address 30 ROWLAND CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 11/04/2012
Decision: Grant Conditionally

Item No 84

Application Number: 12/00282/FUL **Applicant:** Mr & Mrs D Gill
Application Type: Full Application
Description of Development: Proposed raised platform to single storey extension
Site Address 34 FISHER ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 85

Application Number: 12/00291/FUL **Applicant:** Mr J Woodcock
Application Type: Full Application
Description of Development: Single-storey rear extension to create covered link between laundry room and main care home
Site Address 43 SHERFORD ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 17/04/2012
Decision: Grant Conditionally

Item No 86

Application Number: 12/00296/FUL **Applicant:** Risesign Ltd
Application Type: Full Application
Description of Development: Erection of three blocks containing a total of 11 two bedroom flats with associated landscaping, parking and storage facilities (permitted by Planning Permission no 11/01603/FUL. Removal of Condition no 13 regarding Sustainable Resource Use and Condition 18 regarding Double Yellow Lines
Site Address LAND AT 1-56 RAGLAN ROAD PLYMOUTH
Case Officer: Carly Kirk
Decision Date: 10/05/2012
Decision: Refuse

Item No 87

Application Number: 12/00302/FUL **Applicant:** Mr Michael Lincoln
Application Type: Full Application
Description of Development: Change of use of first-floor from (B1) office to (D1) counselling rooms
Site Address FIRST FLOOR CENTRE COURT EXETER STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 01/05/2012
Decision: Grant Conditionally

Item No 88

Application Number: 12/00306/FUL **Applicant:** Mr D Morris and Mr S Clark
Application Type: Full Application
Description of Development: Two-storey side and rear extension incorporating balcony; and single-storey front extension
Site Address 1 CATALINA VILLAS PLYMOUTH
Case Officer: Liz Wells
Decision Date: 09/05/2012
Decision: Grant Conditionally

Item No 89

Application Number: 12/00309/FUL **Applicant:** Mr Anthony Nott
Application Type: Full Application
Description of Development: Change of use from residential dwelling to care home
Site Address 96 ALBERT ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 03/05/2012
Decision: Grant Conditionally

Item No 90

Application Number: 12/00311/FUL **Applicant:** Mr Martyn Cox
Application Type: Full Application
Description of Development: Installation of solar photovoltaic panels on 2 roofs of the school building
Site Address STOKE DAMEREL COMMUNITY COLLEGE, SOMERSET PLACE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 91

Application Number: 12/00314/FUL **Applicant:**
Application Type: Full Application
Description of Development: Change of use of care home to 2 dwellings
Site Address 1 to 2 TOTHILL AVENUE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 28/03/2012
Decision: Application Withdrawn

Item No 92

Application Number: 12/00320/TC **Applicant:** Mr Birch
Application Type: Trees in Cons Area
Description of Development: Apple - Reduce by 0.5m off garage and height, Thin by 25%
Apple - Trim to previous pruning points and thin by 15%
Yew - Trim to previous pruning points
Site Address 27 WHITEFORD ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 27/03/2012
Decision: Grant Conditionally

Item No 93

Application Number: 12/00324/FUL **Applicant:** Mr Martin Parnell
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 29 BARNINGHAM GARDENS PLYMOUTH
Case Officer: Mark Utting
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 94

Application Number: 12/00325/FUL **Applicant:** Mr Andrew Stocke
Application Type: Full Application
Description of Development: Continue use of former shop as tanning salon
Site Address 69 RIDGEWAY PLYMOUTH
Case Officer: Jon Fox
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 95

Application Number: 12/00326/FUL **Applicant:** Mr & Mrs A Vanstone
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 61 DAYTON CLOSE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 23/04/2012
Decision: Grant Conditionally

Item No 96

Application Number: 12/00328/FUL **Applicant:** A Shemetras & Sons
Application Type: Full Application
Description of Development: Develop rear parking area by erection of two-storey building to provide garage and store for student letting company
Site Address 140 NORTH ROAD EAST PLYMOUTH
Case Officer: Liz Wells
Decision Date: 26/04/2012
Decision: Refuse

Item No 97

Application Number: 12/00331/TPO **Applicant:** Mrs Sue Eason
Application Type: Tree Preservation
Description of Development: Cherry - Remove
Ash - Reduce by 3m
Sycamore - Reduce by 3m
Site Address 19 CAMERON WAY PLYMOUTH
Case Officer: Jane Turner
Decision Date: 23/04/2012
Decision: Grant Conditionally

Item No 98

Application Number: 12/00333/FUL **Applicant:** Mr & Mrs M Lowles
Application Type: Full Application
Description of Development: Demolition of existing detached garage and conservatory, and erection of two-storey side extension and rear conservatory
Site Address 2 HILLDALE ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/04/2012
Decision: Grant Conditionally

Item No 99

Application Number: 12/00334/FUL **Applicant:** Interserve Construction Ltd
Application Type: Full Application
Description of Development: CANOPY
Site Address WOOD VIEW CAMPUS, PICKLECOMBE DRIVE
PLYMOUTH
Case Officer: Mark Utting
Decision Date: 26/04/2012
Decision: Grant Conditionally

Item No 100

Application Number: 12/00335/FUL **Applicant:** Mr & Mrs J Eccles
Application Type: Full Application
Description of Development: Side extension with hipped roof over existing garage
Site Address 6 MEADOWFIELD PLACE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 24/04/2012
Decision: Refuse

Item No 101

Application Number: 12/00336/LBC **Applicant:** Mr William Lean
Application Type: Listed Building
Description of Development: Internal alterations
Site Address 40B DURNFORD STREET PLYMOUTH
Case Officer: Adam Williams
Decision Date: 23/04/2012
Decision: Grant Conditionally

Item No 102

Application Number: 12/00337/FUL **Applicant:** Mr Alan Stonelake
Application Type: Full Application
Description of Development: Blocking up of existing corner doorway, creation of new doorway opening, replacement of shop fascia with slate roof and removal of parapet wall (revisions to approved conversion of shop to ground floor flat 11/00821/FUL)
Site Address 65 VICTORY STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 10/05/2012
Decision: Grant Conditionally

Item No 103

Application Number: 12/00338/FUL **Applicant:** Mr S Ashton

Application Type: Full Application

Description of Development: Single storey garage and driveway

Site Address 8 LITTLE DOCK LANE HONICKNOWLE PLYMOUTH

Case Officer: Kate Saunders

Decision Date: 11/05/2012

Decision: Refuse

Item No 104

Application Number: 12/00340/FUL **Applicant:** Mr A Leaves

Application Type: Full Application

Description of Development: Demolition of garage and erection of detached two-storey dwelling

Site Address 90 DEVONPORT ROAD PLYMOUTH

Case Officer: Olivia Wilson

Decision Date: 08/05/2012

Decision: Refuse

Item No 105

Application Number: 12/00341/FUL **Applicant:** Mr Andrew Wheeler

Application Type: Full Application

Description of Development: Change of use from religious meeting hall (use class D1) to private hire taxi call centre (use class sui-generis)

Site Address KINGDOM HALL OF JEHOVAHS WITNESSES , TRANSIT WAY PLYMOUTH

Case Officer: Janine Warne

Decision Date: 14/05/2012

Decision: Grant Conditionally

Item No 106

Application Number: 12/00342/FUL **Applicant:** Mr Richard Hoare
Application Type: Full Application
Description of Development: First-floor side extension
Site Address 20 STABLE COTTAGES PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/05/2012
Decision: Grant Conditionally

Item No 107

Application Number: 12/00343/FUL **Applicant:** Galion Holdings Ltd
Application Type: Full Application
Description of Development: Residential development to provide 12 flats with associated ancillary areas and landscaping
Site Address FORMER MOD SITE, MOUNT WISE PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 11/05/2012
Decision: Refuse

Item No 108

Application Number: 12/00344/TPO **Applicant:** Miss Keable
Application Type: Tree Preservation
Description of Development: Sycamore tree - Pruning works to lower crown
Site Address HOOE MANOR, BELLE VUE ROAD HOOE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 109

Application Number: 12/00345/FUL **Applicant:** Mr & Mrs J Noden
Application Type: Full Application
Description of Development: Demolition of existing conservatory and erection of new conservatory
Site Address 7 BARNDALE CRESCENT PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 110

Application Number: 12/00346/FUL **Applicant:** Mr and Mrs Luxmore
Application Type: Full Application
Description of Development: Formation of 2 bedrooms in roof space, including installation of roof lights, to be used in conjunction with existing use
Site Address 42 HADDINGTON ROAD STOKE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 24/04/2012
Decision: Grant Conditionally

Item No 111

Application Number: 12/00347/FUL **Applicant:** Mr & Mrs A Thomas
Application Type: Full Application
Description of Development: Develop part of garden by erection of detached bungalow with rooms in the roof and integral private motor garage (demolition of existing private motor garage)
Site Address 57 SHERFORD ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 24/04/2012
Decision: Grant Conditionally

Item No 112

Application Number: 12/00348/FUL **Applicant:** National Trust
Application Type: Full Application
Description of Development: Use of 0.75 hectares of land to accommodate individual allotment plots of varying sizes; new community orchard; provision of sheds on the southern site boundary; landscaping works; vehicular access from Merafield Road and associated car parking
Site Address SALTRAM HOUSE, MERAFIELD ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 10/05/2012
Decision: Grant Conditionally

Item No 113

Application Number: 12/00350/FUL **Applicant:**
Application Type: Full Application
Description of Development: Thro' coloured render to existing white brick panels
Site Address 2 TO 288 KINNAIRD CRESCENT PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 114

Application Number: 12/00351/FUL **Applicant:** Mr R Fenton
Application Type: Full Application
Description of Development: Store over existing garage
Site Address 844 WOLSELEY ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 115

Application Number: 12/00352/FUL **Applicant:** Zurich Assurance Ltd c/o Thread
Application Type: Full Application
Description of Development: Renewal of planning application 09/00365/FUL for an extension of class A1 (shop) to include class A3 (restaurant) and A2 (financial and professional services) including new shopfront
Site Address 80 ROYAL PARADE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 24/04/2012
Decision: Grant Conditionally

Item No 116

Application Number: 12/00354/TPO **Applicant:** Mrs Diane Hill
Application Type: Tree Preservation
Description of Development: Ash - Repollard to height of adjacent tree
Site Address 2 TREWITTHY COURT PLYMOUTH
Case Officer: Jane Turner
Decision Date: 17/04/2012
Decision: Grant Conditionally

Item No 117

Application Number: 12/00355/TPO **Applicant:** Mr Paul Jones
Application Type: Tree Preservation
Description of Development: Tree management works
Site Address MARSHMILLS BEEFEATER GRILL, 300 PLYMOUTH ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 118

Application Number: 12/00356/TPO **Applicant:** Miss C Turner
Application Type: Tree Preservation
Description of Development: Ash - Re pollard
Site Address 4 POWDERHAM ROAD HARTLEY PLYMOUTH
Case Officer: Jane Turner
Decision Date: 17/04/2012
Decision: Grant Conditionally

Item No 119

Application Number: 12/00357/FUL **Applicant:** Mr Simon Byrne
Application Type: Full Application
Description of Development: First-floor side extension
Site Address 45 REDDICLIFF CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 25/04/2012
Decision: Grant Conditionally

Item No 120

Application Number: 12/00367/FUL **Applicant:** Mr S Rundle
Application Type: Full Application
Description of Development: Variation of condition 2 of planning permission 11/01790/FUL for a change the use to a social housing drop in centre to amend the approved plans to include 2 heat recovery units to the rear
Site Address 16 FRANKFORT GATE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 02/05/2012
Decision: Grant Conditionally

Item No 121

Application Number: 12/00371/ADV **Applicant:**
Application Type: Advertisement
Description of Development: 3x fascia sign, 1x projecting sign, x1 internal totem sign, 1x name plate, 2x internally applied signs and illuminated benefits panel (in association with current application (12/00372/FUL) for the installation of 1x cash machine and 1x pay-in machine)
Site Address 4 OLD TOWN STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 01/05/2012
Decision: Grant Conditionally

Item No 122

Application Number: 12/00372/FUL **Applicant:**
Application Type: Full Application
Description of Development: Installation of 1x cash machine and 1x pay-in machine (with illuminated benefits panels)
Site Address 4 OLD TOWN STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 123

Application Number: 12/00373/FUL **Applicant:** Mrs G Sinclair
Application Type: Full Application
Description of Development: Single storey rear extension, including alterations and extension to garage
Site Address 69 TORLAND ROAD HARTLEY PLYMOUTH
Case Officer: Adam Williams
Decision Date: 30/04/2012
Decision: Grant Conditionally

Item No 124

Application Number: 12/00374/ADV **Applicant:** Go Outdoors Ltd
Application Type: Advertisement
Description of Development: Retention of internally illuminated, externally illuminated and non illuminated fascia signs, 2 banner advertisements, totem signs and delivery signs
Site Address GO OUTDOORS, LAIRA BRIDGE ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 10/05/2012
Decision: Advertisement Split Decision

Item No 125

Application Number: 12/00375/FUL **Applicant:**
Application Type: Full Application
Description of Development: Develop part of rear garden by erection of detached two-storey dwelling and detached garage
Site Address 86 MILEHOUSE ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 30/04/2012
Decision: Refuse

Item No 126

Application Number: 12/00376/FUL **Applicant:** Mr & Mrs Chris
Application Type: Full Application
Description of Development: Replacement bay window with aluminium window
Site Address THE QUARTERDECK, STRAND STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 127

Application Number: 12/00378/FUL **Applicant:** Mrs Judith Marsh
Application Type: Full Application
Description of Development: Change of use of shop with office accommodation above to shop with flat. Works include alterations to shopfront and the front elevation of the building
Site Address FIRST FLOOR, 23 COBOURG STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 26/04/2012
Decision: Grant Conditionally

Item No 128

Application Number: 12/00379/TPO **Applicant:** Mr Flood
Application Type: Tree Preservation
Description of Development: Sycamore - Remove roadside stem to 0.5m above ground level
Site Address 25 BARLOW GARDENS PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 04/04/2012
Decision: Grant Conditionally

Item No 129

Application Number: 12/00380/FUL **Applicant:** Mr Alexander McGinnes
Application Type: Full Application
Description of Development: Retention of timber panel fence around front garden, lowered to 1.5m height
Site Address 132 MOUNT GOULD ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 03/05/2012
Decision: Grant Conditionally

Item No 130

Application Number: 12/00381/TC **Applicant:** Mrs Fiona Osmaston
Application Type: Trees in Cons Area
Description of Development: Remove: 1 Holly
2 Conifers
Site Address THE OLD RECTORY, 20 PENLEE WAY PLYMOUTH
Case Officer: Jane Turner
Decision Date: 11/04/2012
Decision: Grant Conditionally

Item No 131

Application Number: 12/00382/FUL **Applicant:** Northside Properties Ltd
Application Type: Full Application
Description of Development: Installation of new shop front and extraction equipment
Site Address 37 SOUTHSIDE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 27/04/2012
Decision: Grant Conditionally

Item No 132

Application Number: 12/00383/FUL **Applicant:** Mr/Mrs C Broughton
Application Type: Full Application
Description of Development: Single storey rear extension, conversion of loft with
construction of rear dormer
Site Address 12 LYNDHURST ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 133

Application Number: 12/00388/FUL **Applicant:** AHBR
Application Type: Full Application
Description of Development: Garage to rear of property
Site Address 113 WILTON STREET PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 03/05/2012
Decision: Grant Conditionally

Item No 134

Application Number: 12/00389/FUL **Applicant:** Mr Tony Partridge
Application Type: Full Application
Description of Development: Erection of timber boundary fence
Site Address 12 ROBOROUGH AVENUE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 27/04/2012
Decision: Grant Conditionally

Item No 135

Application Number: 12/00390/TPO **Applicant:** Plympton Scouts
Application Type: Tree Preservation
Description of Development: Blindman's Wood - Various tree management works including the removal of 8 trees
Site Address BLINDSMANS WOOD, OUTLAND ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 13/04/2012
Decision: Grant Conditionally

Item No 136

Application Number: 12/00391/FUL **Applicant:** Mr K Ashton
Application Type: Full Application
Description of Development: Removal of raised timber decking and construction of a double garage
Site Address 31 BROWNING ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 27/04/2012
Decision: Grant Conditionally

Item No 137

Application Number: 12/00394/FUL **Applicant:** Mr Steve Hunkin
Application Type: Full Application
Description of Development: Single storey rear extension, repositioning and widening of driveway
Site Address 47 SCOTT ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 26/04/2012
Decision: Grant Conditionally

Item No 138

Application Number: 12/00396/FUL **Applicant:** Mr David Birnie
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 2 GLENHOLT ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 26/04/2012
Decision: Grant Conditionally

Item No 139

Application Number: 12/00397/FUL **Applicant:** Mr Charles Becker
Application Type: Full Application
Description of Development: Extension to existing garage
Site Address 48 HERMITAGE ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 140

Application Number: 12/00398/TPO **Applicant:** Mr Paul Foulkes
Application Type: Tree Preservation
Description of Development: Pine trees - reduce overhanging branches (amount to be agreed with Tree Officer)
Site Address BROADREACH HOUSE, 465 TAVISTOCK ROAD
PLYMOUTH
Case Officer: Jane Turner
Decision Date: 25/04/2012
Decision: Grant Conditionally

Item No 141

Application Number: 12/00399/EXU **Applicant:** Clean Spares
Application Type: LDC Existing Use
Description of Development: Use as 'end of life vehicle centre' (involving storage of new and secondhand car parts, with ancillary area for vehicle dismantling, trade counter and associated office)
Site Address 64 VALLEY ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 02/05/2012
Decision: Issue Certificate - Lawful Use

Item No 142

Application Number: 12/00401/FUL **Applicant:** Pixieland
Application Type: Full Application
Description of Development: Demolition of existing apartment and erection of 4 2-bedroom apartments above Pixieland Nursery, together with new car parking, cycle storage sheds and recycling area (revision to application 11/01601/FUL)
Site Address 10 SPRINGFIELD DRIVE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 02/05/2012
Decision: Grant Conditionally

Item No 143

Application Number: 12/00404/FUL **Applicant:** Mr and Mrs Caines
Application Type: Full Application
Description of Development: Single-storey rear extension, detached garage and two front bays with verandah
Site Address HUNTERS MOON, HORN LANE PLYMSTOCK PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 144

Application Number: 12/00405/FUL **Applicant:** Murray Volkswagen
Application Type: Full Application
Description of Development: Internal alterations, alterations to external elevations and alterations to parking layout
Site Address 44 MILLBAY ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 01/05/2012
Decision: Grant Conditionally

Item No 145

Application Number: 12/00407/ADV **Applicant:** Murray Volkswagen
Application Type: Advertisement
Description of Development: 5 internally illuminated fascia signs
Site Address 44 MILLBAY ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 01/05/2012
Decision: Grant Conditionally

Item No 146

Application Number: 12/00410/TPO **Applicant:** Mrs Julie Paul
Application Type: Tree Preservation
Description of Development: 4 Beech trees - Shorten over-extended branches back to fence
Site Address HOOE PRIMARY SCHOOL, HOOE ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 18/04/2012
Decision: Grant Conditionally

Item No 147

Application Number: 12/00411/TPO **Applicant:** Mr Michael Hoare
Application Type: Tree Preservation
Description of Development: Hazels - annual trim back of side shoots and suckers overhanging lawn
Site Address 31 ROMILLY GARDENS PLYMOUTH
Case Officer: Jane Turner
Decision Date: 30/04/2012
Decision: Grant Conditionally

Item No 148

Application Number: 12/00412/FUL **Applicant:** Mrs Helen Warne
Application Type: Full Application
Description of Development: Change of use of building to Use Class B8 (storage and distribution)
Site Address 40 VALLEY ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 16/05/2012
Decision: Grant Conditionally

Item No 149

Application Number: 12/00413/TPO **Applicant:** Mr Brian Costello
Application Type: Tree Preservation
Description of Development: Hazel hedge - annual removal of deadwood and straggling branches plus reduction of lateral and leading shoots to maintain a thicker hedge
Site Address 33 ROMILLY GARDENS PLYMOUTH
Case Officer: Jane Turner
Decision Date: 30/04/2012
Decision: Grant Conditionally

Item No 150

Application Number: 12/00414/ADV **Applicant:** Mrs Helen Warne
Application Type: Advertisement
Description of Development: Fascia sign
Site Address 40 VALLEY ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 16/05/2012
Decision: Grant Conditionally

Item No 151

Application Number: 12/00418/FUL **Applicant:** Mr Dave Downing
Application Type: Full Application
Description of Development: Proposed garage
Site Address 59 ST GEORGES TERRACE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 27/04/2012
Decision: Grant Conditionally

Item No 152

Application Number: 12/00419/FUL **Applicant:** Persimmon Homes South West
Application Type: Full Application
Description of Development: Demolition of unit 10 and construction of new gable end to unit 9
Site Address 10 BROXTON DRIVE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 03/05/2012
Decision: Grant Conditionally

Item No 153

Application Number: 12/00420/FUL **Applicant:** EDF Energy (Property Services)
Application Type: Full Application
Description of Development: Re-cladding of south west corner of existing building
Site Address EDF ENERGY, 334 OUTLAND ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 23/04/2012
Decision: Grant Conditionally

Item No 154

Application Number: 12/00422/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: New door in place of front room window
Site Address 15 FRANCIS STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 155

Application Number: 12/00424/31 **Applicant:** Toshiba
Application Type: GPDO PT31
Description of Development: Determination as to whether prior approval is required for the demolition of vacant Toshiba factory and clearance of site
Site Address TOSHIBA, NORTHOLT AVENUE PLYMOUTH
Case Officer: Carly Kirk
Decision Date: 05/04/2012
Decision: Prior approval required PT24

Item No 156

Application Number: 12/00425/LBC **Applicant:** Mr & Mrs Dunstan
Application Type: Listed Building
Description of Development: Part two storey, part single storey rear extension, single storey front extension and alterations (existing structures at front and side to be removed). Revisions to previously approved scheme 11/00606/LBC
Site Address 102 CHURCH ROAD PLYMSTOCK PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 04/05/2012
Decision: Grant Conditionally

Item No 157

Application Number: 12/00428/FUL **Applicant:** Mecca Bingo
Application Type: Full Application
Description of Development: Extension of existing disabled ramp
Site Address MECCA BINGO, 111 FORE STREET DEVONPORT PLYMOUTH
Case Officer: Mark Utting
Decision Date: 24/04/2012
Decision: Refuse

Item No 158

Application Number: 12/00429/FUL **Applicant:** Mr Michael Evers-King
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 20 DUDLEY ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 26/04/2012
Decision: Grant Conditionally

Item No 159

Application Number: 12/00430/FUL **Applicant:** Mr S Musgreaves
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 19 BEAUMONT ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 10/05/2012
Decision: Grant Conditionally

Item No 160

Application Number: 12/00431/PRD **Applicant:** Mr S Musgreaves
Application Type: LDC Proposed Develop
Description of Development: Rear Dormer
Site Address 19 BEAUMONT ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 01/05/2012
Decision: Refuse to Issue Cert - (Ex)

Item No 161

Application Number: 12/00432/FUL **Applicant:** Mr S Musgreaves
Application Type: Full Application
Description of Development: Front dormer windows
Site Address 19 BEAUMONT ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 23/04/2012
Decision: Grant Conditionally

Item No 162

Application Number: 12/00433/TC **Applicant:** Dr John Makin MB.BS.FRCGP
Application Type: Trees in Cons Area
Description of Development: 1 X Leylandi - remove
1 X Ornamental Ash - remove
Site Address 103 FORE STREET PLYMPTON PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 05/04/2012
Decision: Grant Conditionally

Item No 163

Application Number: 12/00434/FUL **Applicant:** Mr Ian Garton
Application Type: Full Application
Description of Development: Change of use of first floor flat to function room (open 10am to 11pm Sundays to Thursday and 10am to 12am on Fridays and Saturdays) Resubmission of 12/00041/FUL
Site Address THE DAIRY, 25 to 27 BRETONSIDE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 04/05/2012
Decision: Grant Conditionally

Item No 164

Application Number: 12/00436/TC **Applicant:** Mr John Lynch
Application Type: Trees in Cons Area
Description of Development: Fell 1 Eucalyptus
Reduce maple to 20ft height/spread
Site Address 1 VALLETORT COTTAGES, VALLETORT LANE
PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 13/04/2012
Decision: Grant Conditionally

Item No 165

Application Number: 12/00437/FUL **Applicant:** Mr & Mrs C Phelan
Application Type: Full Application
Description of Development: Part two-storey, part single-storey rear extension (existing rear extensions to be removed) and single-storey side extension
Site Address 127 PLYMSTOCK ROAD PLYMOUTH
Case Officer: Mark Utting
Decision Date: 25/04/2012
Decision: Grant Conditionally

Item No 166

Application Number: 12/00438/FUL **Applicant:**
Application Type: Full Application
Description of Development: Two-storey rear extension
Site Address 53 RENOWN STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 23/04/2012
Decision: Grant Conditionally

Item No 167

Application Number: 12/00439/PRD **Applicant:** Mr V Bogyey
Application Type: LDC Proposed Develop
Description of Development: Rear dormer and front rooflights
Site Address 53 RENOWN STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 02/04/2012
Decision: Issue Certificate - Lawful Use

Item No 168

Application Number: 12/00441/CAC **Applicant:** A D Building Dev. Ltd
Application Type: Conservation Area
Description of Development: Demolition of garage
Site Address 90 DEVONPORT ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 08/05/2012
Decision: Grant Conditionally

Item No 169

Application Number: 12/00442/FUL **Applicant:** Devonport High School for Boys
Application Type: Full Application
Description of Development: Erection of eight 12m high floodlights around sports pitch.
(resubmission of 11/01102/FUL)
Site Address DEVONPORT HIGH SCHOOL FOR BOYS, PARADISE
ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 09/05/2012
Decision: Grant Conditionally

Item No 170

Application Number: 12/00443/FUL **Applicant:** Mr S Musgreaves
Application Type: Full Application
Description of Development: 2 two-storey rear extensions
Site Address 19 PROSPECT STREET PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/05/2012
Decision: Refuse

Item No 171

Application Number: 12/00449/FUL **Applicant:** Mr and Mrs W Bullen
Application Type: Full Application
Description of Development: Demolition of existing conservatory and erection of single
storey rear extension
Site Address 7 MAYFAIR CRESCENT PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 11/05/2012
Decision: Grant Conditionally

Item No 172

Application Number: 12/00450/FUL **Applicant:** Mr & Mrs Smith
Application Type: Full Application
Description of Development: Loft conversion and garden room
Site Address 38 BRANCKER ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 27/04/2012
Decision: Grant Conditionally

Item No 173

Application Number: 12/00451/TPO **Applicant:** Mr T Bouncer
Application Type: Tree Preservation
Description of Development: Hazel hedge - trim back side branches over path next to vegetable patch
Site Address 29 ROMILLY GARDENS PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/05/2012
Decision: Grant Conditionally

Item No 174

Application Number: 12/00453/FUL **Applicant:** Mr D Liddiard
Application Type: Full Application
Description of Development: Provision of patio door and decking to side of block of flats
Site Address FLAT 1 78 BILLACOMBE ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/04/2012
Decision: Grant Conditionally

Item No 175

Application Number: 12/00455/FUL **Applicant:** Mr Mark Churchill
Application Type: Full Application
Description of Development: First floor rear extension
Site Address 2 TRELAWNEY AVENUE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 23/04/2012
Decision: Grant Conditionally

Item No 176

Application Number: 12/00456/FUL **Applicant:** Mr Manoj Joshi
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of unit 1 to café (use class A3) and hot food takeaway (use class A5), including installation of extract flue enclosed by proposed chimney
Site Address FORMER TRELAWNEY HOTEL,642 WOLSELEY ROAD
Case Officer: Janine Warne
Decision Date: 17/05/2012
Decision: Grant Conditionally

Item No 177

Application Number: 12/00467/FUL **Applicant:** Mr K Buckley
Application Type: Full Application
Description of Development: REMOVAL OF CONDITION (10/00648/FUL)
Site Address LAND TO THE REAR OF 42 - 46 COLESDOWN HILL
PLYMOUTH
Case Officer:
Decision Date: 29/03/2012
Decision: Application Withdrawn

Item No 178

Application Number: 12/00468/FUL **Applicant:** Mr J Bokhirya
Application Type: Full Application
Description of Development: Alteration and additions to rear of existing shop
Site Address 5 CONGREVE GARDENS PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/04/2012
Decision: Grant Conditionally

Item No 179

Application Number: 12/00470/FUL **Applicant:** Mr Phillip Ashton
Application Type: Full Application
Description of Development: Formation of front double parking bay
Site Address 147 BRENTFORD AVENUE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 27/04/2012
Decision: Grant Conditionally

Item No 180

Application Number: 12/00475/FUL **Applicant:** Mr Colin Blagdon
Application Type: Full Application
Description of Development: Single storey side extension and front porch
Site Address 28 RIGDALE CLOSE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/04/2012
Decision: Grant Conditionally

Item No 181

Application Number: 12/00479/FUL **Applicant:** Mr Jeffery Smith
Application Type: Full Application
Description of Development: 2 storey side extension and replacement of the existing flat roof garage/porch with pitched roof
Site Address 9 HOPTON CLOSE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 11/05/2012
Decision: Grant Conditionally

Item No 182

Application Number: 12/00483/FUL **Applicant:** Ms A Hebb
Application Type: Full Application
Description of Development: Replacement of existing external staircase, reinstatement of ground floor window and installation of new canopy over outdoor seating area
Site Address VIEW 2, 90 VAUXHALL STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 10/05/2012
Decision: Grant Conditionally

Item No 183

Application Number: 12/00484/FUL **Applicant:** Mr & Mrs George
Application Type: Full Application
Description of Development: Alterations including removal of bedroom and kitchen windows, provision of new door and erection of single storey rear extension
Site Address 12 WELLINGTON STREET STOKE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 15/05/2012
Decision: Grant Conditionally

Item No 184

Application Number: 12/00485/LBC **Applicant:** Mr & Mrs George
Application Type: Listed Building
Description of Development: Alterations including removal of bedroom and kitchen windows, provision of new door and erection of single storey rear extension
Site Address 12 WELLINGTON STREET STOKE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 15/05/2012
Decision: Grant Conditionally

Item No 185

Application Number: 12/00486/FUL **Applicant:** Mr Jonathan Ball
Application Type: Full Application
Description of Development: Two-storey side-extension
Site Address 51 BURNETT ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 15/05/2012
Decision: Grant Conditionally

Item No 186

Application Number: 12/00487/FUL **Applicant:** Mr Matthew Hollins
Application Type: Full Application
Description of Development: Loft conversion with rear dormer to a house in multiple occupation to create 2 additional bedrooms
Site Address 17 CHANNEL VIEW TERRACE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 16/05/2012
Decision: Application Withdrawn

Item No 187

Application Number: 12/00490/FUL **Applicant:** Mr D Lobb
Application Type: Full Application
Description of Development:
Site Address 6 RUTGER PLACE PLYMOUTH
Case Officer:
Decision Date: 03/04/2012
Decision: Application Withdrawn

Item No 188

Application Number: 12/00492/FUL **Applicant:** Sainsbury's Supermarkets Ltd
Application Type: Full Application
Description of Development: Installation of new shopfront and ATM facility
Site Address 9-11 MUTLEY PLAIN PLYMOUTH
Case Officer: Jon Fox
Decision Date: 17/05/2012
Decision: Grant Conditionally

Item No 189

Application Number: 12/00497/ADV **Applicant:** Sainsbury's Supermarkets Ltd
Application Type: Advertisement
Description of Development: Illuminated fascia and projecting signs and non-illuminated lockable poster frame and ATM panel signs
Site Address 9-11 MUTLEY PLAIN PLYMOUTH
Case Officer: Jon Fox
Decision Date: 17/05/2012
Decision: Grant Conditionally

Item No 190

Application Number: 12/00498/TPO **Applicant:** Mrs Carole Potts
Application Type: Tree Preservation
Description of Development: 3 ash trees - Tree pruning works
Site Address 10 CANDISH DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 18/04/2012
Decision: Grant Conditionally

Item No 191

Application Number: 12/00500/FUL **Applicant:** Mr John Allen
Application Type: Full Application
Description of Development: (Disabled) platform lift to front of property
Site Address 111 FOULSTON AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 09/05/2012
Decision: Grant Conditionally

Item No 192

Application Number: 12/00502/PRD **Applicant:** Mr & Mrs Shotter
Application Type: LDC Proposed Develop
Description of Development: Rear extension
Site Address 30 THORNBURY PARK AVENUE PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/04/2012
Decision: Issue Certificate - Lawful Use

Item No 193

Application Number: 12/00504/FUL **Applicant:** Mr Geoff Murray
Application Type: Full Application
Description of Development: 7-bed HMO and creation of lightwell window at basement level on front elevation
Site Address 49 STUART ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 17/05/2012
Decision: Grant Conditionally

Item No 194

Application Number: 12/00505/FUL **Applicant:** Mr A Tibbs
Application Type: Full Application
Description of Development: Two-storey side and rear extension, and front porch
Site Address 317 HEMERDON HEIGHTS PLYMPTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/05/2012
Decision: Grant Conditionally

Item No 195

Application Number: 12/00508/LBC **Applicant:** Berkeley Square Management C
Application Type: Listed Building
Description of Development: Installation of automatic number plate recognition camera above entrance to apartments and two signs on the south elevation
Site Address BERKELEY SQUARE, 33 NOTTE STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 17/05/2012
Decision: Grant Conditionally

Item No 196

Application Number: 12/00509/FUL **Applicant:** Ms S Johns
Application Type: Full Application
Description of Development: Balcony
Site Address 3 ADMIRALS HARD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 11/05/2012
Decision: Grant Conditionally

Item No 197

Application Number: 12/00510/TPO **Applicant:** Affinity Sutton
Application Type: Tree Preservation
Description of Development: 2 Sycamore Tree, 1 Ash Tree - Management works/pruning
Site Address 71 TO 74 MILLWOOD DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 18/04/2012
Decision: Grant Conditionally

Item No 198

Application Number: 12/00512/FUL **Applicant:** Mr Imran Butt
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 68 AMADOS DRIVE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 14/05/2012
Decision: Grant Conditionally

Item No 199

Application Number: 12/00513/PRD **Applicant:** Mr P Ingleson
Application Type: LDC Proposed Develop
Description of Development: Proposed rear garden single storey store
Site Address 47 WHITTINGTON STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 04/04/2012
Decision: Issue Certificate - Lawful Use

Item No 200

Application Number: 12/00516/FUL **Applicant:** Mr Darren Swift
Application Type: Full Application
Description of Development: Single-storey front extension
Site Address 6 STANDARHAY VILLAS PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 18/05/2012
Decision: Grant Conditionally

Item No 201

Application Number: 12/00522/TPO **Applicant:** Mr & Mrs King
Application Type: Tree Preservation
Description of Development: 4 Ash - Remove 1, Pollard 3 others
1 Oak - Reduce by 10 feet
Site Address 865 and 867 WOLSELEY ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 17/05/2012
Decision: Grant Conditionally

Item No 202

Application Number: 12/00523/31 **Applicant:** Redrow Homes Ltd
Application Type: GPDO PT31
Description of Development: Demolition of the pavillion
Site Address CIVIL SERVICE SPORTS CLUB, RECREATION ROAD
PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 23/04/2012
Decision: Prior approval not req PT24

Item No 203

Application Number: 12/00527/TPO **Applicant:** Mr David Pound

Application Type: Tree Preservation

Description of Development: Remove 12 in number Leylandii

Site Address 70 GREAT WOODFORD DRIVE PLYMOUTH

Case Officer: Chris Knapman

Decision Date: 18/04/2012

Decision: Grant Conditionally

Item No 204

Application Number: 12/00530/FUL **Applicant:** Mr & Mrs Washington

Application Type: Full Application

Description of Development: Rear and side extensions

Site Address 5 CHURCHILL WAY PLYMOUTH

Case Officer: Kate Saunders

Decision Date: 03/05/2012

Decision: Grant Conditionally

Item No 205

Application Number: 12/00532/FUL **Applicant:** Plymouth City Council

Application Type: Full Application

Description of Development: Variation of condition 4 of planning permission 10/02045/FUL to allow the floodlighting to be turned on until 23:00 hours rather than 22:00 hours

Site Address CENTRAL PARK SKATE PARK, MAYFLOWER DRIVE PLYMOUTH

Case Officer: Janine Warne

Decision Date: 14/05/2012

Decision: Grant Conditionally

Item No 206

Application Number: 12/00544/FUL **Applicant:** Mr and Mrs R Cornew
Application Type: Full Application
Description of Development: First floor extension
Site Address 115 CARRADALE ROAD EGGBUCKLAND ROAD
PLYMOUTH
Case Officer: Adam Williams
Decision Date: 18/05/2012
Decision: Grant Conditionally

Item No 207

Application Number: 12/00548/ADV **Applicant:** The Royal Bank of Scotland Gro
Application Type: Advertisement
Description of Development: Illuminated fascia, and halo/letter signs, and replacement ATM
header sign
Site Address 2 OLD TOWN STREET PLYMOUTH
Case Officer: Adam Williams
Decision Date: 18/05/2012
Decision: Grant Conditionally

Item No 208

Application Number: 12/00551/FUL **Applicant:** The University of Plymouth
Application Type: Full Application
Description of Development: Change of use from café/catering training facility to
opticians/optometry training facility
Site Address PILGRIMS CAFE, 41 GIBBON STREET PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 11/05/2012
Decision: Grant Conditionally

Item No 209

Application Number: 12/00567/FUL **Applicant:** Affinity Sutton Homes
Application Type: Full Application
Description of Development: External wall insulation
Site Address 32-50 THERLOW ROAD EFFORD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 18/05/2012
Decision: Grant Conditionally

Item No 210

Application Number: 12/00593/FUL **Applicant:** Mr Michael Chantler
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 39 PLYMSTOCK ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 18/05/2012
Decision: Grant Conditionally

Item No 211

Application Number: 12/00596/FUL **Applicant:** Mr S Davies
Application Type: Full Application
Description of Development: Rear conservatory
Site Address 11 EFFORD CRESCENT PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 16/05/2012
Decision: Grant Conditionally

Item No 212

Application Number: 12/00604/CAC **Applicant:** Mrs Geraldine Butchers
Application Type: Conservation Area
Description of Development: EXTENSION
Site Address 10 LITTLE ASH ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 09/05/2012
Decision: CAC Not Required

Item No 213

Application Number: 12/00606/FUL **Applicant:** Mr Vic Richards
Application Type: Full Application
Description of Development: Retrospective application for a garden shed and associated decking
Site Address 25 QUEENS ROAD ST BUDEAUX PLYMOUTH
Case Officer: Adam Williams
Decision Date: 18/05/2012
Decision: Grant Conditionally

Item No 214

Application Number: 12/00609/FUL **Applicant:** Mr Michael Gladdish
Application Type: Full Application
Description of Development: WINDOWS
Site Address 25 UNDERWOOD ROAD PLYMOUTH
Case Officer:
Decision Date: 24/04/2012
Decision: Planning Permission not required

Item No 215

Application Number: 12/00611/TC **Applicant:** Mrs Janet Vosper
Application Type: Trees in Cons Area
Description of Development: Holm Oak - reduction to approx 20 feet above ground level to make safe
Row of Cypresses - Trim Back
Elder - Prune back to clear roof public conveniences
Site Address STONEHOUSE LAWN TENNIS CLUB, SW OF NAZARETH HOUSE DURNFORD STREET PLYMOUTH
Case Officer: Jane Turner
Decision Date: 14/05/2012
Decision: Grant Conditionally

Item No 216

Application Number: 12/00621/ADV **Applicant:** Hackworthy & Sons Ltd
Application Type: Advertisement
Description of Development: Partly-illuminated fascia sign, two non-illuminated fascia signs and non-illuminated freestanding totem sign
Site Address DEPOSITORY, ELLIOTT ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 18/05/2012
Decision: Grant Conditionally

Item No 217

Application Number: 12/00623/TC **Applicant:** David Harris
Application Type: Trees in Cons Area
Description of Development: Sycamore - Fell
Site Address WEST PARK COTTAGE, MILFORD LANE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 17/05/2012
Decision: Grant Conditionally

Item No 218

Application Number: 12/00637/FUL **Applicant:** Mr & Mrs Bothma
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 15 MERAFIELD DRIVE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 18/05/2012
Decision: Grant Conditionally

Item No 219

Application Number: 12/00702/FUL **Applicant:** Mr Don Samuels
Application Type: Full Application
Description of Development: AMENDMENTS TO PREVIOUS SCHEME
Site Address ELBURTON RESERVOIR, RESERVOIR ROAD
PLYMSTOCK PLYMOUTH
Case Officer:
Decision Date: 15/05/2012
Decision: Application Withdrawn

Item No 220

Application Number: 12/00743/CAC **Applicant:** Mr A Shemetras
Application Type: Conservation Area
Description of Development: RE-ROOF GARAGE
Site Address 89 MANNAMEAD ROAD PLYMOUTH
Case Officer:
Decision Date: 10/05/2012
Decision: CAC Not Required

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

Application Number **10/02097/FUL**
Appeal Site **64 SHERFORD ROAD PLYMOUTH**
Appeal Proposal 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
Case Officer Stuart Anderson
Appeal Category 12/08/2011
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 06/12/2011
Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspector disagreed that the proposed dwelling would be out of character in the area, however he agreed that due to the small scale of the plot and lack of amenity space the proposals would create unsatisfactory conditions for future occupiers and occupiers of neighbouring properties. He also agreed that the lack of turning provision would be detrimental to highway safety.

Application Number **11/00824/FUL**
Appeal Site **15 SHUTE PARK ROAD PLYMOUTH**
Appeal Proposal Erection of two-storey dwellinghouse
Case Officer Simon Osborne
Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 05/03/2012
Conditions
Award of Costs Awarded To

Appeal Synopsis

Given the unique characteristics of the site, the inspector did not agree that the proposal would unsettle the rythem of the development in the area. The inspector considered the site was large enough to accommodate an additional dwelling and therefore considered that the proposal was in accordance with policy.

Application Number **12/00043/FUL**
Appeal Site **21 UNDERLANE PLYMPTON PLYMOUTH**
Appeal Proposal Excavation of part of front garden, creation of footway and erection of double garage
Case Officer Mike Stone
Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 01/05/2012
Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspector agreed that the proposal to create a garage by digging out a bank in front of the house would cause significant harm to the character and appearance of the area and was contrary to CS02 and CS34 and the SPD. He felt that the council had overstated the public safety and transport concerns and that the garage would not be in conflict with CS02 and CS34 or the NPPF.

Overall he felt that the scope for harm caused to the area by the garage was sufficient reason not to grant it permission.

Note:

Copies of the full decision letters are available to view electronically at the First Stop Reception.