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Date: 19 June 2012

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PLANNING COMMITTEE

Date: Thursday 28 June 2012

Time: 5 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.

Bob Coomber
Interim 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 - 8)

The Committee will be asked to confirm the minutes of the meeting held on 31 May 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 9 - 10)

The Assistant Director of Development (Planning Services) will submit a schedule asking Members to consider Applications, Development proposals by Local Authorities and statutory consultations under the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990. Members of the Committee are requested to refer to the attached planning application guidance.

6.1. 7 & 9, SEATON AVENUE, PLYMOUTH. 12/00676/FUL (Pages 11 - 20)

Applicant:	Brunswick Limited
Ward:	Compton
Recommendation:	Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 28 June 2012

6.2. POTTERY QUAY, POTTERY ROAD, PLYMOUTH. (Pages 21 - 38)
12/00116/FUL

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 28 September 2012.

6.3. LAMBS PARK CARE HOME, 38 MERA FIELD ROAD, (Pages 39 - 48)
PLYMOUTH. 12/00511/FUL

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

6.4. DORSMOUTH, DRUNKEN BRIDGE HILL, PLYMOUTH. (Pages 49 - 64)
12/00778/FUL

Applicant: Mrs Maureen Lawley
Ward: Plympton Erle
Recommendation: Grant Conditionally

7. PLANNING APPLICATION DECISIONS ISSUED (Pages 65 - 104)

The Assistant Director of Development (Planning Services) acting under powers delegated to him by the Council will submit a schedule outlining all decisions issued from 21 May 2012 to 17 June 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. 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 31 May 2012

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

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

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

The meeting started at 5.00 pm and finished at 8.15 pm.

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

1. DECLARATIONS OF INTEREST

The following declarations of interest were made in accordance with the code of conduct –

Name	Minute No. and Subject	Reason	Interest
Councillor John Smith	5.4 Parkview House, Trelawney Lane, Plymouth. 12/00568/FUL	Previous owner is personal friend.	Personal
Councillor Wheeler	Pottery Quay, Pottery Road, Plymouth. 12/00116/FUL	Member of the Tamar Bridge and Torpoint Ferry Joint Committee.	Personal
Councillor Mrs Wendy Foster	Appeal Decisions (10/02097/FUL)	Letter of objection sent to Planning Services.	Personal

2. MINUTES

Agreed the minutes of the meeting held on 5 April 2012, subject to the following amendments-

- I. that Councillor Stark is added to those in attendance;

2. that the voting schedule is amended to show Councillor Wheeler voted in favour of minute number 113.1.

CHAIRS URGENT BUSINESS

3. Localism Act - Section 143

The Chair requested that the Lead Planning Officer update the committee on new requirements outlined in Section 143 of the Localism Act 2012, it was reported that -

Section 143 makes local finance considerations a material consideration when deciding applications for planning permission in England. Such local financial considerations cover –

- grants or other financial assistance provided by government;
- sums a relevant authority receives in payment of Community Infrastructure Levy.

In future information required with regard to section 143 would be provided within case officers reports.

(In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972, the Chair brought forward the above item for urgent consideration because of the need to notify Members in accordance with the Localism Act 2012).

4. QUESTIONS FROM MEMBERS OF THE PUBLIC

There were no questions from members of the public.

5. PLANNING APPLICATIONS FOR CONSIDERATION

The Committee considered the following applications, development proposals by local authorities, and statutory consultations submitted under the Town and Country Planning Act, 1990, and the Planning (Listed Buildings and Conservation Areas) Act, 1990. Addendum reports were submitted in respect of minute numbers 5.2, 5.3 and 5.4.

5.1 37 LYNWOOD AVENUE, PLYMPTON, PLYMOUTH. 12/00501/FUL

(Mr P Luke)

Decision:

Application **GRANTED** conditionally.

5.2 LAMSPARK CARE HOME, 38 MERAFIELD ROAD, PLYMOUTH. 12/00511/FUL

(Mr D Wraighte)

Decision:

Application **DEFERRED** for site visit to further consider issues of amenity, highways

and development of the site in its entirety.

(The Committee heard representations against the application from Councillor Mrs Beer, ward member).

(Councillor Nicholson's proposal for a deferral for a site visit, having been seconded by Councillor Mrs Foster, was put to the vote and declared carried).

5.3 PARKVIEW HOUSE, TRELAWNEY LANE, PLYMOUTH. I2/00568/FUL

(T & O Developments)

Decision:

Application **REFUSED** as deemed contrary to the following core strategy policies –

CS02 – in respect to the design and character of the new development

CS05 – in respect to loss of a viable employment site required to meet the local area employment needs

CS34 (3,4,6 and 7) – in respect to detailed neighbour considerations

(The Committee heard representations against the application from Councillor Dr Mahony, ward member via a written submission).

(The Committee heard representations against the application).

(The Committee heard representations in support of the application from the applicant's agent).

(Councillor Nicholson's proposal to refuse the application, on the reasons as stated above, having been seconded by Councillor Darcy, was put to the vote and declared carried).

(Councillor J Smith declared a personal interest on the above item)

In compliance with S143 of the Localism Act the local finance consideration would relate to New Homes Bonus. In the case of this application a total New Homes Bonus incentive of approximately £57,660 could apply over a 6 year period based on 7 properties being sold within Council Tax band C and D.

The committee was informed by the lead planning officer that the Localism Act also contained provisions under section 123 for a Local Planning Authority to refuse to determine applications where the land/property is the subject of an enforcement notice.

The committee was informed that this section of the act is not relevant to this specific application since the application was registered before the act came into effect. The Chair, Vice-Chair, Shadow lead and lead planning officer would discuss the future approach to using this power outside of the meeting.

5.4 POTTERY QUAY, POTTERY ROAD, PLYMOUTH. 12/00116/FUL

(Hadley Property Group)

Decision:

Application **DEFERRED** for further negotiation with the developer and local residents over local employment opportunities, parking, noise and accessibility.

(The Committee heard representations against the application from Councillor K Taylor, ward member).

(The Committee heard representations against the application).

(The Committee heard representations in support of the application from the applicant's agent).

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

In compliance with S143 of the Localism Act the local finance consideration would relate to New Homes Bonus. In the case of this application a total New Homes Bonus incentive of approximately £490,219 could apply over a 6 year period based on 73 properties being sold within Council Tax band B.

5.5 PROPOSED VARIATION TO SECTION 106, THE MILLFIELDS, PLYMOUTH.

Agreed that the Committee instruct the Assistant Director for Planning Services to prepare and complete a deed of variation which amends the existing S106 obligation as follows-

1. that the administration fee of £9,894.50 is waived by the Council;
2. 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;
3. 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.

6. PLANNING APPLICATION DECISIONS ISSUED

The Committee received a report of the Assistant Director of Development (Planning Services) on decisions issued for the period 27 March to 20 May 2012, including –

- Committee decisions
- Delegated decisions, subject to conditions where so indicated

- Applications withdrawn
- Applications returned as invalid

7. **APPEAL DECISIONS**

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

(Councillor Mrs Foster Declared a personal interest on the above item)

8. **EXEMPT BUSINESS**

There were no items of exempt business.

9. **SCHEDULE OF VOTING** (Pages 1 - 2)

PLEASE NOTE

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

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PLANNING COMMITTEE – 31 May 2012

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
5.1 37 Lynwood Avenue, Plympton, Plymouth. 12/00501/FUL	Unanimous				
5.2 Lambspark Care Home, 38 Merafield Road, Plymouth. 12/00511/FUL	Councillor Tuohy, J Smith, J Taylor, Mrs Foster, Mrs Bowyer, Darcy, Nicholson and Stark.	Councillor S Davey	Councillors Stevens, Wheeler and Vincent.		
5.3 Parkview House, Trelawney Lane, Plymouth. 12/00568/FUL	Unanimous				
5.4 Pottery Quay, Pottery Road, Plymouth. 12/00116/FUL	Unanimous				
5.5 Proposed Variation To Section 106, The Millfields, Plymouth.	Unanimous				

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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: 12/00676/FUL

Applicant: Brunswick Limited

Description of Application: Change of use, conversion and alteration of care home to form two student houses in multiple occupation (containing a total of 17 bedspaces) including removal of rear extensions to No.9 and formation of parking area and associated bin and cycle storage

Type of Application: Full Application

Site Address: 7 & 9 SEATON AVENUE PLYMOUTH

Ward: Compton

Valid Date of Application: 03/05/2012

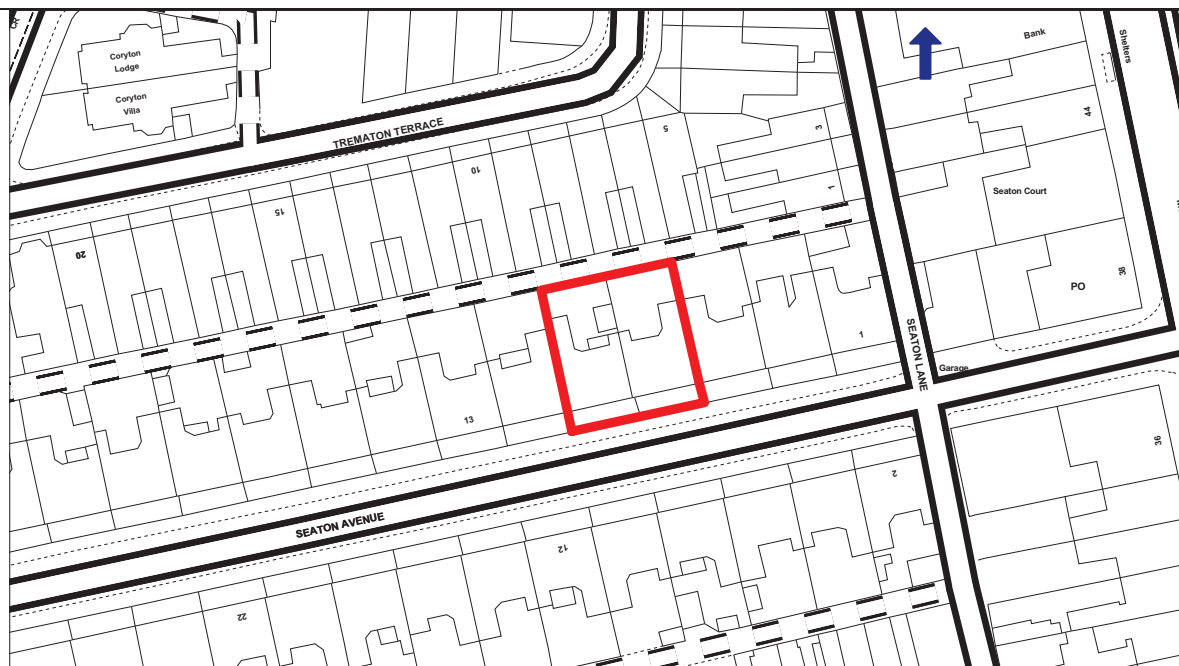
8/13 Week Date: **28/06/2012**

Decision Category: Member Referral

Case Officer : Kate Saunders

Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 28 June 2012

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This application has been referred to planning committee by Councillor Richard Ball who is concerned that the development will intensify the imbalance between family dwellings and Houses in Multiple Occupation (HMO) within the street. Cllr Ball considers that the development will also create problems with parking, refuse and noise which will unacceptably affect existing residents.

Site Description

7-9 Seaton Avenue is a terraced, period property situated in the Mutley area of the City. The site is located just a short distance from the Mutley Plain district centre. The property is bounded by neighbouring residential properties to the east and west and a service lane to the rear. The building is currently vacant but was formerly used as a care home.

Proposal Description

Change of use, conversion and alteration of care home to form two student houses in multiple occupation (containing a total of 17 bedspaces) including removal of rear extensions to No.9 and formation of parking area and associated bin and cycle storage.

Pre-Application Enquiry

None

Relevant Planning History

12/00678/OPR – Possible use as student accommodation – Open enforcement case which was raised after we had received the current planning application and were made aware work had commenced on site

86/00793/FUL – Extension to care home for the elderly – Granted conditionally

84/01410/FUL – Construction of lift shaft – Granted conditionally

82/02578/FUL – Change of use from dwellinghouse to home for the elderly – Granted conditionally

Consultation Responses

Highways Authority – No objections subject to conditions

Public Protection Service – No objections

Representations

7 Letters of objection have been received and the main issues raised are:

- Increase in noise/disturbance
- Refuse problems e.g. bins being left out at the front all week
- Increase in parking demand
- Anti-social behaviour including damage to cars, bins rolled down street
- Imbalance in family properties to HMOs/Sustainable communities
- Article 4 directive demonstrates there are too many student houses
- Student properties are not maintained
- Work started without consent
- The development needs to be considered with regards to the wider North Hill-Mutley picture (other student accommodation under construction)
- Many student houses in surrounding streets are vacant
- Lead to “studentification” of the street
- Amenity area will lead to increased noise and disturbance from parties etc
- Sound proofing
- No management plan

Analysis

This application turns on Policies CS01, CS15, CS28, CS33, CS34 of the Local Development Framework Core Strategy (2006-2021) 2007 and the Development Guidelines Supplementary Planning Document. Appropriate consideration has also been given to the National Planning Policy Framework 2012. The main planning considerations are the effect on the amenities of neighbouring properties and the impact on the character and visual appearance of the area as detailed below.

Character and appearance of the area

Policy CS01 of the Core Strategy supports the development of Sustainable Linked Communities where development is of an appropriate type, form, scale, mix and density in relation to its location. Many of the concerns raised by residents suggest that there are already too many HMOs compared to family dwellings in the area and this development will tip the balance irreversibly.

Research has suggested that at present 31% of properties within the street are HMOs. This development will increase this figure to 37%. Evidence therefore suggests that even with this development the majority of properties within the street would still be in family occupation and there would not be “studentification” of the street. It should also be noted that the development does not involve the loss of a family dwelling. The property was in use as a care home and this factor has to be taken in to account. A recent Inspectors decision at No. 7 Queens Road, Lipson which granted permission for conversion of a nursing home to a HMO made a number of comments on the potential impact on the character and appearance of the area. It was noted that the area was comprised of mainly family properties and flats, with roughly 20% of properties in student occupation with the potential for other properties to also be in multiple occupancy. With this in mind, and given the comings and goings from the nursing home, the inspector concluded that “replacing a residential institution use with the current scheme (16-bed HMO) will make very

little difference to the mix of properties in the locality or to the character of the area”.

The comparisons between the application at the subject property and 7 Queens Road are clear and given this appeal decision it is considered that the principle of conversion to a HMO could not be considered unacceptable in this case.

It is noted that reference has been made to the Article 4 Directive which will come in to force on 14th September 2012. The purpose of this directive is to protect the loss of single family dwellings and prevent their conversion, without the need for planning permission, to a HMO. This application involves the loss of a care home therefore the Article 4 Directive has no bearing on this application.

Whilst the principle of the development is considered acceptable consideration must be given to the scale of the proposal. The proposal initially involved the creation of a total of 20 bedspaces but this has been scaled down to 17, which is the same as the care home. The proposal is therefore considered appropriate in scale and will not overdevelop the site.

It is noted that it has been suggested that student accommodation in the area is currently vacant. However the applicant considers that there is a market for high quality student accommodation and given the size of the property it is hard to suggest a suitable alternative use for the building. It is hoped that by providing new larger units of student accommodation some existing smaller HMOs will be converted back in to family dwellings.

The proposal involves few alterations to the external fabric of the building. The property has been extended in a piecemeal nature to the rear and some of these extensions will be removed to allow for the creation of off-street parking. In addition an entrance door will be reinstated at No. 9. It is not considered that these alterations will have an adverse impact on the aesthetics of the area.

Effect on neighbouring properties

Neighbouring residents have raised concerns that the development will have a demonstrably harmful affect on noise levels, will increase incidences of anti-social behaviour and impact on current problems with refuse.

In relation to noise the appeal decision at 7 Queens Road provides a useful view. The Inspector noted that “given the former use was not a single family dwelling but a residential institution with 18 residents and associated care workers and activities, there is little scope for the new use to cause a noise problem”. Furthermore it was noted that residential use whether in the form of a nursing home or a HMO is not in itself a noisy or polluting use. A similar argument could be made in this case.

In any case the applicant has submitted a management plan to support the proposal. The management plan states that:

“There is a generally held belief that all students constitute as “undesirable element” but it is believed that this is attributable to a minority group; all tenants however will be reminded of the need for acceptable behaviour in this established and mature

residential area that could otherwise prevent the quiet enjoyment of adjacent dwellings. This will include control of noise when entering or leaving the premises, particularly within anti-social hours, the playing of loud music being discouraged, the use of foul language etc. The respect of adjacent property is also to be encouraged”

Any future residents will therefore have clear guidance on what is deemed acceptable behaviour and it is hoped that noise issues will not arise any more than from a single dwellinghouse.

In respect of the issue of soundproofing building control colleagues have confirmed that there will be no requirement for any additional measures. The property is of a period construction and will have thick, solid external walls which are considered more than sufficient to limit noise transfer.

The refuse facilities proposed at the property are sufficient and accord with the requirements of the Development Guidelines SPD. Ideally the bin located nearest the property would be situated slightly further away but given the need to provide accessible parking and a separate amenity area this is considered acceptable in this case. A number of residents have raised concerns about bins being left at the front of the property. Again residents will be made aware of refuse collection arrangements within their tenant information pack failure to comply with this information could be considered a breach of their tenancy agreement.

In relation to anti-social behaviour it is deemed that the submitted management plan should tackle this potential issue. There are no further controls that could be imposed to address this concern by the Local Planning Authority.

Parking

The initial application for a 20-bed HMO proposed a car free development and this was considered unacceptable. The property lies in a permit zone which is only operational between 0800-1000 Monday to Saturday, so in accordance with Policy CS34, the development must make a contribution towards meeting any parking demand. Following discussions with the applicant it was concluded that the rear extension be removed to accommodate the necessary off-street parking.

The Development Guidelines SPD suggests that student accommodation, in areas of shorter parking control, should make off-street provision of parking at 50% of the maximum standard. A HMO requires 1 space per 2 rooms and as such the total requirement for this amended proposal would be 4 off-street parking spaces (50% of 8 spaces). In order to protect parking availability for neighbouring properties this provision is considered a minimum requirement to cater for potential car ownership. The sustainable location of the site may help encourage non-car based travel but will not remove the potential of car ownership and its subsequent parking demand.

The care home had use of 2 parking permits (1 for No: 7 and 1 for No: 9) allocated to it for use within the permit scheme. The development would be excluded from obtaining permits or visitor tickets for use within the scheme. However, due to the short period of operation this in itself would not protect neighbouring properties from any on street parking as it would be possible for cars to be temporarily moved during the restricted times and brought back outside of these hours. Therefore the

above parking provision must be secured by way of a planning condition to meet the Policy requirements.

It is deemed that the development will be meeting the parking demand arising from the proposed use and therefore the highways authority is happy to recommend approval subject to conditions. It should also be noted that staff and visitor travel, and associated parking on-street outside of the controlled hours or by way of the permits to the care home will be removed from the network. Such trips can be discounted against the likely trips generated by the student occupants

The provision of cycle storage is welcomed and would be required as a minimum requirement, secured under a condition. The applicant can provide 9 spaces in total, which slightly exceeds the minimum requirement.

Living Conditions

The proposal will involve very few alterations to the internal fabric of the building. The most significant change will be the addition of en-suite bathrooms to all bedrooms. The period nature of the property means all rooms will be light and airy. All bedrooms will be of a sufficient size and communal areas will provide a full range of facilities. The accommodation will provide a decent standard of living for all future occupiers.

Other Issues

It has been noted by neighbouring residents that work has already commenced on site. The applicant was advised when this matter was brought to our attention that they should stop work. However the applicant has decided to continue the development on an "at risk" basis.

A further point was raised in the letters of representation regarding the lack of maintenance surrounding student properties. The building will undergo a complete refurbishment both inside and out as part of this application and as stated in the management plan the applicant will have agreements with local trades people to ensure the building undergoes scheduled maintenance in the future.

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. This development will generate a total of approximately £5,000 in New Homes Bonus contributions for the authority. However, it is considered that the development plan and other material considerations, as set out elsewhere in the report, continue to be the matters that carry greatest weight in the determination of this application.

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 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:-

I. 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 £7,549.02

The total estimated cost of mitigating these impacts would be **£7, 549.02** 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 has submitted a viability report to support this view. The applicant has 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.

Heads of Terms

Without the discount, we would normally be seeking to negotiate contributions in the order of £7, 549.02 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. 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 playing pitches. £3,774.51 to be allocated to the provision of improved playing pitches in the area*

Equalities & Diversities issues

The internal finished floor level to the Ground floor is set slightly higher than pavement level and currently has a couple of steps up to each of the entrances. Level access cannot be achieved into the building from the front elevation without constructing ramps which could be detrimental to the street-scene. It is the intention of this design to have level access into the building from the rear elevation through each of the communal kitchens. If required rooms 3 & 4 of No. 7 Seaton Avenue can be accessible.

Conclusions

The proposal is considered to provide a new use for the building which will be of an appropriate nature and scale to preserve the character and appearance of the area. The development will provide a high standard of living for future occupiers and every effort has been made to limit the impact of the development on existing residents. The application is therefore recommended for approval subject to the completion of a Section 106 agreement.

Recommendation

In respect of the application dated **03/05/2012** and the submitted drawings 766-302 P, 766-301 P, 766-303 A, 766-304 A, 766-300 P, Parking and Access Study May 2012, Management Plan, and accompanying Design and Access Statement 766/DAS/01 May 2012, 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 28 June 2012**

Conditions

APPROVED PLANS

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 766-302 P, 766-301 P, 766-303 A, 766-304 A, 766-300 P.

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

(2) The premises shall not be occupied for the purposes hereby approved until space has been laid out within the site in accordance with the approved plan for a maximum of 4 cars to be parked (and for the loading and unloading of 1 further vehicle).

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

CYCLE STORAGE

(3) 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.

STUDENT ACCOMMODATION

(4) The occupation of the accommodation hereby permitted shall be limited to students in full time education only unless otherwise agreed in writing by the Local Planning Authority.

Reason:

The accommodation is considered to be suitable for students in accordance with Policies CS15 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, but its occupation by any other persons would need to be the subject of a further application for consideration on its merits.

BEDROOMS

(5) No more than 17 rooms at the application site (Nos. 7 and 9) shall be used as bedrooms. Only the numbered rooms on the approved plan 766-303A shall be used as bedrooms, unless the Local Planning Authority gives written approval to any variation of this requirement.

Reason:

The number of bedrooms is as proposed in the application and is considered to be the maximum that can reasonably be accommodated at the site. The proposed layout, together with the use of the remaining rooms for communal facilities, has been assessed and considered acceptable in planning terms and any other arrangement would need to be assessed on its merits. This condition is in accordance with policy CS15 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

MANAGEMENT

(6) The property shall be managed at all times in accordance with the submitted management plan, unless the Local Planning Authority gives written approval to any variation of the arrangements.

Reason:

To assist in protecting the residential amenities of the area, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE - PERMIT PARKING SCHEME

(1) The applicant is advised that the property lies within a resident parking permit scheme which is currently over-subscribed. As such the development will be excluded from obtaining permits and purchasing visitor tickets for use within the scheme.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: impact on the character and appearance of the area, effect on the amenities of neighbouring properties, and transport aspects, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (1) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS28 - Local Transport Consideration

CS33 - Community Benefits/Planning Obligation

CS34 - Planning Application Consideration

CS01 - Sustainable Linked Communities

CS15 - Housing Provision

SPDI - Development Guidelines

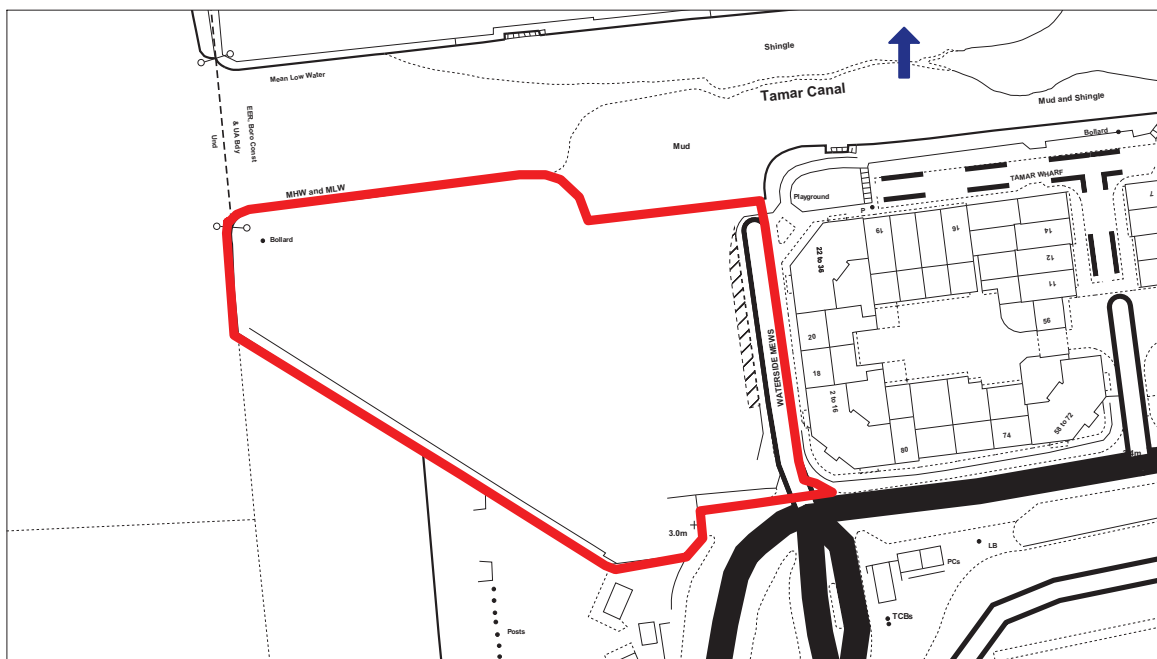
NPPF - National Planning Policy Framework March 2012

PLANNING APPLICATION REPORT



ITEM: 02

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 - 5 or more Letters of Representation received
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 28 September 2012
Click for Application Documents:	www.plymouth.gov.uk



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Deferment

Members may recall that this application was deferred at the Planning Committee on 31st May 2012 local employment opportunities, parking, noise and accessibility. The applicant has been asked to respond and the response will be reported in the addendum report.

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 channel, 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

Defence Infrastructure Organisation (DIO) this application relates to a site outside of Ministry of Defence (MoD) statutory safeguarding areas. We can therefore confirm that the MoD has no safeguarding objections to the proposal.

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 to 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

The original outline planning permission for the whole Pottery Quay development, the social housing, as well as the private sector (ref 02/01345/FUL) has a section 106 legal agreement attached envisaging various contributions totalling £189,000, with payment falling due upon commencement of the 100 private sector dwellings and 890sqm employment space development on the western end. The contributions were decided are ten years ago. They do not reflect the measures necessary to offset the impact of the current development. However, because part of the outline permission has been implemented years ago (the social housing) they remain as basic 'fall back' position for the applicants, and a factor in the assessment of contributions associated with the current application.

The current proposal is for a lesser amount of development. It is proposed that the sum of £173,000 is sought reflecting current priorities in the area: for employment, transport (pedestrian safety) and education.

- 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) payable on commencement.
- Transport contribution to design and construct a pedestrian crossing on Ferry Road £50,000 payable on commencement
- Contribution towards local schools £44,000 payable on commencement.

These contributions comply with Regulation 122 (CIL regulations)

Agreement to be concluded by 30th September 2012.

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.

New Homes Bonus

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. This development will generate a total of approximately £469,000 in New Homes Bonus contributions for the authority. However, it is considered that the development plan and other material considerations, as set out elsewhere in the report, continue to be the matters that carry greatest weight in the determination of this application.

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

Code of Practice shall indicate: -

- a. the proposed hours of operation of construction activities;

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

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

Reason:

To protect the amenity of the surrounding area.

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 development and 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

CS22 - Pollution

CS20 - Resource Use

CS03 - Historic Environment

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

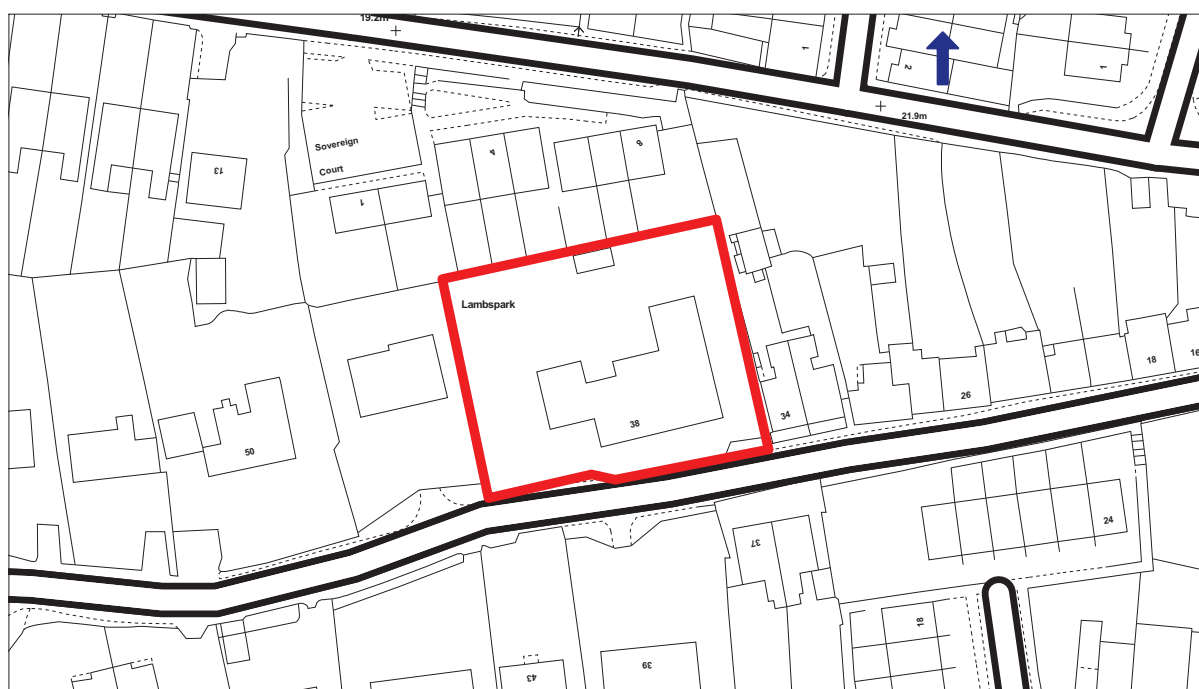
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PLANNING APPLICATION REPORT



ITEM: 03

Application Number:	12/005111/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
Click for Application Documents:	www.plymouth.gov.uk



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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.

The application was first reported to members at the planning committee meeting on 31st May 2012, at which time the application was deferred to allow members to carry out a site visit and for consideration to be given to the relationship between the care home and the applicant's residence at the adjacent property, 48 Merafield Road; the viability of the care home; traffic generation and available amenity space. These considerations are addressed in the following paragraph headings: Amenity Space Considerations; Highway Matters; Viability and Employment and Other Considerations.

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.

The present care home has 36 residents. 6 residents occupy shared bedrooms. The extension will add 8 bed spaces which gives a theoretical maximum occupancy of 44 residents. The intention is that 3 existing residents will be moved from shared bedrooms into their own bedrooms in the extension and one existing bedroom is being used as an administrative office which means that in practice the extension will result in 40 residents (36 + 5 residents – one bedroom for office). The agent has stated that if the planning application is successful the applicants will be applying to

the Care Quality Commission (CQC) to increase their registration from 36 residents to 40 residents. The agent also states that this means that whether or not residents choose to share bedrooms this will not affect the overall occupancy limit of 40 persons.

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, which would include the provision of cycle storage facilities and a staff travel plan.

With regard to the submitted traffic generation figures Transport consider that it would seem reasonable to suggest that overall the increase in trips associated with the development might realistically be expected to be in the order of an additional

and modest 9 two-way (in & out) vehicle movements per day (or 4.5 visits). This is significantly greater than the figures supplied by the applicant's agent, which is referred to in the section on highway matters, below.

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

Four letters were received, which 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 a neighbouring property 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.

Residential Amenity Considerations

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.

Character of the Area

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.

Amenity Space Considerations

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. The applicant's agent has stated that many of the residents who are in the care home are too frail and no longer capable of enjoying the outdoors and that only 5 residents regularly use the garden and then in hot weather. They also say that the rear garden is more private and residents do not feel as comfortable in the side garden as the rear. In addition, the proposals create more lounge space within the building.

On the whole, and bearing in mind that the level of use of outside amenity space may increase in the future, 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. The applicant has confirmed that decking would be erected in space on the side of the proposed building for amenity purposes. In these circumstances and because the amount of amenity space is a material consideration in this case, it is recommended that a condition be imposed requiring details of the amenity space layout.

Highway Matters

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.

In these respects the applicant's agent has stated that the traffic generation levels recorded at the care home are, based on the existing occupancy of the Care Home on an average for 30 Residents:--

Doctor - 2 visits per week for 30 Residents therefore a further 8 Residents = $8/30 \times 2 = 0.53$ visits per week i.e. one additional visit per fortnight;

Ambulance - 1 visit per week for 30 Residents therefore a further 8 Residents = $8/30 \times 1 = 0.25$ visits per week i.e. one additional visit per month;

Visitors - 2 visits per day for 30 Residents therefore a further 8 Residents = $8/30 \times 2 = 0.53$ visits per day i.e. 4 additional visits per week.

While the transport Officer considers that traffic generation would be greater than anticipated by the applicants it is considered that 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.

Viability and Employment

The applicant's agent states that:

'The care industry is currently in a situation where both the regulators (CQC) and local authorities are driving an agenda of increasing quality. Extra quality requires better trained, higher quality staff and more accountability in terms of records and paperwork. In addition Care Homes have come under attack from a central government agenda which favours the funding of domiciliary care (care in one's own home) rather than the funding of care home placements. Lambspark's service delivery has therefore been changing, with service users having ever higher care needs (with people being in their own homes for longer). Providing care for those with higher needs results in increasing overheads. Whilst any attempts to improve quality in the care industry are welcomed by Lambspark, the inevitable result is also an increase in the businesses overheads.'

The agent also refers to cuts in the funding of elderly social care and low fees being paid by local authorities and that a decrease in turnover accompanied by an increase in overheads has brought the business close to break-even point. They also state that only larger homes are able to survive and that increased occupancy rates from 36 to 40 is key to allowing Lambspark to continue into the future as a provider of quality elderly social care and as a local employer in today's marketplace for care provision.

Other Considerations

The relationship with 48 Merafield Road, adjacent to the site, which is owned and controlled by the applicants, is material to the consideration of the application because it clearly could provide extra space for the care home in one form or another. The applicant's agent has responded to the principle of utilising No.48 by stating that the property is the owner's sole family residence and occupied as such, and also that the business cannot stand the demolition of No.48 to provide more garden space or car parking for Lambspark. The agent states also that the garden of No. 48 does not lend itself to being added to the care home but that the garage is available for the owner's car and the drive for his son who works at Lambspark and for overspill staff use if required.

In the circumstances it is considered that 48 Merafield Road is not fundamental to the use and operation of the care home, although it is noted that the property effectively provides parking for the applicants.

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.

In the interests of Nature Conservation it is recommended that any grant of planning permission include an informative note advising the owners to consider replacing the pond and installing several swift bricks at eaves level in the northern elevation.

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.

Local Finance Considerations

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. In this case the development will not generate any New Homes Bonus contributions for the authority. However, notwithstanding, it is considered that the development plan and other material considerations, as set out elsewhere in the report, continue to be the matters that carry greatest weight in the determination of this application.

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.

DETAILS OF AMENITY SPACE

(5) Plans showing the layout and arrangement of amenity space on the site shall be submitted to and approved in writing by the Local Planning Authority and that space shall at all times be retained for the approved amenity uses.

Reason:

To provide adequate outside amenity space for residents of Lambspark Care Home in accordance with policies CS31 and CS34 of the Core Strategy of Plymouth's Local Development Framework 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.

NATURE CONSERVATION

(1) In the interests of nature conservation it is suggested that the applicant consider replacing the pond and installing several swift bricks at eaves level in the northern elevation of the building. Further advice on installing swift bricks can be obtained from the Council's Nature Conservation Officer on 01752 304229

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

PLANNING APPLICATION REPORT



ITEM: 04

Application Number: 12/00778/FUL

Applicant: Mrs Maureen Lawley

Description of Application: Develop western part of garden by erection of a pair of semi-detached dwellinghouses with integral garages and curtilage parking; improvements to existing path up to parking plateau together with forming a new pavement refuge (outside gate) and pavement crossover opposite (n.b. the application site excludes garden land on the eastern side of Dorsmouth that was granted outline planning permission for erection of a dwelling under reference 10/01814/OUT)

Type of Application: Full Application

Site Address: DORSMOUTH, DRUNKEN BRIDGE HILL PLYMOUTH

Ward: Plympton Erle

Valid Date of Application: 09/05/2012

8/13 Week Date: **04/07/2012**

Decision Category: Member Referral

Case Officer : Jon Fox

Recommendation: Grant Conditionally

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This application is being considered by Planning Committee as a result of a Member referral by Councillor Terri Beer. This Ward Councillor is concerned about the proposals on the grounds that it is development of historical land with tree preservation orders and concerns over the road layout and the natural spring.

Site Description

The site is located on the southern edge of Plympton and is partially within the greenscape area, which includes the adjoining wooded Plympton Covert that lies to the south. The site is bounded to the north west by Drunken Bridge Hill, an old highway that links Plympton with Ridge Road. There are modern, semi-detached houses on the other side of Drunken Bridge Hill, which is characterised by a hedgebank and mature trees on the site boundary and is without footways. The site is bounded to the north east by Underwood Road, Dark Street Lane and Back Lane, which are also without footways in this location. This boundary is also marked by a hedgebank and trees. There are semi-detached bungalows on the other side of the road. There are other trees within the site and the whole site is covered by a tree preservation order.

The land on the site itself slopes down very steeply from the dwelling at Dorsmouth to Underwood Road/Dark Street Lane, and slopes up steeply towards the edge of the Plympton Covert, to the south. The site itself does not include the dwelling at Dorsmouth or the adjoining land running generally south east of the building.

Proposal Description

Develop western part of garden by erection of a pair of semi-detached dwellinghouses with integral garages and curtilage parking; improvements to existing path up to parking plateau together with forming a new pavement refuge (outside gate) and pavement crossover opposite (n.b. the application site excludes garden land on the eastern side of Dorsmouth that was granted outline planning permission for erection of a dwelling under reference 10/01814/OUUT).

Pre-Application Enquiry

None.

Relevant Planning History

10/01814 - Outline application to develop parts of garden by erection of two dwellings, with improvements to existing vehicular access and provision of new footpaths on both sides of Underwood Road. One dwelling is proposed on the site of the old swimming pool, well below the existing dwelling, and the other would be an open land that is situated on the upper part of the site, adjacent to the Plympton Covert. This application was granted permission.

This approval includes a condition that requires the dwellings not to exceed two storeys of accommodation and that the upper storey of accommodation shall be entirely within the roof space of the building above the height of the eaves. The reason for the condition is to maintain the design and scale of the buildings in keeping with the existing dwelling at Dorsmouth and the character and appearance of the area, and to preserve the amenities of neighbouring properties.

10/00087/OUT - Outline application to develop parts of garden by erection of two detached dwellings, with improvements to existing vehicular access and provision of "safe" pedestrian zone at junction of Drunken Bridge Hill and Underwood Road. This application was withdrawn.

08/00731/FUL - This application was returned.

03/02036/FUL - Two-storey extension, first floor terrace and attached private motor garage (existing kitchen and garage to be removed)

Consultation Responses

Highway Authority

Unlike the previous application (10/01814/OUT) the site lacks a road frontage onto Underwood Road and therefore the proposed development would not trigger the setting back order under Section 30 of the Public Health Act 1925.

The proposal would improve the existing vehicular access in Drunken Bridge Hill which currently is of a poor standard, and would be altered to provide improved inter visibility between the private driveway and the junction with the road.

The use of an improved private driveway is considered acceptable to meet the needs of the proposed three dwellings (any more than four dwellings would need to be served by a suitable access road in accordance with current standards).

An improved pedestrian footpath link would be provided within the application site with a point of pedestrian access/egress onto Underwood Road. A pedestrian refuge would be provided within the existing carriageway there to safeguard pedestrians using the access, providing a safe place to stand when crossing over Underwood Road. The new pedestrian refuge and crossing point would include drop kerbs and provide a safe link to the wider footway network for occupiers and visitors to the site, and encourage sustainable walking trips.

Transport would advise that along with a conditional Code of Construction Practice; a Risk Assessment, and also a Method Statement should be provided to cover all aspects of vehicle movements to and from the site including monitoring, management and mechanisms to ensure all vehicle movements to and from the site would be carried out safely and without danger to other highway users, or damage or contamination of the highway.

Transport also recommends incidentally the cutting back of trees and foliage that currently overhang the highway, in the interests of highway safety and convenience.

The conditions recommended by Transport relate to: details of new junction, completion of roads and footpaths, provision of sight lines, preservation of sight lines, driveway gradient, car parking provision and a construction code of practice

Public Protection Service

No objections subject to conditions relating to land quality and requiring a code of practice.

Representations

There are concerns that the proposals do not:

- Alter or effect the environment outside the borders of Dorsmouth
- Mean there will be severe cut-back of trees and shrubs
- Impact the road layout by the widening of the Drunken Bridge Hill junction with Underwood Road, or by the provision of a new pavement refuge outside the gate.
- Result in widening of Underwood Road
- Result in further development or alteration of any kind on this site, nor its boundaries and surrounds.

Other observations are that:

- The width of the Drunken Bridge Hill junction with Underwood Road and Underwood Road on the northern boundary of Dorsmouth, facilitates traffic calming. Any widening of these roads would increase the speed of existing traffic and probably an increase in traffic volume as a consequence.
- Any Section 30 road widening would affect on street car parking.
- The current proposed development for two dwellings behind Dorsmouth must not lead to an increase in the number of dwellings to three (or even four, considering that the one bungalow behind Dorsmouth has now become two houses).

Analysis

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

The application turns on policies CS02 (Design), CS03 (Historic Environment), CS15 (Housing Provision), CS18 (Plymouth's Green Space), CS28 (Local Transport Considerations) and CS34 (Planning Application Considerations) of the Core Strategy of Plymouth's Local Development Framework 2007 and the Development Guidelines Supplementary Planning Document (SPD) and the main issues are considered to be the impact of the proposals on the character and appearance of the area and associated with that, the impact on the greenscape; the affect on the conservation area; the amenities of neighbours; the impact on trees; the impact on the highway network and the affect of the highway works proposed in the application and the impact on land drainage. The North Plymstock Area Action Plan is also relevant in terms of its reference to the green space and associated proposed countryside park.

Character and appearance of the area

With regard to the character and appearance of the area, the site is not within the Plympton Conservation Area (CA), the boundary of which is on the opposite side of Back Lane. The proposed dwellings are further away from the CA and in themselves are not considered to be harmful to the setting of the CA. The site occupies a relatively isolated position being physically cut off from the surrounding pattern of development by Underwood Road, Dark Street Lane and Back Lane. This separateness is magnified by the site's connection with the surrounding greenscape. The proposed dwellings are within the greenscape area, but the significant quality of this part of the greenscape is as a biodiversity feature and not as a separation/buffer zone between the countryside and the built-up area. This distinction is made clearer by the wooded Covert, which is above the site of the dwellings and which is considered to be the natural beginning of the separation/buffer zone. In this context it is considered that two dwellings would not be harmful to the character and appearance of the built-up area or the greenscape. In this respect the report on the previous outline permission made the proviso that each dwelling respects the scale and design of the existing bungalow by being designed as single-storey properties, perhaps with larger roofs, similar to Dorsmouth, which could be used for additional accommodation. The current application provides two distinct storeys of accommodation (with garages below), the upper storey of which is only partly within the roofscape. However, it is considered that the height and scale of the buildings would be sufficiently low key, and cut into the slope so as not to result in an uncharacteristically prominent development. With regard to long views of the site it is considered that the retention of trees, and development by dwellings of an appropriate scale and appearance, preserves the visual amenity quality of the site overall. In these respects the proposals are considered to be in accordance with policies CS02, CS03 and CS34 of the Core Strategy.

The proposed materials including natural zinc roof; fascia panels; aluminium windows and doors and stainless steel balustrade provide a modern twist to a fairly traditional design and in these relatively isolated circumstances is considered acceptable in accordance with policy CS02.

Nature Conservation

With regard to nature conservation, the agent is in the process of submitting an updated Ecological Mitigation and Enhancement Strategy (dated 2010). Providing the strategy adequately addresses nature conservation issues this document should be referred to specifically in any grant of planning permission.

Trees

Trees are an integral part of the site's character and it is vital that the defining trees and those other good specimens are retained. Previously the position of dwelling 1 (on application 10/01814), although indicative, was considered to be too close to a valuable oak, which is scheduled for retention; the dwelling was considered to be too large and the resulting overbuild, allowance for working space and a likelihood of major excavations close to the oak tree to construct a retaining wall, would have impacted heavily on this tree. There were also concerns for three prominent Beech trees due to insufficient detail concerning how re-modelling of the drive to provide access to the garage serving Dwelling 2 would be implemented.

The current application shows the proposed building to be in a similar position to the dwelling in the outline application although the main western wall of the proposed building would be moved slightly further north but also slightly further east compared with the old plan. In this respect it is important that the construction of the house wall and retaining wall, on the western side of the short drive, which serves the proposed garages would be constructed without any overburden dig and would not need to require excavations any more greater than is absolutely necessary to be able to construct the walls. In this respect the agent has confirmed that the distance from the tree trunks means that any cutting of the bank would entail the loss of small diameter (less than 2mm) roots and primarily fibrous root material, but that the loss of this material will not lead to the death or decline of the trees (subject to the other control measures). The agent has put forward the following statements in connection with the retaining wall installation:

- 1) The cutting of the bank should be vertical with no battering of the bank beyond the cut line - this will minimise the extent of cut and the impact on the trees.
- 2) The wall will need to be a vertical system; either pre-cast sections or a cantilevered wall - and details of this will require the input of a structural engineer. If a cantilivered wall is used the horizontal supports will need to be installed in trenches that are hand dug with the trench lined with a plastic membrane (DPC or similar) to prevent contamination of the surrounding soil.
- 3) Any roots encountered should be pruned to minimise the area of the cut surface and to enable the tree to respond favourably.
- 4) It is important that the construction process is monitored by a suitably experience and qualified arboriculturist (required by condition) to ensure that any matters that arise are dealt with and the impact on the trees is controlled.

With regard to policy CS18, the impact of the proposed build on the nearby oak tree is considered to be adequately addressed and if planning permission were to be granted it is important that a detailed construction method statement for the build in the proximity of the tree is submitted in accordance with an appropriate planning condition, together with the aboricultural method statement that was the subject of a condition imposed on the outline permission. In these circumstances it is considered that the proposals would not result in demonstrable harm to trees worthy of retention in accordance with policy CS18.

Residential Amenity

The two semi-detached houses would be over 31 metres from the nearest property in Underwood road and would be separated from them by Drunken Bridge Hill. Otherwise the only affected property is Dorsmouth itself, which would be overlooked particularly from the proposed glazed balcony at the front of the two houses, and which are at a higher level than Dorsmouth. If Dorsmouth were not in the control of the applicant there is no doubt that the resulting loss of privacy would be unreasonable. However, given that Dorsmouth does belong to the applicant, and that it is the end elevation of the dwelling that is affected and not the principle north facing elevation and garden, it is considered that the impact on the privacy of Dorsmouth is tolerable in planning terms. The proposals are therefore considered not to be in conflict with policies CS15 and CS34.

Transport Matters

The scheme provides adequate vehicular access and parking for the existing and proposed dwellings as well as a pedestrian link to the wider footway network. Therefore, subject to conditions the proposals are considered to be in accordance with policies CS28 and CS34.

Other Matters

The disposal of surface water to a sustainable drainage system is considered to be appropriate in this location and should not lead to water emanating from the site providing the system, i.e. soakaways are properly designed.

With regard to concerns relating to a natural spring it is considered that some exploratory digging to see what is under the land might be required to ascertain the natural flow of water through the site and that in this respect a condition be imposed that requires the submission of measures to deal with any changes to the way in which water is drained from or flows through the site as groundwater. These exploratory works need not constitute development in themselves.

With regard to the previous outline permission for two dwellings, a question that arises is whether granting the current application would enable not only the approved semi-detached houses to be constructed but would also allow for the a reserved matters application to be submitted for the outline dwelling on the lower part of the site. This would result in three new dwellings, not two. However, practically speaking the granting of the current application could be followed by a further full application for a third new dwelling on the lower part of the site that would be considered on its merits.

Section 106 Obligations

The proposals do not require mitigation under Section 106 of the planning act.

Equalities & Diversities issues

The proposals do not raise equalities and diversity issues.

Local Finance Considerations

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. This development will generate a total of approximately £17,250 in New Homes Bonus contributions for the authority. However, it is considered that the development plan and other material considerations, as set out elsewhere in the report, continue to be the matters that carry greatest weight in the determination of this application.

Conclusions

The proposals have a marked impact on the character and appearance of the area, which although not in the Conservation Area, would affect an older and well established part of Plympton that stands on the edge of the built-up area. However, the number and scale of dwellings proposed and the nature of the associated highway works are not considered to be harmful to the area's visual qualities or amenity generally and subject to conditions it is recommended that planning permission be granted.

Recommendation

In respect of the application dated **09/05/2012** and the submitted drawings 1149.LP, 1149.02, 1149.03, 1149.05B, 1149.10, 1149.11, Phase I Environmental Desktop study report, Aborigicultural Assessment Outline Method statement, Extended Phase I Habitat 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: 1149.LP, 1149.02, 1149.03, 1149.05B, 1149.10 and 1149.11.

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.

DETAILS OF NEW JUNCTION

(3) Development shall not begin until details of the junction between the driveway access and the highway have been approved in writing by the Local Planning Authority; and the building shall not be occupied until that junction has been constructed in accordance with the approved details.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity, in accordance with policies CS28 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

COMPLETION OF ROADS AND FOOTPATHS

(4) All roads and footpaths (including the pedestrian crossing point in Underwood Road) forming part of the development hereby permitted shall be completed in accordance with the approved details 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.

PROVISION OF SIGHT LINES

(5) No work shall commence on site until details of the sight lines to be provided at the junction between the means of access and the highway have been submitted to and approved in writing by the Local Planning Authority. The approved sight lines shall be provided before the development is first brought into use.

Reason:

To provide adequate visibility for drivers of vehicles at the road junction in the interests of public safety, in accordance with policies CS28 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

PRESERVATION OF SIGHT LINES

(6) No structure, erection or other obstruction exceeding one metre in height shall be placed, and no vegetation shall be allowed to grow above that height, within the approved sight lines to the site access at any time.

Reason:

To preserve adequate visibility for drivers of vehicles at the road junction in the interests of public safety, in accordance with policies CS28 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

DRIVEWAY GRADIENT

(7) The driveway to the dwellings hereby permitted shall not be steeper than 1 in 10 at any point.

Reason:

To ensure that safe and usable off street parking facilities are provided, in accordance with policies CS28 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

CAR PARKING PROVISION

(8) The building shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with the details submitted to and approved by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

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

EXTERNAL MATERIALS

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

Reason:

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

DETAILS OF BOUNDARY TREATMENT

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

Reason:

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

CODE OF PRACTICE

(11) During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working, crushing and piling operations, control of mud on roads and the control of dust and the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

Reason:

The proposed site is in immediate vicinity to existing residential properties, whose occupants will likely be disturbed by noise and/or dust during demolition or construction work and to avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

TREE PROTECTION

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

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

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

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

Reason:

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

ARBORICULTURAL METHOD STATEMENT

(13) Notwithstanding the submitted Arboricultural Method Statement (AMS), an amended AMS shall be submitted to and approved in writing by the Local Planning Authority, which includes a construction method statement for all works, including all retaining structures, and which also details the location of any construction compound.

Reason:

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

DETAILS OF EXTENDED FOOTPATH ON THE SITE

(14) The new extended footpath within the site shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

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

DISPOSAL OF SURFACE WATER AND LAND DRAINAGE

(15) Notwithstanding the submitted plans, development shall not begin until details of the proposals for the disposal of surface water and of land drainage, including measures to deal with any changes to the way in which water is drained from or flows through the site as groundwater, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is first brought into use.

Reason:

To enable consideration to be given to any effects of changes in the drainage regime on the potential for flooding of surrounding land, including the highway, in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY

(16) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy (dated 2012) for the site.

Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with policies CS01, CS19 and CS34 of the Core Strategy of Plymouth's Local Development Framework April 2007 and Government advice contained in Planning Policy Statement 9 (Biodiversity and Geological Conservation)

LAND QUALITY

(17) 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 18 to 21 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 21 has been complied with in relation to that contamination.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies CS22 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

SITE CHARACTERISATION

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,

- groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies CS22 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

SUBMISSION OF REMEDIATION SCHEME

(19) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies CS22 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

(20) 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.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies CS22 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

REPORTING OF UNEXPECTED CONTAMINATION

(21) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 18, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 19, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 20.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies CS22 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007.

RESTRICTIONS ON PERMITTED DEVELOPMENT

(22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no development falling within Classes A (enlargement, improvement or other alteration of a dwellinghouse), B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), C (any other alteration to the roof of a dwellinghouse), D (erection or construction of a porch outside any external door of a dwellinghouse), E (provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such) and F (the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such) of Part 1 of the Schedule to that order shall at any time be carried out unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to preserve residential amenity and the visual qualities of the area, in accordance with policies CS15 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE - CODE OF PRATCICE

(1) A copy of the Public Protection Service, Code of Practice for Construction and Demolition Sites can be adopted either in part or as a whole to satisfy the above condition. It can be downloaded for submission 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.

INFORMATIVE - RISK ASSESSMENT AND METHOD STATEMENT

(2) The applicant is advised that a Risk Assessment, and also a Method Statement should be used to cover all aspects of vehicle movements to and from the site including monitoring, management and mechanisms to ensure all vehicle movements to and from the site would be carried out safely and without danger to other highway users, or damage or contamination of the highway.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: impact of the proposals on the character and appearance of the area and associated with that, the impact on the greenscape; the affect on the conservation area; the amenities of neighbours; the impact on trees; the impact on the highway network and the affect of the highway works proposed in the application and the impact on land drainage, 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

CS18 - Plymouth's Green Space

CS19 - Wildlife

CS21 - Flood Risk

CS03 - Historic Environment

CS01 - Sustainable Linked Communities

CS02 - Design

CS15 - Housing Provision

SPD1 - Development Guidelines

NPPF - National Planning Policy Framework March 2012

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PLANNING COMMITTEE

Decisions issued for the following period: 21 May 2012 to 17 June 2012

Note - This list includes:

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

Item No 1

Application Number: 11/01410/FUL **Applicant:** Town House (Plymouth) Ltd
Application Type: Full Application
Description of Development: Demolition of existing public house and redevelopment of site to provide student accommodation comprising of 33 bed spaces in 5 cluster flats together with associated loading/unloading area, disabled car parking, refuse and cycle storage
Site Address THE TOWN HOUSE,32 HARWELL STREET PLYMOUTH
Case Officer: Mark Evans
Decision Date: 24/05/2012
Decision: Grant Subject to S106 Obligation - Full

Item No 2

Application Number: 11/01683/ADV **Applicant:** Urban Splash
Application Type: Advertisement
Description of Development: Banner signs on 23 lamp posts adjacent to Clarence and Brewhouse buildings, and adjacent to yard dock basin
Site Address ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 31/05/2012
Decision: Grant Conditionally

Item No 3

Application Number: 11/01684/ADV **Applicant:** Urban Splash
Application Type: Advertisement
Description of Development: Advertisement consent for temporary composite aluminium sales and marketing signage
Site Address ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 12/06/2012
Decision: Grant Conditionally

Item No 4

Application Number: 11/01689/LBC **Applicant:** Urban Splash (South West) Limi
Application Type: Listed Building
Description of Development: Retrospective listed building consent for the fixing of aluminium composite sales and marketing hoardings to and around listed buildings
Site Address ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 12/06/2012
Decision: Grant Conditionally

Item No 5

Application Number: 12/00122/FUL **Applicant:** Premiere Health Limited
Application Type: Full Application
Description of Development: Renewal of planning application 08/02005/FUL to demolish sun room and erect 2 storey to provide 20 bedrooms with ancillary accommodation
Site Address CANN HOUSE, TAMERTON FOLIOT ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 13/06/2012
Decision: Grant Conditionally

Item No **6**

Application Number: 12/00143/FUL **Applicant:** Mr Paul Sutcliffe
Application Type: Full Application
Description of Development: Retention of garage with revised roof terrace
Site Address 5 SEFTON AVENUE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No **7**

Application Number: 12/00188/FUL **Applicant:** Mr John Doyle
Application Type: Full Application
Description of Development: Retention of raised decking with proposed privacy screen and part-covered with lean-to roof
Site Address 112 PLYMSTOCK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/06/2012
Decision: Grant Conditionally

Item No **8**

Application Number: 12/00195/FUL **Applicant:** Instant Cash Loans Ltd and N.C
Application Type: Full Application
Description of Development: Change of use from retail (use class A1) to financial and professional services (use class A2) with variation of condition 2 of planning permission 11/01630/FUL in respect to the use of the premises
Site Address 47 MUTLEY PLAIN PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 25/05/2012
Decision: Application Withdrawn

Item No 9

Application Number: 12/00213/FUL **Applicant:** Mr Gary Kallis
Application Type: Full Application
Description of Development: Erection of garage
Site Address 87 MANNAMEAD ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 01/06/2012
Decision: Grant Conditionally

Item No 10

Application Number: 12/00274/PRU **Applicant:** Princess Yachts International Pl
Application Type: LDC Proposed Use
Description of Development: Use of land as temporary helipad for not more than 28 days in a calendar year
Site Address HM NAVAL BASE, SOUTH YARD DEVONPORT PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 07/06/2012
Decision: Issue Certificate - Lawful Use

Item No 11

Application Number: 12/00304/FUL **Applicant:** Pyramid Schools (Plymouth) Ltd
Application Type: Full Application
Description of Development: Erection of temporary single-storey building to provide temporary classroom accommodation
Site Address RIVERSIDE COMMUNITY PRIMARY SCHOOL, 210 POOLE PARK ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 23/05/2012
Decision: Grant Conditionally

Item No 12

Application Number: 12/00316/FUL **Applicant:** Tesco Stores Ltd
Application Type: Full Application
Description of Development: Removal of planning condition 25 (Phasing) of Planning Consent 08/01989/FUL, demolition of existing district centre and erection of class A1 retail store, A1, A2, A3 units, 745 car parking spaces, bus waiting area, improvements to the junction of Crownhill Road, Transit Way and ancillary works, to now enable the whole development to be constructed in one phase
Site Address TESCO STORE TRANSIT WAY PLYMOUTH
Case Officer: Mark Evans
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No 13

Application Number: 12/00319/FUL **Applicant:** Tesco Stores Ltd
Application Type: Full Application
Description of Development: Variation of Condition 31 (hours of deliveries) of Planning Consent 08/01989/FUL, demolition of existing district centre and erection of class A1 retail store, A1, A2, A3 units, 745 car parking spaces, bus waiting area, improvements to the junction of Crownhill Road, Transit Way and ancillary works, to now enable an increase in the number of night-time deliveries from 2 to 5 deliveries
Site Address TESCO STORES, TRANSIT WAY PLYMOUTH
Case Officer: Mark Evans
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No 14

Application Number: 12/00321/FUL **Applicant:** Mrs Rebecca Hughes
Application Type: Full Application
Description of Development: Change of use from boatstore to art gallery
Site Address COMMERCIAL WHARF, MADEIRA ROAD
Case Officer: Olivia Wilson
Decision Date: 29/05/2012
Decision: Grant Conditionally

Item No 15

Application Number: 12/00322/FUL **Applicant:** Tesco Stores Ltd
Application Type: Full Application
Description of Development: Removal of Planning Condition 30 (opening hours) of Planning Consent 08/01989/FUL, demolition of existing district centre and erection of class A1 retail store, A1, A2, A3 units, 745 car parking spaces, bus waiting area, improvements to the junction of Crownhill Road, Transit Way and ancillary works, to now enable 24 hour store opening
Site Address TESCO STORES, TRANSIT WAY PLYMOUTH
Case Officer: Mark Evans
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No 16

Application Number: 12/00330/FUL **Applicant:** Marine Academy Plymouth
Application Type: Full Application
Description of Development: Refurbishment and partial demolition of 1980's block and replacement with a new 3 storey extension
Site Address MARINE ACADEMY PLYMOUTH, TREVITHICK ROAD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 31/05/2012
Decision: Grant Conditionally

Item No 17

Application Number: 12/00332/FUL **Applicant:** Westward Housing Group
Application Type: Full Application
Description of Development: 3 Storey block containing 15 flats for single people - Removal of condition 3 of planning permission 93/01349/FUL, which requires the provision of affordable housing units only, to allow units of any tenure type
Site Address ST GEORGES COURT, RYDER ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 01/06/2012
Decision: Grant Conditionally

Item No 18

Application Number: 12/00353/FUL **Applicant:** Mr Matthew Smith
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 33 NEAL CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 29/05/2012
Decision: Grant Conditionally

Item No 19

Application Number: 12/00358/ADV **Applicant:** HSBC PLC
Application Type: Advertisement
Description of Development: Illuminated fascia sign and non-illuminated projecting sign, ATM sign and various other signs
Site Address 31 THE BROADWAY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 22/05/2012
Decision: Grant Conditionally

Item No 20

Application Number: 12/00368/FUL **Applicant:** AXA P&C c/o Real Estate Invest
Application Type: Full Application
Description of Development: 301sqm extension to proposed Block B retail warehouse unit together with variation of condition 2 (list of approved plans of planning permission ref 11/00804/FUL) to allow relocated new store entrances reduction in extent of sales area and redistribution of proposed mezzanine floor space - removal of condition 16 (completion of development) of planning permission 11/01821/FUL
Site Address BLOCK B FRIARY PARK, EXETER STREET PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 08/06/2012
Decision: Grant Conditionally

Item No 21

Application Number: 12/00377/FUL **Applicant:** Devon & Cornwall Housing
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of residential institution to two dwelling houses
Site Address 3 AND 5 MILEHOUSE ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 21/05/2012
Decision: Grant Conditionally

Item No 22

Application Number: 12/00386/FUL **Applicant:** Mr & Mrs Currie
Application Type: Full Application
Description of Development: Develop part of side garden by erection of a detached dwellinghouse with integral private motor garage (renewal of permission 08/01949/FUL)
Site Address 67 LAKE VIEW DRIVE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 28/05/2012
Decision: Grant Conditionally

Item No 23

Application Number: 12/00392/FUL **Applicant:** Mr Kirby
Application Type: Full Application
Description of Development: Single storey garage and front porch
Site Address 32 DOWNHAM GARDENS PLYMOUTH
Case Officer: Adam Williams
Decision Date: 31/05/2012
Decision: Grant Conditionally

Item No 24

Application Number: 12/00416/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Change of use from housing office to A1 retail use
Site Address 56-60 GEORGE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 30/05/2012
Decision: Grant Conditionally

Item No 25

Application Number: 12/00421/FUL **Applicant:** AXA P&C c/o AXA Real Estate I
Application Type: Full Application
Description of Development: 301 sqm extension to proposed Block B retail warehouse unit together with variation of condition 2 (list of approved plans of planning permission ref 11/00804/FUL) to allow relocated new store entrances reduction in extent of sales area and redistribution of proposed mezzanine floor space - variation of condition 4 (opening hours) of planning permission 11/01821/FUL to extend the opening hours of Unit B1 until 23:00 hours between 1 November and 23 December
Site Address BLOCK B, FRIARY PARK, EXETER STREET PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 08/06/2012
Decision: Grant Conditionally

Item No 26

Application Number: 12/00426/FUL **Applicant:** Mr Silverwood
Application Type: Full Application
Description of Development: Retention of freestanding solar panels
Site Address ROCK HILL HOUSE, ROCK HILL PLYMOUTH
Case Officer: Mark Utting
Decision Date: 23/05/2012
Decision: Grant Conditionally

Item No 27

Application Number: 12/00454/FUL **Applicant:** S Chowdhury
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of hairdressers (use class A1) to hot food takeaway (use class A5) including new shopfront and installation of extract system to rear
Site Address 107 VICTORIA ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 31/05/2012
Decision: Refuse

Item No 28

Application Number: 12/00469/FUL **Applicant:** Vikki Meakin
Application Type: Full Application
Description of Development: Installation of new shop front
Site Address 70 NEW GEORGE STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 23/05/2012
Decision: Application Withdrawn

Item No 29

Application Number: 12/00471/ADV **Applicant:** Vikki Meakin
Application Type: Advertisement
Description of Development: Fascia and projecting sign
Site Address 70 NEW GEORGE STREET PLYMOUTH
Case Officer: Mark Utting
Decision Date: 23/05/2012
Decision: Application Withdrawn

Item No 30

Application Number: 12/00473/FUL **Applicant:** Mr Steve Cooke
Application Type: Full Application
Description of Development: Extension and alterations comprising change of use of no. 19 ground floor from former shop to self contained flat; refurbishment of no. 19 first floor flat and no.18
Site Address 18 & 19 THE QUAY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 11/06/2012
Decision: Grant Conditionally

Item No 31

Application Number: 12/00474/FUL **Applicant:** Mr Kevin Buckley
Application Type: Full Application
Description of Development: Erection of detached dwelling and detached double private motor garage (revisions to dwelling approved on plot 1 on planning application 10/00648/FUL) with variation to condition 2 of planning permission 11/00388/FUL to allow amendments including alterations to materials; omission of a set of doors; addition of rooflight; amendment of window sizes in the south elevation; amendments to north elevation of garage and replacement of timber boundary fence with blockwork wall with piers and widening of driveway to 4 metres
Site Address LAND TO REAR OF 42-46 COLESDOWN HILL PLYMOUTH
Case Officer: Jon Fox
Decision Date: 31/05/2012
Decision: Grant Conditionally

Item No 32

Application Number: 12/00491/FUL **Applicant:** Sainsbury's Supermarkets Ltd
Application Type: Full Application
Description of Development: Installation of new plant equipment at first floor level, including fan refrigeration condenser units and wall mounted A/C units
Site Address 9-11 MUTLEY PLAIN PLYMOUTH
Case Officer: Jon Fox
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No 33

Application Number: 12/00501/FUL **Applicant:** Mr P Luke
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 37 LYNWOOD AVENUE PLYMPTON PLYMOUTH
Case Officer: Liz Wells
Decision Date: 01/06/2012
Decision: Grant Conditionally

Item No 34

Application Number: 12/00517/FUL **Applicant:** Mr Edward Doran
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 8 WESLEY AVENUE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 22/05/2012
Decision: Grant Conditionally

Item No 35

Application Number: 12/00524/FUL **Applicant:** Mrs Kelly Elphick
Application Type: Full Application
Description of Development: Two-storey rear extension and decked area
Site Address 194 CHURCH WAY PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 22/05/2012
Decision: Refuse

Item No 36

Application Number: 12/00525/FUL **Applicant:** Mrs V Godden
Application Type: Full Application
Description of Development: Change of use from shop (A1) to children's soft play area with ancillary area for gym and seating area
Site Address 107 to 109 MAYFLOWER STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 12/06/2012
Decision: Refuse

Item No 37

Application Number: 12/00526/ADV **Applicant:** Mrs V Godden
Application Type: Advertisement
Description of Development: Two non-illuminated fascia signs
Site Address 107 to 109 MAYFLOWER STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 12/06/2012
Decision: Grant Conditionally

Item No 38

Application Number: 12/00528/FUL **Applicant:** Mr Edward Selley
Application Type: Full Application
Description of Development: Single storey front extension to form porch
Site Address 1 PETERS CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 22/05/2012
Decision: Grant Conditionally

Item No 39

Application Number: 12/00531/EXU **Applicant:** Plymouth City Council
Application Type: LDC Existing Use
Description of Development: Use of land as school outdoor secure area (use class D1)
Site Address LAND OPPOSITE FORD PRIMARY SCHOOL PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 21/05/2012
Decision: Issue Certificate - Lawful Use

Item No 40

Application Number: 12/00533/FUL **Applicant:** Mrs J Edgar
Application Type: Full Application
Description of Development: Conversion, alterations and extensions to existing garage to form 'granny annex', utility room, and storage, including a conservatory on the side of the garage, and erection of a rear boundary fence with a height of 2.4 metres
Site Address 37 THORNYVILLE VILLAS ORESTON PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 13/06/2012
Decision: Grant Conditionally

Item No 41

Application Number: 12/00534/FUL **Applicant:**
Application Type: Full Application
Description of Development: Formation of a vehicle hardstanding
Site Address 11 TEIGN ROAD EFFORD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/05/2012
Decision: Grant Conditionally

Item No 42

Application Number: 12/00535/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Formation of a vehicle hardstanding
Site Address 13 TEIGN ROAD EFFORD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/05/2012
Decision: Grant Conditionally

Item No 43

Application Number: 12/00536/FUL **Applicant:**
Application Type: Full Application
Description of Development: Formation of a vehicle hardstanding
Site Address 133 BLANDFORD ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/05/2012
Decision: Grant Conditionally

Item No 44

Application Number: 12/00537/FUL **Applicant:** Mr David Fisher
Application Type: Full Application
Description of Development: Retention of shed/hobby room in rear garden
Site Address 165 BEACON PARK ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 25/05/2012
Decision: Grant Conditionally

Item No 45

Application Number: 12/00538/FUL **Applicant:** Mr J Oakes
Application Type: Full Application
Description of Development: Formation of additional storey by raising ridge and creating mansard roof, with side dormer and juliet balcony and rooflights
Site Address 34 ST GABRIELS AVENUE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 23/05/2012
Decision: Grant Conditionally

Item No 46

Application Number: 12/00539/FUL **Applicant:** Clean As A Whistle
Application Type: Full Application
Description of Development: Continue use of premises for hand car wash/valet purposes for temporary period of 3 years
Site Address MILLBRIDGE GARAGE, WILTON ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 25/05/2012
Decision: Refuse

Item No 47

Application Number: 12/00545/FUL **Applicant:** Mr David Allen
Application Type: Full Application
Description of Development: Single storey rear extension to provide increased kitchen facilities
Site Address 57 NORTH ROAD EAST PLYMOUTH
Case Officer: Mike Stone
Decision Date: 21/05/2012
Decision: Grant Conditionally

Item No 48

Application Number: 12/00549/FUL **Applicant:** Mr Steve Carpenter
Application Type: Full Application
Description of Development: Single storey side extension
Site Address 7 VINE CRESCENT PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No 49

Application Number: 12/00550/FUL **Applicant:** Miss Gigg
Application Type: Full Application
Description of Development: Change of use and conversion of three flats to form six bedroom student house in multiple occupation
Site Address 199 NORTH ROAD WEST PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 25/05/2012
Decision: Grant Conditionally

Item No 50

Application Number: 12/00553/FUL **Applicant:** Mr M Laity
Application Type: Full Application
Description of Development: Rear extension to form store with balcony above, and detached private motor garage to rear (removal of existing store and balcony).
Site Address 28 BURROW HILL PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/06/2012
Decision: Grant Conditionally

Item No 51

Application Number: 12/00558/EXU **Applicant:** Mr Faramarz Salimizadeh
Application Type: LDC Existing Use
Description of Development: Use as two self-contained flats
Site Address 36 SOUTHERN TERRACE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 15/06/2012
Decision: Issue Certificate - Lawful Use

Item No 52

Application Number: 12/00565/TPO **Applicant:** Miss Bethan Roberts
Application Type: Tree Preservation
Description of Development: Oak - reduce by 30%
Site Address COMMONWOOD COTTAGE RIVERFORD, ESTOVER
CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 22/05/2012
Decision: Grant Conditionally

Item No 53

Application Number: 12/00566/FUL **Applicant:** Affinity Sutton Homes
Application Type: Full Application
Description of Development: External wall insulation
Site Address 11-29 (Odds) DARTMEET AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/05/2012
Decision: Grant Conditionally

Item No 54

Application Number: 12/00568/FUL **Applicant:** T & O Developments
Application Type: Full Application
Description of Development: 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
Site Address PARKVIEW HOUSE, TRELAWNEY LANE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 14/06/2012
Decision: Refuse

Item No 55

Application Number: 12/00569/FUL **Applicant:** Paxsole Ltd
Application Type: Full Application
Description of Development: Change of use and conversion of 5 bed house in multiple occupation to two 2 bed maisonettes and two 1 bedroom flats, including formation of rooms in roofspace involving rear dormer windows
Site Address 1 BEECHWOOD AVENUE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 12/06/2012
Decision: Grant Conditionally

Item No 56

Application Number: 12/00579/31 **Applicant:** Toshiba
Application Type: GPDO PT31
Description of Development: Application for prior approval for the demolition of vacant toshiba factory (part 31 of the Town and Country Planning (General Permitted Development) Order 1995), and clearance of site
Site Address TOSHIBA NORTHOLT AVENUE PLYMOUTH
Case Officer: Carly Kirk
Decision Date: 30/05/2012
Decision: Prior approval required PT24

Item No 57

Application Number: 12/00580/FUL **Applicant:** Dr Z Khan
Application Type: Full Application
Description of Development: Removal of existing rear balcony and construction of rear extension at first floor level
Site Address 7 BORROWDALE CLOSE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No 58

Application Number: 12/00581/TPO **Applicant:** Mr Ian and Mrs Julie Griffiths
Application Type: Tree Preservation
Description of Development: Pruning works to 4 trees
Site Address GREENACRES, 15 CORNWOOD ROAD PLYMPTON
PLYMOUTH
Case Officer: Jane Turner
Decision Date: 28/05/2012
Decision: Grant Conditionally

Item No 59

Application Number: 12/00582/TPO **Applicant:** Ms Shelly MCGee
Application Type: Tree Preservation
Description of Development: Sycamore - reduce crown by 2m
Site Address 11 MORLEY CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 07/06/2012
Decision: Refuse

Item No 60

Application Number: 12/00583/FUL **Applicant:** Mr Vaughan Goode
Application Type: Full Application
Description of Development: Double private motor garage and conversion of existing garage
to habitable accommodation
Site Address 5 CATALINA VILLAS PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No 61

Application Number: 12/00588/EXU **Applicant:** Miss June Marrs
Application Type: LDC Existing Use
Description of Development: Use as self-contained flat on lower ground floor
Site Address 4A THORNTON AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 01/06/2012
Decision: Issue Certificate - Lawful Use

Item No 62

Application Number: 12/00590/FUL **Applicant:** Mr & Mrs Coffin
Application Type: Full Application
Description of Development: Rear decking
Site Address 19 TYNDALE CLOSE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No 63

Application Number: 12/00592/FUL **Applicant:** Mr Brian Pedrick
Application Type: Full Application
Description of Development: Rear dormer, single storey rear extension and side porch
Site Address 44 RHEOLA GARDENS PLYMOUTH
Case Officer: Adam Williams
Decision Date: 30/05/2012
Decision: Grant Conditionally

Item No 64

Application Number: 12/00595/PRD **Applicant:** Mr & Mrs Coffin
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 19 TYNDALE CLOSE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 24/05/2012
Decision: Issue Certificate - Lawful Use

Item No 65

Application Number: 12/00598/FUL **Applicant:** Mr R Burt
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of church, including erection of front porch, to form a single dwellinghouse
Site Address 391-397 BUDSHEAD ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 13/06/2012
Decision: Grant Conditionally

Item No 66

Application Number: 12/00602/FUL **Applicant:** Pandora Properties Plymouth LL
Application Type: Full Application
Description of Development: Change of use from residential home to house in multiple occupation for student accommodation
Site Address 2 TOTHILL AVENUE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 30/05/2012
Decision: Refuse

Item No 67

Application Number: 12/00605/FUL **Applicant:** Mr Gavin West
Application Type: Full Application
Description of Development: Develop side garden by erection of dwelling
Site Address MARGROVE, COLESDOWN HILL PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 13/06/2012
Decision: Grant Conditionally

Item No 68

Application Number: 12/00607/FUL **Applicant:** Dr P and Mrs Rogers
Application Type: Full Application
Description of Development: Front UPVC porch
Site Address 53 GLENHOLT ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No 69

Application Number: 12/00608/FUL **Applicant:** Green Frog Power 214 Ltd
Application Type: Full Application
Description of Development: Construction of standby small scale embedded STOR power plant including generators, associated tanks and buildings and connection to National Grid and erection of acoustic wall and security fencing
Site Address WPD PLYMOUTH, FARADAY ROAD FINNIGAN ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No 70

Application Number: 12/00610/LBC **Applicant:** Mr Michael Gladdish
Application Type: Listed Building
Description of Development: Replacement double glazed windows to front elevation
Site Address 25 UNDERWOOD ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 31/05/2012
Decision: Refuse

Item No 71

Application Number: 12/00612/FUL **Applicant:** Mr Richmond
Application Type: Full Application
Description of Development: Increase height of existing rear extension and provide balcony on resultant flat roof
Site Address 129 EMBANKMENT ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 24/05/2012
Decision: Refuse

Item No 72

Application Number: 12/00613/FUL **Applicant:** LIDL
Application Type: Full Application
Description of Development: Retail food store (1143 sqm gross) with associated parking and service areas - Variation of condition (13) of Planning Permission 00/00545/FUL to allow deliveries between 06:00 hours and 22:00 hours Mondays to Saturdays inclusive and between 09:00 hours and 20:00 hours on Sundays
Site Address LIDL, HORN CROSS ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 01/06/2012
Decision: Refuse

Item No 73

Application Number: 12/00614/FUL **Applicant:** Tesco Stores Ltd
Application Type: Full Application
Description of Development: Installation of signage feature fence and replacement trolley bays
Site Address TESCO STORES LIMITED, 2 WOOLWELL CRESCENT PLYMOUTH
Case Officer: Adam Williams
Decision Date: 15/06/2012
Decision: Grant Conditionally

Item No 74

Application Number: 12/00615/FUL **Applicant:** Mr M Knipe
Application Type: Full Application
Description of Development: Retention of timber deck in rear garden
Site Address 28 TITHE ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 31/05/2012
Decision: Grant Conditionally

Item No 75

Application Number: 12/00616/ADV **Applicant:** Tesco Stores ltd
Application Type: Advertisement
Description of Development: Various new and replacement information signage and new window vinyls
Site Address TESCO STORES LIMITED, 2 WOOLWELL CRESCENT PLYMOUTH
Case Officer: Adam Williams
Decision Date: 15/06/2012
Decision: Grant Conditionally

Item No 76

Application Number: 12/00619/FUL **Applicant:** Mr Bradley Heath
Application Type: Full Application
Description of Development: Raised deck area to rear of property
Site Address 25 YEALMPSTONE DRIVE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 01/06/2012
Decision: Grant Conditionally

Item No 77

Application Number: 12/00620/FUL **Applicant:** L & R Café Ltd
Application Type: Full Application
Description of Development: Smoking hut at rear of premises
Site Address ODD BAR, 36 DRAKE CIRCUS PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/05/2012
Decision: Grant Conditionally

Item No 78

Application Number: 12/00626/TPO **Applicant:** Mrs Nicola Brooks
Application Type: Tree Preservation
Description of Development: 5x Oak - Mixture of deadwooding, reduction of side branches and crown raising
Site Address 10 GLENFIELD ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 29/05/2012
Decision: Grant Conditionally

Item No 79

Application Number: 12/00628/TPO **Applicant:** Mr William Hammacott
Application Type: Tree Preservation
Description of Development: Monterey Cypress - Crown raise over garden to give 6m clearance from ground level and remove dead wood
Site Address 8 FRENHAM AVENUE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 29/05/2012
Decision: Grant Conditionally

Item No 80

Application Number: 12/00630/FUL **Applicant:** Mr Mike Lockyer
Application Type: Full Application
Description of Development: Change of use of ground floor from public house to living accommodation for existing dwelling above
Site Address THE COMMERCIAL INN, 75 LAMBHAY HILL PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 12/06/2012
Decision: Grant Conditionally

Item No 81

Application Number: 12/00634/FUL **Applicant:** Mr & Mrs Parry
Application Type: Full Application
Description of Development: Widening access onto classified road in association with replacement driveway
Site Address 33 RESERVOIR ROAD PLYMSTOCK PLYMOUTH
Case Officer: Liz Wells
Decision Date: 01/06/2012
Decision: Grant Conditionally

Item No 82

Application Number: 12/00635/FUL **Applicant:** Miss Amanda Bishop
Application Type: Full Application
Description of Development: Variation of Condition 5 of permission 08/00835/FUL (Erection of 30sqm outdoor TV screen) to extend the hours that sound is emitted from the screen from 9am to 8pm to 7am to 11pm
Site Address PIAZZA, ARMADA WAY PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 31/05/2012
Decision: Grant Conditionally

Item No 83

Application Number: 12/00636/FUL **Applicant:** Mr Thomas Clark
Application Type: Full Application
Description of Development: Change of use to 8-bed house in multiple occupation, and creation of hardstanding for 2 cars at the front
Site Address 3 BELMONT PLACE STOKE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 12/06/2012
Decision: Grant Conditionally

Item No 84

Application Number: 12/00639/LBC **Applicant:** Ms F Eliot
Application Type: Listed Building
Description of Development: Internal alterations to join apartments 3 and 4 into one self-contained apartment
Site Address APARTMENTS 3 & 4, 7 NELSON GARDENS PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 08/06/2012
Decision: Grant Conditionally

Item No 85

Application Number: 12/00641/LBC **Applicant:** TKW Properties
Application Type: Listed Building
Description of Development: Conversion of 32 bed residential care home to 8 self-contained flats with associated internal alterations, installation of pedestrian gate and wall and minor alterations to the rear elevation
Site Address 5 NELSON GARDENS PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 15/06/2012
Decision: Grant Conditionally

Item No 86

Application Number: 12/00643/TPO **Applicant:**
Application Type: Tree Preservation
Description of Development: Ash tree (twin stem): Pollard stem closest to garden
Site Address 25 WELLFIELD CLOSE PLYMPTON PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 07/06/2012
Decision: Grant Conditionally

Item No 87

Application Number: 12/00644/FUL **Applicant:** Mr and Mrs Brian Ellis
Application Type: Full Application
Description of Development: Single-storey rear extension
Site Address 35 SHORTWOOD CRESCENT PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 12/06/2012
Decision: Grant Conditionally

Item No 88

Application Number: 12/00650/PRD **Applicant:** Mr R Floyd
Application Type: LDC Proposed Develop
Description of Development: Formation of rooms in roofspace including rear dormer and front rooflights
Site Address 864 WOLSELEY ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 31/05/2012
Decision: Issue Certificate - Lawful Use

Item No 89

Application Number: 12/00651/TPO **Applicant:** Sally Hayes
Application Type: Tree Preservation
Description of Development: Sycamore - remove epicormic growth and dead wood
Site Address 12 THE CRESCENT PLYMOUTH
Case Officer: Jane Turner
Decision Date: 11/06/2012
Decision: Grant Conditionally

Item No 90

Application Number: 12/00652/TCO **Applicant:** Sally Hayes
Application Type: Trees in Cons Area
Description of Development: Sycamore - reduce back from building by 2m
Site Address 11 THE CRESCENT PLYMOUTH
Case Officer: Jane Turner
Decision Date: 29/05/2012
Decision: Grant Conditionally

Item No 91

Application Number: 12/00653/FUL **Applicant:** Mr Terry Dingle
Application Type: Full Application
Description of Development: Front porch
Site Address 6 LLANTILLIO DRIVE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 24/05/2012
Decision: Grant Conditionally

Item No 92

Application Number: 12/00654/FUL **Applicant:** Mr & Mrs Damarell
Application Type: Full Application
Description of Development: Two-storey side extension plus additional parking area
Site Address 28 CHURCH ROAD PLYMSTOCK PLYMOUTH
Case Officer: Jon Fox
Decision Date: 13/06/2012
Decision: Grant Conditionally

Item No 93

Application Number: 12/00655/FUL **Applicant:** Mr Terry Dingle
Application Type: Full Application
Description of Development: Double garage, with new access driveway onto Ferrers Road
Site Address 23 MOOR LANE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 12/06/2012
Decision: Grant Conditionally

Item No 94

Application Number: 12/00656/FUL **Applicant:** Mr Robert Fox
Application Type: Full Application
Description of Development: Single-storey front extension
Site Address 83 ST MAURICE ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 13/06/2012
Decision: Grant Conditionally

Item No 95

Application Number: 12/00657/FUL **Applicant:** Mr Nigel Passmore
Application Type: Full Application
Description of Development: Single-storey double garage
Site Address WARLEIGH ACRE, OLD WARLEIGH LANE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 01/06/2012
Decision: Grant Conditionally

Item No 96

Application Number: 12/00661/31 **Applicant:** Plymouth College of Art
Application Type: GPDO PT31
Description of Development: Determination as to whether prior approval is required for demolition of detached pre-cast store building
Site Address PLYMOUTH COLLEGE OF ART, TAVISTOCK PLACE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 25/05/2012
Decision: Prior approval not req PT24

Item No 97

Application Number: 12/00662/FUL **Applicant:** Mr Roy Greep
Application Type: Full Application
Description of Development: Conversion of existing flats into 6 self-contained units, with alterations to the rear including creation of amenity space, parking space and bin storage and bin store to front
Site Address 146 to 148 SALTASH ROAD KEYHAM PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 14/06/2012
Decision: Grant Conditionally

Item No 98

Application Number: 12/00663/TPO **Applicant:** Mr Peter Start
Application Type: Tree Preservation
Description of Development: 6 beech trees - shorten over extended branches back to fence
Site Address HOOE PRIMARY SCHOOL, HOOE ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 12/06/2012
Decision: Grant Conditionally

Item No 99

Application Number: 12/00665/FUL **Applicant:** Mrs J Carr
Application Type: Full Application
Description of Development: Front conservatory
Site Address 806 WOLSELEY ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 14/06/2012
Decision: Grant Conditionally

Item No 100

Application Number: 12/00666/FUL **Applicant:** Mr James Short
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of dwellinghouse, including two-storey rear extension and formation of enlarged rear dormer, to form a house in multiple occupation (7 bedrooms)
Site Address 18 HYDE PARK ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 06/06/2012
Decision: Application Withdrawn

Item No 101

Application Number: 12/00667/TPO **Applicant:** Mr Richard Prowse
Application Type: Tree Preservation
Description of Development: Alder - crown lift to 2.5m above ground
Ash - fell
Ash - remove lowest limb and 2 secondary limbs towards property
Chestnut - remove
Site Address TAMFU HOUSE, DOWNTON CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 29/05/2012
Decision: Grant Conditionally

Item No 102

Application Number: 12/00669/FUL **Applicant:** Mr Paul Griffiths
Application Type: Full Application
Description of Development: Two storey side extension and single garage, existing garage to be removed
Site Address 43 KINGSTON DRIVE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 01/06/2012
Decision: Grant Conditionally

Item No 103

Application Number: 12/00670/FUL **Applicant:** Mrs Lyn Turfrey
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 5 WIDEY LANE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 15/06/2012
Decision: Grant Conditionally

Item No 104

Application Number: 12/00675/TCO **Applicant:** Mrs Masson
Application Type: Trees in Cons Area
Description of Development: Horse Chestnut: reduce low branch over road and raise over neighbour drive by 2m
Sycamore: reduce branches over road
Lime: Remove epicormic growth up to 5m above ground
Site Address 2 COLLINGWOOD VILLAS, COLLINGWOOD ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 29/05/2012
Decision: Grant Conditionally

Item No 105

Application Number: 12/00682/ADV **Applicant:** Wycliffe Surgery
Application Type: Advertisement
Description of Development: Non illuminated individual letters and logo signs
Site Address WYCLIFFE SURGERY, 8 CATTEDOWN ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/05/2012
Decision: Grant Conditionally

Item No 106

Application Number: 12/00690/FUL **Applicant:** Mr & Mrs Nightingale
Application Type: Full Application
Description of Development: Refurbishment and construction of garden house
Site Address 153 DURNFORD STREET PLYMOUTH
Case Officer: Adam Williams
Decision Date: 15/06/2012
Decision: Grant Conditionally

Item No 107

Application Number: 12/00691/FUL **Applicant:** Mr William Searle
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 17 SOUTHERN TERRACE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 15/06/2012
Decision: Refuse

Item No 108

Application Number: 12/00692/PRD **Applicant:** Mr J Willis
Application Type: LDC Proposed Develop
Description of Development: Formation of rooms in roofspace including rear dormer and front rooflights
Site Address 862 WOLSELEY ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 31/05/2012
Decision: Issue Certificate - Lawful Use

Item No 109

Application Number: 12/00696/ADV **Applicant:** C & J Clark

Application Type: Advertisement

Description of Development: One internally illuminated projecting sign

Site Address THE CLARKS SHOP, 42 CORNWALL STREET CITY CENTRE PLYMOUTH

Case Officer: Adam Williams

Decision Date: 15/06/2012

Decision: Grant Conditionally

Item No 110

Application Number: 12/00701/FUL **Applicant:**

Application Type: Full Application

Description of Development: Two storey rear extension

Site Address 69 QUEENS ROAD ST BUDEAUX PLYMOUTH

Case Officer: Cheryl Stansbury

Decision Date: 31/05/2012

Decision: Refuse

Item No 111

Application Number: 12/00703/FUL **Applicant:** Miss Victoria and Miss Alexandr

Application Type: Full Application

Description of Development: Single storey rear extension

Site Address 11 MORRISH PARK PLYMOUTH

Case Officer: Mike Stone

Decision Date: 01/06/2012

Decision: Grant Conditionally

Item No 112

Application Number: 12/00710/FUL **Applicant:** Mr & Mrs Wragg
Application Type: Full Application
Description of Development: Two-storey side extension and erection of private motorgarage (existing garage to be removed)
Site Address 10 COPPARD MEADOWS PLYMPTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 15/06/2012
Decision: Grant Conditionally

Item No 113

Application Number: 12/00719/FUL **Applicant:** Mr and Mrs William Turner-Moor
Application Type: Full Application
Description of Development: Rear conservatory (existing conservatory to be removed)
Site Address 737 WOLSELEY ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 13/06/2012
Decision: Grant Conditionally

Item No 114

Application Number: 12/00731/TCO **Applicant:** Mr K Sheldon
Application Type: Trees in Cons Area
Description of Development: Lawson Cypress - Reduce by 5 - 6m
Site Address 125 WINGFIELD ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 07/06/2012
Decision: Grant Conditionally

Item No 115

Application Number: 12/00734/FUL **Applicant:** Mrs R Turner
Application Type: Full Application
Description of Development: Two-storey side extension and single-storey front extension/porch
Site Address 20 DERWENT AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 08/06/2012
Decision: Grant Conditionally

Item No 116

Application Number: 12/00742/FUL **Applicant:** Mr A Shemetras
Application Type: Full Application
Description of Development: Re-roof existing garage, changing from flat roof to mono-pitch
Site Address 89 MANNAMEAD ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 13/06/2012
Decision: Grant Conditionally

Item No 117

Application Number: 12/00763/LBC **Applicant:** Envy Hair Design
Application Type: Listed Building
Description of Development: Internal fit out of retail unit with The New Cooperage to consist of office space, staff kitchenette, colour bar, reception desk and cloak/store room including services provision and new floor finishes
Site Address UNIT 4 NEW COOPERAGE, ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 14/06/2012
Decision: Application Withdrawn

Item No 118

Application Number: 12/00810/CAC **Applicant:** Mr J Kiely
Application Type: Conservation Area
Description of Development: WINDOWS AND BALCONY
Site Address 33 CREMYLL STREET PLYMOUTH
Case Officer:
Decision Date: 22/05/2012
Decision: CAC Not Required

Item No 119

Application Number: 12/00825/31 **Applicant:** Barratt Homes Exeter
Application Type: GPDO PT31
Description of Development: Determination as to whether prior approval is required for the demolition of 240 buildings
Site Address LAND AT NORTH PROSPECT (BOUNDED BY GRASSENDALE AVENUE, COOKWORTHY ROAD, FOLIOT ROAD, OVERDALE ROAD, NORTH PROSPECT ROAD AND FLOYD CLOSE PLYMOUTH
Case Officer: Carly Kirk
Decision Date: 13/06/2012
Decision: Prior approval not req PT24

Item No 120

Application Number: 12/00917/FUL **Applicant:** Mrs Beryl Smith
Application Type: Full Application
Description of Development: VARIATION OF CONDITION
Site Address 43 DOWN ROAD PLYMOUTH
Case Officer:
Decision Date: 12/06/2012
Decision: Application Withdrawn

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