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Date: 17 July 2012

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PLANNING COMMITTEE

Date: Thursday 26 July 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.

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 28 June 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. 21 THORN PARK, PLYMOUTH. 12/00905/FUL (Pages 11 - 16)

Applicant:	Mrs R Melmoth
Ward:	Compton
Recommendation:	Grant Conditionally

6.2. 87, BOWDEN PARK ROAD, PLYMOUTH. (Pages 17 - 22)
12/00948/FUL

Applicant: Mr and Mrs Humphreys
Ward: Egguckland
Recommendation: Grant Conditionally

6.3. LAND AT BELL CLOSE, (ADJACENT TO AND EAST (Pages 23 - 36)
OF PARKSTONE LANE), PLYMPTON, PLYMOUTH.
12/00541/FUL

Applicant: Unit Build Ltd
Ward: Plympton St Mary
Recommendation: Grant Conditionally

6.4. 1 ROSEBERY ROAD, PLYMOUTH. 12/01007/FUL (Pages 37 - 42)

Applicant: Mr Mohamed El Mohamdi
Ward: Sutton and Mount Gould
Recommendation: Refuse

6.5. 1 ELFORD CRESCENT, PLYMPTON, PLYMOUTH. (Pages 43 - 50)
12/00998/FUL

Applicant: Mr and Mrs Trim
Ward: Plympton St Mary
Recommendation: Grant Conditionally

7. PLANNING APPLICATION DECISIONS ISSUED (Pages 51 - 92)

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 18 June 2012 to 16 July 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 28 June 2012

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Mrs Aspinall (substitute for Councillor J Smith), Bowie (substitute for Councillor S Davey), Mrs Bowyer, Darcy, Mrs Foster, Nicholson, Mrs Nicholson (substitute for Councillor Stark), Jon Taylor, Vincent and Wheeler.

Apologies for absence: Councillors Sam Davey, John Smith and Stark.

Also in attendance: Ray Williams – Lead Planning Officer, Julie Rundle – Lawyer and Ross Johnston– Democratic Support Officer.

The meeting started at 5pm and finished at 7.55pm.

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.

10. 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 Nicholson	14.2 Pottery Quay, Pottery Road, Plymouth. 12/00116/FUL	Employed by Babcock International Group	Personal
Councillor Wheeler	14.2 Pottery Quay, Pottery Road, Plymouth. 12/00116/FUL	Member of the Tamar Bridge and Torpoint Ferry Joint Committee.	Personal
Councillor Bowyer	14.4 Dorsmouth, Drunken Bridge Hill, Plymouth. 12/00778/FUL	Knows the applicant.	Personal
Councillor Foster	14.4 Dorsmouth, Drunken Bridge Hill, Plymouth. 12/00778/FUL	Applicant was a former colleague.	Personal

Councillor Nicholson	14.4 Dorsmouth, Drunken Bridge Hill, Plymouth. 12/00778/FUL	Applicant was a former ward colleague.	Personal
Councillor Stevens	14.4 Dorsmouth, Drunken Bridge Hill, Plymouth. 12/00778/FUL	Knows the applicant.	Personal

11. **MINUTES**

Agreed the minutes of the meeting held on 31 May 2012.

12. **CHAIR'S URGENT BUSINESS**

Retrospective Planning Applications

The Chair informed members that the new provisions in the Localism Act now allowed the Planning Authority the power to refuse to register a retrospective planning application. Therefore, applications that have had an enforcement notice served upon them will not be registered onto the planning system unless there are extenuating circumstances which will be agreed by the Assistant Director for Planning Services in consultation with Councillor Stevens, Chair and Councillor Tuohy, Vice-Chair.

Notice of Planning Applications

The Chair informed members that following complaints to the Planning Authority about the location of site notices, ward members would now have a greater involvement in the consultation of planning applications. In an attempt to correct this issue ward members would now be informed which streets would be targeted for householder letters and the location of site notices.

Public Speaking

The Chair informed the Committee that a speaker requesting to speak on application 14.3 Pottery Quay, Pottery Road, Plymouth – 12/00116/FUL, had been refused the opportunity to speak due to the request being after the deadline and when the public speaking register had closed. In response to the refusal for inclusion on the public speaking register he would be raising the issue of amending the public speaking rules at the next meeting of the Constitutional Working Group.

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

There were no questions from members of the public.

14. **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 14.2 and 14.4.

14.1 7 & 9, SEATON AVENUE, PLYMOUTH. 12/00676/FUL

(Brunswick Limited)

Decision:

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

CS01 – in respect to not support a sustainable linked community;

CS22 – in respect to causing unacceptable noise, nuisance of light pollution;

CS34 – in respect to detailed neighbour considerations.

(The Committee heard representations against the application from Councillor Ball and Councillor Fry, ward members).

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

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

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

(Hadley Property Group)

Decision:

Application **GRANTED** conditionally subject to a S106 obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 28 September 2012.

The case officer presented an Addendum Report detailing the actions taken since the Committee meeting on 28 June 2012, when the application was deferred for negotiation.

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

(The Committee heard representations in support of the application).

(Councillors Nicholson and Wheeler declared a personal interest on the above item).

**I4.3 LAMSPARK CARE HOME, 38 MERAFIELD ROAD, PLYMOUTH.
I2/00511/FUL**

(Mr D Wraighte)

Decision:

Application **GRANTED** conditionally, subject to the inclusion of an additional condition relating to public safety improvements –

Condition: The development hereby permitted shall not be brought into use until the developer has initiated processes for the introduction of public safety improvements in the form of a Traffic Regulation Order and associated measures to control indiscriminate and hazardous car parking on the street in Merafield Road in the vicinity of the application site; the extent of which shall be initially agreed in writing with the Local Planning Authority and shall be subject to further public consultation. A written description of the measures taken by the developer to initiate the processes leading to the introduction of the said safety improvements shall be submitted to and approved in writing by the Local Planning Authority before the development is brought into use.

Reason: In the interest of public and highway safety.

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

(The Committee heard representations in support of the application).

(Councillor Nicholson's proposal to include an additional condition relating to a traffic order, having been seconded by Mrs Foster, was put to the vote and declared carried).

**I4.4 DORSMOUTH, DRUNKEN BRIDGE HILL, PLYMOUTH.
I2/00778/FUL**

(Mrs Maureen Lawley)

Decision:

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

CS03 – in respect to safeguarding the historic environment;

CS18 – in respect to protecting and supporting a diverse and multi-functional green space;

CS34 – in respect to positively contributing to the landscape;

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

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

(Councillor Nicholson's proposal to refuse the application, on the reasons as stated

above, having been seconded by Councillor Stevens, was put to the vote and declared carried).

(Councillors Mrs Bowyer, Mrs Foster, Nicholson and Stevens declared a personal interest on the above item).

15. **PLANNING APPLICATION DECISIONS ISSUED**

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

16. **EXEMPT BUSINESS**

There were no items of exempt business.

SCHEDULE OF VOTING (Pages 1 - 2)

PLEASE NOTE

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

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PLANNING COMMITTEE – 28 June 2012

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
14.1 7 & 9 Seaton Ave, Plymouth, 12/00676/FUL *Amended recommendation to refuse the application.*	Councillors Stevens, Tuohy, J Taylor, Aspinall, Vincent, Bowie, Mrs Bowyer, Mrs Foster, Mrs Nicholson, Nicholson and Darcy.		Councillor Wheeler.		
14.2 Pottery Quay, Pottery Road, Plymouth. 12/00116/FUL	Unanimous.				
14.3 Lambspark Care Home, 38 Merafield Road, Plymouth. 12/00511/FUL *Vote on the additional condition proposed by Councillor Nicholson.*	Unanimous.				
14.3 Lambspark Care Home, 38 Merafield Road, Plymouth. 12/00511/FUL *Vote on the officer's recommendation.*	Councillors Stevens, Tuohy, J Taylor, Aspinall, Vincent, Wheeler, Bowie, Mrs Nicholson and Nicholson.	Councillors Mrs Bowyer and Darcy.	Councillor Mrs Foster.		
14.4 Dorsmouth, Drunken Bridge Hill, Plymouth, 12/00778/FUL *Amended recommendation to refuse the application.*	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.

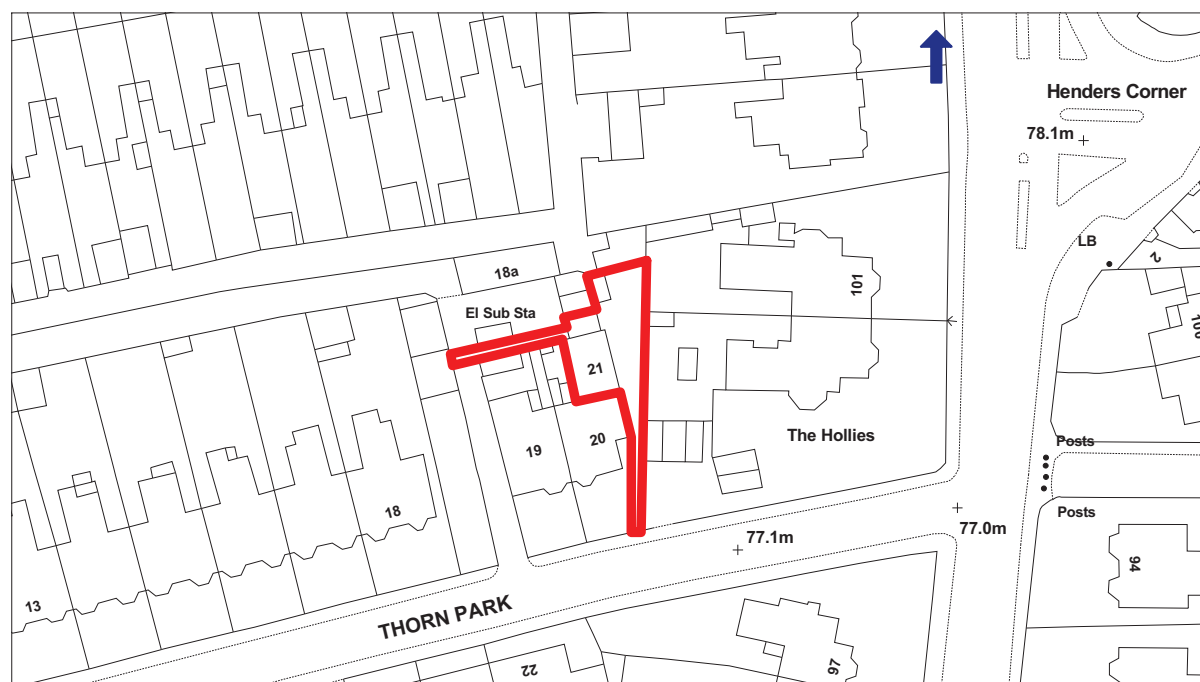
Where necessary Officers will advise Members of any other relevant planning issues to assist them with their decision.

PLANNING APPLICATION REPORT



ITEM: 01

Application Number:	12/00905/FUL
Applicant:	Mrs R Melmoth
Description of Application:	Conversion and extension of garage including provision of pitched roof to form family room and store above
Type of Application:	Full Application
Site Address:	21 THORN PARK PLYMOUTH
Ward:	Compton
Valid Date of Application:	22/06/2012
8/13 Week Date:	17/08/2012
Decision Category:	Member/PCC Employee
Case Officer :	Kate Saunders
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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This application is being brought before planning committee as the agent is a Plymouth City Council employee.

Site Description

21 Thorn Park is a two-storey property located within the Mannamead Conservation Area. The property occupies a backland site and extends at right angles from the rear elevation of No. 20 Thorn Park. The site is bounded by further residential properties to the east, west and rear.

Proposal Description

Conversion and extension of garage including provision of pitched roof to form family room and store

Pre-Application Enquiry

None

Relevant Planning History

06/00133/FUL – Single-storey rear extension – Granted conditionally

Consultation Responses

Highways officer – No objections

Representations

No letters of representation yet received

Analysis

This application turns on Policies CS03 and CS34 of the Local Development Framework Core Strategy (2006-2021) 2007 and the Development Guidelines Supplementary Planning Document 2010. 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 appearance of the conservation area as detailed below.

The proposal is to convert the existing garage in to further habitable accommodation for use by the occupiers. The works will involve minor alterations to the front elevation of the garage to improve its construction and then the garage door will be replaced with a small window and door. A set of patio doors will then be installed in the rear elevation of the garage. A pitched roof will then be added to the garage to create a storage area above, the height of the garage will be increased from a general height of 2.3 metres to 5.4 metres.

The property occupies a small plot and is heavily contained by further residential properties. The roof alterations will be visible from surrounding properties, particularly No. 20 Thorn Park. However the distance of approximately 10 metres between the development and the neighbouring property and the steep pitch of the roof will ensure there is no significant effect on light or outlook.

18A Thorn Park, which is another backland property accessed off the service lane, will have a clear view of the development. The property faces south and all windows will have an outlook over the development. The property is arranged as open plan living accommodation on the first-floor with the bedrooms being situated on the

ground-floor. The property then has a garage adjoining the subject property. The bedroom accommodation is already contained by existing walls and fencing and will not suffer unduly as a result of the proposal. The living accommodation will have a direct view of the development but it already has a limited outlook due to the confined nature of this backland plot. It is not considered that the proposal will cause undue harm to current light or outlook levels.

Two velux windows are proposed in the extended roof which will have an outlook towards the properties to the east located on Mannamead Road. These properties are however located at least 20 metres away and given the roof area will be used as storage this does not raise any privacy concerns.

The development will only be visible from the rear service lane and the materials palette is reflective of the original house. The roof design is also sympathetic to the design approach used on the main dwelling. The development will therefore have a negligible impact on the conservation area.

It is noted that the garage building has the ability to be occupied as a separate unit of accommodation. In order to prevent the creation of a substandard unit of accommodation an ancillary use condition will be imposed.

The highways officer has raised no objections to the proposal as 2 off-street parking spaces will still remain on the drive which meets current recommended maximum parking standards.

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

Section 106 Obligations

None

Equalities & Diversities issues

No further equality and diversity issues to be considered

Conclusions

The proposal will not have a significant effect on neighbouring properties or adversely impact on the character and visual quality of the conservation area and is therefore recommended for approval.

Recommendation

In respect of the application dated **22/06/2012** and the submitted drawings Location map, 21/TP/02, 21/TP/03, 21/TP/04, 21/TP/05, 21/TP/06, it is recommended to:

Grant Conditionally

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location map, 21/TP/02, 21/TP/03, 21/TP/04, 21/TP/05, 21/TP/06

Reason:

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

ANCILLARY USE

(3) The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 21 Thorn Park.

Reason:

Due to the close relationship between the proposed extension and the existing dwelling and shared access and amenity areas, the accommodation is considered unsuitable for independent occupation. In accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: effect on the amenities of neighbouring properties and the impact on the character and appearance of the conservation area, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (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:

CS34 - Planning Application Consideration
CS03 - Historic Environment
SPD1 - Development Guidelines
NPPF - National Planning Policy Framework March 2012

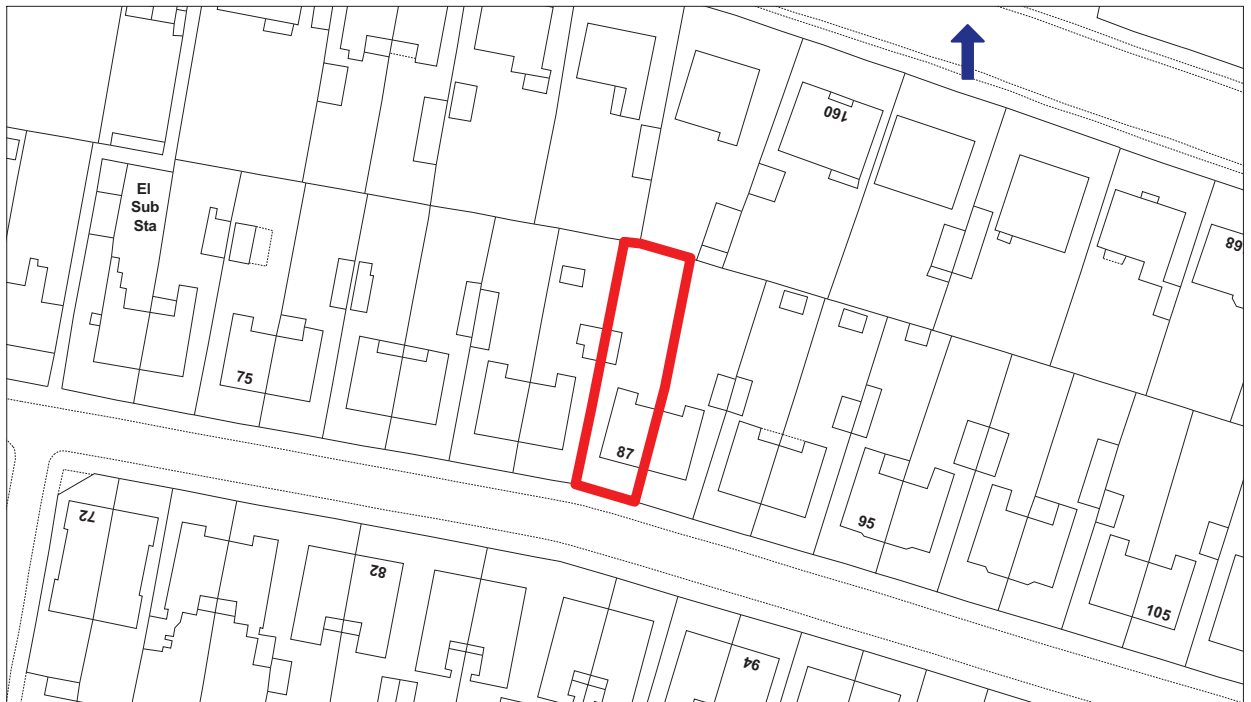
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PLANNING APPLICATION REPORT



ITEM: 02

Application Number:	12/00948/FUL
Applicant:	Mr and Mrs Humphreys
Description of Application:	Single storey rear extension
Type of Application:	Full Application
Site Address:	87 BOWDEN PARK ROAD PLYMOUTH
Ward:	Eggbuckland
Valid Date of Application:	08/06/2012
8/13 Week Date:	03/08/2012
Decision Category:	Member/PCC Employee
Case Officer :	Cheryl Stansbury
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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The application requires Committee determination as the applicant is a member of staff (schools).

Site Description

87 Bowden Park Road is a semi-detached property located in the Crownhill area. The property has a single storey rear porch and garage, which appear as common features on the majority of dwellings in the street. It has been extended through the provision of dormers in the roof space.

The application site is flat, and is divided from the adjoining dwelling (No. 89) by a rendered wall with fencing over, standing at a total height of approximately 1.8 metres; the fence has been erected by the occupants of No. 89.

Proposal Description

Single storey rear extension to provide an enlarged kitchen. The extension will run across the full width of the rear of the dwelling, measuring approximately 6.3 metres (W) x 3.5 metres (D) x 3.6 metres (H).

Pre-Application Enquiry

None

Relevant Planning History

04/00023/FUL - Room in roofspace incorporating new dormer windows in side and rear roof slopes, and rooflights in front roof slope – Approved.

Consultation Responses

No consultations necessary

Representations

One letter has been received from the occupant of the adjoining property, objecting on the following grounds:-

- The extension is proposed to come right up against the boundary wall and will undermine the foundations of that wall. Concerned as to how the extension could be built without coming onto neighbouring property, without damaging the wall and newly replaced fence.
- The extension will block the light into the dining room, as it would be a matter of inches away from the patio doors, which are the main source of light into that room. It will also block the light into the kitchen, as the kitchen door faces that boundary.
- Concerned as to how it will look, as the view from the dining room would be directly on to the side wall of the extension.

Analysis

The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021, the aims of the Council's Development Guidelines Supplementary Planning Document I (2010) and the National Planning Policy Framework 2012.

The primary planning considerations in this case are the impact on neighbour amenity. As the extension is to be sited at the rear of the property, there will be no impacts upon the street scene. Furthermore, the existing parking arrangements will not be affected.

Impacts upon neighbouring properties

The proposed extension is to run across the full width of the rear elevation of the property, maintaining the existing dividing boundary wall, and will project by approximately 3.5 metres. It is to have a lean-to roof, measuring approximately 2.65 metres high to the eaves and 3.6 metres at the highest point, where the roof meets the dwelling.

The neighbouring property to the east, No. 89 has a 2 storey rear extension, however, this only runs across half of the rear elevation, and sits approximately 3 metres away from the shared boundary with the application site. At ground floor level there is a sliding patio door to the dining room and a kitchen door to the side elevation of the extension. The combination of this extension, a raised planted bed and the shared boundary wall/fencing gives the immediate rear area of No. 89 some sense of enclosure.

Taking guidance from Section 2 of the Council's Supplementary Planning Document (2010), it is considered that extensions which would result in a significant loss of daylight or sunlight to neighbouring properties will not be acceptable. In order to prevent harmful impacts upon the amenity of neighbouring properties, extensions should not project past the 45 degree line when measured from neighbouring windows.

With respect to the ground floor dining room patio doors to No. 89, the proposed extension would sit within the 45 degree line from these doors. The height of the extension will project above the existing boundary by approximately 1.8 metres at its highest point and 0.85 metres at the eaves. However, the rear of the dwellings face to the north and the existing boundary (which has been erected by the occupants of No.89) already creates a sense of enclosure to the rear of No. 89. It should also be noted that the dining room is a dual aspect open plan room, with windows to the front lounge area.

Whilst the proposed extension will rise above the boundary fence, it is not considered that it will restrict the daylight to, or outlook from, the neighbouring property to such a degree that would be so detrimental to the amenities of the occupants of No. 89 to warrant refusal. It is also worth noting that if the projection of the extension were reduced by 500mm, to 3 metres, it could be erected as Permitted Development.

The objector has made reference to a loss of light to the kitchen, which has its back door facing towards the proposed extension. This room has a window facing the rear, which will not be affected by the proposed conservatory and again, it is not considered the daylight to this room would be sufficiently affected to warrant refusal. Other matters raised (proximity to boundary, construction access) would be dealt with under the Party Wall Act and can have no bearing on 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

N/A

Equalities & Diversities issues

N/A

Conclusions

The concerns of the objector have been noted, however, it is not considered that the proposed extension would be significantly detrimental upon the amenities and living conditions of the neighbouring property. Approval is therefore recommended.

Recommendation

In respect of the application dated **08/06/2012** and the submitted drawings location I; site plan; planapp1; planapp2, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

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

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: location I; site plan; planapp1; planapp2.

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 (1) 2007.

Statement of reasons for approval and relevant policies

Having regard to the main planning considerations, which in this case are considered to be: the impact on neighbour amenity, and the impact on the character and appearance of the area, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth

Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

CS02 - Design

SPDI - Development Guidelines

NPPF - National Planning Policy Framework March 2012

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PLANNING APPLICATION REPORT



ITEM: 03

Application Number: 12/00541/FUL

Applicant: Unit Build Ltd

Description of Application: Construction of 12 no industrial units, incorporating rooftop solar photovoltaic panels (in 5 separate blocks) with associated access road, parking and hard and soft landscaping

Type of Application: Full Application

Site Address: LAND AT BELL CLOSE (ADJACENT TO AND EAST OF PARKSTONE LANE) PLYMPTON PLYMOUTH

Ward: Plympton St Mary

Valid Date of Application: 03/05/2012

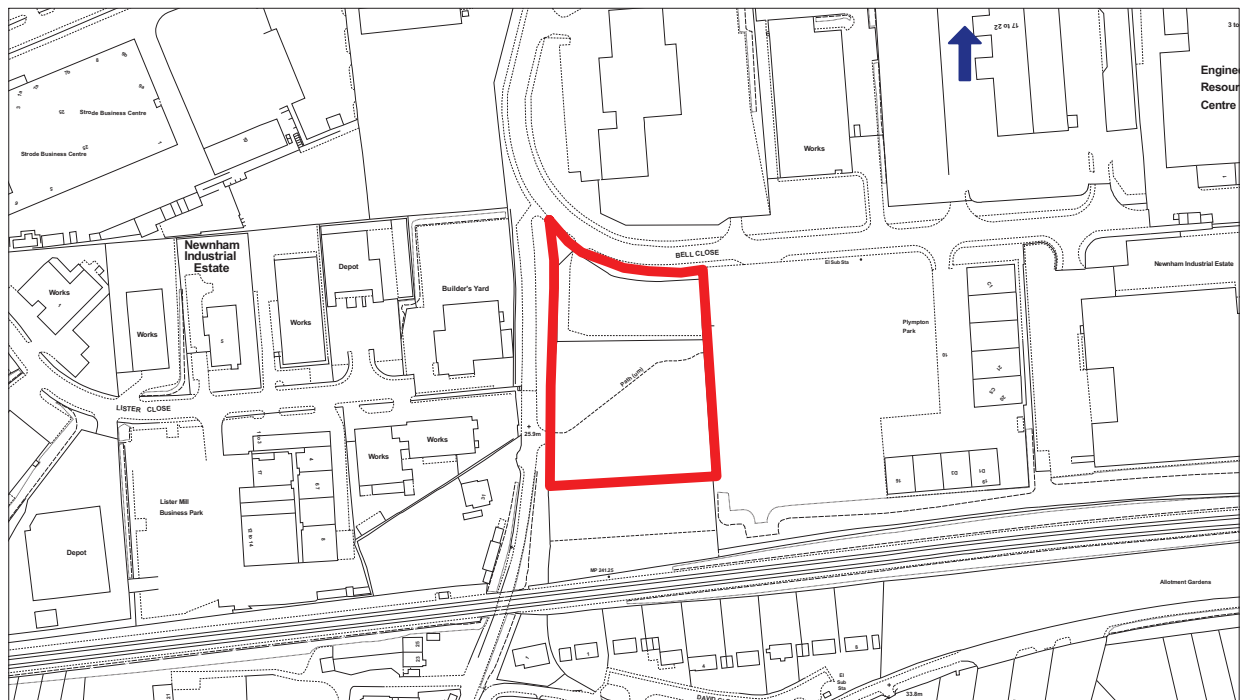
8/13 Week Date: **02/08/2012**

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 Patrick Nicholson. This Ward Councillor is concerned about the proposals on the grounds that the issues surrounding this application are finely balanced and greater public scrutiny will achieve a more appropriate development; the application lacked detail with regards to: landscaping, relationship with nearby houses and there were no drawings showing the scale of the proposed development against adjoining housing / factories / trees. The validity of the phase 2 and submitted drawings needed clarification.

Site Description

The site consists of a roughly rectangular shaped piece of vacant industrial land of approximately 0.55 hectares in size situated on the southern side of Bell Close, which is an industrial estate access road serving a number of employment sites in the north eastern part of Plympton. The site is bounded on the western side by a hedgebank and narrow band of trees. Beyond this Parkstone Lane runs south from Bell Close to join up with Glen Road. Parkstone Lane is blocked off to vehicular traffic approximately half way along its length, next to the site, and vehicles using this part of the lane are able to turn in a small turning head that abuts the site boundary. This part of the Lane provides access to 31 Parkstone Lane, situated on the western side of the road, which is a care home run by the Durnford Society. To the south the site is bounded by a smaller parcel of land that separates the site from the main intercity railway line, beyond which lie the residential properties in David Close and Stoggy Lane. This smaller piece of land is a potential phase 2 extension to the current application site. The eastern side of the site is a continuation of the industrial estate.

The land itself rises up from Bell Close to the railway line at the rear and has been largely cleared of all scrub and a number of trees, including a belt of trees near the railway line. The hedgebank on the western side of the site retains its trees, although many of these were cut back at the time of the site clearance. The adjacent industrial units at Plympton Park are on land that is lower than the site. As part of the site clearance a bund has been formed across the southern site boundary, which is approximately 3-3.5 metres wide and approximately 0.9-1.0 metre high.

Proposal Description

Construction of 12 no industrial units, incorporating rooftop solar photovoltaic panels (in 5 separate blocks) with associated access road, parking and hard and soft landscaping.

Pre-Application Enquiry

None.

Relevant Planning History

10/00174 - Use of land as base for travelling showpeople (3 families). This application was refused permission. The proposal was that the site would be shared by three travelling showpeople's families, i.e. for mixed land use comprising the siting and occupation of showpeople's caravans for residential occupation together with the storage and maintenance of the individual showpeople's fairground equipment.

05/00183/FUL - Erection of warehouse for use in connection with adjacent factory, with car parking and lorry turning area and additional vehicular access. This application was permitted.

00/01264/FUL - Single-storey side extension to provide offices and inspection area (to replace cold store units) and provision of two canopies. This application was permitted.

Consultation Responses

Transport

No objections subject to conditions.

Transport state that the layout of the industrial estate was designed to accommodate associated commercial traffic movements, and the expected order of vehicle trips that the development would generate would be easily absorbed within the wider highway network.

The principal and basic layout of the proposed development is considered to be satisfactory for the proposed industrial use in terms of providing safe pedestrian access, with a footway running around the cul-de-sac, and a turning head. The development would be served by a 5.5 metre width carriageway and a turning head of sufficient size to allow all vehicles, including an articulated lorry, to be able to turn around and enter and leave the site in forward gear. Satisfactory forward and inter-visibility would be achieved at the junction with Bell Close.

The development would be served by a total of 41 parking spaces which would include 13 disabled spaces (the maximum permissible parking provision would be 47 spaces). Each of the 12 industrial units would have one disabled parking space at the front of the unit, and Transport considers that this is a satisfactory level of provision.

Cycle and motorcycle parking is required and a Staff Travel Plan would be required to support the proposed development.

Public Protection Service

Have no objections subject to conditions.

Having reviewed the noise impact assessment, Public Protection is satisfied that the noise from this development should not impact on the noise environment of the nearest dwellings. Noise during the day is the most significant as the area is unlikely to be used during night time hours, however according to the BS4147 assessment undertaken complaints during the day are below 'marginal significance' and therefore unlikely to be a problem.

Having reviewed the Phase I Desk Study and Phase II Geotechnical and Geo-environmental Investigation Report dated March 2012 submitted with the application, Public Protection Service are satisfied that the report demonstrates a low risk from contamination at the site, however, the site is in the immediate vicinity of industrial buildings and there is the potential for unexpected contamination not

identified during the current investigation, consequently PPS recommend a condition requiring the reporting of such contamination.

Economic Development

Are supportive of this application and welcome the development of 1,409 sq m of B1, B2 and B8 space on this long term vacant site in an established industrial area of the city. The application proposes a mix of units ranging in size from 60 sq m to 204 sq metres, which will provide space for start-up businesses and give those businesses the opportunity to grow into larger units on the same site.

Representations

At the time of writing this report four letters have been received. However, amended plans were advertised on 26th June 2012 and therefore further representations might be received before the planning committee meeting on 26th July.

Three of the letters, which were received before the amended plans were advertised, make the following observations:

1. Trees that provided a screen and amenity value were felled and now the site is open to the houses in David Close.
2. Conditions should be imposed in keeping with other developments on Bell Close in relation to type of industry, working times, noise levels and odours as has been so successful in relation to present properties on the Industrial Estate.
3. Are the trees on the plans already felled, or are they planned trees? Trees need to be planted along the railway boundary in order to provide a screen.
4. There should be no further damage to the hedge along Parkstone Lane.
5. The area closest to the railway line is described as a future development site and then alternative outlines are shown without detail. Planning permission needs to be considered in the light of development of the site as a whole, even if a part is envisaged as a future development.
6. The drawings should include the planned elevation of the buildings in relation to the railway line and neighbouring houses. This should ensure that the height of the industrial buildings is kept below the house sightlines.
7. The noise survey undertaken applies to the construction process; what about noise levels when the site is occupied and operational, will there be subsequent noise surveys?

One letter received, after the amended plans were advertised, states that the proposed landscaping to replace the felled trees, on the southern boundary, offers little to compensate. The two metre hedge on a two metre bund is considered ineffective and would not prevent bedroom windows from being exposed to 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 application turns on policies CS01(Development of Sustainable Linked Communities), CS04 (future employment provision), CS18 (Plymouth's Green Space), CS22 (Pollution), CS28 (Transport Considerations) and CS34 (Planning Application Considerations) and the main considerations are the provision of employment opportunities, transport matters, the impact on the amenities of neighbours and the impact on existing trees.

Employment

With regard to employment provision, the proposals would bring about welcome employment opportunities in an existing industrial estate, which is designed for this purpose. The proposals are therefore in accordance with policies CS01, CS04 and CS34 in this respect.

Trees

With regard to the impact on trees and other greenscape features, it is regrettable that more trees were not retained at the time of the site clearance. However, the retention and bolstering of the hedge bank on the Parkstone lane boundary, which provides the principle screen from outside the Bell Close estate, is a significant factor and together with further tree planting and the retention of TPO'd trees, including two in the southern/eastern corner, and the proposed landscaped bund, would overall provide an adequate mitigation for the loss of trees on the site. In this respect negotiations are continuing with the developer to provide a dozen standard trees on the south side of the proposed bund, next to the railway line, and additional trees at the front of the site, facing Bell Close. There should also be a maintenance strip and root protection zone adjacent to the existing Parkstone Lane hedgebank and in particular in the proximity to TPO trees (TPO 489). On this basis the proposals are considered to be in accordance with policy CS18 of the Core Strategy.

Transport

The site is located within a designated industrial area and benefits from industrial estate roadways serving the site and the development includes adequate access roads and footways. Dedicated space for cycle storage is required and this could be secured by planning conditions. Further conditions are necessary in order to secure safe and convenient use of the development site. On this basis the proposals are therefore considered to be in accordance with policies CS28 and CS34 of the Core Strategy.

Amenity Considerations

The proposed development will introduce activity into what has been a dormant site for some years and a belt of mature trees had for many years helped to screen the site from houses in David Close, on the south side of the railway line. However, the proposed number and layout of industrial units and their relative level compared with surrounding industrial units and the dwellings in David Close are not considered to be harmful to residential amenity. In this respect the submitted noise assessment

is considered sufficient to demonstrate safeguarding residents from noise, providing the hours of operation on the site are appropriately conditioned.

With regard to screening of the development, one of the proposed screen bunds is outside the red line site area. This bund is next to the railway line and would also screen phase 2 of the development (if this phase were to come forward and be granted planning permission). This bund is within the applicant's control and is fundamental to the screening of the whole site. The bund is considered to be high enough, when planted with appropriate species, to make a significant contribution to screening the site from houses in David Close. While details of the size and position of the bund are shown on the plans and section drawings, negotiations are continuing to secure the method of construction and planting of the bund. In addition, it is considered necessary to require further planting by a number of standard trees, next to the southern boundary, in order to screen the site and to enhance the natural character of the area, which is evident on the adjoining bund that screens the existing units on the adjacent Plympton Park site. These larger trees will also assist with providing a noise and light barrier. In these circumstances the proposals are considered to be in accordance with policies CS22 and CS34 of the Core Strategy.

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.

Conclusions

The proposals bring into use a dormant industrial site and subject to satisfactory landscaping and tree protection (A BS5837 2012 Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) will be required to be submitted and implemented) are considered to make good use of the site while providing adequate retention and enhancement of natural screening in the interests of the residential amenity and the character of the area. Further conditions are also required in respect of lighting, transport matters (including provision of cycle storage and motorcycle storage), noise, code of practice, land quality, means of enclosure (including fencing to reduce activity in close proximity to trees), landscaping and landscape management, conservation mitigation and enhancement and sustainable resource use (energy and renewables).

Recommendation

In respect of the application dated **03/05/2012** and the submitted drawings 23229/99, 23229/101A (received 16/07/12), 23229/102H, 23229/103A, 23229/104B, 23229/105A, 23229/106A, 23229/107A, 23229/108A, 23229/109D, 23229/110, 23229/111C, noise assessment, energy statement, Extended phase I habitat survey, Arboricultural Inspection, Phase I Desk Study and Phase II Geotechnical and Geo-Environmental Investigation Report 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: (23229/99, 23229/101A (received 16/07/12), 23229/102H, 23229/103A, 23229/104B, 23229/105A, 23229/106A, 23229/107A, 23229/108A, 23229/109D, 23229/110 and 23229/111C.

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 proposed service road 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 policy CS28 of the Core Strategy of Plymouth's Local Development Framework April 2007.

PRESERVATION OF SIGHT LINES

(4) 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 policy CS28 of the Core Strategy of Plymouth's Local Development Framework April 2007.

REINSTATEMENT OF FOOTWAY

(5) The development shall not be brought into use until the existing footway crossing (now redundant) has been removed and the footway reinstated.

Reason:

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 April 2007.

CAR PARKING PROVISION

(6) The development shall not be occupied until space has been laid out within the site in accordance with the details submitted for cars and motorcycles to be parked and for the loading and unloading of vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason:

In the opinion of the Local Planning Authority some provision needs to be made for parking and servicing of the development in the interest of safety and convenience, in accordance with policies CS28 and CS34 of the Core Strategy of Plymouth's Local Development Framework April 2007.

CYCLE PROVISION

(7) Notwithstanding the submitted plans 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 12 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 Core Strategy of Plymouth's Local Development Framework April 2007.

CYCLE STORAGE

(8) 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 Core Strategy of Plymouth's Local Development Framework April 2007.

STAFF TRAVEL PLAN

(9) The use hereby permitted shall not commence until a Staff Travel Plan (STP) has been submitted to and approved in writing by the Local Planning Authority. The said STP shall seek to encourage staff to use modes of transport other than the private car to get to and from the premises. 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 STP; and the name, position and contact telephone number of the person responsible for its implementation. From the date of (the commencement of the use)(occupation) the occupier shall operate the approved STP.

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 Core Strategy of Plymouth's Local Development Framework April 2007.

CODE OF PRACTICE DURING CONSTRUCTION

(10) Demolition or construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0830 hours to 13.00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason:

To safeguard the amenities of the occupiers of adjoining properties and to comply with policy CS22 of the Core Strategy of Plymouth's Local Development Framework April 2007.

NOISE

(11) Noise from the development must not have a rating level that exceeds +5dB(A) including any tonal penalty in accordance with the BS4142 assessment that was conducted as part of the planning process, at the façade of any dwellings.

Reason:

To safeguard the amenities of the occupiers of adjoining properties and to comply with policy CS22 of the Core Strategy of Plymouth's Local Development Framework 2007.

REPORTING OF UNEXPECTED CONTAMINATION

(12) In the event that contamination or ground conditions are found when carrying out the approved development, that were not previously identified, expected or anticipated; they must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

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

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

Reason:

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

TREE PROTECTION

(13) 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 3998:2010 (Tree Work Recommendations).

(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 5837:2012 (Trees in relation to design, demolition and construction: Recommendations) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground 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

(14) An Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority, which includes a construction method statement for all works, including a tree protection plan, 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 BOUNDARY TREATMENT

(15) 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 including fencing to reduce activity in close proximity to trees. The boundary treatment shall be completed before any of the permitted units are first occupied and the development shall be carried out in accordance with the approved details.

Reason:

To ensure that the details of the development are in keeping with the standards of the vicinity in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPING

(16) No development shall take place until full details of soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; the implementation programme.

Reason:

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

LANDSCAPE MAINTENANCE

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

Reason:

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

ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY

(18) The development shall be carried out in accordance with a Biodiversity Mitigation and Enhancement Strategy previously submitted to and approved in writing by the Local Planning Authority. The strategy shall cover construction phase and post-construction impacts and will need to show how Biodiversity Gain will be achieved on the site by comparing the quality and quantities of habitats before and after development.

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.

FLOODLIGHTING

(19) Details of the proposed floodlighting design and associated Isolux lines and lighting levels shall be submitted to and approved in writing by the Local Planning Authority before the development commences. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the details of the development are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity and do not result in harmful light spillage, in accordance with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

RENEWABLE ENERGY PRODUCTION

(20) The development hereby permitted shall incorporate on-site renewable energy production equipment in accordance with details of the photovoltaic panels shown on the approved plans to be submitted to and approved in writing by the Local Planning Authority and such equipment shall be implemented before any of the units is first occupied and thereafter retained.

Reason:

In order to contribute towards reducing the city's use of non-renewable resources, in accordance with policy CS20 of the Core Strategy of Plymouth's Local Development Framework 2007.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the provision of employment opportunities, transport matters, the impact on the amenities of neighbours and the impact on existing trees, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the

legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration
CS18 - Plymouth's Green Space
CS19 - Wildlife
CS20 - Resource Use
CS22 - Pollution
CS01 - Sustainable Linked Communities
CS02 - Design
SO6 - Delivering the Economic Strategy Targets
SPD1 - Development Guidelines
SPD3 - Design Supplementary Planning Document
NPPF - National Planning Policy Framework March 2012

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PLANNING APPLICATION REPORT



ITEM: 04

Application Number:	12/01007/FUL
Applicant:	Mr Mohamed El Mohamdi
Description of Application:	Change of use from shop (A1) to takeaway (A5) including installation of extract flue to rear
Type of Application:	Full Application
Site Address:	1 ROSEBERY ROAD PLYMOUTH
Ward:	Sutton & Mount Gould
Valid Date of Application:	14/06/2012
8/13 Week Date:	09/08/2012
Decision Category:	Member/PCC Employee
Case Officer :	Simon Osborne
Recommendation:	Refuse
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This application is brought to committee because the agent is a Council employee.

Site Description

1 Rosebery Road is an end of terrace two storey property located on the corner of Rosebery Road and Lipson Avenue in the Lipson area of Plymouth. The ground floor is currently vacant but was previously in A1 use as a wine store. The property is served by an access lane at the rear.

Proposal Description

The proposal is for the change of use from a shop (use class A1) to a hot food takeaway (A5) including the installation of an extract flue to the rear.

An accountant's statement is provided that states that the existing use has not been viable since 2008 because of the economic downturn.

Pre-Application Enquiry

Pre-application advice was given on 29/07/11. Potential issues were raised including the impact of increased parking on the highway, potential impact on neighbouring properties in terms of noise and odour and the loss of the shop use. It was advised that these issues would have to be addressed for such an application to be supported.

Relevant Planning History

74/01624/FUL - Extension and new shopfront – GRANTED

Consultation Responses

Transport – Recommends refusal due to additional parking demands and the negative impact on the highway.

Public Protection Service – Recommend refusal due to lack of information on noise and odour generation.

Representations

None at the time of preparing the report

Analysis

This application turns upon the National Planning Policy Framework 2012, policies, CS05, CS22, CS28 and CS34 of the Plymouth Local Development Framework 2007 and Supplementary Planning Document 'Development Guidelines' 2010. It is considered that the primary planning considerations are acceptability of loss of shop use, impact of the proposal on the character and appearance of the area, impact on the amenities of neighbours, highway issues, and public protection issues, as discussed below.

CHARACTER OF THE AREA AND LOSS OF SHOP

The property is situated in a predominantly residential area and does not lie within a Local District Centre and therefore there is no direct planning policy regarding the loss of a shop. It is considered that the loss of a shop in this location, in relatively

close proximity to the Salisbury Road Local Centre, would not be detrimental to the needs of local residents.

With regard to visual amenity, the only external alterations are the installation of a 500mm diameter stainless steel extract flue within the rear courtyard and this is not considered to have an adverse impact on the character and visual appearance of the area.

AMENITY OF NEIGHBOURS AND PUBLIC PROTECTION ISSUES

Residential premises adjoin the property and there appear to be residential flats above. The Council's Public Protection Service recommend refusal based on the lack of information. The plans should include details of methods to reduce any noise caused by the operation of the ventilation system. The noise emanating from equipment (L_{AeqT}) should not exceed the background noise level (L_{A90}) by more than 5dB, including the character/tonalities of the noise, at anytime as measured at the façade of the nearest residential property. A noise impact survey is required to establish current background levels and the likely impact on noise the equipment will make to these levels.

Public Protection Service also has some reservations about the effectiveness of the filtration in controlling odour from food sources, based on previous experience. Filtration is not always effective against natural odours such as those from heavily spiced or fragrant cooking. The effectiveness of the filters performance is also reliant in part on the efficacy of the cleaning, servicing and filter replacement programme. It recommends that more information regarding the filtration system and its maintenance is required. Without the evidence to suggest otherwise it is considered that the proposal is likely to have an adverse impact on neighbouring residential properties in terms of odour and noise contrary to policy CS22 of the Core Strategy

HIGHWAY/TRANSPORT CONSIDERATIONS

Highways and Transport service is recommending refusal. It considers that it is likely that the proposal could potentially attract pass by car trips during the evening when the demand for on street car parking on adjacent residential streets is likely to exceed the supply. Also by their nature hot food take aways tend to encourage inappropriate parking given the short time frame which customers expect to spend at such developments. It is therefore considered that the proposal would have a negative impact on the surrounding highway network and amenity of the residents in that area. The proposal is therefore contrary to CS34 and CS28 of the Core Strategy.

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

Section 106 Obligations

N/A

Equalities & Diversities issues

No further issues

Local Finance Considerations

None

Conclusions

It is considered that the proposal would result in an unacceptable impact on the highway contrary to policy CS28 of the Core Strategy. The proposal is also likely to have an unreasonable impact on neighbouring properties in terms of noise and odour contrary to policies CS22 and CS34. It is therefore recommended that the application be refused. Effect on residential amenity may become a second reason for refusal.

Recommendation

In respect of the application dated **14/06/2012** and the submitted drawings Site Location Plan, 02, 03, 04, 05, 06, Extraction Details (Sirius), Extraction and Drainage Supporting Documentation (1 Sheet), Letter from H M Williams dated 06/06/12, and accompanying Design and Access Statement, it is recommended to: **Refuse**

Reasons for Refusal

IMPACT ON HIGHWAY AND AMENITY

(1) The Local Planning Authority considers that the proposed use is likely to generate high levels of demand for on-street parking and generate significant amounts of traffic, giving rise to conditions likely to cause:

- (a) Damage to amenity;
- (b) Prejudice to public safety and convenience;
- (c) Interference with the free flow of traffic on the highway

This is contrary to Policies CS28 and CS34 of the adopted City of Plymouth Local Development Framework Core Strategy adopted April 2007

ODOUR AND NOISE

(2) The Local Planning Authority considers that no adequate evidence has been provided to show that the proposed ventilation system will reduce odour and noise levels to an acceptable level. The proposal is therefore likely to have an adverse impact on neighbouring residential properties in terms of odour and noise contrary to policies CS22 and CS34 of the adopted City of Plymouth Local Development Framework Core Strategy adopted April 2007

Relevant Policies

The following (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy

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

CS28 - Local Transport Consideration

CS34 - Planning Application Consideration

CS22 - Pollution

CS05 - Development of Existing Sites

SPD1 - Development Guidelines

NPPF - National Planning Policy Framework March 2012

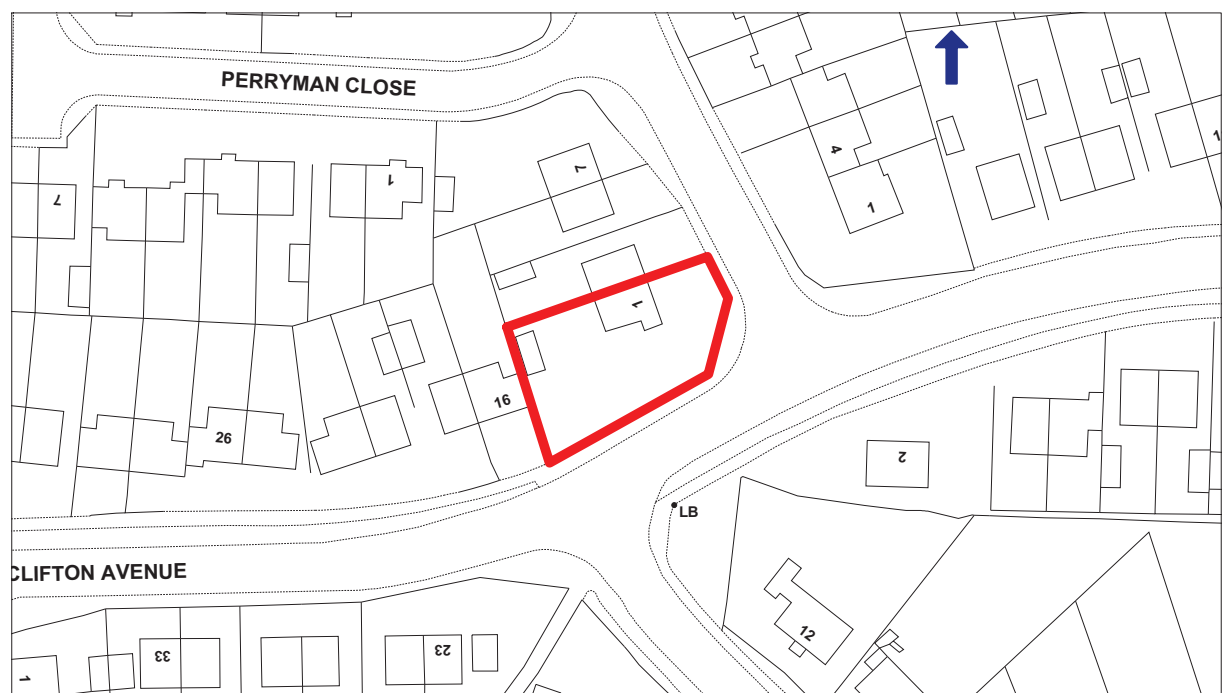
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PLANNING APPLICATION REPORT



ITEM: 05

Application Number:	12/00998/FUL
Applicant:	Mr & Mrs Trim
Description of Application:	Develop part of side garden by erection of detached two-storey dwellinghouse with vehicle parking to the rear
Type of Application:	Full Application
Site Address:	1 ELFORD CRESCENT PLYMPTON PLYMOUTH
Ward:	Plympton St Mary
Valid Date of Application:	13/06/2012
8/13 Week Date:	08/08/2012
Decision Category:	Member/PCC Employee
Case Officer :	Janine Warne
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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This application is brought to committee because the applicant works in the Transport and Highways Service.

Site Description

No 1 Elford Crescent is a semi-detached residential property located in the Colebrook area of Plympton, occupying a large corner plot at the junction of Elford Crescent and Clifton Avenue. It is a 2-storey 1960s dwellinghouse, finished in brick. The property is surrounded mainly by residential development of a similar era.

Proposal Description

This application seeks planning permission to develop part of the side garden by erection of a detached dwellinghouse with vehicle parking to the rear. The dwellinghouse would contain two bedrooms at first-floor level and a third en-suite bedroom in the roofspace.

Pre-Application Enquiry

The applicant engaged in informal pre-application discussions with officers. Subject to some design improvements, a recommendation to grant permission was anticipated.

Relevant Planning History

10/02122/FUL – Develop part of rear garden by erection of detached 2 bed dormer bungalow (demolition of existing private motor garage) – Refusal reasons:

- The Local Planning Authority considers that the proposed dwelling will be overbearing and create problems of amenity conflict, particularly with regards to loss of privacy and perception of overlooking, and would dominate the rear garden area of no. 3 Elford Crescent. This is considered to be unacceptable, causing significant harm to residential amenity. The application is therefore contrary to policies CS15 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the Council's Development Guidelines Supplementary Planning Document (SPD).
- The Local Planning Authority considers that the location and orientation of the proposed dwelling would create an awkward relationship with no. 1 Elford Crescent, and that this would cause the amenities of the proposed dwelling to be significantly compromised, creating poor living conditions for future occupiers. The proposed dwelling will also appear dominant and overbearing when viewed from the rear and side garden of 1 Elford Crescent and would thus compromise this property's living conditions. The application is therefore contrary to policies CS15 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the Council's Development Guidelines Supplementary Planning Document (SPD).

10/00931/FUL – Develop part of rear garden by erection of detached two-storey dwelling (existing private motor garage to be repositioned to serve existing dwelling) – Withdrawn.

Consultation Responses

Transport – No objections, subject to recommended conditions.

Public Protection Service – No objections.

Representations

At the time of drafting this report, no letters of representation had been received.

Analysis

Introduction

This application primarily turns upon policies CS02 (Design), CS15 (Overall Housing Provision), CS22 (Pollution), CS28 (Local Transport Considerations) and CS34 (Planning Application Considerations) of the adopted Core Strategy and the Development Guidelines Supplementary Planning Document (SPD). Appropriate consideration will also be given to the National Planning Policy Framework (NPPF).

The primary planning considerations in this case are deemed to be: the impact on the streetscene and the visual quality of the area, the impact on neighbouring amenity, the residential amenity of the proposed accommodation, the provision of parking and highway safety implications and local finance considerations, as discussed below.

Streetscene

As outlined above, planning application 10/02122/FUL sought permission for the erection of a two-bedroom dormer bungalow in part of the rear garden of no.1 Elford Crescent. The proposed dwelling was set in line with no. 16 Clifton Avenue and therefore comprised part of the Clifton Avenue streetscene. However, planning permission was refused due to concerns about the potential impact on neighbouring amenity (see full refusal reasons above).

The scheme has now been revised and permission is being sought for the erection of a dwellinghouse in the side garden of no.1 Elford Crescent (rather than the rear). The proposed dwelling is therefore now sited in line with the donor property, comprising part of the Elford Crescent streetscene.

The Development Guidelines SPD recommends that corner plot development should generally be at least 3 metres from the footway edge to minimise the potential impact on the streetscene. In this case, the proposed dwelling is sited approximately 2.45m from the edge at the closest point and 3.45m at the furthest point. Whilst at pre-application stage the case officer encouraged the applicant to achieve a minimum distance of 3m, the proposed distance of 2.45m is consistent with a similar development granted on the corner plot at no.12 Elford Crescent (planning application ref: 11/00282/FUL), as outlined in the next paragraph.

Planning permission was originally refused for development at no.12 as the dwelling was sited too close to the public highway and was unsympathetic in scale and design. Subsequently an amended scheme was submitted, siting the house approximately 2.45metres away from the footway. In addition, the size and design of the proposed house was improved to be in keeping with the neighbouring dwelling. It should be noted that seven letters of representation were received in this case (raising 21 material planning objections) and the application was referred to the planning committee by a Ward Member on the grounds of highway safety, the impact on the appearance of the estate and inappropriate development of garden land.

Notwithstanding this, planning permission was granted by the planning committee in May last year.

In light of the precedent set at no.12, your officers consider that the proposed distance from the footway edge in this case could not warrant the refusal of this planning application. In addition, it should be noted that the existing boundary treatment (comprising a substantial ever-green hedge) will be retained along this boundary which will screen the proposed dwelling and further minimise the impact on the streetscene.

The architectural approach adopted in this case is considered to be sympathetic to the surroundings. The dwelling seeks to imitate the style and appearance of adjacent dwellings, particularly the dwellings on this side of Elford Crescent (the west side) that are closest to the site (1, 3, 5, 7 Elford Crescent). Therefore the proposal is two-storey in height with gables ends and the footprint, building line and fenestration detailing of the existing dwellings has been respected. Furthermore, the proposed materials palette emulates those used on surrounding properties, including slate hanging detailing to the primary façade. A small porch is proposed to the front elevation. This is sympathetic in size and design and consistent with other porches within the vicinity. The proposed dwelling is therefore considered to sit comfortably within the Elford Crescent streetscene and is not considered to be harmful to local visual amenity.

The proposal achieves a sufficient standard of design and appearance expected by the Core Strategy and complies with policies CS02 and CS34 and the principles in the Development Guidelines SPD.

Neighbouring Amenity

By virtue of its revised siting, the proposed dwelling will sit alongside the donor property (no.1 Elford Crescent). The separation distance between the side of the proposed dwelling and the side of the donor property is 1 metre, and this ensures that there is an adequate distance between the two properties, providing a footpath link from the front to the rear of the donor dwelling.

The proposed property has been positioned so that with regards to layout, orientation and building line, it is similar to the other properties on Elford Crescent. Whilst windows in the rear elevation of the proposed house will overlook the rear garden of no.1 to some extent, the proposed relationship is consistent with the established pattern of development in the area, whereby rear gardens are overlooked by windows in the rear elevation of adjacent dwellings. It is thus considered that the proposed dwelling will not significantly harm the residential amenities enjoyed by the occupiers of the donor property in accordance with the relevant planning policy guidance.

No.16 Clifton Avenue is positioned to the rear of the proposed dwelling but is oriented facing south. Therefore the rear elevation of the proposed house overlooks the side of no.16 and its front driveway. There are no windows in the side elevation of no.16 and there is a separation distance of 13m. It is therefore considered that the proposed development will not cause demonstrable harm to the amenity currently enjoyed by the occupiers of this neighbouring property. The application is therefore

deemed to accord with Policy CS34 of the adopted Core Strategy and the principles set out in the Development Guidelines SPD.

Residential Amenity

Your officers are satisfied that the proposed property will enjoy adequate outlook and light in accordance with the principles in the Development Guidelines SPD. All ground- and first-floor habitable rooms are served by sufficient windows and a large window has been incorporated in the side gable-end to serve the bedroom in the roof space, ensuring that this room benefits from adequate light and outlook in accordance with pre-application advice. As noted above, the proposed dwelling overlooks the side elevation of no.16 Clifton Avenue, which is sited to the rear. However this property is set approximately 13m away, ensuring sufficient outlook is provided in accordance with the Development Guidelines SPD, which recommends a minimum separation distance of 12m between habitable room windows and a blank facing wall.

The proposed three-bedroom dwelling has approximately 115m² of internal floor space across three floors. This exceeds the minimum size standards set out in the Development Guidelines SPD, which seek at least 82m² for a three-bed house. In addition adequate outdoor amenity space has been provided (in excess of 100m² as recommended in the SPD). The existing boundary treatment (ever-green hedge) is proposed to be retained to the southern boundary. This will ensure that the proposed garden area is adequately screened from the public highway.

Your officers are satisfied that the proposed dwelling and associated plot size provides a good standard of residential accommodation in accordance with the Council's policy standards.

Transport Considerations

No objections have been raised by the Transport Authority. The proposal provides two off-street parking spaces and requires a new access and vehicle crossover, to which there are no objections although a separate application for alterations to the highway would need to be made. It should be pointed out that the proposed access would require a street lighting column to be relocated and possible alterations to other public utilities apparatus within the footway. The cost of these alterations would be at the applicant's expense.

A suitable splay to allow intervisibility between vehicles emerging from the driveway and pedestrians should be incorporated into the new access and it is required that a visibility splay of 1m x 1m over a height of 600mm be provided on both sides of the point of access.

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 £10,600 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

Not applicable

Equalities & Diversities issues

No further issues to be discussed here.

Conclusions

For the reasons outlined above, this application is recommended for conditional approval.

Recommendation

In respect of the application dated **13/06/2012** and the submitted drawings 3669. L1, 3669.20, 3669.201, 3669.202, supporting information (Phase I Land Contamination Survey, dated 31/01/11), 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: 3669. L1, 3669.20, 3669.201 and 3669.202.

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 dwellinghouse hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plan for a maximum of 2 cars to be parked.

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.

SURFACING OF DRIVEWAY/PARKING AREA

(4) Before the dwellinghouse hereby approved is occupied, the driveway and parking area shall either be constructed using a permeable construction or hard paved and drained to a private soakaway, and shall thereafter be maintained to ensure satisfactory access to the adjoining highway, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that no private surface water or loose material is deposited onto the adjoining highway in the interests of highway safety, in accordance with policy CS28 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 dwellinghouse hereby approved is occupied.

Reason:

To provide adequate visibility for drivers of vehicles at the road junction in the interests of public safety, in accordance with policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE - KERB LOWERING

(1) Before the access hereby approved is first brought into use it will be necessary to secure dropped kerbs (and footway crossings) with the consent of the local Highway Authority. The applicant should contact Plymouth Transport and Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority.

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 streetscene and the visual quality of the area, the impact on neighbouring amenity, the residential amenity of the proposed accommodation, the provision of parking and highway safety implications and local finance considerations, 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

CS15 - Housing Provision

SPD1 - Development Guidelines

NPPF - National Planning Policy Framework March 2012

PLANNING COMMITTEE

Decisions issued for the following period: 18 June 2012 to 16 July 2012

Note - This list includes:

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

Item No 1

Application Number: 11/00060/LBC **Applicant:** Benefice of St Aubyn
Application Type: Listed Building
Description of Development: Retrospective Listed Building application for over-painting of Chancel wall paintings
Site Address ST AUBYN CHURCH, CHAPEL STREET DEVONPORT PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 06/07/2012
Decision: Refuse

Item No 2

Application Number: 11/01504/FUL **Applicant:** Pillar Land Securities
Application Type: Full Application
Description of Development: Change of use from A2 (bank) to A3 (café/bar) on ground floor and C2/C3 (student residential, 27 units) on the upper floors
Site Address 174 ARMADA WAY PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 03/07/2012
Decision: Grant Subject to S106 Obligation - Full

Item No 3

Application Number: 12/00116/FUL **Applicant:** Hadley Property Group
Application Type: Full Application
Description of Development: Mixed use development comprising 73 dwellings and 100sqm of commercial use
Site Address POTTERY QUAY, POTTERY ROAD PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 02/07/2012
Decision: Grant Subject to S106 Obligation - Full

Item No 4

Application Number: 12/00268/FUL **Applicant:** Mr Murray Quest
Application Type: Full Application
Description of Development: Formation of amenity terrace over the existing rear garage
Site Address 89 TRELAWNEY ROAD PEVERELL PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 25/06/2012
Decision: Refuse

Item No 5

Application Number: 12/00305/CAC **Applicant:** The Cranborne Hotel
Application Type: Conservation Area
Description of Development: Alterations associated with the change of use of premises from hotel to student accommodation with 34 bedrooms
Site Address THE CRANBOURNE, 278 to 282 CITADEL ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 04/07/2012
Decision: Grant Conditionally

Item No 6

Application Number: 12/00323/FUL **Applicant:** Secretary of State for Defence
Application Type: Full Application
Description of Development: Erection of a general stores building within the east military vehicle compound
Site Address ROYAL CITADEL, HOE ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 22/06/2012
Decision: Grant Conditionally

Item No 7

Application Number: 12/00387/ADV **Applicant:** Taxi Telephone Services Ltd T/A
Application Type: Advertisement
Description of Development: Two non-illuminated signs at first-floor level
Site Address 41A MUTLEY PLAIN PLYMOUTH
Case Officer: Mike Stone
Decision Date: 16/07/2012
Decision: Refuse

Item No 8

Application Number: 12/00427/FUL **Applicant:** Mr Jim Woodley and Mrs L Eliss
Application Type: Full Application
Description of Development: Timber fencing above existing boundary wall (retrospective)
Site Address 97 MANNAMEAD ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 25/06/2012
Decision: Refuse

Item No 9

Application Number: 12/00440/FUL **Applicant:** Mr Clive Dare
Application Type: Full Application
Description of Development: Change of use of office to 2-bedroom flat
Site Address THE STUDIO, 51-53 EXETER STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 06/07/2012
Decision: Grant Conditionally

Item No 10

Application Number: 12/00452/FUL **Applicant:** Mr S Wise
Application Type: Full Application
Description of Development: Demolition of the Albert Public house and redevelopment of site to provide 7 affordable houses with associated parking
Site Address THE ALBERT GATE,28 CHARLOTTE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 19/06/2012
Decision: Grant Subject to S106 Obligation - Full

Item No 11

Application Number: 12/00472/TPO **Applicant:** Mr S Edwards
Application Type: Tree Preservation
Description of Development: Sycamore - Repollard to three meters above the tree house along with a further one meter off the already cut stems
Site Address 66 HAWTHORN WAY PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 11/07/2012
Decision: Grant Conditionally

Item No 12

Application Number: 12/00477/PRD **Applicant:** Mr Raad Bihnam
Application Type: LDC Proposed Develop
Description of Development: Replacement of timber single-glazed sliding sash windows in front elevation with uPVC double-glazed windows
Site Address 23 WYNDHAM STREET WEST PLYMOUTH
Case Officer: Janine Warne
Decision Date: 12/07/2012
Decision: Application Withdrawn

Item No 13

Application Number: 12/00478/FUL **Applicant:** Mr A Siani
Application Type: Full Application
Description of Development: Installation of rear extraction unit at take-away
Site Address 33A CATTEDOWN ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 29/06/2012
Decision: Grant Conditionally

Item No 14

Application Number: 12/00488/LBC **Applicant:** Mr G Kirkup
Application Type: Listed Building
Description of Development: Demolish existing pre-fab garage and office/sales area; alterations to barn for conversion to form dwelling and provision of parking spaces.
Site Address 67 DUNSTONE ROAD PLYMSTOCK PLYMOUTH
Case Officer: Liz Wells
Decision Date: 21/06/2012
Decision: Grant Conditionally

Item No 15

Application Number: 12/00489/FUL **Applicant:** Mr G Kirkup
Application Type: Full Application
Description of Development: Change of use and conversion of barn to form dwelling and provision of car parking spaces.
Site Address 67 DUNSTONE ROAD PLYMSTOCK PLYMOUTH
Case Officer: Liz Wells
Decision Date: 21/06/2012
Decision: Grant Conditionally

Item No 16

Application Number: 12/00511/FUL **Applicant:** Mr D Wraighte
Application Type: Full Application
Description of Development: Extension to care home, new entrance porch, replacement fire escape and new front boundary wall and fence
Site Address LAMBSPARK CARE HOME, 38 MERAFIELD ROAD
PLYMOUTH
Case Officer: Jon Fox
Decision Date: 29/06/2012
Decision: Grant Conditionally

Item No 17

Application Number: 12/00514/FUL **Applicant:** Mr Justo Amador
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of bed and breakfast to form a house in multiple occupation (9 bedrooms)
Site Address CRESCENT HOUSE, 18 GARDEN CRESCENT PLYMOUTH
Case Officer: Janine Warne
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 18

Application Number: 12/00562/FUL **Applicant:** Mr Richard Forbes
Application Type: Full Application
Description of Development: Construction of single-storey rear and side extension and new front vehicular paved hardstanding
Site Address 57 KINGS ROAD ST BUDEAUX PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 28/06/2012
Decision: Grant Conditionally

Item No 19

Application Number: 12/00578/FUL **Applicant:** LIDL
Application Type: Full Application
Description of Development: Retail foodstore and community centre, with associated car parking (resubmission) with variation of Condition 11 of Planning Permission 06/02075/FUL to allow deliveries and opening from 0600hrs to 2200hrs
Site Address LIDL, WOLSELEY ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 02/07/2012
Decision: Refuse

Item No 20

Application Number: 12/00589/FUL **Applicant:** All Saints Academy Plymouth
Application Type: Full Application
Description of Development: Demolition of some existing school buildings, replacement with a new academy building, refurbishment of the existing east wing building together with new landscape design access and parking layout
Site Address ALL SAINTS C OF E ACADEMY, HONICKNOWLE LANE PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 05/07/2012
Decision: Grant Conditionally

Item No 21

Application Number: 12/00599/ADV **Applicant:** Mr Rob Ditcher
Application Type: Advertisement
Description of Development: Non-illuminated fascia sign above entrance
Site Address 14-15 GILWELL STREET PLYMOUTH
Case Officer: Liz Wells
Decision Date: 25/06/2012
Decision: Grant Conditionally

Item No 22

Application Number: 12/00603/FUL **Applicant:** Mrs Geraldine Butchers
Application Type: Full Application
Description of Development: Re-construction of single storey lean to and raised patio area
Site Address 10 LITTLE ASH ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 22/06/2012
Decision: Grant Conditionally

Item No 23

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: 21/06/2012
Decision: Grant Conditionally

Item No 24

Application Number: 12/00617/FUL **Applicant:** Tesco Stores Limited
Application Type: Full Application
Description of Development: Timber cladding to rear of proposed signage (Related to app 12/00616/ADV and 12/00614/FUL)
Site Address TESCO STORES LIMITED, WOOLWELL CRESCENT PLYMOUTH
Case Officer: Adam Williams
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 25

Application Number: 12/00625/FUL **Applicant:** Mr Bishop
Application Type: Full Application
Description of Development: Change of use of dwellinghouse to school boarding accommodation to provide 6 No. student bedrooms (comprising 4 No. 2-bedrooms and 2 No. 1-bedrooms) and one tutor room plus associated external alterations including extension to rear tenement and raising of part of tenement roof level
Site Address THE HAVEN, FORD PARK ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 26

Application Number: 12/00627/FUL **Applicant:** Mrs Mary Pender
Application Type: Full Application
Description of Development: Removal of hedging and erection of concrete block and render wall
Site Address 15 SKERRIES ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 22/06/2012
Decision: Grant Conditionally

Item No 27

Application Number: 12/00629/FUL **Applicant:** Mr Jon Harris
Application Type: Full Application
Description of Development: Rear dormer
Site Address 48 KENSINGTON ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 25/06/2012
Decision: Grant Conditionally

Item No 28

Application Number: 12/00632/FUL **Applicant:** Linden Homes South West
Application Type: Full Application
Description of Development: Demolition of existing flats (Maisonettes) and provision of 129 residential units (92 houses, 37 flats) public open space and new streets - variation of condition application to add a planning condition listing the approved drawings on application 09/00297/FUL
Site Address KER STREET PLYMOUTH
Case Officer: Adam Williams
Decision Date: 25/06/2012
Decision: Grant Conditionally

Item No 29

Application Number: 12/00633/FUL **Applicant:** Linden Homes South West
Application Type: Full Application
Description of Development: Demolition of existing flats (Maisonettes) and provision of 129 residential units (92 houses, 37 flats) public open space and new streets - variation of condition to alter the approved plans condition added by application 12/00632/FUL to allow for minor layout alterations on Ker Street and Pembroke Lane
Site Address KER STREET PLYMOUTH
Case Officer: Adam Williams
Decision Date: 27/06/2012
Decision: Grant Conditionally

Item No 30

Application Number: 12/00642/FUL **Applicant:** Mrs C Thomas
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 65 BAMPFYLDE WAY SOUTHWAY PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 28/06/2012
Decision: Refuse

Item No 31

Application Number: 12/00660/FUL **Applicant:** Mr Ian Hosking
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of first and second floors loosely arranged as two flats to 7-bed house in multiple occupation including replacement windows
Site Address 50 EBRINGTON STREET PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 06/07/2012
Decision: Grant Conditionally

Item No 32

Application Number: 12/00664/TPO **Applicant:** Mrs Karen Finn
Application Type: Tree Preservation
Description of Development: Hawthorn - remove and replace with Rowan
Site Address 64 GREAT WOODFORD DRIVE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 11/07/2012
Decision: Grant Conditionally

Item No 33

Application Number: 12/00676/FUL **Applicant:** Brunswick Limited
Application Type: Full Application
Description of Development: 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
Site Address 7 & 9 SEATON AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 03/07/2012
Decision: Refuse

Item No 34

Application Number: 12/00680/FUL **Applicant:** Sutton Harbour
Application Type: Full Application
Description of Development: Use of boatyard land as temporary car park accommodating 49 vehicular spaces, 4 motorcycle spaces and associated access and circulation areas and works - variation of condition 2 of planning permission 09/00763/FUL to enable original permission to be extended for a further 2 years
Site Address EAST QUAYS BOAT YARD, SUTTON ROAD PLYMOUTH
Case Officer: Mark Evans
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 35

Application Number: 12/00681/TPO **Applicant:** Mr Peter Welsh
Application Type: Tree Preservation
Description of Development: Oaks - reduce overhanging branches by 1-2m
Site Address LAND TO REAR OF 31, 33 AND 35 BOUNDARY PLACE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 36

Application Number: 12/00683/FUL **Applicant:** Mr & Mrs A Cottam
Application Type: Full Application
Description of Development: Front porch and single-storey rear extension
Site Address 70 HIGHCLERE GARDENS WIDEWELL PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 37

Application Number: 12/00684/ADV **Applicant:** Lloyds Banking Group
Application Type: Advertisement
Description of Development: 4 internally illuminated ATM surrounds and one advertising display unit
Site Address 3 TO 9 RALEIGH STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 21/06/2012
Decision: Grant Conditionally

Item No 38

Application Number: 12/00685/FUL **Applicant:** Mr Stephen Knight
Application Type: Full Application
Description of Development: Roof mounted 10kw photovoltaic installation to generate renewable electricity for use on site and to be exported to the grid
Site Address UNIT B, 12 GALILEO CLOSE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 22/06/2012
Decision: Grant Conditionally

Item No 39

Application Number: 12/00686/FUL **Applicant:** West Hoe Fun Park
Application Type: Full Application
Description of Development: Redevelopment of West Hoe Fun Park including replacement of existing play equipment, installation of kiosk and storage area, flag pole and boundary fencing
Site Address WEST HOE FUN PARK, PIER STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 04/07/2012
Decision: Application Withdrawn

Item No 40

Application Number: 12/00689/FUL **Applicant:** Compton Primary School
Application Type: Full Application
Description of Development: Erection of 2 metre high paladin fencing and gate along Pearn Road
Site Address COMPTON CHURCH OF ENGLAND PRIMARY SCHOOL,
HIGHER COMPTON ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 41

Application Number: 12/00695/FUL **Applicant:** Mr James Harris
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 106 RENOWN STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 19/06/2012
Decision: Grant Conditionally

Item No 42

Application Number: 12/00697/FUL **Applicant:** Mr D Wooley
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of workshop, including changes to existing windows and doors, new window openings and rooflights, to form a residential annex to 19 Haroldsleigh Avenue with entrance porch from rear garden
Site Address 17 HAROLDSLEIGH AVENUE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 21/06/2012
Decision: Refuse

Item No 43

Application Number: 12/00698/FUL **Applicant:** Mr and Mrs Malcolm Day
Application Type: Full Application
Description of Development: Conversion of 7-bedroom house in multiple occupation to form 10-bedroom house in multiple occupation for student occupation, including provision of new bedroom window
Site Address 44 HEADLAND PARK PLYMOUTH
Case Officer: Jon Fox
Decision Date: 21/06/2012
Decision: Refuse

Item No 44

Application Number: 12/00699/TPO **Applicant:**
Application Type: Tree Preservation
Description of Development: 3 Limes - reduce by 20% and remove epicormic growth
Oak - reduce crown over car park
Lawsons - trim to clear building
Site Address PLYMOUTH GARDEN CENTRE, FORT AUSTIN AVENUE
PLYMOUTH
Case Officer: Jane Turner
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 45

Application Number: 12/00700/TPO **Applicant:** Plymouth City Council
Application Type: Tree Preservation
Description of Development: 1 Pine - trim to clear floodlight column
1 Willow - trim to give 1m clearance of floodlight column
Site Address MANADON SPORTS GROUND, ST PETERS ROAD
PLYMOUTH
Case Officer: Jane Turner
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 46

Application Number: 12/00704/FUL **Applicant:** Blue Inc
Application Type: Full Application
Description of Development: Alteration of existing shopfront including installation of a new roller shutter door
Site Address UNIT 2 4 NEW GEORGE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 19/06/2012
Decision: Grant Conditionally

Item No 47

Application Number: 12/00706/ADV **Applicant:** Blue Inc
Application Type: Advertisement
Description of Development: New fascia sign
Site Address UNIT 2, 4 NEW GEORGE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 19/06/2012
Decision: Grant Conditionally

Item No 48

Application Number: 12/00709/FUL **Applicant:** Mr P Jobb & Ms K Rowe
Application Type: Full Application
Description of Development: Two storey side extension, with integral garage and front porch
Site Address 14 RHEOLA GARDENS THORNBURY PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 49

Application Number: 12/00711/FUL **Applicant:** Mr & Mrs N Bam
Application Type: Full Application
Description of Development: Erection of single-storey boat store and garage sited on existing hardstanding
Site Address 2 LAWSON GROVE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 22/06/2012
Decision: Grant Conditionally

Item No 50

Application Number: 12/00716/FUL **Applicant:** Mr Stephen Blackburn
Application Type: Full Application
Description of Development: Change of use, conversion, and alterations to dwelling to form two dwellings
Site Address 1 WESTCOMBE CRESCENT HOOE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 22/06/2012
Decision: Refuse

Item No 51

Application Number: 12/00728/FUL **Applicant:** Mr James Dean
Application Type: Full Application
Description of Development: Extension and alterations including raise in roof height with dormer windows, two storey side extension (existing garage to be removed), and single storey front extension to form double-width private motor garage
Site Address 21 DEAN ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 21/06/2012
Decision: Grant Conditionally

Item No 52

Application Number: 12/00729/PRD **Applicant:** Mr and Mrs S Elliot
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 72 ELFORD CRESCENT PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/06/2012
Decision: Issue Certificate - Lawful Use

Item No 53

Application Number: 12/00730/FUL **Applicant:** Mr Mick Newton
Application Type: Full Application
Description of Development: Two storey side extension (existing garage to be removed)
Site Address 8 GOOSEWELL ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 20/06/2012
Decision: Grant Conditionally

Item No 54

Application Number: 12/00732/FUL **Applicant:** Mr and Mrs P Selvester
Application Type: Full Application
Description of Development: Single-storey side extension with bedroom in roofspace, widening of existing driveway
Site Address 6 COMBLEY DRIVE PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 55

Application Number: 12/00735/FUL **Applicant:** Denwood Developments Ltd
Application Type: Full Application
Description of Development: Redevelopment of site by erection of 2/3 storey building containing four flats with associated car parking, with variation of condition 2 (list of approved plans of planning permission 11/01575/FUL) to allow revised elevational treatment
Site Address 61A EMMA PLACE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 27/06/2012
Decision: Grant Conditionally

Item No 56

Application Number: 12/00737/FUL **Applicant:** Mr Graham Burgoyne
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 10 LULWORTH DRIVE PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 25/06/2012
Decision: Grant Conditionally

Item No 57

Application Number: 12/00741/FUL **Applicant:** Mr Matthew Conyers
Application Type: Full Application
Description of Development: Change of use from 4 self-contained flats to a 10 bedroom house in multiple occupation for student accommodation
Site Address 57 ALEXANDRA ROAD MUTLEY PLYMOUTH
Case Officer: Jon Fox
Decision Date: 27/06/2012
Decision: Refuse

Item No 58

Application Number: 12/00744/FUL **Applicant:** Guinness Trust
Application Type: Full Application
Description of Development: Retrospective application for external insulation and render to 4 dwellings
Site Address 16-22 NORTHESK STREET STOKE PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 19/06/2012
Decision: Grant Conditionally

Item No 59

Application Number: 12/00745/FUL **Applicant:** Mr Stuart Rogers
Application Type: Full Application
Description of Development: First floor side extension over garage and single storey rear extension
Site Address 74 POWISLAND DRIVE PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 19/06/2012
Decision: Grant Conditionally

Item No 60

Application Number: 12/00749/FUL **Applicant:** Mr Andrew Littlejohn
Application Type: Full Application
Description of Development: Retention of garage
Site Address 88 ST LEVAN ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 12/07/2012
Decision: Grant Conditionally

Item No 61

Application Number: 12/00750/FUL **Applicant:** Mr Steve Riggs
Application Type: Full Application
Description of Development: Single-storey rear extension
Site Address 25 GREAT BERRY ROAD PLYMOUTH
Case Officer: Janine Warne
Decision Date: 28/06/2012
Decision: Grant Conditionally

Item No 62

Application Number: 12/00751/ADV **Applicant:** Foot Anstey
Application Type: Advertisement
Description of Development: Internally illuminated fascia sign
Site Address SALT QUAY HOUSE, 4 NORTH EAST QUAY PLYMOUTH
Case Officer: Katie Beesley
Decision Date: 22/06/2012
Decision: Grant Conditionally

Item No 63

Application Number: 12/00752/FUL **Applicant:** Mr David Eastlake
Application Type: Full Application
Description of Development: Raise the height of new private motor garage by 1 metre and provision of external steps for access to loft room above garage (revision to garage permitted on 11/01467/FUL)
Site Address 8 DUNSTONE AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 27/06/2012
Decision: Refuse

Item No 64

Application Number: 12/00754/FUL **Applicant:**
Application Type: Full Application
Description of Development: Develop part of rear garden by erection of three-storey building containing four 2-bed self-contained flats with integral private motor garages and associated turning area with access off Billacombe Road
Site Address 99 HOWARD ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 05/07/2012
Decision: Grant Conditionally

Item No 65

Application Number: 12/00757/ADV **Applicant:** Debenhams
Application Type: Advertisement
Description of Development: 4 internally illuminated fascia signs and 4 internally illuminated projecting signs
Site Address 16 to 24 ROYAL PARADE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 22/06/2012
Decision: Grant Conditionally

Item No 66

Application Number: 12/00758/FUL **Applicant:** Andy Rean
Application Type: Full Application
Description of Development: Rear conservatory
Site Address 253 MOUNT GOULD ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 22/06/2012
Decision: Grant Conditionally

Item No 67

Application Number: 12/00765/EXD **Applicant:** Mr V McLaughlin
Application Type: LDC Existing Develop
Description of Development: Rear extension
Site Address 37 RENOWN STREET PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 28/06/2012
Decision: Issue Certificate - Lawful Use

Item No 68

Application Number: 12/00766/FUL **Applicant:** Mr & Mrs M Howing-Nicholls
Application Type: Full Application
Description of Development: Replacement of existing flat roof with pitched roof, including providing rooms in roof. Two rooflights to front roof slope. Dormer and rooflight to rear roof slope
Site Address 55 TORLAND ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 19/06/2012
Decision: Grant Conditionally

Item No 69

Application Number: 12/00769/FUL **Applicant:** Mr/Mrs Jarvis
Application Type: Full Application
Description of Development: Replacement of existing flat roof with pitched roof to include rooflights to front and rear roof slopes
Site Address 57 TORLAND ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 19/06/2012
Decision: Grant Conditionally

Item No 70

Application Number: 12/00773/FUL **Applicant:** Mr Ismail Kaya
Application Type: Full Application
Description of Development: Demolition of part of rear tenement and construction of two storey rear extension
Site Address 3 ST DUNSTANS TERRACE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 19/06/2012
Decision: Grant Conditionally

Item No 71

Application Number: 12/00775/LBC **Applicant:** Plymouth City Council
Application Type: Listed Building
Description of Development: Removal of external timber double doors and internal doors on corner elevation and replacement with wheelchair accessible doors
Site Address THE GUILDHALL, ROYAL PARADE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 10/07/2012
Decision: Grant Conditionally

Item No 72

Application Number: 12/00778/FUL **Applicant:** Mrs Maureen Lawley
Application Type: Full Application
Description of Development: 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)
Site Address DORSMOUTH, DRUNKEN BRIDGE HILL PLYMOUTH
Case Officer: Jon Fox
Decision Date: 02/07/2012
Decision: Refuse

Item No 73

Application Number: 12/00779/FUL **Applicant:** Mr David Zasikowski
Application Type: Full Application
Description of Development: Erection of rear/side conservatory
Site Address THE LAURELS, 22 BEECHWOOD RISE PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 19/06/2012
Decision: Grant Conditionally

Item No 74

Application Number: 12/00780/TPO **Applicant:** Mr Steve Lintell
Application Type: Tree Preservation
Description of Development: Ash - 3m reduction 10% thin house side, crown lift to 4m
Sycamore - 1-2m reduction 10% thin
Site Address 20 ALBION DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 22/06/2012
Decision: Grant Conditionally

Item No 75

Application Number: 12/00781/TPO **Applicant:** Mr Steve Lintell
Application Type: Tree Preservation
Description of Development: Ash tree - reduce by 1-2 metres
Site Address 24 ALBION DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 27/06/2012
Decision: Grant Conditionally

Item No 76

Application Number: 12/00784/FUL **Applicant:** Mr Douglas Richmond
Application Type: Full Application
Description of Development: Replace part of existing roof to match pitch of remaining part of roof and provide additional living accommodation and storage in roof, and extending new roof over part of drive
Site Address 6 LANDS PARK PLYMOUTH
Case Officer: Liz Wells
Decision Date: 29/06/2012
Decision: Grant Conditionally

Item No 77

Application Number: 12/00785/PRD **Applicant:** Mr Roy Roffey
Application Type: LDC Proposed Develop
Description of Development: Loft conversion to include 2nd floor side extension and rear/side dormer
Site Address 14 CRESTHILL ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 06/07/2012
Decision: Refuse to Issue Cert - (Ex)

Item No 78

Application Number: 12/00786/PRD **Applicant:** Mr G Coller
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 56 MADDOCK DRIVE PLYMPTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 19/06/2012
Decision: Issue Certificate - Lawful Use

Item No 79

Application Number: 12/00795/PRD **Applicant:** Mr & Mrs R M Johns
Application Type: LDC Proposed Develop
Description of Development: Formation of rooms in roofspace including hip to gable extension, rear dormer and three front rooflights
Site Address 177 FORT AUSTIN AVENUE CROWNHILL PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 04/07/2012
Decision: Issue Certificate - Lawful Use

Item No 80

Application Number: 12/00798/FUL **Applicant:** St Josephs RC Primary School
Application Type: Full Application
Description of Development: Single storey extension to create a new classroom, breakout space and store room
Site Address ST JOSEPH'S CATHOLIC PRIMARY SCHOOL, CHAPEL STREET OPE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 03/07/2012
Decision: Grant Conditionally

Item No 81

Application Number: 12/00800/FUL **Applicant:** Mr Shaun Mumford
Application Type: Full Application
Description of Development: Single-storey extension (removal of existing conservatory)
Site Address 95 MERAFIELD DRIVE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 02/07/2012
Decision: Grant Conditionally

Item No 82

Application Number: 12/00803/TCO **Applicant:** Mr A Leskin
Application Type: Trees in Cons Area
Description of Development: Various tree management works
Site Address FLAT 1 THE HOLLIES, THORN PARK MANNAMEAD
PLYMOUTH
Case Officer: Jane Turner
Decision Date: 25/06/2012
Decision: Grant Conditionally

Item No 83

Application Number: 12/00807/FUL **Applicant:** Mr Essy Kamaie
Application Type: Full Application
Description of Development: Change of use and conversion of ground-floor offices to 7-bed student house in multiple occupation
Site Address WHITEFIELD HOUSE, GREENBANK ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 04/07/2012
Decision: Application Withdrawn

Item No 84

Application Number: 12/00808/FUL **Applicant:** Mr P Hill
Application Type: Full Application
Description of Development: Develop part of rear garden by erection of bungalow with room in roof and undercroft parking, ground source heat pump and rainwater harvesting pump, and detached single private motor garage for existing dwelling (4 Nettlehayes)
Site Address 4 NETTLEHAYES PLYMSTOCK PLYMOUTH
Case Officer: Jon Fox
Decision Date: 03/07/2012
Decision: Grant Conditionally

Item No 85

Application Number: 12/00809/FUL **Applicant:** Mr J Kiely
Application Type: Full Application
Description of Development: New and replacement side windows, french doors to basement at rear and rear balcony with access from new bi-fold doors to lounge
Site Address 33 CREMYLL STREET PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 25/06/2012
Decision: Grant Conditionally

Item No 86

Application Number: 12/00813/FUL **Applicant:** Mr S Musgreaves
Application Type: Full Application
Description of Development: Conversion, alterations and change of use including addition of a single storey rear extension and a two storey rear extension to form an 8 bedroom house in multiple occupation
Site Address 19 PROSPECT STREET PLYMOUTH
Case Officer: Mike Stone
Decision Date: 12/07/2012
Decision: Grant Conditionally

Item No 87

Application Number: 12/00814/ADV **Applicant:** Chaplins (Plymouth) Ltd
Application Type: Advertisement
Description of Development: Two-sided 'V' board name sign (non-illuminated)
Site Address CHAPLINS SUPERSTORE, GALILEO CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 29/06/2012
Decision: Grant Conditionally

Item No 88

Application Number: 12/00817/FUL **Applicant:** Mr A Bentley
Application Type: Full Application
Description of Development: RENOVATION TO 3 FLATS
Site Address 9 WOLSELEY ROAD MILEHOUSE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 28/06/2012
Decision: Application Withdrawn

Item No 89

Application Number: 12/00818/FUL **Applicant:** Costa Coffee
Application Type: Full Application
Description of Development: Change of use to mixed use (class A1/A3) coffee shop including new entrance door and retractable awning
Site Address 73E MUTLEY PLAIN PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 12/07/2012
Decision: Grant Conditionally

Item No 90

Application Number: 12/00822/FUL **Applicant:** University College of St. Mark an
Application Type: Full Application
Description of Development: Sub division of existing Principal's House into two self contained flats
Site Address UNIVERSITY COLLEGE OF ST MARK AND ST JOHN,
DERRIFORD ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 04/07/2012
Decision: Grant Conditionally

Item No 91

Application Number: 12/00823/FUL **Applicant:** Mr G Mudge
Application Type: Full Application
Description of Development: Two storey rear extension (south elevation) with alterations to dormer roof
Site Address 17 PLYMTREE DRIVE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 10/07/2012
Decision: Grant Conditionally

Item No 92

Application Number: 12/00829/FUL **Applicant:** Ms L Turner
Application Type: Full Application
Description of Development: Installation of additional edge protection handrails to existing roofs
Site Address PLUMER HOUSE, TAILYOUR ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 25/06/2012
Decision: Grant Conditionally

Item No 93

Application Number: 12/00832/FUL **Applicant:** Ms T Tippett
Application Type: Full Application
Description of Development: Erection of a granny annexe
Site Address 90 AYREVILLE ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 06/07/2012
Decision: Grant Conditionally

Item No 94

Application Number: 12/00833/TPO **Applicant:** Mr D Sparrow
Application Type: Tree Preservation
Description of Development: 1 Holm Oak - remove
2 Holm Oak - reduce by 6m to previous pruning points
Site Address 5 ROBERT ADAMS CLOSE SALTRAM GARDENS
PLYMOUTH
Case Officer: Jane Turner
Decision Date: 09/07/2012
Decision: Grant Conditionally

Item No 95

Application Number: 12/00841/EXU **Applicant:** Mr D Blaydes
Application Type: LDC Existing Use
Description of Development: Use as a single dwellinghouse
Site Address 19A WATERLOO STREET STOKE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 06/07/2012
Decision: Issue Certificate - Lawful Use

Item No 96

Application Number: 12/00847/FUL **Applicant:** Mr Steve Vitali
Application Type: Full Application
Description of Development: Two storey extension and single storey conservatory/dining room (existing outbuilding and kitchen removed)
Site Address 26 LONGBROOK STREET PLYMOUTH
Case Officer: Liz Wells
Decision Date: 10/07/2012
Decision: Refuse

Item No 97

Application Number: 12/00849/LBC **Applicant:** St Austell Brewery Co Ltd
Application Type: Listed Building
Description of Development: Retention of extraction flue to rear elevation
Site Address THE SHIP, QUAY ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 05/07/2012
Decision: Refuse

Item No 98

Application Number: 12/00850/FUL **Applicant:** Mr John Mitchell
Application Type: Full Application
Description of Development: First floor side extension
Site Address 18 WINDERMERE CRESCENT PLYMOUTH
Case Officer: Adam Williams
Decision Date: 05/07/2012
Decision: Grant Conditionally

Item No 99

Application Number: 12/00857/FUL **Applicant:** Ms C Dilloway
Application Type: Full Application
Description of Development: Proposal to erect a temporary single-storey classroom and covered play area
Site Address ST PETERS CHURCH OF ENGLAND PRIMARY SCHOOL,
RENDLE STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 09/07/2012
Decision: Grant Conditionally

Item No 100

Application Number: 12/00858/FUL **Applicant:** Mr and Mrs Pote
Application Type: Full Application
Description of Development: Two storey rear extension to replace existing single storey extension
Site Address 12 WANSTEAD GROVE PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 12/07/2012
Decision: Grant Conditionally

Item No 101

Application Number: 12/00859/FUL **Applicant:** Mr Easter and Ms Woodman
Application Type: Full Application
Description of Development: Single storey rear extension with first floor extension and balcony over
Site Address 79 GLENDOWER ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 05/07/2012
Decision: Grant Conditionally

Item No 102

Application Number: 12/00863/FUL **Applicant:** Mr Mark Harrison
Application Type: Full Application
Description of Development: Various works to dwelling:- two storey rear extension, first floor extension over existing single storey side extension, extend garage to rear, extend terrace to rear to construct a garden room, front porch
Site Address 65 WINDERMERE CRESCENT PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 26/06/2012
Decision: Grant Conditionally

Item No 103

Application Number: 12/00865/PRD **Applicant:** Mrs S Clements
Application Type: LDC Proposed Develop
Description of Development: Demolition of existing conservatory and utility room and construction of new garden room
Site Address OLD LIBRARY COTTAGE, PARK LANE PLYMSTOCK PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/07/2012
Decision: Refuse to Issue Cert - (Ex)

Item No 104

Application Number: 12/00867/FUL **Applicant:** Mr Trevor Chinn
Application Type: Full Application
Description of Development: First floor wrap around balcony and ground level garden balcony
Site Address HEXTON LODGE,22 HEXTON HILL ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 02/07/2012
Decision: Grant Conditionally

Item No 105

Application Number: 12/00871/FUL **Applicant:** Mr Robert Glanville and Miss Ber
Application Type: Full Application
Description of Development: First floor balcony to south gable
Site Address 34 ENDSLEIGH ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 04/07/2012
Decision: Refuse

Item No 106

Application Number: 12/00874/FUL **Applicant:** Mrs Donna Hodge-Goldsmith
Application Type: Full Application
Description of Development: Alteration to roof of rear extension from flat to a pitched roof
(Amendment to extension approved under 11/01998/FUL)
Site Address 35 STONE BARTON CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/06/2012
Decision: Grant Conditionally

Item No 107

Application Number: 12/00876/FUL **Applicant:** Margaret McMillan Nursery Scho
Application Type: Full Application
Description of Development: Erection of conservatory to nursery room
Site Address MARGARET MCMILLAN NURSERY, 24 HOE STREET
PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 12/07/2012
Decision: Grant Conditionally

Item No 108

Application Number: 12/00880/ADV **Applicant:** Shoe Zone Group
Application Type: Advertisement
Description of Development: 1 internally illuminated fascia sign and 1 projecting sign
Site Address 70 NEW GEORGE STREET PLYMOUTH
Case Officer: Adam Williams
Decision Date: 05/07/2012
Decision: Grant Conditionally

Item No 109

Application Number: 12/00881/FUL **Applicant:** Mr Christopher May
Application Type: Full Application
Description of Development: Erection of detached bungalow with rooms in roofspace and detached private motor garage
Site Address LAND ADJACENT TO 17 DUNSTONE AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 16/07/2012
Decision: Grant Conditionally

Item No 110

Application Number: 12/00890/PRD **Applicant:** Mr N Cane
Application Type: LDC Proposed Develop
Description of Development: Certificate of lawful development for single storey rear extension
Site Address 6 CRANMERE ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 26/06/2012
Decision: Issue Certificate - Lawful Use

Item No 111

Application Number: 12/00891/ADV **Applicant:** LIDL
Application Type: Advertisement
Description of Development: Freestanding advertising board
Site Address LIDL, WOLSELEY ROAD ST BUDEAUX PLYMOUTH
Case Officer: Adam Williams
Decision Date: 13/07/2012
Decision: Refuse

Item No 112

Application Number: 12/00895/FUL **Applicant:** Mr R Jackson
Application Type: Full Application
Description of Development: EXTERNAL REMOVABLE SCREENED AREA
Site Address STANLEY GRAND CASINO 2 UNION STREET PLYMOUTH
Case Officer:
Decision Date: 18/06/2012
Decision: Planning Permission not required

Item No 113

Application Number: 12/00899/ADV **Applicant:** Mr R Jackson
Application Type: Advertisement
Description of Development: EXTERNAL REMOVABLE SCREENED AREA
Site Address STANLEY GRAND CASINO 2 UNION STREET PLYMOUTH
Case Officer:
Decision Date: 18/06/2012
Decision: Planning Permission not required

Item No 114

Application Number: 12/00901/FUL **Applicant:** Mr W E McMonagle t/a McMullin
Application Type: Full Application
Description of Development: Change of use of wholesale warehouse (use class B8) to motor vehicle servicing and MOT inspection (use class B2) including insertion of 3 roller shutter doors; and provision of portable power washers to assist existing car valeting services
Site Address McMULLIN MOTORS, HORN CROSS ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 13/07/2012
Decision: Grant Conditionally

Item No 115

Application Number: 12/00904/FUL **Applicant:** Ms Sophie Howard
Application Type: Full Application
Description of Development: Two storey side extension (incorporating replacement garage) and first floor extension over bungalow
Site Address 93 WEST DOWN ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 12/07/2012
Decision: Application Withdrawn

Item No 116

Application Number: 12/00909/FUL **Applicant:** Mr M Hollins
Application Type: Full Application
Description of Development: Loft conversion with rear dormer and change of use to form a 7 bedroom house in multiple occupation
Site Address 17 CHANNEL VIEW TERRACE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 13/07/2012
Decision: Grant Conditionally

Item No 117

Application Number: 12/00911/FUL **Applicant:** Mr S Musgreaves
Application Type: Full Application
Description of Development: Front and rear dormer windows
Site Address 19 BEAUMONT ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 12/07/2012
Decision: Grant Conditionally

Item No 118

Application Number: 12/00916/FUL **Applicant:** Mr J Bell
Application Type: Full Application
Description of Development: Rear conservatory
Site Address 70 BARTON AVENUE PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 12/07/2012
Decision: Grant Conditionally

Item No 119

Application Number: 12/00923/PRD **Applicant:** Plymouth City Council
Application Type: LDC Proposed Develop
Description of Development: Widening of public footpath an ancillary works
Site Address PATH, SOMERSET PLACE TO PONSONBY ROAD
PLYMOUTH
Case Officer: Adam Williams
Decision Date: 13/07/2012
Decision: Issue Certificate - Lawful Use

Item No 120

Application Number: 12/00924/FUL **Applicant:** Mr David Fletcher
Application Type: Full Application
Description of Development: Single storey side extension and pitched roof over existing two
storey side extension
Site Address 9 ROCKINGHAM ROAD PLYMOUTH
Case Officer: Cheryl Stansbury
Decision Date: 12/07/2012
Decision: Grant Conditionally

Item No 121

Application Number: 12/00930/TCO **Applicant:** Mrs Wilson
Application Type: Trees in Cons Area
Description of Development: Sycamore- remove
Group of trees next to Elm Road - Raise crown to 5m above
road level
Site Address WINDSOR LODGE, 2 MANNAMEAD AVENUE
MANNAMEAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 10/07/2012
Decision: Grant Conditionally

Item No 122

Application Number: 12/00944/TCO **Applicant:** Phillip
Application Type: Trees in Cons Area
Description of Development: Horse Chestnut - Crown reduce by 5-6m
Group of Hornbeams - reduce branches over gardens by 2-3m
Site Address LANGDON HOUSE, WHITSONCROSS LANE TAMERTON
FOLIOT PLYMOUTH
Case Officer: Jane Turner
Decision Date: 10/07/2012
Decision: Grant Conditionally

Item No 123

Application Number: 12/00952/AM **Applicant:**
Application Type: Minor Amendment Request
Description of Development: External cladding colour change
Site Address KAWASAKI FACTORY, ERNESETTLE LANE PLYMOUTH
Case Officer:
Decision Date: 13/07/2012
Decision: Agree Minor Amendment

Item No 124

Application Number: 12/00954/AM **Applicant:** Rank Group Gaming
Application Type: Minor Amendment Request
Description of Development: Minor amendment to application 11/00048/FUL
Site Address GROSVENOR CASINO, 15 DERRYS CROSS PLYMOUTH
Case Officer: Adam Williams
Decision Date: 18/06/2012
Decision: Grant Conditionally

Item No 125

Application Number: 12/00962/TPO **Applicant:**
Application Type: Tree Preservation
Description of Development:
Site Address DISABLEMENT SESERVICE CENTRE, BREST WAY
PLYMOUTH
Case Officer:
Decision Date: 19/06/2012
Decision: Planning Permission not required

Item No 126

Application Number: 12/01098/AM **Applicant:** MVV Environmental Devonport L
Application Type: Minor Amendment Request
Description of Development: Non-material minor amendment: Proposed variation of approved Construction Environmental Management Plan (Condition 18), together with supplementary plan indicating areas for earlier site investigation (Condition 4)
Site Address LAND AT NORTH YARD, H. M. NAVAL BASE DEVONPORT
CLOSE TO WESTON MILL CREEK AND VIADUCT
PLYMOUTH
Case Officer: Alan Hartridge
Decision Date: 02/07/2012
Decision: Agree Minor Amendment

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