

# Public Document Pack



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Date: 15 August 2012

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## **PLANNING COMMITTEE**

**Date:** Thursday 23 August 2012

**Time:** 2 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.

This meeting will be broadcast live to the internet and will be capable of subsequent repeated viewing. By entering the Council Chamber and during the course of the meeting, Councillors are consenting to being filmed and to the use of those recordings for webcasting.

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**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 - 6)**

The Committee will be asked to confirm the minutes of the meeting held on 26 July 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. ENERGY FROM WASTE PLANT - INDEPENDENT LEGAL ADVICE - TO FOLLOW**

At the request of the City Council on 30 July 2012 (Motion on Notice No 1 – Combined Heat and Power Plants refers), the Interim Chief Executive will submit a written report attaching independent legal advice received from Foot Anstey LLP, Solicitors, on the implications of the Council terminating the current contractual arrangements for an energy from waste plant at North Yard and revoking the current planning consent.

Foot Anstey LLP, Solicitors, have been invited to attend the meeting to present their findings.

#### **7. PLANNING APPLICATIONS FOR CONSIDERATION (Pages 7 - 8)**

The Assistant Director of Development (Planning Services) will submit a schedule asking

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

**7.1. HAMPTON COTTAGES, REGENT STREET, (Pages 9 - 24)**  
PLYMOUTH. 12/00896/FUL

Applicant: Colourcolt Student Living Ltd  
Ward: Drake  
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 05 September 2012.

**7.2. 282 OUTLAND ROAD, PLYMOUTH. 12/00515/FUL (Pages 25 - 46)**

Applicant: WM Morrison Supermarkets Plc  
Ward: Peverell  
Recommendation: Refuse.

**8. PLANNING APPLICATION DECISIONS ISSUED (Pages 47 - 88)**

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 17 July to 13 August 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.

**9. APPEAL DECISIONS (Pages 89 - 90)**

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

**10. 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 26 July 2012

### PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Mrs Aspinall (Substituting Councillor Vincent), Mrs Bowyer, Darcy, Mrs Foster, Nicholson, Singh (Substituting Councillor S. Davey), John Smith, Stark, Jon Taylor and Wheeler.

Apologies for absence: Councillors Vincent and S. Davey.

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

The meeting started at 5 pm and finished at 7 pm.

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

### 17. 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	22.3 Land At Bell Close, (Adjacent To And East Of Parkstone Lane), Plympton, Plymouth. 12/00541/FUL	Ward Councillor	Personal
Councillor Mrs Aspinall	22.4 1 Rosebery Road, Plymouth. 12/01007/FUL	Applicant is a family friend.	Prejudicial
Councillor Singh	22.4 1 Rosebery Road, Plymouth. 12/01007/FUL	Knows the applicant.	Personal
Councillor Foster	22.4 1 Rosebery Road, Plymouth. 12/01007/FUL	Knows the applicant.	Personal

18. **MINUTES**

Agreed the minutes of the meeting held on 28 June 2012.

**CHAIR'S URGENT BUSINESS**

19. **Revised Code of Conduct**

The Chair advised the Committee that a revised Code of Conduct for Planning Committee would be considered at the meeting of Full Council on 30 July 2012.

20. **Site Notices**

The Chair advised the committee that Ward Councillors would now have a greater role in the placement of Notices for Planning Applications.

Ward Councillors would have the opportunity to advise officers where to place site notices. Councillors would receive 24 hours notice of the Planning Departments intention to place a site notice, notifications would be sent via email.

The Planning Department would also begin to publish on the website the list of neighbours who were sent letters as part of the planning application notification process. This publication was intended to aide councillors in their own additional consultation.

The Chair thanked officers for their assistance in reviewing and reformatting site notices and letters.

The changes would take place from 2 August 2012.

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

There were no question from members of the public.

22. **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 22.1 and 22.3.

**22.1 21 THORN PARK, PLYMOUTH. 12/00905/FUL**

(Mrs R Melmouth)

Decision:

Application **GRANTED** conditionally.

**22.2 87, BOWDEN PARK ROAD, PLYMOUTH. 12/00948/FUL**

(Mr and Mrs Humphreys)

Decision:

Application **GRANTED** conditionally.

**22.3 LAND AT BELL CLOSE, (ADJACENT TO AND EAST OF PARKSTONE LANE), PLYMPTON, PLYMOUTH.**

**I2/00541/FUL**

(Unit Build Ltd)

Decision:

Application **GRANTED** conditionally subject to an amendment to condition 16 to require that landscaping works are completed within twelve months of commencement.

(The Committee heard representations in support of the application)

**22.4 I ROSEBERY ROAD, PLYMOUTH. I2/01007/FUL**

(Mr Mohamed El Mohamdi)

Decision:

Application **REFUSED**.

(The Committee heard representations in support of the application)

**22.5 I ELFORD CRESCENT, PLYMPTON, PLYMOUTH.**

**I2/00998/FUL**

(Mr and Mrs Trim)

Decision:

Application **GRANTED** conditionally.

**23. PLANNING APPLICATION DECISIONS ISSUED**

The Committee received a report of the Assistant Director of Development (Planning Services) on decisions issued for the period 18 June 2012 to 16 July 2012, including –

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

**24. 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 – 26 July 2012

## SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
5.1 21 THORN PARK, PLYMOUTH. 12/00905/FUL	Councillors Stevens, Tuohy, Darcy, Nicholson, Mrs Foster, Mrs Bowyer, Wheeler, John Smith, Mrs Aspinall, Singh and Jon Taylor	Councillor Stark			
5.2 87, BOWDEN PARK ROAD, PLYMOUTH. 12/00948/FUL	Unanimous				
5.3 LAND AT BELL CLOSE, (ADJACENT TO AND EAST OF PARKSTONE LANE), PLYMPTON, PLYMOUTH. 12/00541/FUL	Unanimous				
5.4 1 ROSEBERY ROAD, PLYMOUTH. 12/01007/FUL	Councillors Stevens, Tuohy, Darcy, Nicholson, Stark, Mrs Foster, Mrs Bowyer, Wheeler, John Smith, Singh and Jon Taylor			Councillor Mrs Aspinall	
5.5 1 ELFORD CRESCENT, PLYMPTON, PLYMOUTH. 12/00998/FUL.	Councillors Stevens, Tuohy, Darcy, Nicholson, Stark, Mrs Foster, Mrs Bowyer, Wheeler, John Smith, Mrs Aspinall and Jon Taylor				Councillor Singh

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## **PLANNING APPLICATIONS FOR CONSIDERATION**

**All of the applications included on this agenda have been considered subject to the provisions of the Human Rights Act 1998. This Act gives further effect to the rights included in the European Convention on Human Rights.**

### **Addendums**

Any supplementary/additional information or amendments to a planning report will be circulated at the beginning of the Planning Committee meeting as an addendum.

### **Public speaking at Committee**

The Chair will inform the Committee of those Ward Members and/or members of the public who have registered to speak in accordance with the procedure set out in the Council's website.

Participants will be invited to speak at the appropriate time by the Chair of Planning Committee after the introduction of the case by the Planning Officer and in the following order:

- Ward Member
- Objector
- Supporter

After the completion of the public speaking, the Planning Committee will make their deliberations and make a decision on the application.

### **Committee Request for a Site Visit**

If a Member of Planning Committee wishes to move that an agenda item be deferred for a site visit the Member has to refer to one of the following criteria to justify the request:

1. Development where the impact of a proposed development is difficult to visualise from the plans and any supporting material.

The Planning Committee will treat each request for a site visit on its merits.

2. Development in accordance with the development plan that is recommended for approval.

The Planning Committee will exercise a presumption against site visits in this category unless in moving a request for a site visit the member clearly identifies what material planning consideration(s) have not already been taken into account **and** why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

3. Development not in accordance with the development plan that is recommended for refusal.

The Planning Committee will exercise a presumption against site visits in this category unless in moving a request for a site visit the Member clearly identifies what material planning consideration(s) have not already been taken into account **and** why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

4. Development where compliance with the development plan is a matter of judgment.

The Planning Committee will treat each case on its merits, but any member moving a request for a site visit must clearly identify why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

5. Development within Strategic Opportunity Areas or development on Strategic Opportunity Sites as identified in the Local Plan/Local Development Framework.

The Chair of Planning Committee alone will exercise his/her discretion in moving a site visit where, in his/her opinion, it would benefit the Planning Committee to visit a site of strategic importance before a decision is made.

### **Decisions contrary to Officer recommendation**

1. If a decision is to be made contrary to the Head of Planning and Regeneration recommendation, then the Committee will give full reasons for the decision, which will be minuted.
2. In the event that the Committee are minded to grant an application contrary to Officers recommendation then they must provide:
  - (i) full conditions and relevant informatives;
  - (ii) full statement of reasons for approval (as defined in Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2003);
3. In the event that the Committee are minded to refuse an application contrary to Officers recommendation then they must provide:
  - (i) full reasons for refusal which must include a statement as to demonstrable harm caused and a list of the relevant plan and policies which the application is in conflict with;
  - (ii) statement of other policies relevant to the decision.

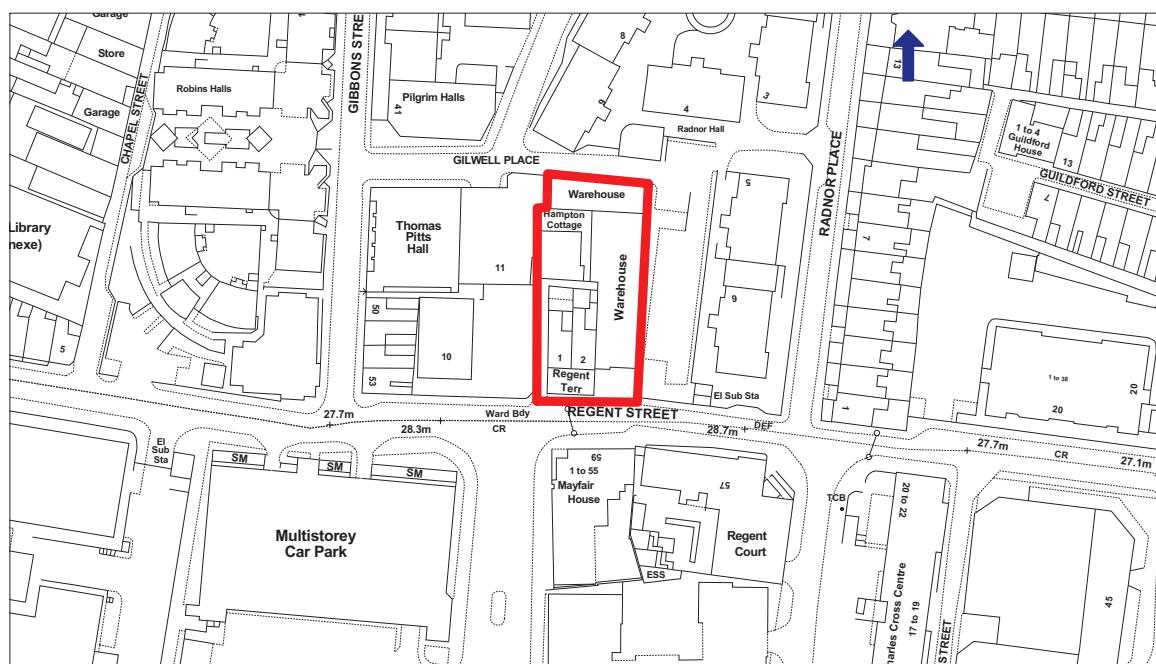
Where necessary Officers will advise Members of any other relevant planning issues to assist them with their decision.

# PLANNING APPLICATION REPORT



**ITEM: I**

<b>Application Number:</b>	12/00896/FUL
<b>Applicant:</b>	Colourcolt Student Living Ltd
<b>Description of Application:</b>	Erection of 7 storey building containing 146 student bedrooms within 36 cluster flats and 14 studio flats with ancillary cycle storage, refuse storage and amenity area (demolition of existing buildings)
<b>Type of Application:</b>	Full Application
<b>Site Address:</b>	HAMPTON COTTAGES, REGENT STREET PLYMOUTH
<b>Ward:</b>	Drake
<b>Valid Date of Application:</b>	08/06/2012
<b>8/13 Week Date:</b>	<b>07/09/2012</b>
<b>Decision Category:</b>	Major - 5 or more Letters of Representation received
<b>Case Officer :</b>	Robert Heard
<b>Recommendation:</b>	Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 05 September 2012
<b>Click for Application Documents:</b>	<a href="http://www.plymouth.gov.uk">www.plymouth.gov.uk</a>



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## **Site Description**

The site comprises 0.11 hectare of land and buildings situated between Regent Street and Gilwell Place, a short distance north east of the city centre. There is a mixture of uses on the site including residential properties at 1-3 Hampton Cottages, towards the rear of the site, and Nos. 1 and 2 Regent Terrace, which front Regent Street. Just less than half the site consists of low level warehouse buildings belonging to W H Joce & Sons Ltd and there is a separate warehouse building to the rear that runs parallel to Gilwell Place.

The site is bounded to the west by the Co-op car park and premises and parking belonging to Plymouth College of Art and Design. On the opposite side of the road, to the south, lies the 5-storey building at Mayfair House and to the east there is a car park, beyond which lies mainly 4-storey student accommodation. There is further multi-storey student accommodation to the north of the site.

## **Proposal Description**

This application seeks permission for the erection of 7 storey building containing 146 student bedrooms within 36 cluster flats and 14 studio flats with ancillary cycle storage, refuse storage and amenity area, with the existing buildings at the site to be demolished. The proposed building is orientated on a north/south axis between Regent Street and Gilwell Place and the higher, 7 storey parts, are situated at the north-eastern and south-eastern corners of the site. A 5 storey section links the two higher parts, which each have an additional 5 storey section adjoining their western sides.

The 'Strategy Plan' submitted with the application shows how the Co-op site adjacent might come forward as a development proposal and it was agreed at pre-application stage that this potential phase 2 would be helpful as a vision of how the area might look if the Co-op site is developed as envisaged.

## **Pre-Application Enquiry**

Not required due to previous application (see Relevant Planning History section below)

## **Relevant Planning History**

11/01047/FUL - Erection of 7 storey building containing 193 student bedrooms within 36 cluster flats and 2 studio flats with ancillary cycle storage, refuse storage and amenity area (demolition of existing buildings) at Hampton Cottages, Regent Street, Plymouth. GRANTED SUBJECT TO CONDITIONS AND A S106 AGREEMENT

## **Consultation Responses**

Highways Department

Support subject to conditions

## Public Protection Service

Support subject to conditions

### **Representations**

Petition-style letters received containing 26 signatures, objecting to the application on the following grounds:

1. There is already enough student development in the area.
2. Lots of litter and disturbance will be created.

### **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 is considered having regard to policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, the Development Guidelines Supplementary Planning Document 2010 and the National Planning Policy Framework 2012.

This application is similar to one approved last year by the planning committee (ref 11/01047/FUL – see Relevant Planning History section). The main difference between the applications is that this application proposes only 146 student bedrooms where as the already-granted application proposed 193 bedrooms. This change has not really affected the external appearance of the proposed development; in fact the only external difference between the 2 applications is the arrangement of windows and doors on the ground floor. The rest of the development is identical to that already approved. Internally, the changes are more significant with fewer bedrooms proposed, which has resulted in larger living spaces and bedrooms being created. However, as stated, this has only a very minimal impact upon the external appearance of the building.

It is considered that the main issues in the determination of this application are the loss of employment land and principle of residential development, the impact that it will have on the character and appearance of the area and visual amenity, impact upon nearby properties residential amenities and impact upon the surrounding highway network. These issues will now be addressed in turn:

### Loss of existing employment space/principle of residential redevelopment

The site has previously contained employment uses and, in the first instance, needs to be considered against the requirements of Core Strategy policy CS05 (Development of Existing Sites) in relation to the loss of employment land, as the site's recognised established use appears to fall within the B1, B2 and B8 (business/industrial/warehousing) Use Classes. Officers consider that the site is unsuitable for employment uses due to its close proximity to residential development. The employment use at the site is historic and is now considered inappropriate, particularly given the number of established industrial estates in the city where general industrial uses would be more suitable. It is also recognised in the Core Strategy of Plymouth's Local Development Framework 2007 that there is an adequate supply of employment land in the city. It is considered that the proposals represent a high density development which makes efficient use of this 'brown field' site.

### Layout, Design, Orientation and Appearance

Policy CS34 of the Core Strategy refers to siting, layout, orientation, local context and character. New development proposals are required to take account of the existing context and the criteria referred to. The form and use of existing development in the area is fairly consistent in that multi-storey residential accommodation surrounds the site on three sides. The area to the west is more open and low level, comprising the Co-op store and Art College premises. The topography at the site and immediate surrounding areas is generally sloping from north to south. Density levels in the area are quite high due to the presence of student accommodation and terraced houses.

The site occupies a location that is very prominent in the street scene of Regent Street but would be less visible from main thoroughfares to the east and north. The proposed development is arranged so that the west side of the site looks inwards to a courtyard, bin and cycle storage area. The prominent south elevation is set back between 3.5 to 4.5 metres from the carriageway but would be only approximately 2.3 metres from the carriageway at the south-eastern corner, which is the highest part of the building. However, this part of the building is opposite a 5 storey residential block, which is set back a similar distance from the carriageway, and not the main vista looking northwards up Hampton Street. Therefore it is considered that the degree of set back from the road is sufficient and not out of character and that the development would not be incongruously imposing in the street scene. From the east and north the development sits reasonably comfortably within the context of multi-storey student accommodation in Radnor Place and Gilwell Street.

With regard to materials, the simple combination of natural slate and grey roofing material; through coloured render, stone cladding at ground floor and (inward facing) cedar cladding for the walls and aluminium windows is considered by officers to be appropriate to the contemporary, modern approach to the design and external appearance of the building.



Overall, it is considered that the proposed development provides an appropriate, contemporary residential development that sits comfortably on the site and within its context. The layout and orientation of the proposed development is a direct response to the topography and street pattern in the area and the development is therefore considered to make a positive contribution to local visual amenity and is compliant with Policy CS02 (Design) and CS34 (Planning Application Consideration) of the Core Strategy.

### Residential amenity and standard of proposed accommodation

It is important that all new residential development should be designed to ensure that the degree of privacy enjoyed by existing nearby properties is not unacceptably reduced and that new problems of overlooking are not created. It is also imperative that the development proposed is acceptable and that each unit has an adequate level of privacy and natural light. In this respect the proposed bedrooms are a minimum of 12m<sup>2</sup> in size, with many being larger than this.

In this case the development is opposed by high residential blocks to the south, east and north and in this context of relatively high density residential development the proposed building is not considered to be detrimental. The separation distance between the proposed building and the nearest existing residential building, at a minimum of approximately 18 metres, is considered to be acceptable and in accordance with policy CS34 of the Core Strategy and the Development Guidelines Supplementary Planning Document.

### Highways Issues

Officers consider that the site is situated in a sustainable location for student accommodation; it is within walking distance of the city centre, university and has many local amenities nearby. It is also close to central bus services and the bus station and has good access to public transport. Cycle storage is proposed to be provided at the site and for these reasons it would not be essential for future occupiers to own vehicles. The proposals involve extinguishing the adopted lane serving Hampton Cottages and improving the footway fronting Regent Street, both of which raise no planning issues. The Councils Highways Officer has recommended approval of the application, subject to conditions.

### Sustainable Resource Use and Biodiversity

Policy CS20 (Sustainable Resource Use) of Core Strategy requires all new residential developments of 10 units or more to incorporate onsite renewable energy production equipment to offset at least 15% of predicted carbon emissions for the period 2010 – 2016.

The application includes an energy compliance report for the development. In order to meet the requirements of Policy CS20 it is proposed to have Photovoltaic Panels installed on the roof. Photovoltaic Panels generate electricity from light and their energy source is therefore sunlight, meaning that they do not require fuel to operate and produce no air pollution or hazardous waste. The use of Photovoltaic is considered appropriate for the building with regards to visual impact and the energy savings that this technology will produce complies with the requirements of Policy CS20. The details of the renewable technology proposed will be secured by planning condition.

Policy CS19 (Wildlife) requires that the application makes provision for protected species at the site and that it delivers a net biodiversity gain. Currently, the site is totally hard surfaced and has no biodiversity value, so biodiversity enhancement at the site is relatively easy to achieve. In this case, the provision of swift boxes within the development would provide a net biodiversity gain at the site, in accordance with the requirements of Policy CS19. The Council's Ecologist is supportive of the application subject to the attachment of a condition to secure biodiversity net gain,

### Letters of Representation

The first point in the petition-style letters refers to the amount of existing student development in the area. However, the site is located within a very short distance of the university, in an area characterised by purpose student development and halls of residence. The Development Guidelines Supplementary Planning Document states that purpose-built student accommodation in the form of cluster flats and studio development, in accessible locations, with on-site management staffing, relieves the pressure on family-sized dwellings in popular locations such as Mutley and Greenbank and reduces the need for students to commute by car. The site is thus considered appropriate for student accommodation.

Regarding the second point made about litter and disturbance, the Council's Public Protection Service has been consulted and has not raised any objections to the application. The site is currently occupied by a number of uses, one of which is industrial. It is anticipated that a change of use to residential will have a less of an impact upon the amenities of the surrounding development than the existing use.

### **Section 106 Obligations**

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

Libraries. Library Services advise that development in this area will generate a pressure on existing library facilities which are already in need of additional capital investment as a result of the cumulative impact of population growth. The development will therefore generate an impact that needs to be mitigated. The estimated cost of mitigating this impact is £6,132.

Playing Pitches. The development is in a location that is deficient in terms of access to playing pitches. There is therefore an impact on infrastructure requirement that arises as a result of the development, namely the provision of improved access to playing pitches. The estimated cost of mitigating this impact is £32,416.

Local green space. By reason of the increased population facilitated by the development, it will contribute to the cumulative impact on existing local green space, most specifically through the need for green space improvements. The estimated cost of mitigating this impact is £17,870.

The applicants have asked for the development to be considered under the current Market Recovery Scheme and thus agree to the conditions regarding making a substantial start on the development within 2 years of the date of any planning permission granted. Appropriate clauses securing the substantial start and reflecting the market recovery conditions will be reflected in the Section 106 Agreement being prepared. The applicants will thus benefit from a 50% reduction due to the site being brownfield land.

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

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

*a. Libraries mitigation £6,132 to be allocated to the provision of improved library facilities in the area (central)*

*b. Playing pitches mitigation £32,416 to be allocated to the provision of improved playing pitch facilities in the Drake sub-area, as identified in the Playing Pitch Strategy*

*c. Local Green Space mitigation £17,870 to be allocated to the provision of improved green space in the area*

In conclusion, developer contributions of £56,418 are sought to mitigate the adverse local infrastructure impacts of the proposal.

### **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 £302,190 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.

### **Equalities & Diversities issues**

There are no new issues to be considered here; no negative impact is perceived to any group in respect of equality.

### **Conclusions**

As with the application granted permission last year, the case for retaining the employment use at the site is quite weak given that it is accepted that the city already has an adequate supply of employment land and that general industrial use in this area is not compatible with the dominant surrounding use which is residential.

The Development Guidelines Supplementary Planning Document states that purpose-built student accommodation in the form of cluster flats and studio development, in accessible locations, with on-site management staffing, relieves the pressure on family-sized dwellings in popular locations such as Mutley and Greenbank and reduces the need for students to commute by car. It is considered that the proposals fulfill these aims.

It is considered also that the proposal would provide a contemporary student housing scheme with a design solution that is appropriate to its surroundings. The standard of accommodation proposed is acceptable and the site is within easy walking distance of the University / Art College, public transport and city centre facilities. The application is therefore recommended for approval, subject to conditions and the satisfactory completion of a Section 106 legal Agreement, with delegated authority sought to refuse the application if the Section 106 Agreement is not signed by 05 September 2012.

### **Recommendation**

In respect of the application dated **08/06/2012** and the submitted drawings 865-10, 865-3, 865-12C, 865-25D, 865-26B, 865-22C, 865-21E and accompanying Design and Access Statement, Transport Statement, Energy Report, Ecology Report and Contaminated Land Assessment, it is recommended to: **Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 05 September 2012**

### **Conditions**

#### **DEVELOPMENT TO COMMENCE WITHIN 2 YEARS**

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

#### **Reason:**

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004, and due to concessions in Planning Obligation contributions/requirements under Plymouth's temporary Market Recovery measures.

#### **APPROVED PLANS**

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 865-10, 865-3, 865-12C, 865-25D, 865-26B, 865-22C, 865-21E.

#### **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 BOUNDARY TREATMENT

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

#### Reason:

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

#### LAND QUALITY

(4) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 5 to 7 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 8 has been complied with in relation to that contamination.

#### Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### SITE CHARACTERISATION

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

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

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological 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 II'.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SUBMISSION OF REMEDIATION SCHEME

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

(7) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in the replaced 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 policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### REPORTING OF UNEXPECTED CONTAMINATION

(8) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 5, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 6, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

#### Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### BIODIVERSITY

(9) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall incorporate six self-contained lbstock (or similar) swift boxes into the fabric of the proposed northern elevation. These must be installed at the level of the eaves, at least 5 metres above the ground and in groups of three (as swifts nest in colonies).

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

#### EXTERNAL MATERIALS

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

#### Reason:

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



#### STUDENT USE RESTRICTION

(11) The units of residential accommodation within the buildings shall only be occupied by students in full-time education, by a warden (who may not be in full-time education), by delegates attending conferences or courses during vacation periods (no such delegate shall occupy the premises for more than four weeks in any calendar year), or any registered student of any college or university within the Plymouth City boundary, provided that the student is studying a for a qualification at Higher Education level on a course that satisfies the criteria on eligibility for council tax exemption for student occupation of premises that is in force at the date of this planning permission, or any future such criteria as apply from time to time and for no other purpose.

#### Reason:

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

#### MANAGEMENT ARRANGEMENTS

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

#### Reason:

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

#### CODE OF PRACTICE DURING CONSTRUCTION

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

#### Reason:

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

#### ACCESS

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



Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## PEDESTRIAN/CYCLE ACCESS

(15) The building shall not be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with the approved plans.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007

## REINSTATEMENT OF FOOTWAY

(16) The development shall not be occupied 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 Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

## CYCLE STORAGE

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

Reason:

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

## GREEN STAFF TRAVEL PLAN DETAILS

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

- The provision of secure and convenient cycle parking facilities
- The provision of shower and changing facilities for staff
- Measures to regulate the management and use of car parking areas to be permitted
- The appointment of a suitable on-site co-ordinator to monitor and record occupiers' progress in meeting the objectives of the plan. An initial survey of staff travel patterns to/from the site shall be carried out and the results, together with proposed targets for staff cycle and public transport usage and car sharing, submitted to the Local Planning Authority within six months of the development opening for trade. A report shall be submitted to the Local Planning Authority every two years monitoring the progress of the plan and achievement of the identified targets

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

Reason:

The Local Planning Authority considers that 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 Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### CLOSURE OF EXISTING ACCESS

(19) The development shall not be brought into use until the existing access to the site has been permanently closed in accordance with details previously agreed in writing with the Local Planning Authority.

Reason:

In the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### INFORMATIVE - DETAILS OF THE MANAGEMENT ARRANGEMENTS

(1) The applicant is hereby advised that the management details to be submitted and agreed under condition 12 should comprise the following elements:

1 At all times to restrict the occupation of the property to bona-fide students who are currently undertaking full time education, a warden who may not be in full-time education and delegates attending conferences or courses during the vacations, or any registered student of any college or university within the Plymouth City boundary, provided that the student is studying a for a qualification at Higher Education level on a course that satisfies the criteria on eligibility for council tax exemption for student occupation of premises that is in force at the date of this planning permission, or any future such criteria as apply from time to time.

2 To employ a warden who is resident at the property.

3 To include in any tenancy agreement between the owners and student tenant terms which clearly state the expected standard of conduct including the need to have due consideration to the amenities of the nearby properties and that failure to comply with those requirements may result in the termination of the tenancy and the form of such a tenancy agreement shall be supplied to the Council on request. Each tenancy agreement must contain advice that the Berkley Square car park must not be used by tenants or visitors for car parking or dropping off purposes.

4 To circulate to all premises adjoining the property annually with details of the name, address and telephone number of the person responsible for the management of the property.

5 The owners shall impose on the person responsible for the management of the property; a strict timescale to include an investigation of any complaint within twenty four hours and a written response within five working days and shall take such steps as are necessary to ensure that the timescale is adhered to.

6 Details of the proposed arrivals/departures procedures. The applicant is encouraged to open and to maintain a dialogue with future residents, to ensure that any issues which might arise with day to day running of the building, hereby approved, are adequately addressed in a reasonable time.

### INFORMATIVE - CODE OF PRACTICE

(2) The management plan required by condition 13 shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web-pages, and shall include sections on the following:

- a. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information;
- b. Construction traffic routes, timing of lorry movements, weight limitations on routes, initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, wheel wash facilities, access points, hours of deliveries, numbers and types of vehicles, and construction traffic parking; and
- c. Hours of site operation, dust suppression measures, and noise limitation measures.

### INFORMATIVE - RESIDENT PERMIT PARKING ZONE

(3) The applicant is advised that the development lies within a Resident Parking Permit scheme which is currently over-subscribed. As such the development will be excluded from obtaining permits and visitor tickets for use within the scheme.

### INFORMATIVE - SECTION 278 AGREEMENT

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

### INFORMATIVE - PUBLIC HIGHWAY WORKS

(5) This planning permission does not authorise the applicant to carry out works within the publicly-maintained highway. The applicant should contact Plymouth Transport and Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority and an appropriate Permit must be obtained before works commence.

### INFORMATIVE - ACCESS RIGHTS

(6) The applicant is advised that no part of Highway will be extinguished until such time that all existing access rights are resolved. Any necessary agreements must be provided in writing before the Highway Authority will support an application to extinguish the Highway.

**Statement of Reasons for Approval and Relevant Policies**

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

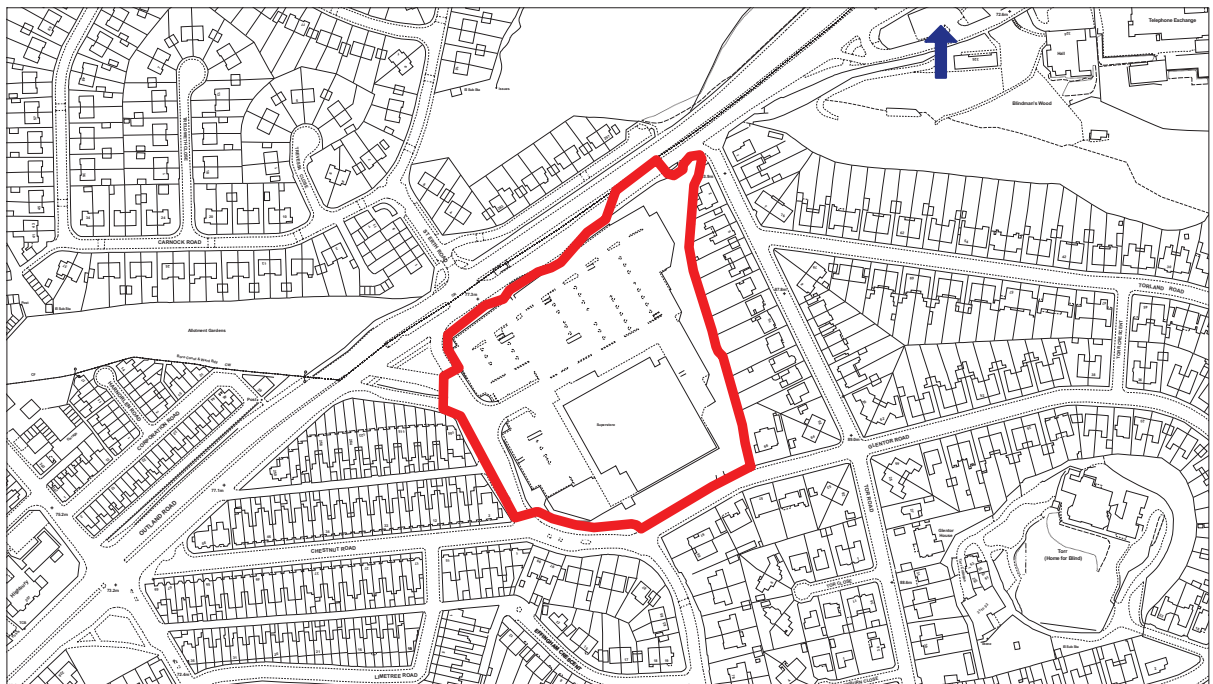
- CS28 - Local Transport Consideration
- CS32 - Designing out Crime
- CS33 - Community Benefits/Planning Obligation
- CS34 - Planning Application Consideration
- CS19 - Wildlife
- CS20 - Resource Use
- CS22 - Pollution
- CS05 - Development of Existing Sites
- CS01 - Sustainable Linked Communities
- CS02 - Design
- CS15 - Housing Provision
- SPDI - Development Guidelines
- NPPF - National Planning Policy Framework March 2012

# PLANNING APPLICATION REPORT



**ITEM: 2**

<b>Application Number:</b>	12/00515/FUL
<b>Applicant:</b>	WM Morrison Supermarkets Plc
<b>Description of Application:</b>	1,415sqm extension to food store, including decked car park and access works
<b>Type of Application:</b>	Full Application
<b>Site Address:</b>	282 OUTLAND ROAD PLYMOUTH
<b>Ward:</b>	Peverell
<b>Valid Date of Application:</b>	23/03/2012
<b>8/13 Week Date:</b>	<b>22/06/2012</b>
<b>Decision Category:</b>	Major - 5 or more Letters of Representation received
<b>Case Officer :</b>	Jeremy Guise
<b>Recommendation:</b>	Refuse
<b>Click for Application Documents:</b>	<a href="http://www.plymouth.gov.uk">www.plymouth.gov.uk</a>



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## **Site Description**

The application site comprises an area of approximately 2.4 hectares fronting onto Outland Road on the edge of the Peverell/Beacon Park area of the city. Formerly the site of 'Farleys Rusk' factory and a 'Safeway' supermarket, it is currently it is occupied by a Morrisons food store, associated customer parking, servicing and landscaping. The store building occupies the south eastern and central parts of the site with customer parking located to the north, between the store building and Outland Road, and on the western part of the site, adjacent to Tor Lane. Shared vehicular access, for customers and delivery Lorries, is from Tor Lane.

There is a row of tall leylandi trees along the eastern boundary, which screens the property from residential property in Tor Road to the east, and rows of much smaller trees, planted as part of the original landscape strategy in the car park. These trees are protected by a group Tree Preservation Order (TPO No 271 and 209). Levels fall within the site from east to west (approximately 5m) and from south to north (approximately 2m) in accordance with the surrounding topography.

The existing store building is essentially a flat roofed structure, but this is disguised by an element of roof plane, all around and on the conspicuous higher parts of the building, so that it appears, when viewed from ground level, as a pitched roofed building with decorative arches and an entrance portico.

The character of the surrounding area is dominated by Outland Road (A386), a dual carriageway which forms one of the main arterial route ways into the city. It leads from the Manadon traffic junction towards the city centre passing the 'Life Centre', a major leisure complex, Plymouth Argyle football ground, a 'park and ride' facility at Milehouse; and North Cross traffic intersections en-route to the city centre. Manadon junction is one of the busiest traffic junctions in the city. It is the point where traffic from the north of the city, Tavistock and Dartmoor communities is joined by traffic from the A38 'Expressway', the main east west route way through the city, and 'funnelled' into a major suburban road. Westbound traffic travels up from the junction, decelerating on its approach to the signalised junction, where it queues and filters into Tor Lane, a significant suburban link road to the south west. The store is located on the corner of this junction. The road network in the area is busy with traffic at most times of the day and evening. A bus stop and 'pelican' pedestrian crossing, immediately to the north of the store, provides non motorists with some access to the store and wider area. It is supplemented by another stop for northbound bus passengers on the opposite side of Outland Road and bus stops either side of Tor Lane for bus passengers travelling in east/west directions.

The area around the site is completely residential in character. On the opposite side of Tor Lane, and in Chestnut Road to the west, are larger Edwardian/ Victorian terraces. Houses in Glentor to the south; Tor Road to the east and facing Outland Road, and in St Erth Road to the north, are a mixture of detached and semi detached houses in reasonable sized plots, dating from the middle of the last century.

## **Proposal Description**

Full planning permission is sought for a 1,415sqm extension to the Morrisons food store including decked car park and access works.



Plans show the proposed store extended on the northern elevation, towards Outland Road, with a new glazed/wood clad entrance. The flat roofed front extension is shown with an overhanging roof supported on columns and would give the resultant store a modern appearance very different from the existing. However, the proposed extension would encroach upon the existing parking area, manoeuvring and customer drop off /loading would be lost. In order to ensure that there is not a net overall loss in the number of parking spaces, it is proposed to provide a decked car park on the north eastern part of the site, between the extended store and Outland Road.

The decked car park would provide 12 parking spaces, replacing in exact number those lost to the store extension, on two levels; with the upper level would be accessed via a ramp in the north west corner of the site. Several rows of TPO protected trees, planted when the store was first built, to provide landscaping for the surface car park, would have to be removed to create space for the proposed decked car park. To compensate for this loss, and provide some screening for the decked car park when viewed from Outland Road, the south western corner of the car park is chamfered with a 'Green living wall' feature. This is shown in the axonometric drawings that accompany the application with the corporate 'Morrisons' logo picked out in vegetation. A pedestrian access from the upper deck to the store entrance is shown provided in a 'circulation tower'.

The proposal includes two significant changes to the vehicular access to the site. Currently all vehicular traffic to the site, for staff, customers and delivery lorries, is off Tor lane. This application proposes alterations to the Tor Lane access, replacing the turning with a mini roundabout, and the provision of a new slip road direct off Outland Road. The slip road would provide westbound traffic using Outland Road with the option of an alternative entrance. All traffic would still have to exit the site via Tor Lane.

The proposal involves some minor changes to the internal parking demarcation to increase the on site vehicle queuing capacity at the access and a slight reduction in the overall number of spaces suitable for use by people with disabilities.

In the Design and Access statement that is submitted with the application, the applicant's agents state that the main reasons for the proposed extension is to:

- increase internal sales floor space to meet customer demand
- provide additional car parking to mitigate for that lost
- improve customer access to the site from Outland Road

The agents state: "The proposed extensions seek to minimize any potential impact on the existing amenity currently enjoyed by the occupiers of the adjacent residential property. The striking contemporary design will rejuvenate renewed interest in the store itself and will be regarded as a significant enhancement to this area as an existing retail destination."

The application is accompanied by: Geo-Environmental Desk Study; Tree Report; Design & Access Statement; Energy Statement; Transport Statement; Travel Plan; flood Risk Assessment; Retail Planning Statement; and Acoustic assessment of noise from refrigeration/air conditioning plant.

**Pre-Application Enquiry**

Two formal Development Enquiry Service (DES) requests have been made:

**Early 2011** Morrison's were asked to consider relocation, involving rebuild, of the store to the northern part of the site to improve the appearance along Outland Road, an important gateway corridor into the city; to segregate deliveries/servicing from customer parking and to provide better natural light for the café. Rejected due to difficulty in maintaining trading during construction period

**Late 2011**, Morrisons reported that options for rebuilding the store on the Outland Road frontage of the site and separating the customer and delivery traffic had been considered, but had been rejected as too expensive. The scheme for a decked car park on the front, with appearance mitigated by a 'green wall', and alterations to the access arrangements was re-tabled. Reservations were reiterated and the applicant's advised to undertake a design consultation with the South West Design Panel.

**South West Design Panel** – Considered the pre-application proposal in November 2011 (note: the scheme was similar, but not exactly the same as the application submission). The Panel stated:

*We have no problem with a frontage extension of this store. We see the need for upgrading and we welcome your wish to modernise the appearance of the building.*

*The only alternative option appears to be redevelopment of the whole site. While you did not present this option in detail, we were sceptical that a street frontage solution would bring significant advantage in urban design terms. The Panel considers that a store set back behind a landscaped parking area is acceptable.*

*The extension approach brings the challenge of accommodating a commensurate increase in parking within a finite site and it is here the Panel would like to focus its guidance.*

*A partial deck will have an impact onto Outland Road and surroundings and it is worth taking considerable care to make the deck unobtrusive. You rightly seek 'to minimise its coverage of the front elevation of the building' but currently the deck seems to be sited arbitrarily and has an abrupt relationship to the store and the road. It is as if the deck had been plonked down, and the corner, particularly, obtrudes.*

*There are a number of ways you might mitigate this. However, we would encourage you to step back and consider the deck afresh as an opportunity not a problem. A square store need not necessarily adjoin a rectilinear deck. An imaginative approach working with the landscape, finessing ground levels, and respecting the road and the store could yield a design that would add interest to Outland Road and give your enlarged store more visual appeal.*



*We'd like you to free the geometry of the deck, firstly by relating its eastern edge more closely to the line of the quarry bank, and secondly by reconfiguring its western edge so that the plan of the deck assumes an 'L', or triangle, or grand-piano shape, with its base against part of the frontage of the store, and the pointed end of the deck, coming closer to, or right up to, the road frontage, where the level of the road is already rising. The entrance from Outland Road could sinuously follow a contour on the bank rather than bridge a gap and indeed might be combined with the up/down ramp. This freer geometry would help to reduce the impact of the deck on Outland Road, and give a more open view from the road towards the main frontage of the store.*

*An upper storey could even create further opportunities for the deck by reducing the footprint of the front extension. The upper floor could come to life with a café with views out and in. There could be a two-level entrance hall (and, we hope, a more generous staircase down to the trading floor).*

*If this approach requires the loss of more trees, then we'd suggest it would be acceptable to offset this by more planting on the Outland Road edge and in the parking areas. Planting on the upper deck is perfectly feasible, indeed we'd prefer to see plants growing from above and below to a green wall which would involve heavy maintenance (and would be unsightly if abandoned). A hole in the deck would make the lower level less oppressive and better ventilated.*

*The radical approach we suggest should lead to a scheme that looks pleasing and feels inevitable.*

### **Relevant Planning History**

The site has an extensive planning history (35 applications since 1974). Some predate the current supermarket use and others relate to signage and minor applications. The following are considered relevant:-

- Ref: 00/00379/FUL - Single storey side extension to retail sales area provide an additional 585 sq. metres of retail sales floor space. A total of 31 existing customer parking spaces will be lost. An additional 50 people will be employed. Granted subject to conditions Oct 2001
- Ref: 99/01067/FUL - Alterations to covered unloading bay area (amendment to previously approved scheme)
- Ref: 98/00780/FUL - Variation of Cond.13 & 14 of Notice No.643/90 to now permit Sun. trading & Sun. deliveries, revised (shorter) delivery hours Mon-Sat, alterations to enclose & landscape service yard, additional landscaping Approved Nov 1998
- Ref: 96/00743/FUL - Vary Condition 13 and 14 of Notice No. 0643/90 to now permit Sunday trading and Sunday deliveries, revised (shorter) delivery hours Monday-Saturday; alterations to increase height of boundary walls an Refused Dec 1996
- Ref: 96/00742/FUL - Variation of Cond.13 and 14 of Notice No.643/90 to now permit Sun. trading and Sun. deliveries, revised (shorter) delivery hours Mon-Sat, alterations to enclose and landscape service yard, and off site Withdrawn Dec 1996
- Ref: 93/00143/FUL - Variation of condition 13 of Notice ref NO.643/90 to allow for Sunday trading Granted Jun 1993

- Ref: 91/01241/REM - New access and highway improvements in connection with the outline permission Ref.0643/90 (dated Apr 1991). Granted Feb 1997
- Ref: 91/01372/REM - Erection of superstore with associated parking and service areas (approval of reserved matters) GRANTED Jan 1992
- Ref: 90/00643/OUT - outline application to develop industrial site by erection of a retail shop (47,050sqft) with car parking new access and highway improvements. GRANTED Jul 1990

### **Consultation Responses**

**Police Architectural Liaison Officer (PALO)** – The Devon and Cornwall Constabulary are not in a position to comment on this application at the present time due to the lack of information provided by the applicant. No mention can be found in this application on how the applicant proposes to comply with Council's Core Strategy Policy CS 32- Designing Out Crime.

At pre application discussions, concerns were raised over the proposed decked car parking. It was felt that this would be vulnerable to crime and anti social behaviour given its close proximity to the main road. Devon and Cornwall Constabulary would like to see the applicant give consideration to this by providing adequate lighting, CCTV linked to the stores main site and barriers placed at the entrance to the car park access routes, which can be closed off when the store closes. This will deter 'boy racers' and other such antisocial behaviour which could take place in this car parking area.

**Highways Agency** – Having considered the documentation supporting the planning application, it is apparent that the applicant has not considered the likely impact of the development on the operation of the Strategic Road Network. Given the site's close proximity to a sensitive junction on the A38(T), the Agency requires further information in this respect such that the acceptability or otherwise of the proposals can be considered.

In view of the above, an Article 25 Direction has been issued preventing the grant of planning permission for a period of 6 months to allow the applicant time to submit the necessary information.

In response to this consultation response, the Highways Agency has been provided with further information by the applicant's transport consultants. The Agency has confirmed, on 1 August 2012, that they are now content with the proposed additional traffic generation from the proposed store but remain concerned with access arrangements - and therefore maintain the Article 25 direction. They are seeking a 'Road Safety Audit'.

**Highway Authority** – The Highway Authority is unable to support the current proposal for the extension and intensification in the use of Morison Supermarket on Outland Road.

The proposal would extend the store into the car park, and would necessitate the provision of a two-storey decked car park at the front of the store to make up for the area of car parking lost by extending the building, but no overall additional car parking is being offered to serve the extension to the store.

At pre-application stage it was suggested that the new entrance into the car park directly from Outland Road (A386) be formed as a ramp. However, this application proposes direct access from Outland Road into the ground floor car park, without any of the essential provision for cars stacking and queuing. All vehicles would arrive at the ground floor and circulate around the car park looking for a parking space, which would give rise to an increased level of congestion at ground floor level. It is likely that cars would only go up to the upper deck if they could not find a parking space at ground level, which would add to any congestion, competition and parking demand on the ground floor, which in turn could cause further queuing and stacking. It is considered that the proposed new in only entrance from Outland Road would cause congestion and queuing, which could give rise to cars backing up and stacking at a point where forward visibility is liable to be poor. It could cause queues stretching back to the close by off-slip from the busy Manadon Interchange, which is directly linked to the Parkway Trunk Road, creating potential hazards and danger, particularly during times of peak demand and seasonal uplift. The proposed access from Outland Road is considered unsatisfactory.

Contrary to the pre-application advice provided, the proposal shows alterations to the vehicular entrance and exit to the store on Tor Lane, by changing a standard priority road junction to a mini-roundabout. Modelling has been carried out in support of the proposed mini-roundabout but is not considered to be sufficiently robust to be relied upon. It is considered liable to overestimate the capacity of the junctions, and underestimate the likely detriment on the road network.

There are two causes of queuing and congestion on the highway in the vicinity of the supermarket entrance/exit on Tor Lane: congestion within the supermarket car park, and the at times lengthy queues on Tor Lane at the junction of Outland Road traffic signals. Neither would be resolved by the provision of a mini-roundabout which would simply redistribute existing and additional delays and queues.

The proposal shows a new and additional right turn lane within the car park. This, would assist the flow of traffic entering the popular and busy small side car park at the southwest corner of the site, and reduce the incidence of blocking that currently occurs there. The proposed additional new right turn traffic lane (coupled with a yellow box junction) would provide a short stacking lane which would help to ease the current congestion for cars entering the site. However, although helpful, it is not clear that this would be sufficient to deal with both the existing and increased demand associated with the extension of the store.

During busy traffic periods, traffic queuing on Tor Lane waiting to turn left and right at the traffic signals onto Outland Road, can often be seen to block and prevent traffic from leaving the supermarket site, and turning right out of the site onto Tor Lane, toward Outland Road. This queuing at the signals during periods of peak demand is one of the main causes of the congestion within the vicinity of the site entrance/exits. There is no reserve capacity that might be utilized within in the signalised junction to help reduce the length of the queue there.

The traffic signal controlled corridor of Outland Road runs on a program known as SCOOT (Split, Cycle and Offset Optimisation Technique). SCOOT coordinates and maximizes efficiency by synchronizing signals on the Outland Road (A386) corridor to intelligently respond to demand fluctuations. During the green period vehicles discharge from the stop-line at the validated saturation flow rate. Therefore any restrictions of the flow of traffic turning right from Outland Road onto Tor Lane is likely to result in a detrimental impact on the safe flow of traffic on the major strategic transport corridor of Outland Road itself.

The proposed mini-roundabout would change the priority on the local road network and give an unwarranted equal priority to car park exit/entrance to the store, to the disadvantage the safe function of the highway network. It would be likely to result in unnecessary blocking, and invariably result in a detrimental impact to the safe flow of vehicles on Tor Lane and Outland Road, without providing any tangible advantage.

The mini roundabout would transfer some of the congestion currently experienced within the private supermarket car park out onto the highway network of Tor Lane and Outland Road.

The proposed mini roundabout on Tor Lane will give a reduction in queuing capacity for vehicles leaving Tor Lane to enter Outland Road and interrupt the flow of traffic turning right and left from Outland Road into Tor Lane; during busy periods this could cause the roundabout to 'lock up' meaning traffic will not be able to leave Outland Road (into Tor Lane) or Morrison's Car Park freely. The proposed mini-roundabout would restrict and interrupt traffic flows along Tor Lane, adding too existing congestion in peak periods due to a lack of capacity on the network, which would be liable to overspill onto the strategic A386 Outland Road corridor.

**Deliveries.** Due to the aspect and constrained size of the Morrison site there is no dedicated and segregated access and egress for delivery and service vehicles attending the site. Access and egress to the service yard is through the main entrance on Tor Lane and through the small customer car park at the south west corner of the site. The application indicates that currently the store generally has 12 deliveries per day, with up to 50% of those likely to be by large articulated lorries. The application indicates that up to a further 4 deliveries per day would be required to serve the enlarged store, and two of these might be by articulated lorries. So the enlarged store would need to accommodate a total of 14 deliveries overall (including up to 7 by articulated lorry). There is concern that the application has not included details of servicing requirements and failed to demonstrate how the site would manage the additional deliveries without giving rise to potential vehicle conflict and congestion.

Car parking. The car park deck only replaces the parking spaces lost by the extension of the store, and does not additional to support the increase in use. The application also indicates that an additional 40 part time staff would be employed at the enlarged store. However this application proposes to maintain the existing number of car parking spaces, without any additional car parking provision to meet the increased demand associated with the proposed users.

The application acknowledges that the proposed increase in the size of the store would give rise to an associate increase in car parking demand, but argues that the proposed increase in the size of the store would not result in a directly proportional increase in the number of new customers. The application further suggests that as a result of an improved offer, customers would buy more products and spend longer shopping at the store. The proposed enlarge café would also further encourage customers to spend longer at the store.

The increase in the size of the store will undoubtedly attract a pro-rata up-lift in new customers. Demand from new customers, plus demand as a result of customers spending longer in the store and using the cafe, will result in arrival and departure times overlapping more frequently and for longer periods. Additionally the application indicates that the increase in the size of the store would also result in an increase of 40 new part time staff employed at the store; this in addition to the existing 123 full time staff and 247 part time staff employed at the store. However, this application does not offer any increase in the number of car parking spaces to support the extension of the store. In this regard the proposal is considered to make an inadequate contribution to off-street car parking.

In conclusion, the proposed extension of the store would increase the number of customers, the associated number of vehicle trips, and the demand for car parking. The proposed new entrance from Outland Road is unsatisfactory; once in the site all vehicles would have leave via Tor Lane, and yet the proposal fails to make any provision to increase the vehicle capacity on Tor Lane and the signalised junction of Outland Road (A386). The proposal would fail to provide any satisfactory form of mitigation to meet the additional demand that would be generated by the enlarged store, and make an already poor situation during peak demands very much worse. The proposed mini-roundabout would not make up for the short fall in the capacity of signalized junction, but would simply unnecessarily displace congestion and a greater potential for conflict onto Tor Lane, to the detriment of the free flow of traffic and public safety on the highway.

The Highway Authority objects to the proposed alterations to the public road network. They are considered to be detrimental to highway safety and the free flow of traffic on the public highway. In view of this it recommends that the application be refused for the following reasons: overall unsatisfactory layout; insufficient car parking contribution to support the resultant increased parking demand; unnecessary interference with the free flow of traffic on the local highway network by the provision of a mini-roundabout to the detriment of highway safety and potential traffic flows on Tor Lane and Outland Road (A386); for giving rise to conditions likely to cause congestion, potential queuing, and danger on Outland Road in the westerly bound traffic lanes resulting from the proposed unsuitable new entrance into the supermarket car park. The proposal is considered to be contrary to policy guidance and Policies CS28 and CS34, and the policy intention to secure acceptable impacts on others and the environment.

**Public Protection Service** – overall recommendation for the above application: ‘no objection to the proposed development, subject to conditions’.

As the applicant is stating that there is no alteration to trading hours or car park volume, the noise impact of either of these is negligible. Since submission, the applicants have supplied an addendum noise report that demonstrates that there will be no adverse noise impact upon the residential properties in Tor Road.

Having reviewed the Geotechnics Geo-environmental Desk Study that has been submitted with the application, PPS has concerns that the risks from contamination have not been fully addressed and considered. They are satisfied, however, that a remedial solution would be viable, should it be necessary, and therefore recommend conditions requiring the applicant to submit additional land quality information prior to commencement of the approved development.

Their concerns relate principally to the assumption that any contamination would have been dealt with during the construction of the Supermarket, without any supporting evidence. It is appropriate in the absence of evidence to the contrary to take a precautionary approach to land quality assessment. It would be acceptable to submit any assessments carried out during the construction of the Supermarket, however, if this information is not available they would require more substantial evidence than the assumptions presented in the above named report.

In addition they notice in section 4.1 Historical Site Usage that ponds and a leat are identified. Consideration should be given to whether or not there is a potential gas risk if these areas have been infilled.

### **Representations**

Surrounding neighbours have been notified of the application and two site notices posted. This has resulted in receipt of 18 letters of representation (LORs) including one from a local ward councillor and one that includes a 13-signature petition.

The comments and objections can be summarised as follows:



### Overdevelopment of Outland Road store

A bigger store will attract more customers, which will harm other local shopping areas. The store is already enormous and takes ages to walk around which for a good proportion of customers is very tiring. They already keep vast stocks, so it seems unnecessary to create so much extra space. It will cause disruption to customers whilst work is going on. Not sure where customers will park during construction. The additional retail area will increase customer volume and on site parking problems.

The proposed ramp would add extra component to heavy traffic flowed on southbound carriageway of Outland Road - creating a constant queue and bottleneck near a busy junction and traffic lights.

In principle, no general objection to imaginative and creative expansion works at supermarkets or anywhere else, but wonder if the proposal at Morrisons in Outland Road is the right development in the right place. Concerns as to its possible, added, detrimental effects on the residential locality.

### Traffic/congestion

This is a residential area that should not be subjected to more traffic. Object strongly the proposed new access will cause serious disruption to traffic using Outland Road which is already a very busy commuter route to the city centre, the existing access already causes serious problems on Tor Lane so access off Outland Road would cause tailbacks.

The proposal will add more congestion to the area. The proposed ramp would add extra component to heavy traffic flowed on southbound carriageway of Outland Road - creating a constant queue and bottleneck near a busy junction and traffic lights. The proposal will put pressure on the site's only exit on Tor Lane making it more hazardous than it is at present to through traffic and pedestrians.

The proposed roundabout will cause more traffic problems and cause gridlock on the junction of Tor Lane and Outland Road. The proposed application lacks detail on promoting the green agenda, failing to encourage local trade customers to walk, by not providing better crossing facilities.

The roundabout may solve existing problems with regard to egress but create others. Tor Lane, especially to northbound traffic, becomes congested at peak times and holidays.

There is no pedestrian crossing to get across Tor Lane. It is already the site of near-misses and collisions.

Increased difficulty in accessing with mobility scooters.

### Appearance

The large 'green frame' that will exist next to the entrance is unbelievably unsightly and it is questioned why it exists and why it is as bright and ugly. A two storey car park is an eyesore not suitable for a residential area.

Live next to the car park - hope no lights will be left on overnight as they will disrupt sleeping. Also would like to see low emissions and much of the lighting is unnecessary anyway.

It appears that the existing tree screening is to be removed which at the moment helps to reduce the noises from the existing car park. These trees are also shelter for various types of birdlife and the loss would have a serious impact on the wildlife in the area. The trees have matured nicely in the car park - object to the removal of any.

### Noise and adverse impact on the amenity of local residents

This store has been a nuisance to many residents of the surrounding areas who have lost their quality of life from this store - for example over-turning a council decision for not allowing it to open on Sundays. The next move will be to open longer, and in this respect, concerned that once the raised car park is in place it will end up getting bigger and turning into a multi-story car park.

The applicant has failed to show that the ramp leading to the raised car park will not cause disturbance to local residents, such as at night time. Will headlamps be shining in to local properties during darker evenings? The proposed ramp to the upper tier is immediately behind houses and the effect of car alarms, headlights and normal car noises, car fumes would result in serious disruption. The tiered parking area would cause serious loss of privacy, overlooking bedrooms and gardens.

Residents are troubled by the noise from traffic using Tor Lane. Further work is required to determine the impact of the expansion of the store on traffic levels and whether additional traffic calming measures should be introduced.

The levels of noise and movement of vehicles using the service yard is concerning, especially the emptying of large metal rubbish containers. The expansion of the site will exacerbate these problems.

In addition to road traffic noise, residents have to endure high levels of additional noise seven days a week. Though there may be overlapping Environmental Services concerns, these issues can only worsen as the store becomes busier. The main sources of noise are as follows:

- a) Delivery vehicles' compressors in the loading bay.
- b) Reversing alarms as these vehicles manoeuvre. This can often take some time and can only be made worse if the yard is cluttered with bulky stored items. Storing goods and equipment in this way is a breach of condition 7, as laid down by the Planning Inspector, with reference to application no 98/0780, May 1999.
- c) Movement of pallet trucks etc. across hard surfaces during unloading and outside of unloading times.
- d) Operation of forklift trucks and use of the horn.
- e) Security alarms, often from customers' vehicles.



- f) Collection and delivery of commercial waste skips. This is an extremely noisy activity. By their nature and enclosed design these skips, especially when empty and subject to impact, reverberate and emit high levels of noise over a wide area.
- g) At 0500 hours, the hum and throb of noise from what appears to be a fan switching on, probably located on the roof of the Glentor Road side of the store.

### Litter

Since the opening of the store, the area has been affected by increasing amounts of carelessly discarded paper and plastic products. There can be no doubt that much of this originates in Morrisons because their name is written on it. If the store expands, litter will inevitably increase. Whilst acknowledging that Morrisons are not directly responsible for this anti-social behaviour, sensibly located litter bins around the site would be helpful.

### **Analysis**

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

The key issues in this case are:

- The principle of a retail extension to this store (Policies CS01, CS07 and CS08 of the adopted Core Strategy)
- The design and appearance of the proposed extension (Policies CS02, CS20, CS22, CS32 and C34 of the adopted Core Strategy, and the adopted Design Supplementary Planning Document)
- Adequacy of access and parking arrangements (Policies CS28 and C34 of the adopted Core Strategy)
- Loss of TPO protected trees (Policy CS18 of the adopted Core Strategy)
- Impact on the amenities of neighbouring properties (Policy CS34 of the adopted Core Strategy)
- Measures to off set the impact of the development (Policy CS33 of the adopted Core Strategy, and the adopted Planning Obligations and Affordable Housing SPD)

The application is also considered in the light of the National Planning Policy Framework 2012.

### **The principle of a retail extension to this store**

Policies CS01 (Development of Sustainable Linked Communities); CS07 (Plymouth Retail Hierarchy) and CS08 (Retail development considerations) are relevant to the assessment of the principle of retail extension to this supermarket.

Policy CS01 sets the overall framework for a plan led system, Policy CS07 sets out the hierarchy of district centres, local centres and retail parks whilst Policy CS08, the most relevant to this application sets out the retail development considerations.

Policy CS08 (Retail Development Considerations) states:

*The Council will enable the enhancement of consumer choice and strengthening of the vitality, viability and accessibility of the district / local centres by supporting new retail development which;*

- 1. Supports the delivery of the spatial planning vision and strategy as set out in this Core Strategy.*
- 2. in relation to development on the edge of district or local centres, or out-of-centre locations, meets a proven need.*
- 3. is appropriate in scale and function to its location.*
- 4. Is fully integrated with the existing shopping area, except in the case of new centres where these are proposed.*
- 5. Complies with the sequential approach to site selection, which prioritises development in existing centres, then edge-of-centre sites, and only then out-of-centre sites which are accessible by a choice of means of transport.*
- 6. Will not have an unacceptable adverse impact, including cumulative impact, on the vitality and viability of the City Centre and surrounding district and local centres.*
- 7. Helps maintain and develop the range of shops to meet the needs of the local community within the centre.*

The proposal is for a 1,415 square metre retail extension to an existing store. It is an extension to a stand-alone store that is not located in any of the shopping centres. Morrisons claim the existing store is 'overtrading' as evidenced by complaints they receive about aisle width and pressure on the car park. They also state that the extension will provide a better shopping experience leading to increased spend from existing customers, rather than an increase in customers.

The claim about overtrading is accepted. There is an acknowledged shortfall in food retail provision in the west of the city which is reflected in the Core Strategy policies on the proposed new centres are Derriford and Western Mill. However, these 'planned' increases in retail capacity, along with the expanded Tesco at Transit Way (currently under construction), need to be taken into account before any conclusion can be reached that the proposed extension to Morrisons would not adversely impact on the retail hierarchy.

Your officers are satisfied with the applicant's assertion that the extension will not jeopardise Plymouth's retail hierarchy, or the Derriford District Centre. Consequently there is no, in principle, objection to the proposed extension on retail hierarchy grounds.

#### **The design and appearance of the proposed extension**

Policies CS02 (Design), CS32 (Designing Out Crime), & CS34 (Planning Application Considerations) are relevant to the assessment of the design and appearance of the proposed development.

Policy CS02 (Design) states:

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

*New development should also:*

- 1. Promote the image of the city, thorough enhancement of international, city and local gateway locations and key approach corridors.*
- 2. Promote important local and longer –distance views.*
- 3. Contribute positively to an area's identity and heritage in terms of scale, density, layout and access.*
- 4. Be flexible to respond to future social, technological and economic needs.*
- 5. Be easy to get to and move through and around , providing recognisable routes , interchanges and landmarks that are well connected to public transport , community facilities and services of individual communities and neighbourhoods in the city.*
- 6. Have public and private spaces that are safe, attractive, easily distinguished, and accessible and complement the built form.*
- 7. Incorporate car parking that is integrated with the existing public realm and other pedestrian and cycle routes.*
- 8. Ensure a balanced mix of uses that work together and encourage sustainable living.*
- 9. Provide active ground floor frontages where located in the City Centre, local or district centres.*
- 10. Be accessible to all users*
- 11. Be safe, uncluttered, varied and attractive.*

Outland Road (A386) is one of the main arterial route ways into and out of the city. The set back of the existing store building from the frontage is, along with the shared customer/delivery vehicle arrangements, seen as the main urban design weakness of the current layout. The store lacks frontage presence and the shared access is less than ideal in terms of safety. At the pre-application stage, the applicants were asked to consider redeveloping the whole site: relocating the building to the front and segregating the delivery/serve traffic from the customer traffic. They have considered this suggestion, but concluded that it would be too expensive. In the current application they have reverted to their original idea of extending the store to the front, adding a decked car park - to compensate for the loss of parking - and remodelling the store (NB the folksy clock tower is seen as passé and part of the old Safeway corporate image). The proposal involves loss of TPO protected trees on site and off-site street trees. In order to minimise the impact of the proposed structure and mitigate for the loss of the trees, it is proposed to partly 'bury' the lower deck, using the fall in levels, from east to west and to provide a green living wall, chamfered at an angle.

There are strong urban design reservations about this approach. Decked car parks, by the nature of the function they perform, have large openings, lighting and upper decks that elevate vehicles, and amplify noise. The scope for screening the appearance by using the difference in levels is would be partly successful at the eastern end, although the proposed ramp is of concern. But it is clear that much of the existing mature trees and vegetation will need to be removed to provide for the Outland Road access.

The current proposals significantly erode the existing mature perimeter landscape treatment, with the introduction of the new access from Outland Road, together with the introduction of a decked car park. The proposed development would result in the loss of important trees, both TPO protected trees within the site and trees in the adjacent highway together with landscape planting. These trees and landscape planting make a significant positive contribution to the landscape amenity of the area. This loss increases the visual impact of the surface car park together with opening up views to the proposed decked car park and would adversely affect the appearance of the store and character of the surrounding area, along this gateway approach into city.

The principle of the decked car park is not agreed in this location, as it obscures a large part of the main building frontage and reduces the clear definition of public space and lacks active frontage onto the street. Whilst the use of the green wall system (if it can be successfully established, managed and maintained) could partially reduce its visual impact, it is still considered to have a negative impact to this street corridor particularly when illuminated, as it would need to be for personal security. One significant concern relating to the potential safety and management issues of decked car park, and areas such as the upper deck, ramp and area under deck, where anti-social behaviour or nuisance could arise, including out of hours. Despite requests for further information/ amendments regarding security, this has not been provided and therefore this is a specific reason for refusal.

It is therefore considered that the proposed deck car park by virtue of its height, visual impact and detailing would adversely affect the appearance of the store and character of the surrounding area, along a key approach corridor to the city. As such it would be contrary to Policies CS02 and CS34 of the of the Core Strategy which require proposals to incorporate car parking that is integrated with the existing public realm and the Design SPD, including sections 2.17 to 2.19. The proposed decked car park does not create an active frontage onto the street, which is set out in the Design SPD, including sections 5.7 to 5.9, 5.12 and 6.12.

### **Adequacy of access and parking arrangements**

Policies CS28 (Local Transport Considerations) and CS34 (Planning Application Considerations) of the Core strategy are relevant.

*Policy CS28 - The Council will develop and promote a high quality and sustainable transport system for the city and reduce the need to travel through spatial planning and design , including the following elements (particularly point 4)*

*4. Demand management. Development proposals will be assessed in relation to car parking standards set out in the Council's Car Parking Strategy. These are maximum level of provision fro different types of proposal. These standards will be applied with I n the context of the capacity of the local road network and need to promote the city for economic development, support shopping areas , safeguard residential amenity and ensure highway safety.*

*Policy CS34 - Planning permission will be granted if all relevant considerations are properly addressed. These considerations include whether the development:*

- 8. Provides for safe and satisfactory access and making a contribution to meeting the parking requirement arising from the necessary car use.*

Both the Highways Agency and Highway Authority have set out in some detail in their consultation responses how the proposals give rise to concerns about highway safety, sub-standard access, adequacy of parking, and traffic impacts particularly upon the strategic road network. In these circumstances it is clear that the proposals do not meet the policy requirements set out in policies CS28 and CS34 and that the application is as submitted unacceptable.

Since submission there has been some dialogue with the applicants in relation to highway issues and some clarification of positions has occurred – but views on the acceptability of the proposal remain apart. Furthermore it is not clear that there are amendments that could be made to the scheme to satisfy the Highways Agency and Highway Authority.

### **Loss of protected trees**

When the site was first developed, the car park was laid out in a series of rows interspersed with aisles. With trees planted between the rows of spaces to soften the impact of what would otherwise be a large expanse of tarmac. Some of trees have died, but most have survived and some have tried becoming semi mature part screening the store and softening the impact of the car park as intended. These trees are protected by a Tree Preservation Order (TPO). In the event that this application was to be approved most of the trees, along with three along the Outland Road frontage, adjacent to the proposed ramped access would have to be removed.

Policy CS18 (Plymouth's Green Space) states:

*The Council will protect and support a diverse and multi- functional network of green space and waterscape, through:*

- 4. Using its planning powers to safeguard important trees and hedgerow, and to secure provision for soft landscaping where appropriate, as part of development*

The proposal will result in a significant amount of trees protected by TPO No 271 and 209 being lost. This order was made following the redevelopment of the former Farleys factory site by Morrisons. More of the existing trees fronting Outland Road were lost than should have been due to an error in the site survey. It was therefore considered appropriate to ensure the new landscaping, particularly along the Outland Road frontage was protected for the future. This has now matured well and contributes significantly to the amenity of Outland Road. The area of landscaping on the eastern boundary provides a buffer/screen between the stores parking and the houses behind and again has matured well.

The planting within the existing parking area has also matured but some have been more successful than others. The internal landscaping is not as visible from outside the site, although it is obviously of benefit to those using the store, it could therefore be argued that it has less wider public amenity benefit.

The area of loss that is of most concern are those trees on the Outland Road frontage that will be lost due to the new entrance road and the area of trees to the east that will be affected by the ramp to the upper deck. The loss of protected trees forms another reason for refusal being contrary to CS18.

### **Impact on the amenities of neighbouring properties**

The site is surrounded on all sides by residential property. Policy CS34 (Planning Application Considerations) particularly points 4 and 6 are relevant to consideration of the impact upon neighbouring properties; they state:

*4. Is compatible with its surroundings in terms of style, siting, layout, orientation, visual impact, local context and views, scale, massing height, density, materials and detailing.*

*6. Protects the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.*

However, on three sides, roads separate the site from residential property; it is only on the eastern side where the site adjoins the rear gardens of property in Tor Road. Currently tree screening provides visual screening and absorbs noise from the car park.

### **Section 106 Obligations - measures to offset the impact of the development**

The proposed development would make additional demands upon both local and strategic highway infrastructure. In the absence of proportionate contributions to mitigate the impacts of these demands either existing provisions will be stressed or the wider community will meet the cost. As such the proposal is contrary to Policy CS33 (Community Benefits / Planning obligations) of the adopted Core Strategy and the adopted Planning Obligations and Affordable Housing Supplementary Planning Document.

### **Local Finance Considerations**

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. In this case, the application does not propose housing development and will therefore not generate any New Homes Bonus contributions for the authority. Therefore the development plan and other material considerations, as set out elsewhere in the report, are the only matters to be taken into account in the determination of this application.

### **Equalities & Diversities issues**

The number of spaces capable of being used by people with disabilities is shown reduced slightly from 22 to 20. The number of 'parent and child' spaces also reduced slightly from 20 to 15.



### **Conclusions**

The applicants have made a convincing case that the existing store is 'overtrading' and that the proposed extension can be accommodated within the Plymouth Retail Hierarchy without adverse impact upon the viability of existing and planned local and district shopping centres. But this is only part of the overall planning consideration and it certainly does not provide sufficient justification for allowing overdevelopment of this tight suburban site.

Physically the site is compact and constrained. It is surrounded by established residential property and accessed via one of the major arterial routeways into the city. This proposal fails to demonstrate that adequate access and parking can be provided. The form of development proposed, a decked car park in front of the extended store, involves removal of a significant trees and vegetation and is considered to be contrived and unattractive. There is no overriding imperative to satisfy the existing overtrading situation by allowing this proposal.

### **Recommendation**

In respect of the application dated **23/03/2012** and the submitted drawings PL01; PL02; PL03; PL04; PL05; PL06; PL07; PL08; PL09; PL10; PL11; PL12; PL13; PL14, it is recommended to: **Refuse**

### **Reasons for Refusal**

#### **ADDITIONAL TRAFFIC MOVEMENTS GIVING RISE TO HIGHWAY SAFETY CONCERNS**

(1) The proposed development is likely to result in an increase in the number of vehicular movements taking place at and in the vicinity of the application site. The Local Planning Authority considers that the increase in vehicular movements arising from development would give rise to conditions likely to cause:

- (a) prejudice to public safety and convenience;
- (b) interference with the free flow of traffic on the highway; and
- (c) unwarranted hazard to vehicular traffic;

which is contrary to policies CS28 and CS34 of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### **SUB-STANDARD ACCESS**

(2) The Local Planning Authority considers that the proposed access arrangement on Outland Road and the mini roundabout on Tor Lane is unsuitable for its intended use and is therefore likely to give rise to issues of personal and highway safety.

Vehicular movements arising from the development would give rise to conditions likely to cause:

- (a) prejudice to public safety and convenience;
- (b) interference with the free flow of traffic on the highway; and
- (c) unwarranted hazard to vehicular traffic;

which is contrary to policies CS28 and CS34 of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### INADEQUATE PROVISION OF PARKING

(3) No adequate provision is proposed to be made for the parking of cars of persons working at or visiting the development. Vehicles used by such persons would therefore have to stand on the public highway giving rise to conditions likely to cause:

- (a) damage to amenity;
  - (b) prejudice to public safety and convenience; and
  - (c) interference with the free flow of traffic on the highway;
- which is contrary to policies CS28 and CS34 of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### INADEQUATE AND UNSATISFACTORY DETAILS

(4) The Local Planning Authority considers that the submitted details of the said development are generally inadequate and particularly unsatisfactory in regard to the potential traffic impacts of the proposals, both on and off site, and there is therefore insufficient evidence to show that the development will not be contrary to policies CS28 and CS34 of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### INADEQUATE INFORMATION ON IMPACT ON STRATEGIC ROAD NETWORK

(5) The impact of the proposed development upon the Strategic Road network, and in particular the sensitive junction at A38(T), has not been properly considered. In the absence of this information, the Local Planning Authority is not satisfied that the proposal will not have an adverse impact upon the strategic road network. As such, the proposal is contrary to policies CS01, CS28 and CS34 of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

#### LACK OF STRATEGIC INFRASTRUCTURE MITIGATION

(6) The proposed development would make additional demands upon both local and strategic highway infrastructure. In the absence of proportionate contributions to mitigate the impacts of these demands, either existing provisions will be stressed or the wider community will meet the cost. As such, the proposal is contrary to policy CS33 (Community Benefits/Planning Obligations) of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and to Plymouth's adopted Planning Obligations and Affordable Housing Supplementary Planning Document.

#### ADVERSE IMPACT ON STREET SCENE/CITY APPROACH CORRIDOR

(7) The proposed decked car park, by virtue of its height, visual impact and detailing, would adversely affect the appearance of the store and character of the surrounding area, along a key approach corridor to and from the city. As such, it would be contrary to policies CS02 and CS34 of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007, which require proposals to incorporate car parking that is integrated with the existing public realm, and to Plymouth's adopted Design Supplementary Planning Document, including sections 2.17, 2.18, 2.19.



## LOSS OF TREES/ LANDSCAPE

(8) The proposed development would result in the loss of important trees, both protected (Tree Preservation Order) trees within the site and trees in the adjacent highway, together with landscape planting. These trees and landscape planting make a significant positive contribution to the landscape amenity of the area and would adversely affect the appearance of the store and character of the surrounding area, along a key approach corridor to and from the city. As such, their removal would be contrary to policy CS02 of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and would have an adverse impact upon Plymouth's green space, contrary to policy CS18 of the said Core Strategy.

## ABSENCE OF SECURITY MEASURES

(9) In the absence of details of measures to secure the decked car park/ramp and prevent anti-social behaviour, especially when the store is shut, the proposal fails to satisfy the requirements of policy CS32 of the adopted Plymouth Local Development Framework Core Strategy (2006-2021) 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
- CS32 - Designing out Crime
- CS33 - Community Benefits/Planning Obligation
- CS34 - Planning Application Consideration
- CS07 - Plymouth Retail Hierarchy
- CS08 - Retail Development Considerations
- CS18 - Plymouth's Green Space
- CS20 - Resource Use
- CS22 - Pollution
- CS01 - Sustainable Linked Communities
- CS02 - Design
- SPD2 - Planning Obligations and Affordable Housing
- SPD3 - Design Supplementary Planning Document
- NPPF - National Planning Policy Framework March 2012

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**PLANNING COMMITTEE**

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Decisions issued for the following period: 17 July 2012 to 13 August 2012

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**Note - This list includes:**

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

**Item No 1**

**Application Number:** 12/00004/FUL **Applicant:** Amek Investments (Commercial)

**Application Type:** Full Application

**Description of Development:** Application under S.62 to extend the time limit of permission 08/01655/FUL (five storey building containing 14 flats with 2 commercial (A1, A2 and B1) units on the ground floor and associated car parking and loading area) granted conditional permission 9th July 2009

**Site Address** THE FORMER BROWN BEAR, 20 CHAPEL STREET  
DEVONPORT PLYMOUTH

**Case Officer:** Jeremy Guise

**Decision Date:** 19/07/2012

**Decision:** Grant Subject to S106 Obligation - Full

---

**Item No 2**

**Application Number:** 12/00005/FUL **Applicant:** AMEK Investments (Commercial)

**Application Type:** Full Application

**Description of Development:** Application under S.62 to extend the time limit of permission 08/01627/FUL (five storey building containing 17 flats with two commercial units on the ground floor and associated car parking and loading areas) granted conditional permission 9th July 2009

**Site Address** THE FORMER BROWN BEAR, 20 CHAPEL STREET  
DEVONPORT

**Case Officer:** Jeremy Guise

**Decision Date:** 19/07/2012

**Decision:** Grant Subject to S106 Obligation - Full

---

**Item No 3**

**Application Number:** 12/00161/FUL **Applicant:** Mr Michael Norton  
**Application Type:** Full Application  
**Description of Development:** Replacement front dormer windows and enlarged replacement rear dormer windows  
**Site Address** 17 ACRE PLACE PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 06/08/2012  
**Decision:** Grant Conditionally

---

**Item No 4**

**Application Number:** 12/00163/CAC **Applicant:** Mr Micheal Norton  
**Application Type:** Conservation Area  
**Description of Development:** Demolition of front and rear dormer windows (in association with application 12/00161/FUL for replacement front dormer windows and enlarged replacement rear dormer)  
**Site Address** 17 ACRE PLACE PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 06/08/2012  
**Decision:** Grant Conditionally

---

**Item No 5**

**Application Number:** 12/00297/FUL **Applicant:** The Cranbourne Hotel  
**Application Type:** Full Application  
**Description of Development:** Change of use of premises from hotel to student accommodation with 34 bedrooms and communal facilities (with associated alterations)  
**Site Address** THE CRANBOURNE, 278 to 282 CITADEL ROAD PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 13/08/2012  
**Decision:** Grant Subject to S106 Obligation - Full

---

**Item No**        **6**

**Application Number:**        12/00506/FUL    **Applicant:** Mr S Kerswell  
**Application Type:**            Full Application  
**Description of Development:** Application for a new planning permission to replace planning permission 09/00385/FUL in order to extend the time limit for implementation - Erection of a 4-bedroom house with integral garage, including new vehicular access  
**Site Address**                    11 TAVISTOCK ROAD MANADON PLYMOUTH  
**Case Officer:**                 Karen Gallacher  
**Decision Date:**                26/07/2012  
**Decision:**                        Grant Conditionally

---

**Item No**        **7**

**Application Number:**        12/00541/FUL    **Applicant:** Unit Build Ltd  
**Application Type:**            Full Application  
**Description of Development:** 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  
**Site Address**                    LAND AT BELL CLOSE (ADJACENT TO AND EAST OF PARKSTONE LANE) PLYMPTON PLYMOUTH  
**Case Officer:**                 Jon Fox  
**Decision Date:**                31/07/2012  
**Decision:**                        Grant Conditionally

---

**Item No**        **8**

**Application Number:**        12/00563/FUL    **Applicant:** Affinity Sutton Homes  
**Application Type:**            Full Application  
**Description of Development:** External wall insulation  
**Site Address**                    12-28 THERLOW ROAD EFFORD PLYMOUTH  
**Case Officer:**                 Mike Stone  
**Decision Date:**                03/08/2012  
**Decision:**                        Grant Conditionally

---

**Item No 9**

**Application Number:** 12/00564/TPO **Applicant:** Miss Bethan Roberts  
**Application Type:** Tree Preservation  
**Description of Development:** Two oak trees - Remove  
**Site Address** COMMONWOOD HOUSE RIVERFORD, ESTOVER CLOSE  
PLYMOUTH  
**Case Officer:** Jane Turner  
**Decision Date:** 31/07/2012  
**Decision:** Grant Conditionally

---

**Item No 10**

**Application Number:** 12/00594/FUL **Applicant:** Devonport High School For Boys  
**Application Type:** Full Application  
**Description of Development:** Erection of 3m high fence, with additional 2m high ball-catch  
fence above part  
**Site Address** DEVONPORT HIGH SCHOOL FOR BOYS, PARADISE  
ROAD PLYMOUTH  
**Case Officer:** Olivia Wilson  
**Decision Date:** 27/07/2012  
**Decision:** Grant Conditionally

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**Item No 11**

**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:** 19/07/2012  
**Decision:** Grant Conditionally

---

**Item No 12**

**Application Number:** 12/00618/FUL **Applicant:** Mr Gerald Clarke  
**Application Type:** Full Application  
**Description of Development:** Change of use, conversion and alteration of ground floor shop and first/second floor flats to form two three-storey dwellinghouses, including new windows and doors to front elevation, two-storey rear extension to no. 1A and rear dormers and front rooflights.  
**Site Address** 1 AND 1A PEVERELL PARK ROAD PLYMOUTH  
**Case Officer:** Janine Warne  
**Decision Date:** 23/07/2012  
**Decision:** Grant Conditionally

---

**Item No 13**

**Application Number:** 12/00624/RE **Applicant:** Redrow Homes Limited  
**Application Type:** Reserved Matters  
**Description of Development:** Reserved matters approval (siting, design, external appearance and access) for 23 dwellings (15 x 2 bed flats plus 8 x 2-3 bed houses) pursuant to outline planning permission ref. 05/01071/FUL  
**Site Address** VISION, CHAPEL STREET DEVONPORT PLYMOUTH  
**Case Officer:** Jeremy Guise  
**Decision Date:** 07/08/2012  
**Decision:** Grant Conditionally

---

**Item No 14**

**Application Number:** 12/00640/FUL **Applicant:** TWK Properties  
**Application Type:** Full Application  
**Description of Development:** Conversion of 32-bed residential care home to 8 self-contained flats with associated alterations and formation of 8 parking spaces and bin storage area at front  
**Site Address** 5 NELSON GARDENS PLYMOUTH  
**Case Officer:** Olivia Wilson  
**Decision Date:** 26/07/2012  
**Decision:** Grant Subject to S106 Obligation - Full

---

**Item No 15**

**Application Number:** 12/00707/FUL **Applicant:** Mrs P U'ren  
**Application Type:** Full Application  
**Description of Development:** Change of use and conversion of ground floor offices to residential flat, including new window in proposed bathroom  
**Site Address** GROUND FLOOR, 5 HEADLAND PARK PLYMOUTH  
**Case Officer:** Jon Fox  
**Decision Date:** 18/07/2012  
**Decision:** Grant Conditionally

---

**Item No 16**

**Application Number:** 12/00720/LBC **Applicant:** Dr Peter Hinds  
**Application Type:** Listed Building  
**Description of Development:** Replace existing single glazed sash windows with double glazed slimlite sash windows  
**Site Address** 19 ATHENAEUM STREET PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 26/07/2012  
**Decision:** Refuse

---

**Item No 17**

**Application Number:** 12/00723/FUL **Applicant:** Houndiscombe 2011  
**Application Type:** Full Application  
**Description of Development:** Refurbishment and extension of existing building to create 10 student cluster flats containing 59 bedspaces with associated bin and cycle storage  
**Site Address** 77 to 87 HOUNDISCOMBE ROAD PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 02/08/2012  
**Decision:** Grant Subject to S106 Obligation - Full

---



**Item No 18**

**Application Number:** 12/00727/FUL **Applicant:** Mr N Bates  
**Application Type:** Full Application  
**Description of Development:** Provision of new hardstanding  
**Site Address** 58 WARWICK AVENUE WHITLEIGH PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 07/08/2012  
**Decision:** Grant Conditionally

---

**Item No 19**

**Application Number:** 12/00733/FUL **Applicant:** Ridgeway School  
**Application Type:** Full Application  
**Description of Development:** Replacement of existing red and white curtain walling and replacement of windows on part of front elevation with white insulated panels  
**Site Address** RIDGEWAY SCHOOL, MOORLAND ROAD PLYMOUTH  
**Case Officer:** Jon Fox  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

---

**Item No 20**

**Application Number:** 12/00736/ADV **Applicant:** Mrs Soraya Phillips  
**Application Type:** Advertisement  
**Description of Development:** Installation of a community notice board  
**Site Address** MIDDLETONS, WYNDHAM SQUARE PLYMOUTH  
**Case Officer:** Adam Williams  
**Decision Date:** 17/07/2012  
**Decision:** Grant Conditionally

---

**Item No 21**

**Application Number:** 12/00746/FUL **Applicant:** Plymouth Societies Bar Ltd  
**Application Type:** Full Application  
**Description of Development:** Retrospective application for outside smoking area, and change of use of tattoo parlour to lounge/seating area for café/bar  
**Site Address** 1C CLIFTON PLACE PLYMOUTH  
**Case Officer:** Jon Fox  
**Decision Date:** 02/08/2012  
**Decision:** Grant Conditionally

---

**Item No 22**

**Application Number:** 12/00759/FUL **Applicant:** Stoke Damerel Community Colle  
**Application Type:** Full Application  
**Description of Development:** Replace existing aluminium windows with UPVC  
**Site Address** STOKE DAMEREL COMMUNITY COLLEGE, SOMERSET PLACE PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 03/08/2012  
**Decision:** Grant Conditionally

---

**Item No 23**

**Application Number:** 12/00772/FUL **Applicant:** Tesco Stores Ltd  
**Application Type:** Full Application  
**Description of Development:** Customer collection canopy  
**Site Address** TESCO STORES LTD, 1 WOOLWELL CRESCENT PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 07/08/2012  
**Decision:** Grant Conditionally

---

**Item No 24**

**Application Number:** 12/00774/ADV **Applicant:** Artframe Gallery/Caffe Gallerie  
**Application Type:** Advertisement  
**Description of Development:** Two directional window vinyls  
**Site Address** 147 ARMADA WAY PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 26/07/2012  
**Decision:** Grant Conditionally

---

**Item No 25**

**Application Number:** 12/00787/FUL **Applicant:** Mr Michael Timmins  
**Application Type:** Full Application  
**Description of Development:** Continuation of use as tyre fitting garage  
**Site Address** 111 WOLSELEY ROAD PLYMOUTH  
**Case Officer:** Janine Warne  
**Decision Date:** 30/07/2012  
**Decision:** Refuse

---

**Item No 26**

**Application Number:** 12/00788/LBC **Applicant:** English Cities Fund  
**Application Type:** Listed Building  
**Description of Development:** Minor below ground works to listed quay walls to facilitate mains services infrastructure connections. (Required in connection with Planning Consent 11/01570/FUL for construction of new 179 berth marina and associated facilities building)  
**Site Address** INNER BASIN, MILLBAY DOCKS PLYMOUTH  
**Case Officer:** Mark Evans  
**Decision Date:** 30/07/2012  
**Decision:** Grant Conditionally

---

**Item No 27**

**Application Number:** 12/00797/FUL **Applicant:** Rob Boardman  
**Application Type:** Full Application  
**Description of Development:** Retention of replacement external staircase  
**Site Address** 52 COTEHELE AVENUE PRINCE ROCK PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 23/07/2012  
**Decision:** Application Withdrawn

---

**Item No 28**

**Application Number:** 12/00799/FUL **Applicant:** Mrs L Felton  
**Application Type:** Full Application  
**Description of Development:** Application to amend planning application 10/00176/FUL to build a first floor side extension with a hipped roof instead of a gable  
**Site Address** 11A BERROW PARK ROAD PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 17/07/2012  
**Decision:** Grant Conditionally

---

**Item No 29**

**Application Number:** 12/00801/FUL **Applicant:** Mr Gary Duff  
**Application Type:** Full Application  
**Description of Development:** Develop part of rear garden by erection of detached dwelling with integral garage (amended scheme)  
**Site Address** 15 COMPTON PARK ROAD PLYMOUTH  
**Case Officer:** Janine Warne  
**Decision Date:** 19/07/2012  
**Decision:** Grant Conditionally

---

**Item No 30**

**Application Number:** 12/00802/FUL **Applicant:** Newphase Ltd  
**Application Type:** Full Application  
**Description of Development:** Continue use of site for car sales, vehicle repair and servicing  
**Site Address** MATCHROOM COMPLEX,12 NEWNHAM ROAD  
PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 03/08/2012  
**Decision:** Application Withdrawn

---

**Item No 31**

**Application Number:** 12/00806/FUL **Applicant:** Mr T Cole  
**Application Type:** Full Application  
**Description of Development:** Two storey side extension and parking area within front garden  
**Site Address** 98 ELGIN CRESCENT CROWNHILL PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 25/07/2012  
**Decision:** Application Withdrawn

---

**Item No 32**

**Application Number:** 12/00821/FUL **Applicant:** Mr J Manico  
**Application Type:** Full Application  
**Description of Development:** Single storey extension to rear with enlarged bathroom over at first floor  
**Site Address** 72 MARISTOW AVENUE PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 07/08/2012  
**Decision:** Grant Conditionally

---

**Item No 33**

**Application Number:** 12/00826/FUL **Applicant:** Mr and Mrs H Harkness  
**Application Type:** Full Application  
**Description of Development:** Repairs to rear elevation including new render, replacement of 4 casement windows with single-glazed timber sash windows, replacement of guttering, construction of single-storey rear extension, repairs to wall slates on front elevation, installation of door on lower ground floor and replacement of door to side flat  
**Site Address** 7 GASCOYNE PLACE PLYMOUTH  
**Case Officer:** Olivia Wilson  
**Decision Date:** 06/08/2012  
**Decision:** Grant Conditionally

---

**Item No 34**

**Application Number:** 12/00827/LBC **Applicant:** Mr & Mrs H Hawkness  
**Application Type:** Listed Building  
**Description of Development:** Repairs to rear elevation including new render, replacement of 4 casement windows with single-glazed timber sash windows, replacement of guttering, construction of single-storey rear extension, repairs to wall slates on front elevation, installation of door on lower ground floor and replacement of door to side flat  
**Site Address** 7 GASCOYNE PLACE PLYMOUTH  
**Case Officer:** Olivia Wilson  
**Decision Date:** 06/08/2012  
**Decision:** Grant Conditionally

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**Item No 35**

**Application Number:** 12/00831/FUL **Applicant:** Mr K Hall  
**Application Type:** Full Application  
**Description of Development:** Side extension over garage. Decked area and steps to front of dwelling  
**Site Address** 19 CHILTON CLOSE EGGBUCKLAND PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 27/07/2012  
**Decision:** Grant Conditionally

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**Item No 36**

**Application Number:** 12/00845/FUL **Applicant:** Secretary of State for Defence  
**Application Type:** Full Application  
**Description of Development:** The erection of two buildings to provide headquarters, engineering and training facilities. Construction of a marina including pontoons and berthing areas at the eastern end of Weston Mill Lake and a slipway and jetty at the western end. Associated works including a hardstanding area for boat storage, improvements to an access road, replacement vehicle parking, dredging and foreshore improvements, lighting and regrading/realignment of fencing, with variation of condition 1 of planning permission 11/00634/FUL to reflect reduced size of buildings and alterations to their external appearance  
**Site Address** LAND AT WESTON MILL LAKE HMNB DEVONPORT PLYMOUTH  
**Case Officer:** Carly Kirk  
**Decision Date:** 20/07/2012  
**Decision:** Grant Conditionally

---

**Item No 37**

**Application Number:** 12/00848/LBC **Applicant:** Mr Steve Vitali  
**Application Type:** Listed Building  
**Description of Development:** Demolition of outbuilding and kitchen, two storey extension, single storey conservatory/dining room and associated internal alterations to listed building  
**Site Address** 26 LONGBROOK STREET PLYMOUTH  
**Case Officer:** Liz Wells  
**Decision Date:** 01/08/2012  
**Decision:** Refuse

---

**Item No 38**

**Application Number:** 12/00861/EXU **Applicant:** Mr Jonathan Wilson  
**Application Type:** LDC Existing Use  
**Description of Development:** Use as shop, flatlet, maisonette and first floor flat  
**Site Address** 19, 19a AND 21 SEYMOUR AVENUE PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 18/07/2012  
**Decision:** Issue Certificate - Lawful Use

---

**Item No 39**

**Application Number:** 12/00870/ADV **Applicant:** Miss A Hebb

**Application Type:** Advertisement

**Description of Development:** Two high level fascia signs

**Site Address** VIEW TWO, LITTLE VAUXHALL QUAY THE BARBICAN  
PLYMOUTH

**Case Officer:** Olivia Wilson

**Decision Date:** 19/07/2012

**Decision:** Grant Conditionally

---

**Item No 40**

**Application Number:** 12/00873/FUL **Applicant:** Mr Jon Samuels

**Application Type:** Full Application

**Description of Development:** Development of site by erection of 3 detached dwellings and associated access parking and garages with variation of condition 2 of planning permission 11/02033/FUL to allow substitution of approved drawings: minor material amendment to alter position of access road hammer head and changes to the dwelling at plot 2

**Site Address** ELBURTON RESERVOIR, RESERVOIR ROAD  
PLYMSTOCK PLYMOUTH

**Case Officer:** Simon Osborne

**Decision Date:** 17/07/2012

**Decision:** Grant Conditionally

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**Item No 41**

**Application Number:** 12/00875/FUL **Applicant:** Amber New Homes

**Application Type:** Full Application

**Description of Development:** Change of use and conversion from retail use to one-bedroomed ground floor flat

**Site Address** 35A CATTEDOWN ROAD PLYMOUTH

**Case Officer:** Jon Fox

**Decision Date:** 17/07/2012

**Decision:** Grant Conditionally

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**Item No 42**

**Application Number:** 12/00877/FUL **Applicant:** Mr Andrew Staples  
**Application Type:** Full Application  
**Description of Development:** Pair of semi-detached dwellings and car parking area  
**Site Address** REAR OF 52 STUART ROAD, FRONTING ONTO WHITTINGTON STREET PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

---

**Item No 43**

**Application Number:** 12/00878/FUL **Applicant:** Mr M Conyers  
**Application Type:** Full Application  
**Description of Development:** Change of use to 10-bedroom house in multiple occupation for students  
**Site Address** 44 IVYDALE ROAD PLYMOUTH  
**Case Officer:** Jon Fox  
**Decision Date:** 07/08/2012  
**Decision:** Refuse

---

**Item No 44**

**Application Number:** 12/00879/FUL **Applicant:** Mr Graham Phillips  
**Application Type:** Full Application  
**Description of Development:** Rear Conservatory  
**Site Address** 135 BEACON PARK ROAD PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 08/08/2012  
**Decision:** Grant Conditionally

---

**Item No 45**

**Application Number:** 12/00882/FUL **Applicant:** Mr Trevor Sawyer  
**Application Type:** Full Application  
**Description of Development:** Change of use and conversion of post office to form living accommodation (part of existing dwellinghouse)  
**Site Address** BEACON PARK POST OFFICE, 2 SOUTH DOWN ROAD  
PLYMOUTH  
**Case Officer:** Janine Warne  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

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**Item No 46**

**Application Number:** 12/00889/ADV **Applicant:**  
**Application Type:** Advertisement  
**Description of Development:** Advertisement consent for two fascia signs (both internally illuminated)  
**Site Address** 1 - 3 PARK AVENUE DEVONPORT PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 07/08/2012  
**Decision:** Grant Conditionally

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**Item No 47**

**Application Number:** 12/00897/FUL **Applicant:** Mr and Mrs Miners  
**Application Type:** Full Application  
**Description of Development:** Replacement conservatory to front of dwelling  
**Site Address** 67 LAKESIDE DRIVE PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 08/08/2012  
**Decision:** Grant Conditionally

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**Item No 48**

**Application Number:** 12/00902/FUL **Applicant:** Lloyd Maunder Butchers  
**Application Type:** Full Application  
**Description of Development:** Change of use and conversion of 1st and 2nd floors from single residential unit to two self-contained flats together with replacement windows and two parking spaces  
**Site Address** 43 MUTLEY PLAIN PLYMOUTH  
**Case Officer:** Jon Fox  
**Decision Date:** 23/07/2012  
**Decision:** Grant Conditionally

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**Item No 49**

**Application Number:** 12/00905/FUL **Applicant:** Mrs R Melmoth  
**Application Type:** Full Application  
**Description of Development:** Conversion and extension of garage including provision of pitched roof to form family room and store above  
**Site Address** 21 THORN PARK PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 27/07/2012  
**Decision:** Grant Conditionally

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**Item No 50**

**Application Number:** 12/00913/FUL **Applicant:** Keith Co  
**Application Type:** Full Application  
**Description of Development:** First floor roof deck (for use associated with existing café and bar) and staircase, together with screen wall and fence and glazed balustrades  
**Site Address** 3 to 4 SHERWELL ARCADE, GIBBON LANE PLYMOUTH  
**Case Officer:** Jon Fox  
**Decision Date:** 13/08/2012  
**Decision:** Refuse

---

**Item No 51**

**Application Number:** 12/00919/LBC **Applicant:** Mrs T Gunningham  
**Application Type:** Listed Building  
**Description of Development:** Listed building consent for internal refit in connection with hairdressing use  
**Site Address** NEW COOPERAGE, ROYAL WILLIAM YARD PLYMOUTH  
**Case Officer:** Jeremy Guise  
**Decision Date:** 17/07/2012  
**Decision:** Grant Conditionally

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**Item No 52**

**Application Number:** 12/00920/FUL **Applicant:** Telefonica UK Ltd  
**Application Type:** Full Application  
**Description of Development:** Installation of 2 microcell antennas on the Civic Centre north elevation for a period of 12 months  
**Site Address** CIVIC CENTRE, ARMADA WAY PLYMOUTH  
**Case Officer:** Olivia Wilson  
**Decision Date:** 18/07/2012  
**Decision:** Grant Conditionally

---

**Item No 53**

**Application Number:** 12/00921/LBC **Applicant:** Telefonica UK Ltd  
**Application Type:** Listed Building  
**Description of Development:** Installation of 2 microcell antennas on the Civic Centre north elevation and associated equipment internally for a period of 12 months  
**Site Address** CIVIC CENTRE, ARMADA WAY PLYMOUTH  
**Case Officer:** Olivia Wilson  
**Decision Date:** 18/07/2012  
**Decision:** Grant Conditionally

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**Item No 54**

**Application Number:** 12/00926/FUL **Applicant:** Mr S Evans  
**Application Type:** Full Application  
**Description of Development:** Single storey extension to front elevation with hobby room/store under. New access steps and railings to front door  
**Site Address** 28 CHATSWORTH GARDENS PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 07/08/2012  
**Decision:** Grant Conditionally

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**Item No 55**

**Application Number:** 12/00927/FUL **Applicant:** Mr Richard Fry  
**Application Type:** Full Application  
**Description of Development:** Part demolition of outbuilding and construction of garage  
**Site Address** 32 WATERLOO STREET STOKE PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

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**Item No 56**

**Application Number:** 12/00932/FUL **Applicant:** Stoke Damerel Primary School  
**Application Type:** Full Application  
**Description of Development:** 4 new small extensions to the school to incorporate an extra classroom, cloakroom and WC  
**Site Address** STOKE DAMEREL PRIMARY SCHOOL, COLLINGWOOD ROAD PLYMOUTH  
**Case Officer:** Adam Williams  
**Decision Date:** 27/07/2012  
**Decision:** Application Withdrawn

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**Item No 57**

**Application Number:** 12/00947/TPO **Applicant:** Mr Richard Smith  
**Application Type:** Tree Preservation  
**Description of Development:** Beech - Crown raise to give 5m clearance and side by 2-3m  
Beech - Reduce high branch by 2m  
Walnut - Reduce lateral branches by 2-3m  
**Site Address** 62B LARKHAM LANE PLYMOUTH  
**Case Officer:** Jane Turner  
**Decision Date:** 18/07/2012  
**Decision:** Grant Conditionally

---

**Item No 58**

**Application Number:** 12/00948/FUL **Applicant:** Mr and Mrs Humphreys  
**Application Type:** Full Application  
**Description of Development:** Single storey rear extension  
**Site Address** 87 BOWDEN PARK ROAD PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 31/07/2012  
**Decision:** Grant Conditionally

---

**Item No 59**

**Application Number:** 12/00949/ADV **Applicant:** Unite Group Plc  
**Application Type:** Advertisement  
**Description of Development:** Front and rear entrance fascia and two projecting signs to rear elevation  
**Site Address** CENTRAL POINT, 50 ROYAL PARADE PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 06/08/2012  
**Decision:** Grant Conditionally

---

**Item No 60**

**Application Number:** 12/00950/11 **Applicant:** Network Rail  
**Application Type:** GPDO PT11  
**Description of Development:** Prior approval of detailed plans and specifications for replacement of parts of railway footbridge (Town and Country Planning (General Permitted Development) Order 1995 Part II Class A Schedule 2)  
**Site Address** KEYHAM RAILWAY STATION KEYHAM PLYMOUTH  
**Case Officer:** Olivia Wilson  
**Decision Date:** 20/07/2012  
**Decision:** Prior approval not req PT24

---

**Item No 61**

**Application Number:** 12/00951/FUL **Applicant:** Mrs A Callister  
**Application Type:** Full Application  
**Description of Development:** Retrospective application for raised decking platform adjacent to house with privacy screen and retention of reduced decking platform in rear garden  
**Site Address** 140 DUDLEY ROAD PLYMOUTH  
**Case Officer:** Liz Wells  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

---

**Item No 62**

**Application Number:** 12/00956/FUL **Applicant:** Mr Neil Vasey  
**Application Type:** Full Application  
**Description of Development:** Change of use and conversion of faith centre to form 6 additional classrooms including new covered entrance to building, replace existing asbestos roof with profiled sheet and replacement doors and windows  
**Site Address** SALISBURY ROAD PRIMARY SCHOOL, SALISBURY ROAD PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 19/07/2012  
**Decision:** Grant Conditionally

---

**Item No 63**

**Application Number:** 12/00960/FUL **Applicant:** Mr & Mrs Burgwin  
**Application Type:** Full Application  
**Description of Development:** Front and rear extensions (Amendment to previously approved proposal 12/00228/FUL reducing the size of the extension)  
**Site Address** 18 ST BRIDGET AVENUE PLYMOUTH  
**Case Officer:** Adam Williams  
**Decision Date:** 27/07/2012  
**Decision:** Grant Conditionally

---

**Item No 64**

**Application Number:** 12/00965/FUL **Applicant:** Mr D Orchard  
**Application Type:** Full Application  
**Description of Development:** Two storey side extension to replace existing garage and store and formation of an enlarged parking area at the front of the property for an additional car  
**Site Address** 131 COMPTON AVENUE MANNAMEAD PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 07/08/2012  
**Decision:** Grant Conditionally

---

**Item No 65**

**Application Number:** 12/00966/LBC **Applicant:** 5 & 6 Elliot Terrace Ltd  
**Application Type:** Listed Building  
**Description of Development:** Replacement roof railings  
**Site Address** 5 & 6 ELLIOT TERRACE PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 02/08/2012  
**Decision:** Refuse

---



**Item No 66**

**Application Number:** 12/00967/FUL **Applicant:**  
**Application Type:** Full Application  
**Description of Development:** Change of use to temporary 'pay and display' car park to accommodate 35 vehicular spaces and associated access and circulation areas and works (1 year consent), together with construction of 2.4m high boundary hoardings  
**Site Address** FORMER SITE OF FOOT ANSTEY SARGENT DERRY'S CROSS PLYMOUTH  
**Case Officer:** Mark Evans  
**Decision Date:** 26/07/2012  
**Decision:** Grant Conditionally

---

**Item No 67**

**Application Number:** 12/00968/FUL **Applicant:** Plymouth Community Homes  
**Application Type:** Full Application  
**Description of Development:** Use of office as residential flat (retrospective application)  
**Site Address** 18 HONICKNOWLE GREEN HONICKNOWLE PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 27/07/2012  
**Decision:** Grant Conditionally

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**Item No 68**

**Application Number:** 12/00971/FUL **Applicant:** Mrs Michelle Bloomfield  
**Application Type:** Full Application  
**Description of Development:** Provision of accessible driveway and adjoining access ramp with low threshold front door  
**Site Address** 4 DOWN ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 19/07/2012  
**Decision:** Grant Conditionally

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**Item No 69**

**Application Number:** 12/00974/TPO **Applicant:** Mr Nigel Powell  
**Application Type:** Tree Preservation  
**Description of Development:** 4 Poplars - re pollard  
**Site Address** SCOTT HOSPITAL, BEACON PARK ROAD PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 19/07/2012  
**Decision:** Grant Conditionally

---

**Item No 70**

**Application Number:** 12/00977/FUL **Applicant:** Mrs S Anthony  
**Application Type:** Full Application  
**Description of Development:** Single storey rear extension and additional off road parking area in front of garden  
**Site Address** 5 CROWNDALE AVENUE PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 07/08/2012  
**Decision:** Grant Conditionally

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**Item No 71**

**Application Number:** 12/00978/FUL **Applicant:** Mr Graham Dawe  
**Application Type:** Full Application  
**Description of Development:** Single storey rear extension with extended pitched roof to match existing  
**Site Address** WE DONE IT, FORESTERS ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 03/08/2012  
**Decision:** Grant Conditionally

---

**Item No 72**

**Application Number:** 12/00980/FUL **Applicant:** Notemachine  
**Application Type:** Full Application  
**Description of Development:** Installation of ATM  
**Site Address** 73 to 75 NEW GEORGE STREET PLYMOUTH  
**Case Officer:** Adam Williams  
**Decision Date:** 06/08/2012  
**Decision:** Grant Conditionally

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**Item No 73**

**Application Number:** 12/00982/ADV **Applicant:** Notemachine  
**Application Type:** Advertisement  
**Description of Development:** ATM advertisement  
**Site Address** 73 to 75 NEW GEORGE STREET PLYMOUTH  
**Case Officer:** Adam Williams  
**Decision Date:** 06/08/2012  
**Decision:** Grant Conditionally

---

**Item No 74**

**Application Number:** 12/00983/FUL **Applicant:** Mr D Wright  
**Application Type:** Full Application  
**Description of Development:** Change of use from offices to single family dwellinghouse  
**Site Address** 6 PATNA PLACE PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 08/08/2012  
**Decision:** Grant Conditionally

---

**Item No 75**

**Application Number:** 12/00984/FUL **Applicant:** Mrs Emma Phillips-Crowther  
**Application Type:** Full Application  
**Description of Development:** Use of part of site for storage of event hire equipment (retrospective application), with erection of storage building  
**Site Address** WOLVERWOOD FARM, WOLVERWOOD LANE  
PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 09/08/2012  
**Decision:** Grant Conditionally

---

**Item No 76**

**Application Number:** 12/00988/FUL **Applicant:** Yacht Havens Ltd  
**Application Type:** Full Application  
**Description of Development:** Installation of raised additional storage and office space and associated staircase and balcony  
**Site Address** HEMISPHERE RIGGING SERVICES, PLYMOUTH YACHT HAVEN, SHAW WAY PLYMOUTH  
**Case Officer:** Jon Fox  
**Decision Date:** 07/08/2012  
**Decision:** Grant Conditionally

---

**Item No 77**

**Application Number:** 12/00989/FUL **Applicant:** Full Circle Management  
**Application Type:** Full Application  
**Description of Development:** Single storey rear extension  
**Site Address** 18 HYDE PARK ROAD PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 30/07/2012  
**Decision:** Grant Conditionally

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**Item No 78**

**Application Number:** 12/00990/FUL **Applicant:** Mr & Mrs S Moore  
**Application Type:** Full Application  
**Description of Development:** Two storey side extension, front porch and new boundary wall  
**Site Address** 2 DRYDEN AVENUE PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 03/08/2012  
**Decision:** Grant Conditionally

---

**Item No 79**

**Application Number:** 12/00991/FUL **Applicant:** Sanctuary Housing Association  
**Application Type:** Full Application  
**Description of Development:** Construction of new mobility scooter store within rear courtyard/garden area  
**Site Address** 19 HOEGATE COURT, HOE STREET PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 06/08/2012  
**Decision:** Grant Conditionally

---

**Item No 80**

**Application Number:** 12/00992/FUL **Applicant:** Miss Yvonne Harding  
**Application Type:** Full Application  
**Description of Development:** Retention of fence around front and side garden, lowered to 1.5m height  
**Site Address** 1 PRINCESS AVENUE PLYMSTOCK PLYMOUTH  
**Case Officer:** Liz Wells  
**Decision Date:** 20/07/2012  
**Decision:** Grant Conditionally

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**Item No 81**

**Application Number:** 12/00993/PRU **Applicant:** Full Circle Management  
**Application Type:** LDC Proposed Use  
**Description of Development:** Use as six-bed house in multiple occupation (use class C4) and formation of enlarged rear dormer  
**Site Address** 18 HYDE PARK ROAD PLYMOUTH  
**Case Officer:** Janine Warne  
**Decision Date:** 30/07/2012  
**Decision:** Issue Certificate - Lawful Use

---

**Item No 82**

**Application Number:** 12/00998/FUL **Applicant:** Mr & Mrs Trim  
**Application Type:** Full Application  
**Description of Development:** Develop part of side garden by erection of detached dwellinghouse with vehicle parking to the rear  
**Site Address** 1 ELFORD CRESCENT PLYMPTON PLYMOUTH  
**Case Officer:** Janine Warne  
**Decision Date:** 03/08/2012  
**Decision:** Grant Conditionally

---

**Item No 83**

**Application Number:** 12/01005/FUL **Applicant:** Mr & Mrs Pearson  
**Application Type:** Full Application  
**Description of Development:** Side dormer  
**Site Address** 14 HOLTWOOD ROAD PLYMOUTH  
**Case Officer:** Adam Williams  
**Decision Date:** 07/08/2012  
**Decision:** Grant Conditionally

---

**Item No 84**

**Application Number:** 12/01006/TPO **Applicant:** Mr C Pethick  
**Application Type:** Tree Preservation  
**Description of Development:** 2x Ash - Crown raise by 1-2m and laterals on house side by 1-2m  
5 Beech, Horsechestnut and Hornbeam - Crown raise by 0.5-1m  
**Site Address** 1 STADDISCOMBE PARK PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 09/08/2012  
**Decision:** Grant Conditionally

---

**Item No 85**

**Application Number:** 12/01007/FUL **Applicant:** Mr Mohamed El Mohamdi  
**Application Type:** Full Application  
**Description of Development:** Change of use from shop (A1) to takeaway (A5) including installation of extract flue to rear  
**Site Address** 1 ROSEBERY ROAD PLYMOUTH  
**Case Officer:** Simon Osborne  
**Decision Date:** 27/07/2012  
**Decision:** Refuse

---

**Item No 86**

**Application Number:** 12/01009/FUL **Applicant:** Mr Martin Kiely  
**Application Type:** Full Application  
**Description of Development:** Front dormer window  
**Site Address** 15 CARISBROOKE ROAD PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 08/08/2012  
**Decision:** Grant Conditionally

---

**Item No 87**

**Application Number:** 12/01010/FUL **Applicant:** Ms J Pope  
**Application Type:** Full Application  
**Description of Development:** Single storey and two storey rear extension  
**Site Address** 9 WEMBURY ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 20/07/2012  
**Decision:** Grant Conditionally

---

**Item No 88**

**Application Number:** 12/01012/FUL **Applicant:** Mr G Witt-Davis  
**Application Type:** Full Application  
**Description of Development:** Re-develop site by erection of 13 affordable dwellings with associated car parking with improvements to existing access (demolition of existing buildings)  
**Site Address** THE CREAMERY, BRIDWELL LANE NORTH WESTON MILL PLYMOUTH  
**Case Officer:** Robert Heard  
**Decision Date:** 08/08/2012  
**Decision:** Application Withdrawn

---

**Item No 89**

**Application Number:** 12/01013/FUL **Applicant:** University College of St Mark &  
**Application Type:** Full Application  
**Description of Development:** Refurbishment and re-cladding of existing library building  
**Site Address** UNIVERSITY COLLEGE OF ST MARK AND ST JOHN, DERRIFORD ROAD PLYMOUTH  
**Case Officer:** Adam Williams  
**Decision Date:** 02/08/2012  
**Decision:** Grant Conditionally

---

**Item No 90**

**Application Number:** 12/01014/TPO **Applicant:** Mr Parsons  
**Application Type:** Tree Preservation  
**Description of Development:** Oak tree - Pollard/reduce to 10m above ground level  
**Site Address** 68 HAWTHORN WAY PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 10/08/2012  
**Decision:** Refuse

---



**Item No 91**

**Application Number:** 12/01016/TPO **Applicant:** Mr I Coultas  
**Application Type:** Tree Preservation  
**Description of Development:** Ash tree - reduce limbs over adjacent property by 2m  
**Site Address** MOUNT TAMAR SCHOOL, ROW LANE HIGHER ST  
BUDEAUX PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 10/08/2012  
**Decision:** Grant Conditionally

---

**Item No 92**

**Application Number:** 12/01017/FUL **Applicant:** Mr Christopher Morris  
**Application Type:** Full Application  
**Description of Development:** Raised decking to rear  
**Site Address** 11 WESTWAY, CHURCH HILL ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 03/08/2012  
**Decision:** Grant Conditionally

---

**Item No 93**

**Application Number:** 12/01018/FUL **Applicant:** Arribas Restaurant  
**Application Type:** Full Application  
**Description of Development:** Retrospective application for the replacement of three single-glazed timber sash windows at first floor level with double-glazed uPVC casement windows  
**Site Address** ARRIBAS RESTAURANT, 58 NOTTE STREET PLYMOUTH  
**Case Officer:** Olivia Wilson  
**Decision Date:** 08/08/2012  
**Decision:** Refuse

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**Item No 94**

**Application Number:** 12/01021/ADV **Applicant:** Tesco Stores Ltd  
**Application Type:** Advertisement  
**Description of Development:** Various new directional and information signs  
**Site Address** TESCO STORES LTD, 1 WOOLWELL CRESCENT  
PLYMOUTH  
**Case Officer:** Adam Williams  
**Decision Date:** 08/08/2012  
**Decision:** Grant Conditionally

---

**Item No 95**

**Application Number:** 12/01023/FUL **Applicant:** Mr James Anderson  
**Application Type:** Full Application  
**Description of Development:** Single storey rear extension and 2 storey side extension  
**Site Address** 16 MOORLAND VIEW DERRIFORD PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 08/08/2012  
**Decision:** Refuse

---

**Item No 96**

**Application Number:** 12/01027/FUL **Applicant:** Plymouth Community Homes  
**Application Type:** Full Application  
**Description of Development:** Timber fencing and metal railings on top of random stone wall  
**Site Address** MOUNT STONE ROAD FLATS PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 08/08/2012  
**Decision:** Grant Conditionally

---

**Item No 97**

**Application Number:** 12/01028/TCO **Applicant:** Sisters of Charity  
**Application Type:** Trees in Cons Area  
**Description of Development:** Tree maintenance works  
**Site Address** ST VINCENTS NURSING HOME, 79 FORE STREET  
PLYMPTON PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 27/07/2012  
**Decision:** Grant Conditionally

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**Item No 98**

**Application Number:** 12/01034/TPO **Applicant:** Mrs Helen Williams  
**Application Type:** Tree Preservation  
**Description of Development:** Oak tree - reduce end weight on 5 branches by 3 metres  
**Site Address** 2 DRAKES CLOSE PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 10/08/2012  
**Decision:** Grant Conditionally

---

**Item No 99**

**Application Number:** 12/01036/FUL **Applicant:** Plymouth Community Homes  
**Application Type:** Full Application  
**Description of Development:** Metal railings on top of existing boundary wall  
**Site Address** BOUNDARY TO REAR OF, DALTON GARDENS, ADJACENT  
TO PRIESTLEY AVENUE PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 08/08/2012  
**Decision:** Grant Conditionally

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**Item No 100**

**Application Number:** 12/01037/FUL **Applicant:** Mrs Kay Brown  
**Application Type:** Full Application  
**Description of Development:** Front conservatory/porch, removal of existing porch  
**Site Address** 21 TURNQUAY PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 30/07/2012  
**Decision:** Refuse

---

**Item No 101**

**Application Number:** 12/01048/FUL **Applicant:** Mrs Joan Rickerby  
**Application Type:** Full Application  
**Description of Development:** Disabled access ramp to side of property  
**Site Address** 31 BEACON DOWN AVENUE PLYMOUTH  
**Case Officer:**  
**Decision Date:** 30/07/2012  
**Decision:** Application Withdrawn

---

**Item No 102**

**Application Number:** 12/01052/FUL **Applicant:** Mr & Mrs M Putt  
**Application Type:** Full Application  
**Description of Development:** Conversion, alterations and extensions to existing garage to form 'granny annex'  
**Site Address** 9 SPARKE CLOSE PLYMOUTH  
**Case Officer:** Adam Williams  
**Decision Date:** 30/07/2012  
**Decision:** Grant Conditionally

---

**Item No 103**

**Application Number:** 12/01053/FUL **Applicant:** Persimmon Homes (SW) Ltd  
**Application Type:** Full Application  
**Description of Development:** VARIATION OF CONDITION  
**Site Address** PLYMSTOCK QUARRY, BROXTON DRIVE PLYMOUTH  
**Case Officer:** Simon Osborne  
**Decision Date:** 03/08/2012  
**Decision:** Application Withdrawn

---

**Item No 104**

**Application Number:** 12/01055/FUL **Applicant:** Mr & Mrs Amphlett  
**Application Type:** Full Application  
**Description of Development:** Extensions to bungalow to form two-storey dwellinghouse  
**Site Address** 7 HOMER RISE PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 30/07/2012  
**Decision:** Grant Conditionally

---

**Item No 105**

**Application Number:** 12/01059/ADV **Applicant:** Dixons Retail  
**Application Type:** Advertisement  
**Description of Development:** Internally illuminated fascia sign  
**Site Address** CURRYS, COYPOOL ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 03/08/2012  
**Decision:** Grant Conditionally

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**Item No 106**

**Application Number:** 12/01064/CAC **Applicant:** Premiere Health Limited  
**Application Type:** Conservation Area  
**Description of Development:** Demolition of sun room  
**Site Address** CANN HOUSE CARE HOME, TAMERTON FOLIOT ROAD PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 08/08/2012  
**Decision:** Grant Conditionally

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**Item No 107**

**Application Number:** 12/01072/PRD **Applicant:** Mr and Mrs Lee Collis  
**Application Type:** LDC Proposed Develop  
**Description of Development:** Single storey rear extension  
**Site Address** 24 FANSHAWE WAY PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 03/08/2012  
**Decision:** Issue Certificate - Lawful Use

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**Item No 108**

**Application Number:** 12/01074/31 **Applicant:** Plymouth City Council  
**Application Type:** GPDO PT31  
**Description of Development:** Determination as to whether prior approval is required for demolition of old infant block  
**Site Address** OLD INFANT BLOCK HOOE PRIMARY SCHOOL, HOOE ROAD PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 20/07/2012  
**Decision:** Prior approval not req PT24

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**Item No 109**

**Application Number:** 12/01079/FUL **Applicant:** Brook Street Properties  
**Application Type:** Full Application  
**Description of Development:** New doctors surgery and associated car parking (phase 2, amended scheme 11/01827/FUL)  
**Site Address** LAND ADJACENT TO 64 WOLSELEY ROAD PLYMOUTH  
**Case Officer:** Janine Warne  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

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**Item No 110**

**Application Number:** 12/01082/FUL **Applicant:** Mr & Mrs G Murray  
**Application Type:** Full Application  
**Description of Development:** Roof alterations including hip to gable extension and rear dormer  
**Site Address** 22 ST JOHNS DRIVE PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 03/08/2012  
**Decision:** Refuse

---

**Item No 111**

**Application Number:** 12/01083/FUL **Applicant:** Mr Kevin Metcalfe  
**Application Type:** Full Application  
**Description of Development:** Detached private motor garage in rear garden  
**Site Address** 51 ST MAURICE ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 09/08/2012  
**Decision:** Grant Conditionally

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**Item No 112**

**Application Number:** 12/01084/FUL **Applicant:** Abbeyfield Tamar Extra Care So  
**Application Type:** Full Application  
**Description of Development:** Single-storey kitchen/laundry extension and formation of new yard area  
**Site Address** 11 BREST ROAD PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

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**Item No 113**

**Application Number:** 12/01095/FUL **Applicant:** Mr S Horrell & Miss N Taylor  
**Application Type:** Full Application  
**Description of Development:** Hip to gable roof extension with additional roof light on front elevation and windows in gable end  
**Site Address** 24 GILL PARK PLYMOUTH  
**Case Officer:** Liz Wells  
**Decision Date:** 07/08/2012  
**Decision:** Grant Conditionally

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**Item No 114**

**Application Number:** 12/01096/FUL **Applicant:** Miss Karen Tunison  
**Application Type:** Full Application  
**Description of Development:** Single storey rear extension, front kitchen extension and conversion of garage to habitable room  
**Site Address** 11 WENTWOOD GARDENS PLYMOUTH  
**Case Officer:** Liz Wells  
**Decision Date:** 09/08/2012  
**Decision:** Grant Conditionally

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**Item No 115**

**Application Number:** 12/01103/FUL **Applicant:** Mr Colin Hine  
**Application Type:** Full Application  
**Description of Development:** Side extension to provide bedroom and bathroom for disabled person  
**Site Address** 11 MANADON CLOSE PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

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**Item No 116**

**Application Number:** 12/01106/FUL **Applicant:** Mr Cassidy and Miss Radford  
**Application Type:** Full Application  
**Description of Development:** Single storey rear extension and alterations to front elevation including removal of conservatory  
**Site Address** 19 LUCAS LANE PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

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**Item No 117**

**Application Number:** 12/01110/FUL **Applicant:** Mr Richard Earl  
**Application Type:** Full Application  
**Description of Development:** Single storey side extension and first floor rear extension  
**Site Address** 80 SHIRBURN ROAD PLYMOUTH  
**Case Officer:** Liz Wells  
**Decision Date:** 09/08/2012  
**Decision:** Grant Conditionally

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**Item No 118**

**Application Number:** 12/01126/FUL **Applicant:** Mr & Mrs Wing  
**Application Type:** Full Application  
**Description of Development:** Single storey rear extension (infill extension between dwelling and garage)  
**Site Address** 19 EFFINGHAM CRESCENT PLYMOUTH  
**Case Officer:** Cheryl Stansbury  
**Decision Date:** 02/08/2012  
**Decision:** Grant Conditionally

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**Item No 119**

**Application Number:** 12/01132/FUL **Applicant:** Mr R Watson  
**Application Type:** Full Application  
**Description of Development:** Single-storey rear extension  
**Site Address** 11 VENN GARDENS PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 01/08/2012  
**Decision:** Grant Conditionally

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**Item No 120**

**Application Number:** 12/01138/FUL **Applicant:** Mr & Mrs Wall  
**Application Type:** Full Application  
**Description of Development:** New garage, linked to main dwelling with lobby/porch  
**Site Address** 5 AMADOS CLOSE PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

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**Item No 121**

**Application Number:** 12/01140/FUL **Applicant:** Mrs L Rushton-Taylor  
**Application Type:** Full Application  
**Description of Development:** Single storey rear extension  
**Site Address** 78 STENTAWAY ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

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**Item No 122**

**Application Number:** 12/01143/FUL **Applicant:** Mr M Dunn  
**Application Type:** Full Application  
**Description of Development:** Alterations to existing single storey rear extension, including increase in height of part of roof  
**Site Address** 12 LYDFORD PARK ROAD PLYMOUTH  
**Case Officer:** Liz Wells  
**Decision Date:** 10/08/2012  
**Decision:** Grant Conditionally

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**Item No 123**

**Application Number:** 12/01144/FUL **Applicant:** Mr R Floyd  
**Application Type:** Full Application  
**Description of Development:** Formation of balcony on front elevation at second floor level  
**Site Address** 864 WOLSELEY ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

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**Item No 124**

**Application Number:** 12/01145/FUL **Applicant:** Mr and Mrs Q Style  
**Application Type:** Full Application  
**Description of Development:** Side extension including hip to half hip extension and rooflights to front and rear (removal of existing garage)  
**Site Address** BLUE HOLLOW, AMACRE DRIVE PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 09/08/2012  
**Decision:** Refuse

---

**Item No 125**

**Application Number:** 12/01146/FUL **Applicant:** Mr J Willis  
**Application Type:** Full Application  
**Description of Development:** Formation of balcony on front elevation, at second floor level  
**Site Address** 862 WOLSELEY ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 13/08/2012  
**Decision:** Grant Conditionally

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**Item No 126**

**Application Number:** 12/01148/EXU **Applicant:** Mr Clive Eminson  
**Application Type:** LDC Existing Use  
**Description of Development:** Use as small shared house in multiple occupation (Use Class C4)  
**Site Address** 35 RIDGE PARK AVENUE PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 13/08/2012  
**Decision:** Issue Certificate - Lawful Use

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**Item No 127**

**Application Number:** 12/01152/ADV **Applicant:** Dixons Retail  
**Application Type:** Advertisement  
**Description of Development:** Illumination advertisement  
**Site Address** UNIT B MARSH MILLS RETAIL PARK PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 08/08/2012  
**Decision:** Grant Conditionally

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**Item No 128**

**Application Number:** 12/01287/FUL **Applicant:** Mr R and M Thomas  
**Application Type:** Full Application  
**Description of Development:** Re-profiling of gardens to form level areas (partly retrospective) by importation of clean fill material and increase height of existing gabion baskets by 1-metre  
**Site Address** 25 COLTNESS ROAD PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 03/08/2012  
**Decision:** Application Withdrawn

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**Item No 129**

**Application Number:** 12/01292/CAC **Applicant:** Mr James Meeson  
**Application Type:** Conservation Area  
**Description of Development:** EXTENSION  
**Site Address** 4 SOUTH HILL STOKE PLYMOUTH  
**Case Officer:**  
**Decision Date:** 25/07/2012  
**Decision:** CAC Not Required

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