

Public Document Pack



Tracey Lee
Chief Executive

Plymouth City Council
Civic Centre
Plymouth PL1 2AA

Please ask for Ross Jago / Ross Johnston
T 01752 304469 or 307990
E ross.jago@plymouth.gov.uk /
ross.johnston@plymouth.gov.uk
www.plymouth.gov.uk/democracy

11 June 2013

PLANNING COMMITTEE

Thursday 20 June 2013

4pm

Council House, Plymouth (Next to the Civic Centre)

Members:

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

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

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

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.

Although the public seating areas are not filmed, by entering the meeting room and using the public seating area, the public are consenting to being filmed and to the use of those recordings for webcasting.

The Council is a data controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with authority's published policy.

Tracey Lee
Chief Executive

PLANNING COMMITTEE

AGENDA

PART I – PUBLIC MEETING

1. APOLOGIES

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

2. DECLARATIONS OF INTEREST

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

3. MINUTES

(Pages 1 - 8)

The Committee will be asked to confirm the minutes of the meeting held on 23 May 2013.

4. CHAIR'S URGENT BUSINESS

To receive reports on business which, in the opinion of the Chair, should be brought forward for urgent consideration.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

The Chair will receive and respond to questions from members of the public submitted in accordance with the Council's procedures. Questions shall not normally exceed 50 words in length and the total length of time allowed for public questions shall not exceed 10 minutes. Any question not answered within the total time allowed shall be the subject of a written response.

6. PLANNING APPLICATIONS FOR CONSIDERATION

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

6.1. 28A MOORLAND ROAD, PLYMOUTH I3/00788/FUL

(Pages 9 - 12)

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

- 6.2. 12 PARK CRESCENT, PLYMOUTH I3/00902/FUL **(Pages 13 - 18)**
- Applicant: Tom Pridham and Amanda Trafford
Ward: Plymstock Radford
Recommendation: Grant Conditionally
- 6.3. 6 YARROW MEAD, PLYMOUTH I3/00759/FUL **(Pages 19 - 26)**
- Applicant: Mr and Mrs S White
Ward: Plymstock Dunstone
Recommendation: Grant Conditionally
- 6.4. 164 SPRINGFIELD ROAD, PLYMOUTH I3/00729/FUL **(Pages 27 - 32)**
- Applicant: Mr and Mrs T Wellington
Ward: Plymstock Dunstone
Recommendation: Grant Conditionally
- 6.5. NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH,
ROYAL EYE INFIRMARY, APSLEY ROAD, PLYMOUTH
I3/00521/FUL **(Pages 33 - 58)**
- Applicant: Eagle One Homes 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 25 June 2013.
- 6.6. NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH,
ROYAL EYE INFIRMARY, APSLEY ROAD, PLYMOUTH
I3/00523/LBC **(Pages 59 - 68)**
- Applicant: Eagle One Homes Ltd
Ward: Drake
Recommendation: Grant Conditionally
- 7. VILLAGE GREEN APPLICATION FOR LAND AT
BILLACOMBE ROAD, PLYMSTOCK **(Pages 69 - 76)****
- The Director for Place will submit a report outlining an application to register land at Billacombe Road, Plymstock as a village green.
- 8. PLANNING APPLICATION DECISIONS ISSUED **(Pages 77 - 116)****
- 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 14 May 2013 to 9 June 2013, 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 117 - 118)

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 23 May 2013

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Mrs Aspinall (Substituting Councillor S Davey), Darcy, K Foster, Mrs Foster, Mrs Nicholson (Substituting Councillor Nicholson), John Smith, Stark, Jon Taylor, Tuffin (Substituting Councillor Jarvis) and Wheeler.

Apologies for absence: Councillors S Davey, Jarvis and Nicholson.

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

The meeting started at 4.00 pm and finished at 9.10 pm.

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

1. DECLARATIONS OF INTEREST

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

Name	Minute No. and Subject	Reason	Interest
Councillor K foster	5.1 and 5.2 HOOE BARN, HOOE ROAD PLYMOUTH. 13/00264/FUL / 13/00265/LBC	Spoke on matter at committee.	Prejudicial

2. MINUTES

Agreed the minutes of the meeting held on 2 May 2013.

3. CHAIR'S URGENT BUSINESS

The Chair welcomed new members of the committee.

4. QUESTIONS FROM MEMBERS OF THE PUBLIC

The following question was received from a member of the public, in accordance with paragraph 10 of the Constitution.

Question No	Question By	Cabinet Member or Committee Chair	Subject
Q1 -13/14	Mr S.C.M O'Hara	Chair of Planning Committee	Energy from Waste Plant Planning Application

Question:

What are the national criteria, and any degree of latitude permitted, for the declaration of Air Quality Management Areas (AQMAs) with respect to nitrogen dioxide, sulphur dioxide and particulate matter?

Response:

The government sets national health-based standards against key pollutants. For Nitrogen dioxide (NO₂), Particles (PM₁₀) Sulphur dioxide (SO₂) the criteria is shown in the following table:

Pollutant			Date to be achieved by
	Concentration	Measured as	
Nitrogen dioxide	200 $\mu\text{g}/\text{m}^3$ not to be exceeded more than 18 times a year	1-hour mean	31.12.2005
	40 $\mu\text{g}/\text{m}^3$	Annual mean	31.12.2005
Particles (PM ₁₀) (gravimetric)	50 $\mu\text{g}/\text{m}^3$, not to be exceeded more than 35 times a year	24-hour mean	31.12.2004
	40 $\mu\text{g}/\text{m}^3$	Annual mean	31.12.2004
Sulphur dioxide	350 $\mu\text{g}/\text{m}^3$, not to be exceeded more than 24 times a year	1-hour mean	31.12.2004
	125 $\mu\text{g}/\text{m}^3$, not to be exceeded more than 3 times a year	24-hour mean	31.12.2004
	266 $\mu\text{g}/\text{m}^3$, not to be exceeded more than 35 times a year	15-minute mean	31.12.2005

Since 1997, local authorities in the UK have been carrying out a review and assessment of air quality in their area. The aim of the review is to assist authorities in carrying out their statutory duty to work towards meeting the national air quality objectives.

Under Section 83 of the Environment Act 1995 If a local authority finds any places where the objectives are not likely to be achieved within the relevant period, it must declare an Air Quality Management Area there. There are no explicit requirements for what should be contained in an AQMA Order.

Plymouth City Council currently has 2 AQMAs declared for breaches of the Nitrogen Dioxide annual objective. These are at Exeter Street and Mutley Plain, both were declared in 2006.

Following an Update & Screening Assessment in 2009, a Detailed Assessment was carried out in 2010 (published 2011). These documents confirmed that a further 3 areas of the City were likely to exceed the annual objective for Nitrogen Dioxide. In response to this 3 New AQMAs are currently within the administrative process of declaration.

Particulate Matter is currently monitored at the DEFRA city centre site and independently at Exeter Street. We have not exceeded the objectives and there are no anticipated breaches of the objectives.

Sulphur Dioxide monitoring was discontinued at the DEFRA city centre site in 2009 and is not independently monitored by Plymouth City Council. The levels of Sulphur Dioxide were extremely low.

Details of each annual report for air quality monitoring in Plymouth is available on the Plymouth City Council Website at:

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

5. **PLANNING APPLICATIONS FOR CONSIDERATION**

The Committee considered the following applications, development proposals by local authorities, and statutory consultations submitted under the Town and Country Planning Act, 1990, and the Planning (Listed Buildings and Conservation Areas) Act, 1990. Addendum reports were submitted in respect of minute numbers 5.1, 5.3, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11, 5.12 and 5.14.

5.1 HOOE BARN, HOOE ROAD PLYMOUTH. 13/00264/FUL

(Mr and Mrs Truscott)

Decision:

Application **GRANTED** conditionally.

(The Committee heard representations from Councillor K Foster, ward member).

(The Committee heard representations against the application).

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

(Councillor K Foster declared a prejudicial interest in respect of this item and did not take part in the debate.)

5.2 HOOE BARN, HOOE ROAD, PLYMOUTH. 13/00265/LBC

(Mr and Mrs Truscott)

Decision:

Application **GRANTED** conditionally.

(The Committee heard representations from Councillor K Foster).

(The Committee heard representations against the application).

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

5.3 ERRILL RETAIL PARK, PLYMOUTH. 13/00147/FUL

(Optimisation Developments Ltd)

Decision:

Application **GRANTED** conditionally.

(The Committee heard representations from Councillor Beer, ward member).

(The Committee heard representations against the application).

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

5.4 JOHN LANE, UNIVERSITY OF PLYMOUTH, DRAKE

CIRCUS, PLYMOUTH. 13/00481/FUL

(University of Plymouth)

Decision:

Application **GRANTED** conditionally Subject to a section 106 obligation, with delegated authority to refuse in the event that the section 106 obligation is not completed by 31 May 2013.

(The Committee heard representations from Councillor Singh, ward member).

(The Committee heard representations from Councillor Ricketts, ward member).

(The Committee heard representations against the application).

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

(Councillor Stark left the meeting during this item)

5.5 ISAAC FOOT BUILDING, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS, PLYMOUTH. 13/00482/FUL

(University of Plymouth)

Decision:

Application **GRANTED** conditionally subject to a section 106 obligation, with delegated authority to refuse in the event that the section 106 obligation is not completed by 31 May 2013.

(The Committee heard representations from Councillor Singh, ward member).

(The Committee heard representations against the application).

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

5.6 KIRKBY TERRACE, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH. 13/00490/FUL

(University of Plymouth)

Decision:

Application **GRANTED** conditionally Subject to a section 106 obligation, with delegated authority to refuse in the event that the section 106 obligation is not completed by 31 May 2013.

(The Committee heard representations against the application).

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

5.7 PITTS, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH. 13/00492/FUL

(University of Plymouth)

Decision:

Application **GRANTED** conditionally Subject to a section 106 obligation, with delegated authority to refuse in the event that the section 106 obligation is not completed by 31 May 2013.

(The Committee heard representations from Councillor Ricketts, ward member).

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

5.8 KIRKBY PLACE, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH. 13/00489/FUL

(University of Plymouth)

Decision:

Application **GRANTED** conditionally subject to –

1. condition 4 to be agreed in consultation with the Chair, Vice-Chair and opposition spokesperson with consideration given to a 24 hour management plan;
2. section 106 obligation, with delegated authority to refuse in the event that the section 106 obligation is not completed by 31 May 2013.

Agreed that the committee recommends to the cabinet member for transport that an urgent parking review is undertaken in the area surrounding the University campus.

(The Committee heard representations against the application).

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

5.9 ENDSLEIGH PLACE, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH. 13/00491/FUL

(University of Plymouth)

Decision:

Application **GRANTED** conditionally Subject to–

1. condition 4 to be agreed in consultation with the Chair, Vice-Chair and opposition spokesperson with consideration given to a 24 hour management plan;
2. a section 106 obligation, with delegated authority to refuse in the event that the section 106 obligation is not completed by

31 May 2013.

(The Committee heard representations against the application).

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

5.10 HEPWORTH HOUSE, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS, PLYMOUTH. 13/00483/FUL

(University of Plymouth)

Decision:

Application **GRANTED** conditionally Subject to a section 106 obligation, with delegated authority to refuse in the event that the section 106 obligation is not completed by 31 May 2013.

5.11 FITZROY, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS, PLYMOUTH. 13/00484/FUL

(University of Plymouth)

Decision:

Application **GRANTED** conditionally Subject to a section 106 obligation, with delegated authority to refuse in the event that the section 106 obligation is not completed by 31 May 2013.

5.12 PORTLAND SOUTH, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS, PLYMOUTH. 13/00485/FUL

(University of Plymouth)

Decision:

Application **GRANTED** conditionally Subject to a section 106 obligation, with delegated authority to refuse in the event that the section 106 obligation is not completed by 31 May 2013.

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

5.13 PORTLAND SOUTH, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS, PLYMOUTH. 13/00486/LBC

(University of Plymouth)

Decision:

Application **GRANTED** conditionally.

5.14 PORTLAND NORTH, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS, PLYMOUTH. 13/00487/FUL

(University of Plymouth)

Decision:

Application **GRANTED** conditionally Subject to a section 106 obligation, with delegated authority to refuse in the event that the section 106 obligation is not completed by 31 May 2013.

(The Committee heard representations against the application).

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

**5.15 PORTLAND NORTH, UNIVERSITY OF PLYMOUTH,
DRAKE CIRCUS, PLYMOUTH. 13/00488/LBC**

(University of Plymouth)

Decision:

Application **GRANTED** conditionally.

6. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee received a report from the Assistant Director, Planning Services, on decisions issued for the period 22 April 2013 to 13 May 2013, including –

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

Members noted the planning applications issued.

7. **APPEAL DECISIONS**

Members noted the appeal decisions.

8. **EXEMPT BUSINESS**

There were no items of exempt business.

SCHEDULE OF VOTING (Pages 9 - 12)

PLEASE NOTE

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

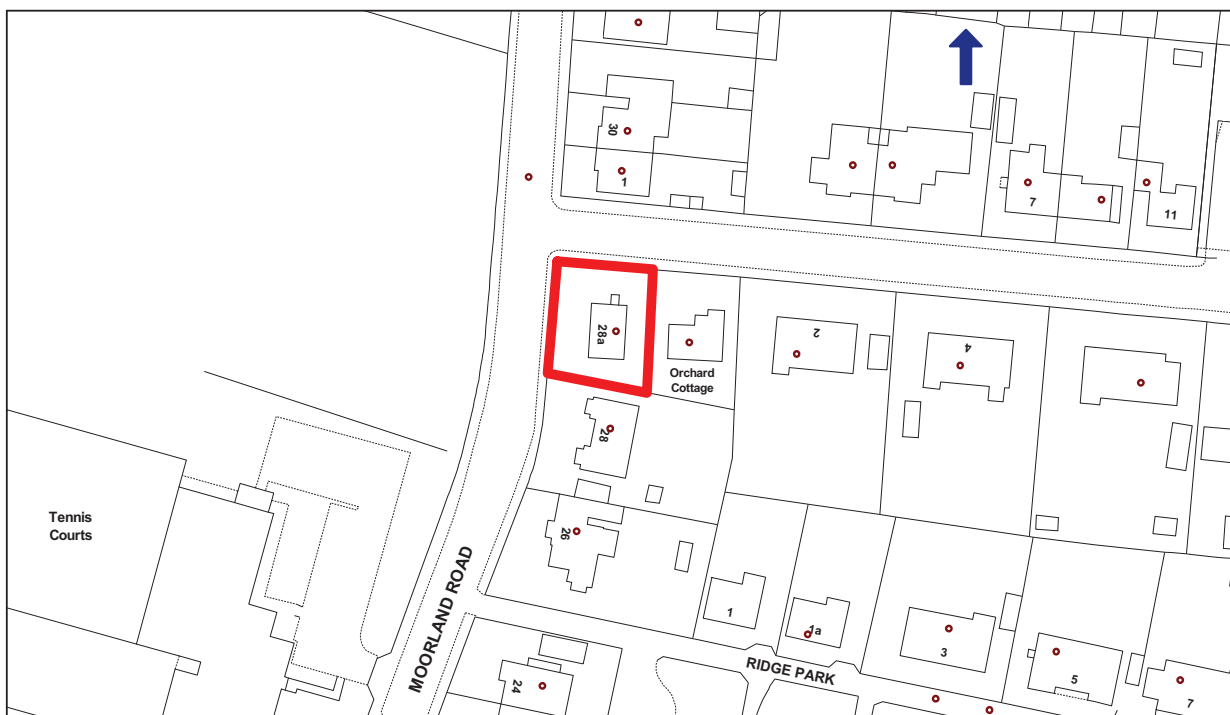
This page is intentionally left blank

PLANNING APPLICATION REPORT



ITEM: ITEM 01

Application Number:	13/00788/FUL
Applicant:	Mr and Mrs Auguste
Description of Application:	Single storey side extension and front porch
Type of Application:	Full Application
Site Address:	28A MOORLAND ROAD PLYMOUTH
Ward:	Plympton St Mary
Valid Date of Application:	03/05/2013
8/13 Week Date:	28/06/2013
Decision Category:	Member/PCC Employee
Case Officer :	Rebecca Exell
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



(c) Crown Copyright All rights reserved Plymouth City Council Licence No 100018633 Published 2013 Scale 1:1250

This application has been referred to Planning Committee as the applicant is an employee of the COUNCIL

Site Description

28A Moorland Road is a detached property located in the Plympton area of the city.

Proposal Description

Single storey side extension and front porch

Pre-Application Enquiry

None

Relevant Planning History

None

Consultation Responses

None

Representations

None

Analysis

(1)The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 1st review (2013), and the National Planning Policy Framework. The primary planning considerations in this case are the impact on neighbour amenity and the impact on the character and appearance of the area.

(2)The application is for a single storey side extension which will provide additional area for a kitchen and a new entrance porch. The property is a large detached corner property which fronts onto the classified Moorland Road. The property is surrounded by low boundary walls thus making any proposed extension highly visible from the street scene.

(3)The proposed porch will have a pitched roof and will mirror that of the existing dormer. The proposal is considered to be a relatively sympathetic addition to the property in terms of its scale.

(4)The proposed side extension will measure approximately 4.3 metres by 5 metres. It is not considered that the extension will have a significant detrimental impact upon the amenity of the neighbouring property to the north as the properties are separated by Ridge Park Road. The proposal will use matching materials and mimic that of the existing. The scale, form and design of the extension will not be detrimental to the visual quality or character of the area.

(5)In light of its siting, the proposal is not considered to be detrimental to the privacy, light or outlook of any of the neighbouring properties and therefore complies with Policy CS34 of the Core Strategy.

(6) This development is not liable for a Community Infrastructure Levy Contribution.

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

Section 106 Obligations

None

Equalities & Diversities issues

No equality and diversity issues to be considered in this case.

Conclusions

Recommended for approval

Recommendation

In respect of the application dated **03/05/2013** and the submitted drawings Site location plan, Drawing number: 013-014-1, it is recommended to: **Grant**

Conditionally

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Drawing number: 013-014-1.

Reason:

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

INFORMATIVE: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.

INFORMATIVE: (Not CIL Liable) Development is not liable for a Community Infrastructure Levy contribution.

(2)The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

Statement of Reasons for Approval and Relevant Policies

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

CS34 - Planning Application Consideration

CS02 - Design

SPD1 - Development Guidelines First Review

NPPF - National Planning Policy Framework March 2012

PLANNING APPLICATION REPORT



ITEM: 02

Application Number:	13/00902/FUL
Applicant:	Tom Pridham and Amanda Trafford
Description of Application:	Erection of 2 storey side extension
Type of Application:	Full Application
Site Address:	12 PARK CRESCENT PLYMOUTH
Ward:	Plymstock Radford
Valid Date of Application:	22/05/2013
8/13 Week Date:	17/07/2013
Decision Category:	Member/PCC Employee
Case Officer :	Louis Dulling
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



(c) Crown Copyright. All rights reserved. Plymouth City Council Licence No. 100018633 Published 2013 Scale 1:1250

The application is before Planning Committee as the applicant is an employee of Plymouth City Council.

Site Description

12 Park Crescent is a semi-detached, 2 storey dwelling with garden space and a detached garage situated to the north.

Proposal Description

The proposal is for a 2 storey side extension. The proposal is to be set back from the principle elevation by 1.2 metres, set down from the main dwelling's ridge by 0.5 metres and the proposed width is to be 3.8 metres.

Pre-Application Enquiry

13/00539/HOU – Erection of 2 storey side extension – Site visit conducted by case officer 26/03/13. Positive response to the development enquiry provided that the proposal is to be set back from the main elevation by at least 1 metre, the proposed ridge is set down from that of the main dwelling and the maximum width of the extension was to be 4 metres. The advice provided in the development enquiry response has been taken into account and is reflected in the proposal.

Relevant Planning History

As above

Consultation Responses

None

Representations

Consultation date expires 18/06/13

1. Analysis

1.1 The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document First Review (2013), and the National Planning Policy Framework. The primary planning considerations in this case are the impact on neighbour amenity and the impact on the character and appearance of the area.

2. Character and Appearance

2.1 The proposal is considered to relate well to the existing dwelling with materials to match that of the existing. The proposed design is considered to be acceptable and in accordance with the principles set out in the Development Guidelines SPD. The proposal is considered to be appropriately subordinate to the main dwelling in terms of its size and set back distance. Overall the proposal is considered to have an acceptable impact upon the character and appearance of the area.

3. Amenity

3.1 The proposed side extension does not include any openings to the first floor level of the north side elevation and as such it is considered that there would not be a significant detrimental impact upon the amenity of the neighbouring property to the north. The proposed openings to the front elevation are not considered to result in an undue impact upon the amenity of the adjacent properties as there are existing openings facing the adjacent properties and the proposal would be set back from the front elevation. Furthermore the proposed 1st floor window to the rear of the proposal is to serve an en-suite bathroom and officers recommend a condition so as to ensure it is and remains obscure glazed in order to have an acceptable impact upon amenity. As such it would not be considered to have a significant detrimental impact upon the neighbouring property to the west.

3.2 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.

3.3 Under current Community Infrastructure Levy (CIL) rates there is no charge for this proposal.

Section 106 Obligations

None

Equalities & Diversities issues

None

Conclusions

For the reasons discussed above the proposal is considered to be acceptable and as such is recommended for conditional consent.

Recommendation

In respect of the application dated **22/05/2013** and the submitted drawings Site location plan (1:1250, Drawing no. 23:07:2013, Drawing no. 23:01:2013, Drawing no. 23:03:2012, Drawing no. 23:02:2013, Drawing no. 23:04:2013, Drawing no. 23:05:2013, Drawing no. 23:06:2013, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan (1:1250, Drawing no. 23:07:2013, Drawing no. 23:01:2013, Drawing no. 23:03:2012, Drawing no. 23:02:2013, Drawing no. 23:04:2013, Drawing no. 23:05:2013, Drawing no. 23:06:2013.

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.

OBSCURE GLAZING

(3) Notwithstanding the provisions of Article 3 and Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the window at first floor level in the west elevation of the proposed extension, shall at all times be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason:

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

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way including pre-application discussions and has imposed planning conditions to enable the grant of planning permission.

INFORMATIVE: DEVELOPMENT NOT LIABLE FOR COMMUNITY INFRASTRUCTURE LEVY

(2) The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the impact upon the character and appearance of the area and amenity, 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 (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

CS02 - Design

SPD1 - Development Guidelines First Review

NPPF - National Planning Policy Framework March 2012

This page is intentionally left blank

PLANNING APPLICATION REPORT



ITEM: 03

Application Number:	13/00759/FUL
Applicant:	Mr and Mrs S White
Description of Application:	Part retrospective change of use of part of garden to cattery (sui generis) with 8 cattery pens on hardstanding
Type of Application:	Full Application
Site Address:	6 YARROW MEAD PLYMOUTH
Ward:	Plymstock Dunstone
Valid Date of Application:	02/05/2013
8/13 Week Date:	27/06/2013
Decision Category:	Member Referral
Case Officer :	Louis Dulling
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



(c) Crown Copyright. All rights reserved. Plymouth City Council Licence No. 100018633 Published 2013 Scale 1:1500

The application is before Planning Committee at the request of Cllr Churchill.

Site Description

No. 6 Yarrow Mead is a semi-detached property situated at the end of Yarrow Mead. The approach lane to the property is of considerable width.

Proposal Description

The proposal is for the part retrospective change of use of part of the garden to the west side elevation of no. 6 Yarrow Mead to a cattery; with 8 cattery pens on a hardstanding.

Pre-Application Enquiry

None

Relevant Planning History

No relevant planning history

Consultation Responses

Local Highway Authority: no comments

Public Protection Service: recommend condition limiting the number of cats to be housed to 6 and a condition relating to odour.

Representations

9 Representations have been received objecting to the application. The main concerns raised are as follows;

- Noise
- Impact upon character of residential area
- Drainage
- Light nuisance
- Refuse
- Vermin
- Transport; collection and delivery arrangements and increased traffic movements

1. Analysis

1.1 The application turns upon policies CS02 (Design) CS22 (Pollution), CS28 (Local Transport Considerations) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document First Review (2013) and the National Planning Policy Framework. The main considerations in regards to this application are the impact upon the character and appearance of the area and amenity.

2. Character and Appearance

2.1 The cattery units are sited to the immediate north of the existing detached garage and between the west elevation of the dwelling and the western boundary of the garden. The western boundary consists of an established hedge which is approximately 3.5 metres in height. The hedge extends along the entire western and northern boundaries. As such the proposal is well screened from the west and north. Therefore the proposal would be screened from view by the existing garage to the south when approaching no. 6 and no. 4 Yarrow Mead from the south, and accessing no. 10 and no. 8 Yarrow Mead by the established boundary treatment to the west and north elevations.

2.2 Given the siting of the cattery units the structures would not be readily visible from the adjoining property as the dividing boundary wall is approximately 1.5 metres in height. For the majority the units would be screened by no. 6 Yarrow Mead when viewed from the rear garden of no. 4 Yarrow Mead and would therefore not have a significant detrimental impact upon in terms of visual amenity. Overall the proposal is considered to be well screened and would therefore not have a significant detrimental impact upon the character and appearance of the area.

3. Amenity

3.1 The cattery units are considered to be a relatively un-intrusive development. The noise associated with the use is not likely to be significant enough to produce a nuisance to nearby residential dwellings. After consulting with the Public Protection Service the potential for noise nuisance is not considered to be significant enough to lead to an unacceptable impact upon residential amenity. There could however be issues relating to odour and the need to strike a balance between the established residential use of the area and the flexibility of providing a minor business use. In striking a balance between the two uses of the site a condition shall be attached to the granting of conditional consent to restrict the number of cats to no more than six at any one time.

4. Transport and Access

4.1 The road of Yarrow Mead is sufficiently wide to accommodate passing vehicles. The Local Highway Authority does not raise any objections with regards to the proposal. After discussing the details of the application both the officers are of the opinion that the proposed use will not have an adverse impact upon the use of Yarrow Mead Road.

4.2 The number of trips to the site by the clients and/or the applicant is likely to be infrequent and staggered throughout the periods in which the cattery is open. As stated in the Management Statement the proposed hours of opening are to be limited to 0930 to 1230 and 1600 to 1830. The proposed hours during the morning would not have a significant detrimental impact upon the residential amenity of the area and the hours of operation in the evening would be in character with the residential traffic movements. It is proposed that a condition shall be attached to ensure that the hours which the proposal is open to clients are adhered to.

4.3 The matter of the Yarrow Mead Road being privately owned and maintained is not for consideration in this application and would be a civil matter for the residents of Yarrow Mead.

5. Other Considerations

5.1 A concern regarding vermin has been raised in the letters of representation. This would relate to food stuffs being left out in an accessible open area. In order to reduce the potential for this occurrence the applicant has advised that there will be an 'anti-vermin device' fitted to each pen. In addition to this, concern has been raised over cat faeces. However, the Council's Public Protection Service conclude that as cats tend to use litter trays waste would be sufficiently contained and would be unlikely to create an odour issue. The applicant has also indicated that the litter trays would be covered reducing the potential for odour issues. A condition shall be recommended to safeguard against unacceptable levels of odour. Unacceptable levels of odour resulting from the cattery use would also be subject to legislation controlled by the Public Protection Service should such a nuisance arise. As such officers are of the opinion that there are sufficient safeguards in place.

5.2 With regards to drainage provisions the applicant has indicated that surface water will be disposed of via a soakaway. The proposal is not considered to be significantly detrimental in terms of drainage given there was an existing patio area on which the cattery is sited.

5.3 The application form notes that the proposal includes lighting and after confirmation from the applicant the lighting includes battery operated lights, one in each pen and two lights between the walkway between the pens nos. 1-6. With regards to light pollution at the site a condition shall limit the use of the two lights between the pens to between the hours of 0800 and 2100 so as not to have an undue impact upon the residential character and amenity of the area.

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

Section 106 Obligations

None

Equalities & Diversities issues

None

Conclusions

For the reasons as discussed above the application is recommended for conditional consent.

Recommendation

In respect of the application dated **02/05/2013** and the submitted drawings I318-SK01 Revision A, I318-SK04, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: I318-SK01 Revision A, I318-SK04.

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.

NUMBER RESTRICTION

(3) Notwithstanding the approved plan, I318-Sk01 Revision A, only nos. 1-6 cattery units shall be provided on site. The maximum number of cats to be housed at the cattery and units as a whole must not exceed 6 at any one time.

Reason:

To ensure that nearby residents do not experience unacceptable levels of disturbance and to comply with policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document.

OPENING HOURS

(4) The use hereby permitted shall not be open to customers outside the following times: 0930 hours to 1230 hours and 1600 hours to 1830 hours Mondays to Sundays including Bank or Public Holidays.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at and leaving the premises, and avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

EXTERNAL LIGHTING RESTRICTION

(5) No external lighting in association with proposed cattery use shall be operational outside of 0800 and 2100 hours.

Reason:

To protect the residential character and general amenity of the area from any harmfully polluting effects, including light pollution resulting from external lighting to avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ODOUR CONTROL

(6) The level of odour emitted from the cattery use hereby approved shall not be detectable from the nearest residential boundary by a Public Protection Officer employed by Plymouth City Council. If there is a detectable odour the applicant shall cease operating the cattery within 7 days and remedy the odour to the approval of the Local Planning Authority before re-commencing the use.

Reason:

To protect the residential and general amenity of the area from pollution and to avoid conflict with Policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

ANIMAL BOARDING ESTABLISHMENTS ACT 1963

(2) Prior to operation the premises will require pre-inspection and licence under the Section 1 of Animal Boarding Establishments Act 1963. The applicant should call Public Protection Service on 01752 304147 to arrange a visit.

INFORMATIVE: DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION.

(3) The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

Statement of Reasons for Approval and Relevant Policies

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

CS28 - Local Transport Consideration
CS34 - Planning Application Consideration
CS22 - Pollution
CS01 - Sustainable Linked Communities
CS02 - Design
SPD1 - Development Guidelines First Review
NPPF - National Planning Policy Framework March 2012

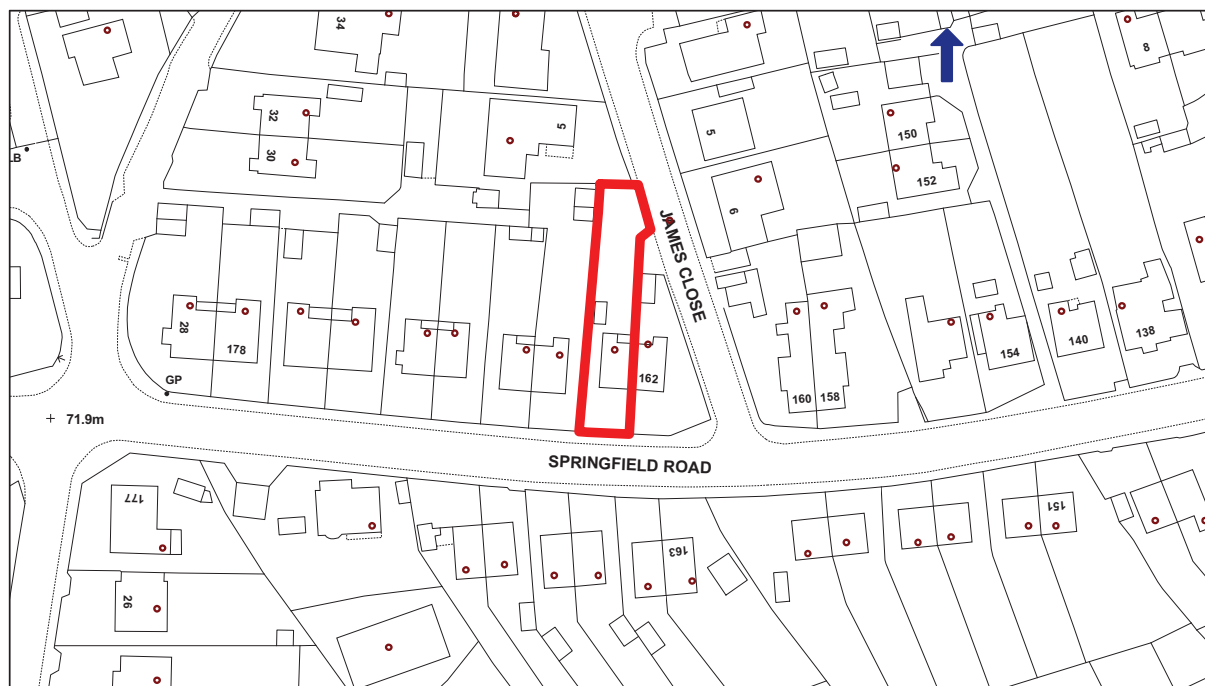
This page is intentionally left blank

PLANNING APPLICATION REPORT



ITEM: 04

Application Number:	I3/00729/FUL
Applicant:	Mr and Mrs T Wellington
Description of Application:	Single-storey rear extension
Type of Application:	Full Application
Site Address:	164 SPRINGFIELD ROAD PLYMOUTH
Ward:	Plymstock Dunstone
Valid Date of Application:	26/04/2013
8/13 Week Date:	21/06/2013
Decision Category:	Member/PCC Employee
Case Officer :	Liz Wells
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



(c) Crown Copyright. All rights reserved. Plymouth City Council Licence No. 100018633 Published 2013 Scale 1:1250

This application has been referred to Planning Committee as the applicant is an employee of the Council.

Site Description

164 Springfield Road is a semi-detached residential property in Plymstock.

Proposal Description

Single-storey rear extension.

The property has an existing lean-to conservatory which would be replaced by the proposed extension. The proposal is for a 4 metre deep extension with a pitched, hipped roof, 2 metres to the eaves and 3.6 metres where it joins the house.

Pre-Application Enquiry

None

Relevant Planning History

07/01133/FUL - Detached double garage in rear garden (access from James Close) – GRANTED CONDITIONALLY

Consultation Responses

No consultation responses requested or received.

Representations

No letters of representation received in respect of this application.

Analysis

1. The main consideration in assessing this application is the impact on the neighbouring properties amenities. The application turns on policy CS34 of the adopted Core Strategy and the Development Guidelines SPD First Review.
2. The most affected property is the adjoining neighbour, no 162. This property has a ground floor window close to the party wall. This window is understood to serve the dining room of the house.
3. The proposal is likely to result in loss of light and outlook to this window. The 45 degree guideline set out in the Development Guidelines SPD is used as a tool to assess this impact. The proposal will breach the 45 degree guideline by approximately 2.3 metres.
4. Amended plans have been sought to reduce the proposal to 3 metres deep, but the applicant/agent has requested that the application is determined on the plans submitted as they do not wish to build an extension that would only increase the usable space marginally compared to the existing lean-to.
5. The properties (164 and 162) are north facing at the rear therefore the rear rooms of the properties receive little direct sunlight. No. 162 has a lean-to tenement which appears to be an as-built feature of these properties. The proposed extension is to go on the other side of this window.

6. Consideration has been given to the difference in the impact of the proposal compared to the existing conservatory and to an extension that could be carried out under permitted development rights.
 - i. The existing conservatory is approximately 1.8 metres deep, 2.0 metres high at the eaves and 3 metres high where it joins at the house and has a brick wall bounding the neighbour with a triangle of windows towards the top. The existing conservatory is almost compliant with the 45 degree guideline for this nearest neighbour's window.
 - ii. When the planning application was submitted, permitted development rights allow a rear extension that is 3 metres deep, 3 metres high to the eaves and 4 metres in overall height could be constructed without an application for planning permission. This would be one metre shorter than the current proposal but could be almost one metre higher at the eaves.
 - iii. Under current permitted development rights, a two metre high fence or wall could be erected on the boundary without an application for planning permission. This would have a similar impact in term of outlook and light.
 - iv. The Town & Country Planning (General Permitted Development) Order, was amended from 30 May 2013 to extend the permitted development rights for rear extensions to such properties to up to 6 metres deep, subject to conditions and prior approval process. Should the applicant wish to re-submit the application under this new procedure, it would be open for them to do so. A different consultation procedure is required for the prior approval procedure than for the planning application, involving letters to the adjoining neighbours. Under this new legislation, the current proposal could be constructed under permitted development rights provided there are no objections from adjoining neighbours
7. Whilst the proposal is contrary to the guidance set out in the Development Guidelines SPD in terms of 45 degree guideline (outlook and light) the SPD is only a guidance and it is also balanced against the consideration of the reasonable development rights of the applicant as set out in the permitted development rights set out in national legislation.
8. In terms of visual impact, the pair of semi-detached houses is relatively open to view from James Close – a cul-de-sac to the side/rear of the property - however the proposal is seen in context of the rear of the property and the (as built) lean-to tenements. In this context, the proposal is not considered to result in any demonstrable harm to the appearance of the property or streetscene.

9. 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.
10. Under the current charging schedule for Community Infrastructure Levy, there would be no charge for this proposal.

Section 106 Obligations

Not applicable to this application.

Equalities & Diversities issues

None.

Conclusions

On the basis of the impact to the amenities enjoyed by occupiers of 162 Springfield Road in terms of light and outlook to the nearest neighbouring window is not significantly impacted. Consideration has also been given to the development that could be carried out under permitted development rights, and the application is recommended for approval.

Recommendation

In respect of the application dated **26/04/2013** and the submitted drawings site location plan, existing drawings AS01, AS02, proposed drawings AB01 rev B, AB02 rev C, AB03 rev B, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, existing drawings AS01, AS02, proposed drawings AB01 rev B, AB02 rev C, AB03 rev B.

Reason:

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

INFORMATIVE: PRO-ACTIVE WORKING

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

INFORMATIVE: Community Infrastructure Levy contribution.

(2) The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: impact on neighbouring residential amenity and visual impact on the surroundings, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (1) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

CS02 - Design

SPD1 - Development Guidelines

NPPF - National Planning Policy Framework March 2012

This page is intentionally left blank

PLANNING APPLICATION REPORT



ITEM: 05

Application Number: 13/00521/FUL

Applicant: Eagle One Homes Ltd

Description of Application: Change of use, conversion and alterations to existing building to provide 12 apartments and new 4/5 storey building containing 51 retirement flats with ancillary car parking, cycle and refuse storage (demolition of existing extension).

Type of Application: Full Application

Site Address: NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH
ROYAL EYE INFIRMARY, APSLEY ROAD PLYMOUTH

Ward: Drake

Valid Date of Application: 28/03/2013

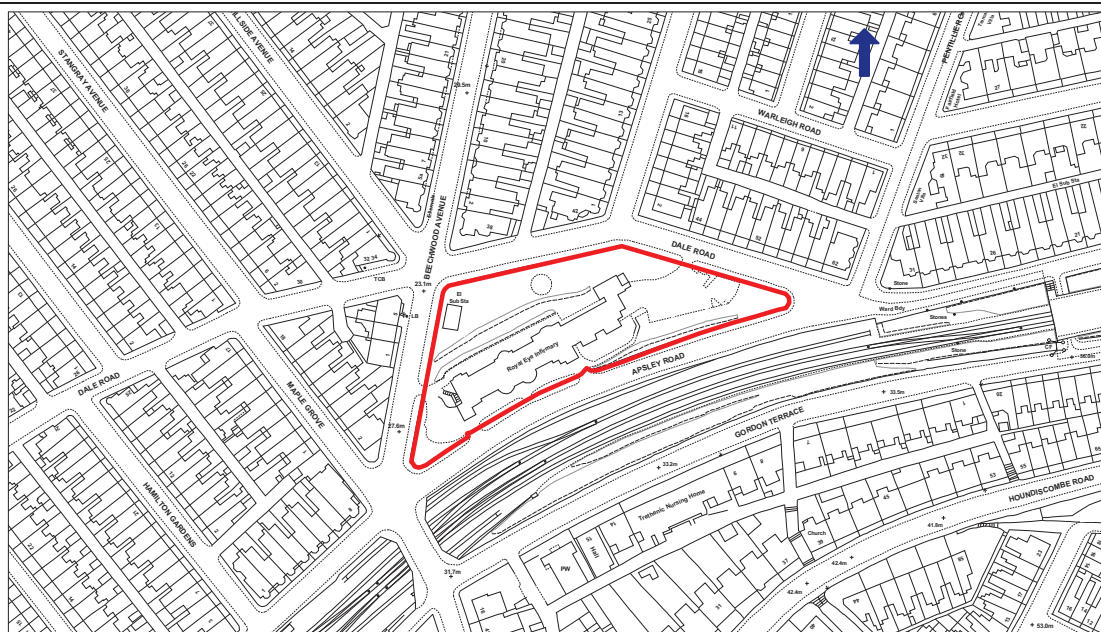
8/13 Week Date: 27/06/2013

Decision Category: Major - more than 5 Letters of Representation received and Member Referral

Case Officer : Robert Heard

Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 25 June 2013

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



(c) Crown Copyright All rights reserved Plymouth City Council Licence No 100018633 Published 2013 Scale 1:2500

This application has been referred to Planning Committee at the request of Councillor Ricketts.

Site Description

1. The site is located in a central, predominantly residential area to the west of Mutley Plain and to the north of Plymouth City Centre. The surrounding development is characterised by terraced streets that mostly comprise of Victorian era housing, arranged in a non-uniform street pattern derived from historic ownership boundaries.
2. Measuring approximately 0.59 of a hectare, the site is bound on all sides by public highway and forms an irregular shaped island. Immediately to the south of the site is the main city railway line, with terraced housing to the north, east and west. The topography of the site slopes down from south to north. The level change across the site is approximately 6m at its greatest.
3. The site is currently occupied by a substantial and imposing building known as the Plymouth Royal Eye Infirmary (REI), a grade II Listed Building Constructed in 1901 and recently vacated by the local health authority. The last use of the building was as an eye infirmary, as originally constructed. It is a red brick Victorian structure with a significant 1930s (as well as other smaller, more recent) extension at the east end. The existing building is in a poor state of repair.
4. The building sits comfortably within the site curtilage, which is landscaped with a lawn area and car parking, and surrounded by many mature trees, some of which are protected. Access to the site can be taken from all sides. However, Apsley Road to the south and Dale Road to the north east is where the main vehicle access points are located (at different levels).
5. Unlike many areas of Plymouth, the immediate surrounding area is characterised by housing that is predominantly finished in brick, but there is also evidence of local stone and render, with slate being used on the roofs of much of the surrounding housing. Within the area, corner plots are sometimes defined with differing building features and help to present an attractive book end to many of the nearby terraced streets.
6. Mutley Plain, to the east of the site, and the City Centre, to the south, provide the area with a vast choice of services, facilities and amenities. Plymouth Central Train Station is located within walking distance to the site, to the south west.

Proposal Description

7. This application proposes to redevelop the site by converting the existing former eye hospital into 12 apartments, with a new detached 4/5 storey building adjacent providing 51 retirement flats, with ancillary car parking, cycle and refuse storage.

8. The main elements of the scheme comprise of:
- Internal alterations and amendments to the existing Listed Building for conversion into 12 two and three bedroom standard open market residential apartments.
 - Conversion works to enable restoration of the original Royal Eye Infirmary building; the scheme proposes conservation work that will help to restore and secure the future of the existing listed building.
 - Removal of all extensions to the existing building which are considered by the applicant to have little historical significance (as noted in the Heritage Appraisal which accompanies the application).
 - Provision of a contemporary new build scheme within the curtilage as purpose built retirement flats, containing 51 one and two bedroom units, along with associated accommodation such as a wardens flat, communal lounge, laundry room, and guest suite.
 - Removal of some trees within the site curtilage as part of a wider landscape strategy to ensure that poor or inappropriate specimens are removed and new appropriate trees are planted (as part of a comprehensive landscaping scheme) to mitigate any loss of trees.
 - Provision for refuse and recycling storage.
 - Car and cycle parking provision (52 car parking spaces and storage space for 32 cycles).

Pre-Application Enquiry

9. 12/01270/MAJ – Development proposal for retirement accommodation and conversion of listed REI building into apartments.

Relevant Planning History

10. 12/01797/FUL and 12/01799/LBC - Change of use, conversion and alterations to existing building to provide 12 apartments and new 4/5 storey building containing 55 retirement flats with ancillary car parking, cycle and refuse storage (demolition of existing extension). WITHDRAWN.

Consultation Responses

Highways Authority

11. Support subject to conditions.

Public Protection Service

12. Support subject to conditions.

Representations

13. 26 letters of representation received, objecting to the application on the following grounds:

- Lack of parking;
- No requirement for retirement accommodation in the area;
- The development will become student accommodation;
- The new build is not in keeping with the existing REI building;
- The proposed access points will be dangerous;
- Loss of views from some of the surrounding development;
- The new build is too high and not respectful of the existing REI building;
- The application was not publicised correctly;
- Properties on Dale Road will be subject to shadowing.

14. The issues raised above are addressed below in the main Analysis section of this report.

Analysis

15. It is considered that the main issues in the determination of this application are the principle of the proposed development; the impact that it will have on the character and appearance of the area; impact upon nearby properties residential amenities; impact upon the surrounding highway network; and impact on the protected trees at the site. These issues will now be addressed in turn:

Principle of Development and Density

16. The site is located within an established residential area close to the City Centre and is not constrained by any restrictive planning policies. Whilst the existing building is grade II listed the site does not lie within a Conservation Area, although there are protected trees within the site boundary. Being formerly occupied by the NHS, the site can be considered previously developed land. With regards to the principle of development, officers consider that this proposal will ensure that a previously used but now empty site is developed for a use that is compatible with the surrounding development, which is mainly residential.
17. The former REI closed in 2012 and has been vacant since then. The operation was transferred to Derriford hospital as part of a wider consolidation of NHS services.

18. With regards to planning policy, paragraph 10.25 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) states that *'In order to optimise the use of available sites and to reduce the pressure on Greenfield sites, the Government has set minimum density targets of between 30 and 50 dwellings per hectare. The priority will be on the re-use of previously developed sites'* and goes on to state that *'City Centre or urban sites can achieve quality development with densities significantly above the upper target level, as such sites would normally consist of flats and apartments'*. The proposal is considered to achieve these requirements and the development would ensure that a previously used but now redundant site is developed for a use that is compatible with the surrounding development, which is mainly residential.
19. It is considered that the principle of residential development at the site is acceptable and that the application would comply with the requirements of Policy CS01 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) by helping to meet the needs of the neighbourhood (as identified in the SNA) and by contributing to the provision of a sustainable linked community.

Density

20. Density calculations can be a crude measurement in determining the quality of schemes but do provide a broad benchmark in their assessment. The density of development surrounding the site is fairly high, as the area is characterised by terraced housing, much of which has been converted into smaller, flatted units.
21. The NPPF states that LPAs should set out their own approach to housing density to reflect local circumstances. Core Strategy Strategic Objective 10.2 aims to promote the highest density compatible with the creation of an attractive living environment. Core Strategy policy CS01.2 states that development must be delivered at the appropriate type form, scale, mix and density in relation to its location relative to the neighbourhood's centre.
22. Proposed density levels at the site are consistent with the density levels in the immediate vicinity. Given the sustainable location of the site and the lack of demonstrable harm associated with the amount of development proposed the higher density is considered acceptable and in compliance with Strategic Objective 10.2 and Core Strategy policy CS01.2.

Character and Appearance (proposed new build)

23. The existing building is an imposing and attractive grade II listed building set in a large curtilage that contains many protected trees. Policy CS03 (Historic Environment) of the Core Strategy seeks to safeguard and where possible, enhance historic environment interests and listed buildings.

24. The layout of the proposed retirement block is reflective of the existing Royal Eye Infirmary (REI) building and faces south onto Apsley Road, overlooking the existing railway line. Removal of the existing 1930s extension (discussed in further detail below under heading 'Impact upon existing REI building') allows for the new build to sit comfortably alongside the existing listed building, oriented on the same axis and providing an imposing street frontage to Apsley Road. The existing building line is respected and the demolition of the existing 1930 extension allows the existing and proposed buildings to sit together but with clear separation between them.
25. Whilst the building line of the proposed retirement accommodation follows that of the existing building in a linear form, in order to make maximum use of the depth of the plot, at its western end it returns back to the north, providing a small section of street frontage to Dale Road. This equates to approximately half of the length of the section of new build fronting Apsley Road. This is achieved by providing a glazed link feature that connects the main section of the building to a smaller element that fronts onto Dale Road, creating a back to back relationship with the main building. Due to the changing land levels at the site, the smaller part of the proposed new build that fronts Dale Road is stepped down from the main building presenting 3 storeys with a recessed 4th floor where it sits adjacent to Dale Road.
26. It is considered by officers that the layout of the proposed development respects both the positioning and orientation of the existing listed building on the site, whilst being consistent with the established pattern of development in the surrounding area, which is characterised by a traditional layout with dwellings fronting onto the public highway. The proposed development provides a street frontage to both Apsley Road and Dale Road and is considered a sensible solution to the constraints and opportunities that the site presents.
27. With regards to scale, the existing REI building is large, with generous proportions, high ceilings and a big curtilage. The scale of the proposed building has been carefully considered and whilst containing more storeys, its overall height is less than the existing REI building. This is due to the high floor to ceiling heights in the existing building, which were constructed at a time when building regulations were much different to today's modern standards. Despite the difference in floor to ceiling heights (necessary to ensure compliance with current building regulations), the scale of the proposed new build is very similar to the existing REI building, ensuring that both buildings sit alongside each other comfortably. The overall height of the proposed building, being slightly lower than the ridge height of the existing REI building, ensures that with regards to bulk and massing, the proposed building will be subservient to the existing listed building.

28. The scale of the new build element of the proposal reduces towards the rear of the site where it provides a frontage onto Dale Road. This follows the existing topography at the site and ensures that the massing of the proposal is reduced when the building line is closer to the existing residential development on Dale Road.
29. Overall, the scale and massing of the proposed development is considered acceptable. The proposed new build is of an appropriate size, being large enough to have a presence at the site whilst not being dominated by the existing REI building. The separation distance between the buildings helps to ensure that the setting of the original REI building is not harmed and that the buildings are clearly individual.
30. Concerning appearance and design, the existing REI building has a strong presence in the area, being a unique and imposing building that has a distinctive symmetrical plan and elevation. The application proposes to restore the original symmetry and balance of the existing listed building by removing the 1938 extension. Where the extension is removed it is proposed to restore the walls and re-insert windows in their original positions. The only difference to the layout of the original east elevation will be an escape staircase that is required for emergency exit from the building. The existing dormer windows will be retained and refurbished and the original chimneys will be restored.
31. The design of the proposed new build is contemporary, but with subtle reference to the existing REI building through repetition of materials and features. It was considered that a pastiche style development would never be able to successfully replicate the high quality design and appearance of the existing building, which is a spectacular example of architecture from a previous period. Any attempt to copy the existing building would in officers' view lessen its impact and destroy its uniqueness, whilst significantly harming its setting.
32. The proposed new build has thus been designed to complement the existing building and not compete with it. Whilst the storey heights cannot be repeated due to current building regulations requirements, the simple string course eaves trim of the existing REI is repeated on the new build, to ensure there is consistency in the design and treatment of the elevations. The top floor of the proposed new build has been recessed and treated in a different finish and colour to the main building in order to reference the roof of the existing REI building, so that despite the difference in floor to ceiling heights, the overall proportions of the existing REI building are respected.
33. The contemporary form of the proposal, the generous proportioning of openings, and features such as the recessed top floor ensures that the proposed development has a modern appearance, whilst heavy use of materials such as brick, the repetition of the eaves string course and the overall balance and symmetry of the new build provides a clear link to the adjacent listed building, without harming its appearance.

34. The overall design of the proposed development and use of the materials palette is considered positive, ensuring an acceptable balance is struck between the protection of the existing building, its heritage and setting and the introduction of contemporary features and materials at the site.
35. The proposed layout of the site and scale, massing and design of the proposed new build apartments is considered acceptable, being complimentary to the existing listed REI building and compatible with the existing surrounding townscape. In summary, it is considered that the application will provide a positive addition to the streetscene and help to improve local visual amenity, whilst securing the long term future of the existing REI listed building. It is therefore compliant with Policies CS02 (Design), CS03 (Historic Environment) and CS34 (Planning Application Consideration) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

Impact upon existing REI building

36. The Royal Eye Infirmary was formally opened in 1901 and has remained in use as an eye hospital up until the end of 2012. The proposed development is a result of the need to find a new viable use for the redundant building and site. Since the NHS has vacated the building, the need for a new use to be implemented has become urgent if the listed building is not to lose any fabric of historic interest.
37. The building is prominent in the area by virtue of its size, style, construction, materials and setting. It stands out as a large, tall, predominantly red coloured building, with classical detailing, on its own green site, surrounded by smaller, densely arranged, two storey Victorian terraced houses. There are two main parts to the current building; the original, classically detailed, Victorian section which was opened in 1901 and an eastern extension, of a more utilitarian style, which was added in 1938.
38. Both parts of the building are constructed of red brick. The original part has Douling stone (limestone) dressings: string courses, window surrounds and transoms, door surrounds and eaves corning. The original part has a steeply sloping roof, covered in plain, clay tiles. The new part of the building has a flat roof. The original part of the building is constructed as a fine, symmetrical composition. The south elevation has a central entrance flanked by curved wings, topped with half conical roofs fitted with crested ridges, and there are shallow, square wings, or pavilions, at either end of the elevation.
39. The north elevation has a central curved bay, with faceted shallow bays at each end. The south central curved wings and the section between them over the entrance porch are of three full storeys, elsewhere the third storey is accommodated in the steeply sloping roof, lit by dormer windows. All windows are original, multi-pane, vertical sliding sashes, except the first floor window of the north elevation, central bay which noticeably has no glazing bars. The lack of glazing bars is because this room is the original operating theatre and large sheets of plate glass were fitted there, to maximise light.

40. Internally it is apparent that there has been much subdivision of large rooms, all carried out prior to the listing of the building in 1998, but some original partitions, joinery and plasterwork remain. The features of greatest interest that remain are the curving stairs fitted in the south elevation, central wings, doors and door architraves, fire places and pantry fittings.
41. The condition of the building is beginning to decline. The building is suffering failures for which the cost of remedial work, because of the extent of the building, will be significant. The problems include rotting windows, failing rainwater goods, movement and decay in the stone dressings, notably the cornice, and slipping roof tiles
42. With regards to the proposed removal of the 1938 extension, whilst it may have been of architectural significance at the time of construction, it has been altered significantly and is no longer considered to retain architectural or historic significance. The plan form and external appearance of the extension were much altered as part of the major works to the hospital between 1976 – 1978, when the main operating theatre was moved from the original hospital to the extension. The loss of any remaining architectural or historic interest that the extension may be considered to have, is considered to be outweighed by the benefits offered to the listed building by the removal of the extension. The benefits presented by the removal of the much altered 1938 extension are the restoration of the original mass of the historic hospital building and the opportunity to construct a new building next to it that will help to fund the repair of the existing REI building.
43. It is also relevant that the storey heights of the 1938 extension, particularly on the ground floor at 4.2m, would not allow efficient re-use of the building. Conversion of the floor plan would be difficult and expensive, due to the load bearing construction. Further, the building has no insulation, nor double glazed windows, the provision of which would only add to the already very high cost of conversion for the original building. Considering the above it is considered by officers appropriate to remove this section to enable the proposed scheme to be realised.
44. Concerning the proposed use of the building as apartments, it is not considered to be a realistic expectation that a new hospital use for the building would be found nor would the retention of a hospital use necessarily be the optimum use for the listed building, as a modern hospital use would require significant changes to be made to the building. Residential conversion is proposed as it is considered to be the most appropriate use for the area, being close to local amenities and accessible to the city centre.
45. With regards to proposed external alterations, other than the removal of the 1938 extension, which is considered to be beneficial to the heritage significance of the building, the only alteration to the elevations of the existing REI listed building is the refurbishment of the fire escape against the western gable. It is considered by officers that the proposal does not include any significant changes to the elevations.

46. The interior, to accommodate the proposed new use, does require the building to be subdivided. The subdivision proposed is considered by officers to be appropriate and according to the applicant, could be reversed if required in the future. It is considered by officers that the proposed development would help to safeguard the future of the existing REI listed building, and that with regards to the impact of the development upon it, the application is compliant with Policy CS03 (Historic Environment) of the Core Strategy.

Residential Amenity

47. 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 relationship between the new dwellings proposed is acceptable and that each property has an adequate level of privacy and natural light.
48. The closest development to the site is across the highway to the north of the site, on Dale Road. The section of the proposed development in the northern part of the site will front onto Dale Road and provide a street frontage across the road from the existing properties. This will create relationships between the existing and proposed development which are similar to those already witnessed in the area, and considered normal with regards to residential amenity standards. In fact, the closest development to the existing surrounding dwellings will be located directly opposite the side of the end of terraces properties on Beechwood Avenue and Kingsley Road. These properties are oriented to face onto the roads that they are located on, with their primary windows therefore facing the street and away from the site.
49. It is considered that there will thus be no significant impact from the proposed development upon the existing nearby residential properties, and there will no loss of light or overlooking created.
50. The layout of the site has been arranged so that the relationships between the proposed dwellings within the site is not unacceptable and designed so that all new dwellings will benefit from adequate levels of residential amenity, in accordance with the guidance contained within the Council's Adopted Development Guidelines SPD First Review. With regards to residential amenity standards, all of the proposed dwellings have private amenity space that in terms of area is in accordance with the minimum guidelines contained within the SPD. Bin stores and cycle storage are also included within the development, in accordance with the guidance contained within the Development Guidelines SPD.

Transport

51. A Transport Statement has been submitted in support of the proposal which provides details of the previous use of the property and also the likely traffic impacts of the proposed development. The previous application, which was withdrawn, did not make sufficient provision for off-street car parking. Following discussions, the applicant is now providing a total of 52 parking spaces (some internal to the proposed building). This provision complies with current standards and each two-bed unit will have 1 space with a 50% provision for one-bed units.
52. The property lies within a resident permit parking scheme which is currently over-subscribed. As such the development will not be eligible for permits or visitor tickets. However, in this instance it is considered that the development will cater for its parking demand, especially as the 51 flats are for retired occupants.
53. Further to the car parking the applicant is proposing to provide 32 cycle stores and 14 charging units and associated storage for mobility scooters. The site is within walking distance to the City Centre, Railway station and Mutley Plain so is considered to be in a sustainable location.
54. The proposed development will make use of the existing access points and parking areas will be upgraded. Due to the former use of the building as the REI there are a number of Traffic Orders around the perimeter of the site to provide visitor parking for patients (including ambulance parking). As the proposal will change the use of the building (albeit the REI itself has now vacated the site) the existing Traffic Orders are no longer required.
55. Therefore the applicant will be required to fund a consultation and subsequent implementation (if required) of any agreed changes to the Traffic Regulation Orders. All references to the REI requirements will be removed and it is suggested, at this time, that the on-street parking will be amended to 'Permit holders exempt'. This will provide more on-street parking for existing permit holding residents, so should be welcomed by local residents. The cost of these works, which the applicant has agreed to fund, is £5000 and will be secured by Section 106 Agreement.
56. The Council's Highways Officer has stated support for the application, subject to conditions.

Landscaping and Trees

57. The site as existing provides an attractive green space with grassed areas and a variety of trees, some of which are protected, close to the street boundaries. The proposed landscaping works have been designed to accommodate the most important trees at the site, and where possible existing landscape features have also been retained.

58. Through the pre-application process, discussions have taken place with the Council Officers and care has been taken to set out the new accommodation to avoid direct impact upon as many of the existing trees as possible. However, the proposed new build does have an impact upon some of the existing trees at the site. Where this is unavoidable and trees are proposed to be removed, new trees have been proposed to mitigate the loss on a one for one basis, to be planted in appropriate locations.
59. Those trees at the site of poor quality or very low amenity value are also proposed to be removed as part of a comprehensive scheme of landscaping. Great care has been taken to avoid the removal of, and damage to, the mature turkey oak, which is considered to be the best tree at the site. Overall, the proposed landscaping scheme will provide an attractive communal garden for the residents of the proposed development. It will provide a safe, useful, maintainable and useable green space, as well as being an integral part of the layout for the development proposal. It is considered that an overall improvement in the landscaping conditions on the site will be the result.
60. Subject to conditions, officers consider it acceptable for the proposed removal of selected trees and the implementation of a new landscaping scheme at the site.

Sustainability

61. Policy CS20 (Sustainable Resource Use) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) requires all new residential developments of 10 units or more to incorporate onsite renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the period 2010 – 2016.
62. In order to meet the requirement of Policy CS20 it is proposed to have Photovoltaic Panels installed on the roofs of the proposed new build. These will be almost flush with the roofline of the proposed development, so will only have a very minimal visual impact. 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.
63. The energy report submitted with the application states that an overall saving of 15.53% will be achieved across the site. It is not considered appropriate to have PV cells on the existing REI building as this will significantly harm its character, due to any proposed PV cells needing to be mounted on the pitched roof of the building and therefore being extremely prominent. The reduction in carbon emissions proposed by the location of PV on the roof of the new build makes a substantial energy saving across the whole site. The application is therefore considered compliant with Policy CS20 (Sustainable Resource Use) of the Core Strategy.

Ecology

64. The application is accompanied by an Extended Phase I Habitat Survey, Bat Survey and an Ecological Mitigation and Enhancement Strategy (EMES). Within their EMS, the applicant has proposed a number of biodiversity gains, including:
- 10 new trees
 - Provision of bat boxes
 - Provision of nesting boxes for birds
 - Provision of managed grassland
 - Provision of native boundary shrub planting
65. Officers consider that the application provides a net gain in biodiversity at the site, in accordance with Policy CS19 (Wildlife) of the Core Strategy. A condition is attached to secure the biodiversity gains referred to.

Human Rights

66. 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.

Local Finance Considerations and CIL

67. 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 £305, 068 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.
68. The provisional Community Infrastructure Levy liability (CIL) for this development is £130, 950 including any potentially qualifying demolished floorspace. This information is based on the CIL information form submitted with the application and is based on current rates.

Section 106 Obligations

69. Given the nature of this development, it is not considered appropriate to seek infrastructure contributions in this instance, aside from the contribution referred to above in the Transport section of this report. No representations have been received from any service provider identifying a shortfall in local service provision that is required to be mitigated.

70. There is an affordable housing need from this development. However, provision of affordable housing within developments of this kind, that are specific to the older population (in this case age 55 plus), is difficult. It is normal in these circumstances to seek a commuted sum from the applicants, in order for affordable housing to be provided at other sites within the city.
71. A section 106 Agreement is thus required to secure the £225, 000 necessary as a commuted sum to mitigate the lack of provision for affordable housing at the site, in order that it can be provided elsewhere in the city. With regards to the guidelines in the Affordable Housing and Planning Obligations SPD and specifically the formula used for calculating off-site affordable housing provision, this figure would provide 4 units on site, which equates to approximately 8% of the new build element of the proposal. This is considered acceptable, due to the presence of the existing listed building and the significant cost of its conversion, the site is expensive to develop. The viability appraisal submitted by the applicant has been thoroughly tested by council officers and the agreed commuted sum of £225, 000 is considered to be appropriate mitigation for the provision of off-site affordable housing. This, and the contribution of £5000 to facilitate changes to the existing residents permit parking scheme, has been agreed with the applicant.

Equalities & Diversities issues

72. The application provides a range of different apartment types and will be available to all equality groups, specifically older people as much of the development proposed is retirement accommodation. Some properties will comply with Lifetime Homes standards suitable for people with disabilities and the elderly and frail. The application therefore does not have any adverse impacts on any equality groups.

Conclusions

73. In summary, this application will provide 12 new open market apartments within the grade II listed former REI building and 51 new retirement flats in a new build that will site adjacent to the east of the existing building (following demolition of the existing 1930s extension to the original REI building).
74. It is considered that the application proposes development with a layout that is sensitive to the existing pattern of development in the area and constraints of the site. The design of the new build is contemporary although the form of the development is traditional, with consistency in appearance achieved through subtle repetition of proportions and materials. The layout is a positive response to the constraints of the site and the proposal will secure the reuse and future of one of the finest red brick buildings in the city.
75. The proposed development would not impact significantly upon nearby properties residential amenities due to its layout and orientation and would not harm the surrounding highway network, providing adequate levels of off street car parking. The application is therefore recommended for approval, subject to conditions and the satisfactory completion of a S106 legal agreement, with delegated authority sought to refuse the application if the Section 106 Agreement is not signed by the 25th June 2013.

Recommendation

In respect of the application dated **28/03/2013** and the submitted drawings 1767 (RP) 001: Site Location Plan; 1767 (RP) 002: Site Plan As Existing; 1767 (RP) 003: Demolition Tree Removal Plan; 1767 (RP) 004: Floor Plans As Existing; 1767 (RP) 005: Floor Plans As Existing; 1767 (RP) 006: Elevations As Existing; 1767 (RP) 007: Site Plan; 1767 (RP) 008: New Block Roof and Fourth Floor Plans; 1767 (RP) 009: New Block First Second and Third Floor Plans; 1767 (RP) 010: Ground Floor Plan; 1767 (RP) 011: Existing Block Proposed Floor Plans; 1767 (RP) 012: Site Elevations; 1767 (RP) 013: New Block Elevations; 1767 (RP) 014: New Block Elevations; 1767 (RP) 015: Sections; 1767 (RP) 016: Site Sections and accompanying Design and Access Statement; Desk Study Report; Arboricultural Report; Transport Assessment; Heritage Appraisal and Impact Assessment; Energy Statement; Extended Phase I Habitat Survey; Bat Survey; Ecological Mitigation and Enhancement Strategy; Supporting Statement.,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 25 June 2013**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1767 (RP) 001: Site Location Plan; 1767 (RP) 002: Site Plan As Existing; 1767 (RP) 003: Demolition Tree Removal Plan; 1767 (RP) 004: Floor Plans As Existing; 1767 (RP) 005: Floor Plans As Existing; 1767 (RP) 006: Elevations As Existing; 1767 (RP) 007: Site Plan; 1767 (RP) 008: New Block Roof and Fourth Floor Plans; 1767 (RP) 009: New Block First Second and Third Floor Plans; 1767 (RP) 010: Ground Floor Plan; 1767 (RP) 011: Existing Block Proposed Floor Plans; 1767 (RP) 012: Site Elevations; 1767 (RP) 013: New Block Elevations; 1767 (RP) 014: New Block Elevations; 1767 (RP) 015: Sections; 1767 (RP) 016: Site Sections.

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.

CONTAMINATED LAND

(3) 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 shall not take place until sections 1 to 3 of this condition 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 section 4 of this condition has been complied with in relation to that contamination.

Section 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment 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 11'.

Section 2. Submission of Remediation Scheme

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 shall 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.

Section 3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall 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.

Section 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, 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 section 3.

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.

CODE OF PRACTICE DURING CONSTRUCTION

(4) 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.

CAR PARKING PROVISION

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

Reason:

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

CYCLE PROVISION

(6) The building shall not be occupied until space has been laid out within the site in accordance with the approved plan for 32 bicycles to be securely parked. The secure area for storing bicycles 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:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

TRAVEL PLAN DETAILS

(7) The use hereby permitted shall be carried out in accordance with details of a Travel Plan which shall be prepared in accordance with prevailing policy and best practice and shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the use. The Travel Plan shall include as a minimum the following elements:

- identification of targets for trip reduction and modal shift
- practical methods to encourage modes of transport other than the private car such as:
 - the Government Cycle to Work Scheme
 - provision or subsidy of travel passes
 - promotion of car sharing
 - establishment or use of car clubs
- the provision of secure and convenient cycle parking facilities
- provision of shower and changing facilities for staff
- householder welcome packs and travel passes
- measures to regulate the management and use of permitted car parking areas
- mechanisms for monitoring and review
- the appointment of a Travel Plan Coordinator and notification to the Local Planning Authority of their contact details
- measures for enforcement of the Travel Plan, should agreed objectives and targets not be met
- an agreed timescale for implementation of the agreed measures.

Reason:

In the opinion of the Local Planning Authority, such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

SURFACE WATER DISPOSAL

(8) No development shall take place until details of the proposals for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the building hereby permitted is first occupied.

Reason:

To enable consideration to be given to any effects of changes in the drainage regime on landscape features in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE DESIGN PROPOSALS

(9) No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); retained historic landscape features and proposals for restoration, where relevant; planting plans including the location of all proposed plants their species, numbers, densities, type i.e bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

Reason:

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

SOFT LANDSCAPE WORKS

(10) Soft landscape works shall include planting plans including the location of all proposed plants their species, numbers, densities, type (i.e bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

Reason:

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

LANDSCAPE WORKS IMPLEMENTATION

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

Reason:

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

LANDSCAPE MANAGEMENT PLAN

(12) A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason:

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

EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

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

(a) No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

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

(c) The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

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

ARBORICULTURAL METHOD STATEMENT

(14) No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall detail how trees are to be protected during construction. It shall include measures for protection in the form of barriers to provide a 'construction exclusion zone' and ground protection in accordance with Section 6.1 of BS: 5837:2012 Trees in relation to Design, Demolition and Construction - Recommendations. The measures contained in the approved statement shall be fully implemented and shall remain in place until construction work has ceased.

Reason:

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

PROVISION FOR TREE PLANTING

(15) No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority and all tree planting shall be carried out in accordance with those details and at those times.

Reason:

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

TREE REPLACEMENT

(16) If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and are subsequently properly maintained, if necessary by replacement.

DETAILS OF BOUNDARY TREATMENT

(17) 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.

EXTERNAL MATERIALS

(18) No development shall take place until details 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.

SUSTAINABILITY

(19) Unless otherwise agreed in writing, the approved on-site renewable energy production methods shall be provided in accordance with the Energy Statement dated 12/3/2013 by Energy Compliance, and drawing number 1767.(RP) 008, which propose the use of photovoltaic panels on the roof of the proposed new build. These shall be provided prior to first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

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

BIODIVERSITY

(20) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy (dated March 2013) by O'Neil Ecology.

Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and Government advice contained in the NPPF.

ACCOMMODATION MANAGEMENT

(21) None of the rooms of the retirement accommodation hereby permitted shall be occupied until details of the arrangements by which the accommodation is to be managed have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the property shall continue to be managed permanently in accordance with the approved management arrangements, unless the Local Planning Authority gives written approval to any variation of the arrangements.

Reason:

To assist in protecting the residential amenities of the area, in accordance with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SPECIFIED USE RESTRICTION

(22) The retirement accommodation hereby permitted shall be limited to occupation by persons no younger than 55 years of age and shall be used for no other purposes (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason:

The Local Planning Authority considers that, in the particular circumstances of the case, the use of the premises for the purpose specified is appropriate but that a proposal to use the building for any other purposes would need to be made the subject of a separate application to be considered on its merits in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE: RESIDENT PARKING PERMIT SCHEME

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

INFORMATIVE: TRAVEL PLAN

(2) The document required in connection with the Travel Plan should be based upon the Council's guidance for Travel Plans published on the Council's website and should, where possible, be created using iTRACE, an online travel plan management tool available through Plymouth Transport and Infrastructure. The applicant is advised to contact Plymouth Transport and Infrastructure prior to preparation of this document for site-specific advice on the requirements for the Travel Plan, which are likely to include:

- (a) appointment and contact details of a Travel Plan Coordinator
- (b) recommendation of the use of iTRACE
- (c) site specific targets, measures and management/monitoring plan.

INFORMATIVE: CODE OF PRACTICE

(3) The management plan 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. Proposed hours of operation of construction activities and of deliveries, expected numbers per day and types of all construction vehicles and deliveries, routes of construction traffic to and from the site (including local access arrangements, timing of lorry movements, and weight limitations on routes), initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, location of wheel wash facilities, access points, location of car parking for contractors, construction traffic parking, details of turning facilities within the site for site traffic and HGVs, and a scheme to encourage public transport use by contractors; and
- c. Hours of site operation, dust suppression measures and noise limitation measures.

INFORMATIVE: DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(4) The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once any pre-commencement conditions are satisfied.

INFORMATIVE: CONDITIONAL APPROVAL (5)

(5) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way, including pre-application discussions, and has imposed planning conditions to enable the grant of planning permission.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the principle of the site being developed for residential purposes, the impact of the proposals on the existing listed building and visual amenity, the impact of the proposed development on the surrounding highway network and nearby properties residential amenities, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (1) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS28 - Local Transport Consideration
CS32 - Designing out Crime
CS33 - Community Benefits/Planning Obligation
CS34 - Planning Application Consideration
CS22 - Pollution
CS18 - Plymouth's Green Space
CS19 - Wildlife
CS20 - Resource Use
CS21 - Flood Risk
CS03 - Historic Environment
CS01 - Sustainable Linked Communities
CS02 - Design
CS15 - Housing Provision
NPPF - National Planning Policy Framework March 2012

This page is intentionally left blank

PLANNING APPLICATION REPORT



ITEM: 06

Application Number: 13/00523/LBC

Applicant: Eagle One Homes Ltd

Description of Application: Change of use, conversion and alterations to existing building to provide 12 apartments and new 4/5 storey building containing 51 retirement flats with ancillary car parking, cycle and refuse storage (demolition of existing extension)

Type of Application: Listed Building

Site Address: PLYMOUTH HOSPITALS NHS TRUST, PLYMOUTH
ROYAL EYE INFIRMARY, APSLEY ROAD PLYMOUTH

Ward: Drake

Valid Date of Application: 22/03/2013

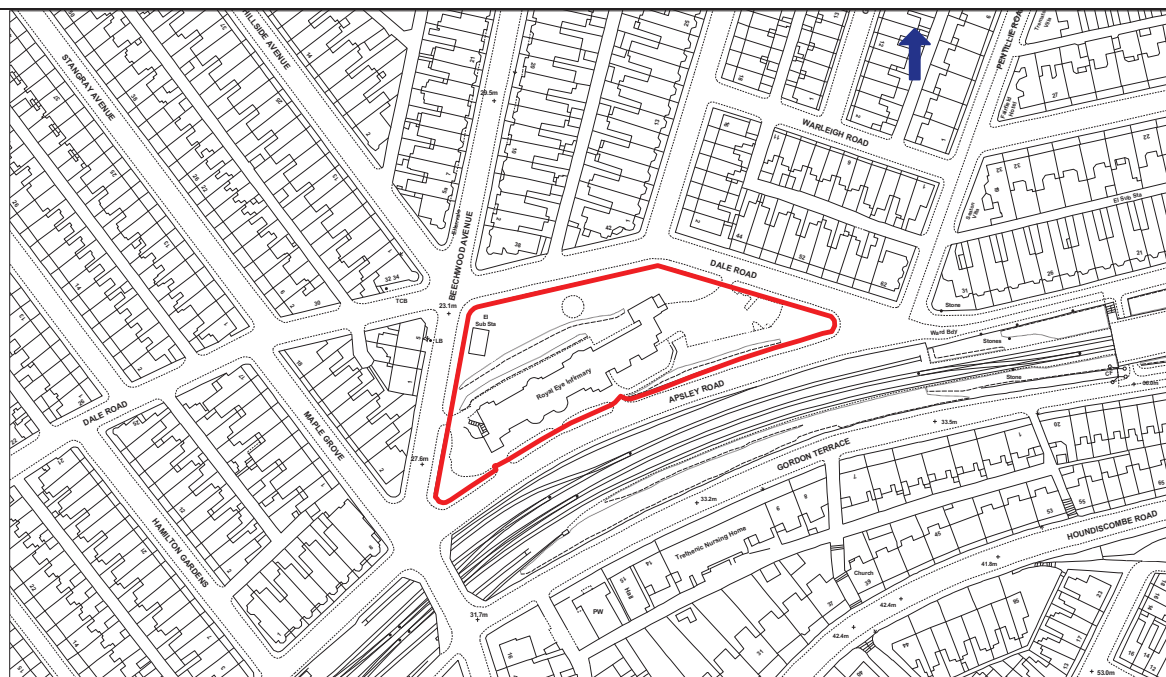
8/13 Week Date: **17/05/2013**

Decision Category: Major - more than 5 Letters of Representation received and Member referral

Case Officer : Robert Heard

Recommendation: Grant Conditionally

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



(c) Crown Copyright. All rights reserved. Plymouth City Council Licence No. 100018633 Published 2013 Scale 1:2500

This application has been referred to Planning Committee at the request of Councillor Ricketts.

Site Description

1. The site is located in a central, predominantly residential area to the west of Mutley Plain and to the north of Plymouth City Centre. The surrounding development is characterised by terraced streets that mostly comprise of Victorian era housing, arranged in a non-uniform street pattern derived from historic ownership boundaries.
2. Measuring approximately 0.59 of a hectare, the site is bound on all sides by public highway and forms an irregular shaped island. Immediately to the south of the site is the main city railway line, with terraced housing to the north, east and west. The topography of the site slopes down from south to north. The level change across the site is approximately 6m at its greatest.
3. The site is currently occupied by a substantial and imposing building known as the Plymouth Royal Eye Infirmary, a grade II Listed Building Constructed in 1901 and recently vacated by the local health authority. The last use of the building was as an eye infirmary, as originally constructed. It is a red brick Victorian structure with a significant 1930s (as well as other smaller, more recent) extension at the east end. The existing building is in a poor state of repair.
4. The building sits comfortably within the site curtilage, which is landscaped with a lawn area and car parking, and surrounded by many mature trees, some of which are protected. Access to the site can be taken from all sides. However, Apsley Road to the south and Dale Road to the north east is where the main vehicle access points are located (at different levels).
5. Unlike many areas of Plymouth, the immediate surrounding area is characterised by housing that is predominantly finished in brick, but there is also evidence of local stone and render, with slate being used on the roofs of much of the surrounding housing. Within the area, corner plots are sometimes defined with differing building features and help to present an attractive book end to many of the nearby terraced streets.

Proposal Description

6. Listed Building Consent for the works associated with planning application I3/00521/FUL to redevelop the site by converting the existing former eye hospital into 12 apartments, with a new detached 4/5 storey building adjacent providing 51 retirement flats, with ancillary car parking, cycle and refuse storage.

7. The works include demolition of the existing 1938 extension and associated internal works necessary to facilitate the change of use to residential apartments from a former eye hospital.

Pre-Application Enquiry

8. 12/01270/MAJ – Development proposal for retirement accommodation and conversion of listed REI building into apartments.

Relevant Planning History

9. 12/01797/FUL and 12/01799/LBC - Change of use, conversion and alterations to existing building to provide 12 apartments and new 4/5 storey building containing 55 retirement flats with ancillary car parking, cycle and refuse storage (demolition of existing extension). WITHDRAWN.

Consultation Responses

10. Victorian Society
Comments awaited.

Representations

11. 26 letters of representation received, objecting to the application on the following grounds:
 - Lack of parking;
 - No requirement for retirement accommodation in the area;
 - The development will become student accommodation;
 - The new build is not in keeping with the existing REI building;
 - The proposed access points will be dangerous;
 - Loss of views from some of the surrounding development;
 - The new build is too high and not respectful of the existing REI building;
 - The application was not publicised correctly;
 - Properties on Dale Road will be subject to shadowing.
12. The issues raised above relate to the planning application (13/00521/FUL) at the site for conversion of the existing building into apartments and the provision of a new building for retirement accommodation. They do not raise any issues that refer specifically to the conversion works and alterations proposed by this application.

Analysis

13. The main consideration with regards to this application for listed building consent is the impact that the proposed development will have on the existing listed building and its setting.

Impact upon existing REI building

14. The Royal Eye Infirmary was formally opened in 1901 and has remained in use as an eye hospital up until the end of 2012. The proposed development is a result of the need to find a new viable use for the redundant building and site. Since the NHS has vacated the building, the need for a new use to be implemented has become urgent if the listed building is not to lose any fabric of historic interest.
15. The building is prominent in the area by virtue of its size, style, construction, materials and setting. It stands out as a large, tall, predominantly red coloured building, with classical detailing, on its own green site, surrounded by smaller, densely arranged, two storey Victorian terraced houses. There are two main parts to the current building; the original, classically detailed, Victorian section which was opened in 1901 and an eastern extension, of a more utilitarian style, which was added in 1938.
16. Both parts of the building are constructed of red brick. The original part has Douling stone (limestone) dressings: string courses, window surrounds and transoms, door surrounds and eaves corncing. The original part has a steeply sloping roof, covered in plain, clay tiles. The new part of the building has a flat roof. The original part of the building is constructed as a fine, symmetrical composition. The south elevation has a central entrance flanked by curved wings, topped with half conical roofs fitted with crested ridges, and there are shallow, square wings, or pavilions, at either end of the elevation.
17. The north elevation has a central curved bay, with faceted shallow bays at each end. The south central curved wings and the section between them over the entrance porch are of three full storeys, elsewhere the third storey is accommodated in the steeply sloping roof, lit by dormer windows. All windows are original, multi-pane, vertical sliding sashes, except the first floor window of the north elevation, central bay which noticeably has no glazing bars. The lack of glazing bars is because this room is the original operating theatre and large sheets of plate glass were fitted there, to maximise light.
18. Internally it is apparent that there has been much subdivision of large rooms, all carried out prior to the listing of the building in 1998, but some original partitions, joinery and plasterwork remain. The features of greatest interest that remain are the curving stairs fitted in the south elevation, central wings, doors and door architraves, fire places and pantry fittings.

19. The condition of the building is beginning to decline. The building is suffering failures for which the cost of remedial work, because of the extent of the building, will be significant. The problems include rotting windows, failing rainwater goods, movement and decay in the stone dressings, notably the cornice, and slipping roof tiles. Because of the now rapidly decaying condition of the building and its vacant state it is considered to be a Building at Risk, current Risk Level E (Under repair or in fair to good repair, but no obvious user identified, or under threat of vacancy with no obvious new user), but with the very real risk of escalating to Risk Level A (Immediate risk of further rapid deterioration or loss of fabric) if a new use and occupation are not implemented quickly.
20. With regards to the proposed removal of the 1938 extension, whilst it may have been of architectural significance at the time of construction, it has been altered significantly and is no longer considered to retain architectural or historic significance. The plan form and external appearance of the extension were much altered as part of the major works to the hospital between 1976 – 1978, when the main operating theatre was moved from the original hospital to the extension. The loss of any remaining architectural or historic interest that the extension may be considered to have, is considered to be outweighed by the benefits offered to the listed building by the removal of the extension. The benefits presented by the removal of the much altered 1938 extension are the restoration of the original mass of the historic hospital building and the opportunity to construct a new building next to it that will help to fund the repair of the existing REI building.
21. It is also relevant that the storey heights of the 1938 extension, particularly on the ground floor at 4.2m, would not allow efficient re-use of the building. Conversion of the floor plan would be difficult and expensive, due to the load bearing construction. Further, the building has no insulation, nor double glazed windows, the provision of which would only add to the already very high cost of conversion for the original building. Considering the above it is considered by officers appropriate to remove this section to enable the proposed scheme to be realised.
22. Concerning the proposed use of the building as apartments, it is not considered to be a realistic expectation that a new hospital use for the building would be found nor would the retention of a hospital use necessarily be the optimum use for the listed building, as a modern hospital use would require significant changes to be made to the building. Residential conversion is proposed as it is considered to be the most appropriate use for the area, being close to local amenities and accessible to the city centre.
23. With regards to proposed external alterations, other than the removal of the 1938 extension, which is considered to be beneficial to the heritage significance of the building, the only alteration to the elevations of the existing REI listed building is the refurbishment of the fire escape against the western gable. It is considered by officers that the proposal does not include any significant changes to the elevations.

24. The interior, to accommodate the proposed new use, does require the building to be subdivided. The subdivision proposed is considered by officers to be appropriate and according to the applicant, could be reversed if required in the future. It is considered by officers that the proposed development would help to safeguard the future of the existing REI listed building, and that with regards to the impact of the development upon it, the application is compliant with Policy CS03 (Historic Environment) of the Core Strategy.

Impact upon the setting of the existing REI building

25. The layout of the proposed retirement block is reflective of the existing Royal Eye Infirmary (REI) building and faces south onto Apsley Road, overlooking the existing railway line. Removal of the existing 1930s extension allows for the new build to sit comfortably alongside the existing listed building, oriented on the same axis and providing an imposing street frontage to Apsley Road. The existing building line is respected and the demolition of the existing 1930 extension allows the existing and proposed buildings to sit together but with clear separation between them.
26. It is considered by officers that the layout of the proposed development respects both the positioning and orientation of the existing listed building on the site, whilst being consistent with the established pattern of development in the surrounding area, which is characterised by a traditional layout with dwellings fronting onto the public highway. The proposed development provides a street frontage to both Apsley Road and Dale Road and is considered a sensible solution to the constraints and opportunities that the site presents.
27. With regards to scale, the existing REI building is large, with generous proportions, high ceilings and a big curtilage. The scale of the proposed building has been carefully considered and whilst containing more storeys, its overall height is less than the existing REI building. This is due to the high floor to ceiling heights in the existing building, which were constructed at a time when building regulations were much different to today's modern standards. Despite the difference in floor to ceiling heights (necessary to ensure compliance with current building regulations), the scale of the proposed new build is very similar to the existing REI building, ensuring that both buildings sit alongside each other comfortably. The overall height of the proposed building, being slightly lower than the ridge height of the existing REI building, ensures that with regards to bulk and massing, the proposed building will be subservient to the existing listed building.
28. The scale of the new build element of the proposal reduces towards the rear of the site where it provides a frontage onto Dale Road. This follows the existing topography at the site and ensures that the massing of the proposal is reduced when the building line is closer to the existing residential development on Dale Road.

29. Overall, the scale and massing of the proposed development is considered acceptable. The proposed new build is of an appropriate size, being large enough to have a presence at the site whilst not being dominated by the existing REI building. The separation distance between the buildings helps to ensure that the setting of the original REI building is not harmed and that the buildings are clearly individual.
30. Concerning appearance and design, the existing REI building has a strong presence in the area, being a unique and imposing building that has a distinctive symmetrical plan and elevation. The application proposes to restore the original symmetry and balance of the existing listed building by removing the 1938 extension. Where the extension is removed it is proposed to restore the walls and re-insert windows in their original positions. The only difference to the layout of the original east elevation will be an escape staircase that is required for emergency exit from the building. The existing dormer windows will be retained and refurbished and the original chimneys will be restored.
31. The design of the proposed new build is contemporary, but with subtle reference to the existing REI building through repetition of materials and features. It was considered that a pastiche style development would never be able to successfully replicate the high quality design and appearance of the existing building, which is a spectacular example of architecture from a previous period. Any attempt to copy the existing building would in officers' view lessen its impact and destroy its uniqueness, whilst significantly harming its setting.
32. The proposed new build has thus been designed to complement the existing building and not compete with it. Whilst the storey heights cannot be repeated due to current building regulations requirements, the simple string course eaves trim of the existing REI is repeated on the new build, to ensure there is consistency in the design and treatment of the elevations. The top floor of the proposed new build has been recessed and treated in a different finish and colour to the main building in order to reference the roof of the existing REI building, so that despite the difference in floor to ceiling heights, the overall proportions of the existing REI building are respected.
33. The proposed layout of the site and scale, massing and design of the proposed new build apartments is considered acceptable, being complimentary to the existing listed REI building and compatible with the existing surrounding townscape. In summary, it is considered that the proposed retirement accommodation will provide a positive addition to the streetscene and help to improve local visual amenity, whilst securing the long term future of the existing REI listed building and respecting its setting.. It is therefore compliant with Policies CS02 (Design) and CS03 (Historic Environment) and CS34 (Planning Application Consideration) of the Core Strategy.

Human Rights

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

Section 106 Obligations

35. None required.

Equalities & Diversities issues

36. None raised. Application is for Listed Building Consent only.

Conclusions

37. It is considered that the proposed development will not have a detrimental impact upon the existing grade II listed REI building, or its setting. It will help to secure the long term future of the building and retain its historic fabric. The application is thus recommended for approval subject to conditions.

Recommendation

In respect of the application dated **22/03/2013** and the submitted drawings 1767 (RP) 001: Site Location Plan; 1767 (RP) 002: Site Plan As Existing; 1767 (RP) 003: Demolition Tree Removal Plan; 1767 (RP) 004: Floor Plans As Existing; 1767 (RP) 005: Floor Plans As Existing; 1767 (RP) 006: Elevations As Existing; 1767 (RP) 007: Site Plan; 1767 (RP) 008: New Block Roof and Fourth Floor Plans; 1767 (RP) 009: New Block First Second and Third Floor Plans; 1767 (RP) 010: Ground Floor Plan; 1767 (RP) 011: Existing Block Proposed Floor Plans; 1767 (RP) 012: Site Elevations; 1767 (RP) 013: New Block Elevations; 1767 (RP) 014: New Block Elevations; 1767 (RP) 015: Sections; 1767 (RP) 016: Site Sections and accompanying Heritage Appraisal and Impact Assessment.,it is recommended to: **Grant**

Conditionally

Conditions

TIME LIMIT FOR COMMENCEMENT (1)

(1) The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

APPROVED PLANS (2)

(2) The works hereby permitted shall be carried out in accordance with the following approved plans: 1767 (RP) 001: Site Location Plan; 1767 (RP) 002: Site Plan As Existing; 1767 (RP) 003: Demolition Tree Removal Plan; 1767 (RP) 004: Floor Plans As Existing; 1767 (RP) 005: Floor Plans As Existing; 1767 (RP) 006: Elevations As Existing; 1767 (RP) 007: Site Plan; 1767 (RP) 008: New Block Roof and Fourth Floor Plans; 1767 (RP) 009: New Block First Second and Third Floor Plans; 1767 (RP) 010: Ground Floor Plan; 1767 (RP) 011: Existing Block Proposed Floor Plans; 1767 (RP) 012: Site Elevations; 1767 (RP) 013: New Block Elevations; 1767 (RP) 014: New Block Elevations; 1767 (RP) 015: Sections; 1767 (RP) 016: Site Sections.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SCHEDULE OF WORKS

(3) No works shall commence until a detailed schedule of all proposed repair, refurbishment and new works to the Royal Eye Infirmary has been submitted to and approved in writing by the Local Planning Authority. The said schedule shall include details of design, construction methods, materials and finishes of all proposed works. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure appropriate design and quality and that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

BUILDINGS RECORDING

(4) No works shall commence until provision has been made for the recording of the 1938 extension in accordance with a written scheme of investigation (WSI) which has been submitted by the applicant and approved by the Local Planning Authority. This work shall be carried out at all times in strict accordance with the approved scheme and in accordance with other such details as may subsequently be agreed in writing by the Planning Authority.

Reason:

To ensure an adequate archival record of the 1938 extension prior to its demolition, and to ensure that the proposed development works do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

STONEHOUSE LEAT

(5) No part of the development allowed by this permission shall be commenced until the applicant (or their agent or his successors in title) has made provision, to the satisfaction of the Local Planning Authority, for a programme of archaeological investigation and recording in accordance with a written scheme of investigation (WSI) which has been submitted by the applicant and approved by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme and in accordance with other such details as may subsequently be agreed in writing by the Planning Authority.

Reason:

To ensure an adequate investigation and recording of any remains of the Stonehouse Leat that may be affected by the proposed development, and to ensure that the proposed development works do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE: CONDITIONAL APPROVAL

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way, including pre-application discussions, and has imposed planning conditions to enable the grant of planning permission.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the effect on the Listed Building, 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 works are acceptable and comply with (1) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

CS03 - Historic Environment

CS02 - Design

NPPF - National Planning Policy Framework March 2012

PLYMOUTH CITY COUNCIL

Subject: Village Green Application for land at
Billacombe Road, Plymstock

Committee: Planning Committee

Date: 20 June 2013

CMT Member: Anthony Payne - Director of Development

Author: Julie Rundle, Senior Lawyer
Peter Ford, Head of Development Management

Contact: Tel: 01752306058 or 01752 304352
Email: julie.rundle@plymouth.gov.uk or
peter.ford@plymouth.gov.uk

Ref: PL/14852/JAR

Part: 1

Executive Summary:

An application was received on the 18 May 2012 under section 15 of the Commons Act 2006 to register land at Billacombe Road as a village green, as shown on the plan attached as Appendix 1. The application has been made by a local resident and has been validly submitted. The application has been advertised and objections have been received. In its capacity as Commons Registration Authority the Council has to decide whether the land comes within the criteria set out in the above section of the Commons Act 2006. The Council must consider objectively and impartially all village green applications for registration on their merits, taking into account any objections and any other relevant considerations. The law does not lay down a statutory process for determining these applications. However, it is essential that this process is fair to both applicants and objectors. Currently village green applications are determined by the Planning Committee as set out in the Council's Constitution. It is necessary though to decide whether it would be advisable in this case to instruct a qualified inspector to consider the application and advise the Council after holding an inquiry or receiving written representations from the parties. In this particular case at Billacombe Road it is considered that it would be advisable to hold an inquiry before the application is determined by the Planning Committee. Appendix 2 outlines the process for assessing village green applications.

Corporate Plan 2011-2014:

The consideration of Village Green applications forms part of the statutory Planning process and the outcome of such decisions will form part of the Planning policy framework as set out in the Council's adopted Core Strategy and emerging Plymouth Plan.

<http://www.plymouth.gov.uk/corporateplan.htm>

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

The outcome of the decision on the Village Green application may have an impact on the value of the land currently held by the Council, although this has not yet been quantified. However, this is not a consideration for the Council as the Commons Registration Authority but for the Council as landowner. There would be a financial implication for the Council in preparing and attending a public inquiry. This may include external legal costs (estimated at approx. £15,000) and would need to be financed from existing Place Directorate budgets.

Other Implications: e.g. Community Safety, Health and Safety, Risk Management and Equality, Diversity and Community Cohesion:

None

Recommendations & Reasons for recommended action:

To agree for a non statutory public inquiry to be held to consider the Billacombe Road village green application and for the application to then be determined by the Planning Committee

Reason: Due to the complexity of this case this would be the most open and fair process to deal with the application.

Alternative options considered and reasons for recommended action:

To allow the Council, through the Planning Committee, to consider the matter without the need for a public inquiry. However this alternative is not recommended by officers because of the Council's other interests in this matter as land owner and highway authority. Furthermore an interested party, Persimmon Homes, has specifically requested a public inquiry. It is good practice for a public inquiry to be held if any party makes such a request.

Background papers:

Application ref no PL/14852/JAR (VG1/12)
Form 44 Application Form to register land as village green
Evidence questionnaires

Sign off:

Fin	Plac eF PD1 314 002	Leg	1771 6/A C.	HR		Corp Prop		IT		Strat Proc	
Originating SMT Member											

I. Introduction

1.1 On 18 May 2012 the Council as the Commons Registration Authority (“the Authority”) received an application for an area of land at Billacombe Road known as “Billacombe Village” to be registered as a village green (“the Application”). The site is outlined in appendix I. The Application was submitted by Mrs Faye Tongue (“the Applicant”) and the basis of the Application is that the land has been used for at least 20 years as of right by the inhabitants for lawful sports and pastimes and that they continued to do so at the date of the Application.

1.2 The Applicant’s justification for the Application to register the land as a village green is:

“the land is an open space adjacent to the north side of the Billacombe Road that has been used by local residents and others for various leisure pursuits. There has never been any attempt by the land owners over the last 25 years to restrict any form of access to the area. At various times people walk dogs, children play games, collect blackberries and generally enjoy the area. The space is an area that’s been constantly used and enjoyed without restriction. By applying for village green status it will enable the unrestricted usage by the local residents to continue. Over the past 25 years or more hundreds of people have benefited from free unrestricted access which should be maintained for the generations to come. Trees and woods are important in our lives they provide homes for wildlife, purify the air we breathe and offer a calm and peaceful place to escape to from a noisy and stressful world. So it’s no exaggeration to say they are vital to life. The strength of feeling in the Plymstock area is extremely high for maintaining this natural green space. This is sufficiently demonstrated by the number of evidence forms supporting this proposal.”

1.3 The Application is submitted under the provisions of the Commons Act 2006 (“the 2006 Act”) and it is claimed that the land satisfies the qualifying criteria as set out in section 15(2) of the 2006 Act and as such should be registered as a town and village green.

1.4 Under section 15(2) of the 2006 Act an applicant needs to prove:

- (a) that a significant number of the inhabitants of any locality, or of any neighbourhood within a locality, indulged as of right in lawful sports and pastimes on the land for a period of at least 20 years;
- (b) they continued to do so at the date of the application.

1.5 If land is registered as a village green it protects that land from development, as it is an offence to build on a green or to interrupt its use or enjoyment by the public. It secures the right of local people to use the land for recreation.

1.6 The Application was considered to establish whether it had been “duly made” as set out in the Commons (Registration of Town or Village Greens) (Interim Arrangements) (England) Regulations 2007 (“the 2007 Regulations”).

1.7 With regard to the procedural requirements under the 2007 Regulations they had been complied with and the application form had been completed appropriately. Therefore it was considered that the Application had been “duly made”.

2. Objections

2.1 On 12 October 2012 the Application was advertised in accordance with the 2007 Regulations. There followed a period within which objections and representations could be submitted to the

Council.

2.2 Objections have been received from the following:

- (i) Mr. Prowse
- (ii) Mr.Hext
- (iii) Plymouth Cycling Campaign
- (iv) Sustrans Limited
- (v) Railway Paths Limited
- (vi) Persimmon Homes (Wessex) Limited
- (vii) Plymouth City Council (Highways Authority)
- (viii) Plymouth City Council (Landowner)

2.3 The objections cover the following issues:

- (i) evidence questionnaires submitted are not sufficient
- (ii) site is densely vegetated and inaccessible
- (iii) legal requirements have not been fulfilled
- (iv) not used for leisure purposes during the last 25 years
- (v) will be detrimental to possible future cycle track
- (vi) this land is important for transport scheme for Plymouth Eastern Corridor
- (vii) land affected by an option agreement dated 13/08/04 for access to proposed Plymstock Quarry development
- (viii) general objection as landowner
- (x) not been used for recreational uses
- (xi) highway land so it is already used by right and not as of right
- (xii) locality/neighbourhood not identified
- (xiii) part of land is HMPE
- (xiv) authorised development is ready to commence so status of land needs to be resolved
- (xxv) as it's highway land the actual use is only for passing and re-passing

3. Procedure (see also appendix 2)

3.1 Registration of a town or village green is a non statutory procedure. The Council, therefore, can decide the procedure it wishes to follow but this discretion must be exercised in a manner which is fair to both applicants and objectors. What fairness requires by way of procedure will depend on the circumstances of a particular application.

3.2 The usual practice for the majority of registration authorities is for the straightforward cases where there are no significant issues or objections to be dealt with by the authority. The more complex cases are normally referred to a suitably qualified independent person (usually a barrister or a planning inspector). This person will then advise the authority after holding an inquiry or receiving written representations from the parties. This advice will include a recommendation whether to accept or reject the application. It is generally regarded as good practice for an inquiry to be held if any party makes such a request.

3.3 Issues which would give rise to a referral to an independent person would be where the evidence appears to be finely balanced, where the authority has an interest in the land (such as landowner), or where points of law arise.

3.4 A decision on the application is made in light of all the evidence submitted and on the advice received either from officers or an independent person.

3.5 Currently, the determination of village green applications is undertaken by the Planning Committee as set out in Plymouth City Council's Constitution.

4. Land at Billacombe Road

4.1 The Application at Billacombe Road is a complex one which involves some significant issues. They are as follows:

- (i) The Council is the freehold owner of part of the land in question.
- (ii) The Council is also the highway authority for some of the land included in the Application
- (iii) There are some detailed objections which raise important evidential points
- (iv) Due to point (ii) above this raises some legal issues which need to be considered

4.2 It should also be noted that Persimmon have specifically requested that the Authority convene a public inquiry. They have requested this on the basis that given the scale of the Application and the plain dispute as to fact which arises between the Applicant of the village green application and Persimmon and any other objectors, that the Application must be determined following a public inquiry. They add that this method of dealing with the Application would be consistent with the guidance given in the Court of Appeal in R(Whitmey)-v- Commons Commissioner [2005]. Due to the fact that Persimmon are in a position to commence the authorised development for which they have planning permission (Plymstock Quarry) and some of this land is to be used for access to that site, they consider it is imperative that the status of the land is resolved.

4.3 It is considered in this particular case that due to there being a significant conflict in the evidence between the Applicant and the objectors it is fair and reasonable to deal with this by way of a public inquiry. This would enable all interested parties to be heard and have an opportunity for all the evidence and legal issues to be considered in detail. As the Council are not only the Registration Authority but the highway authority and a landowner it is best practice to have this case initially considered by an independent third party and then referred to the Planning Committee for the final decision.

5. Conclusion

5.1 It is considered that due to the complex nature of this Application and the usual practice when considering such applications, that it should be referred to an independent person for an inquiry to be held. This will enable all the parties the opportunity to present their case and to ask questions of others. Further, any legal issues will be considered in more detail.

5.2 As the Council has an interest in the land as owner and as the highway authority an inquiry will be an open and transparent way to deal with the Application.

5.3 Consequently it is considered that this Application should be referred to an independent person for an inquiry to be held. Then the Application will be determined by the Planning Committee having received this advice.

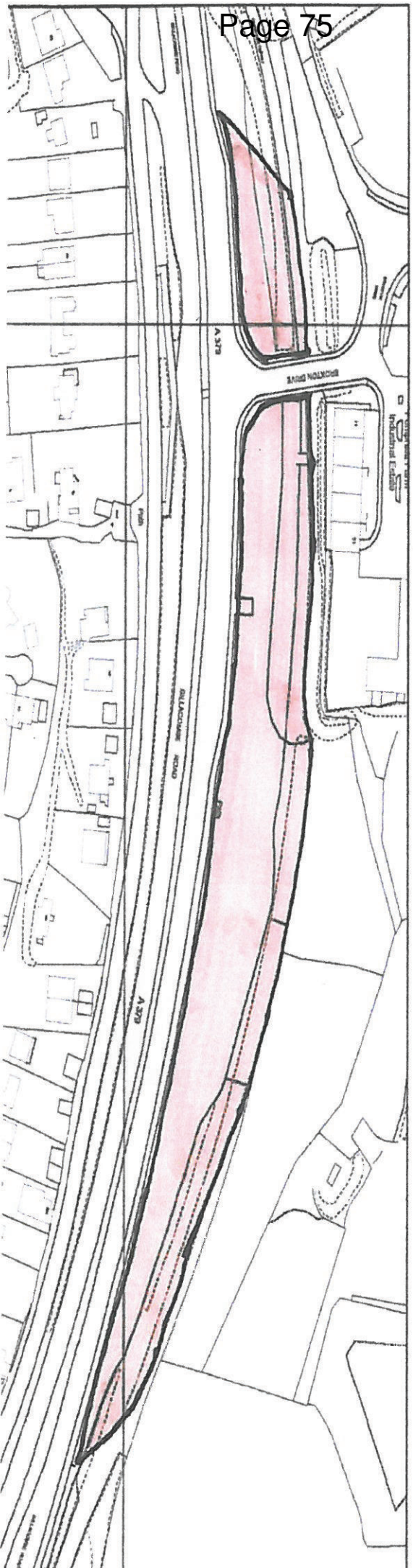
This page is intentionally left blank

**BILLACOMBE ROAD
PLYMSTOCK
PLYMOUTH
DEVON**

SX5153

(2008)

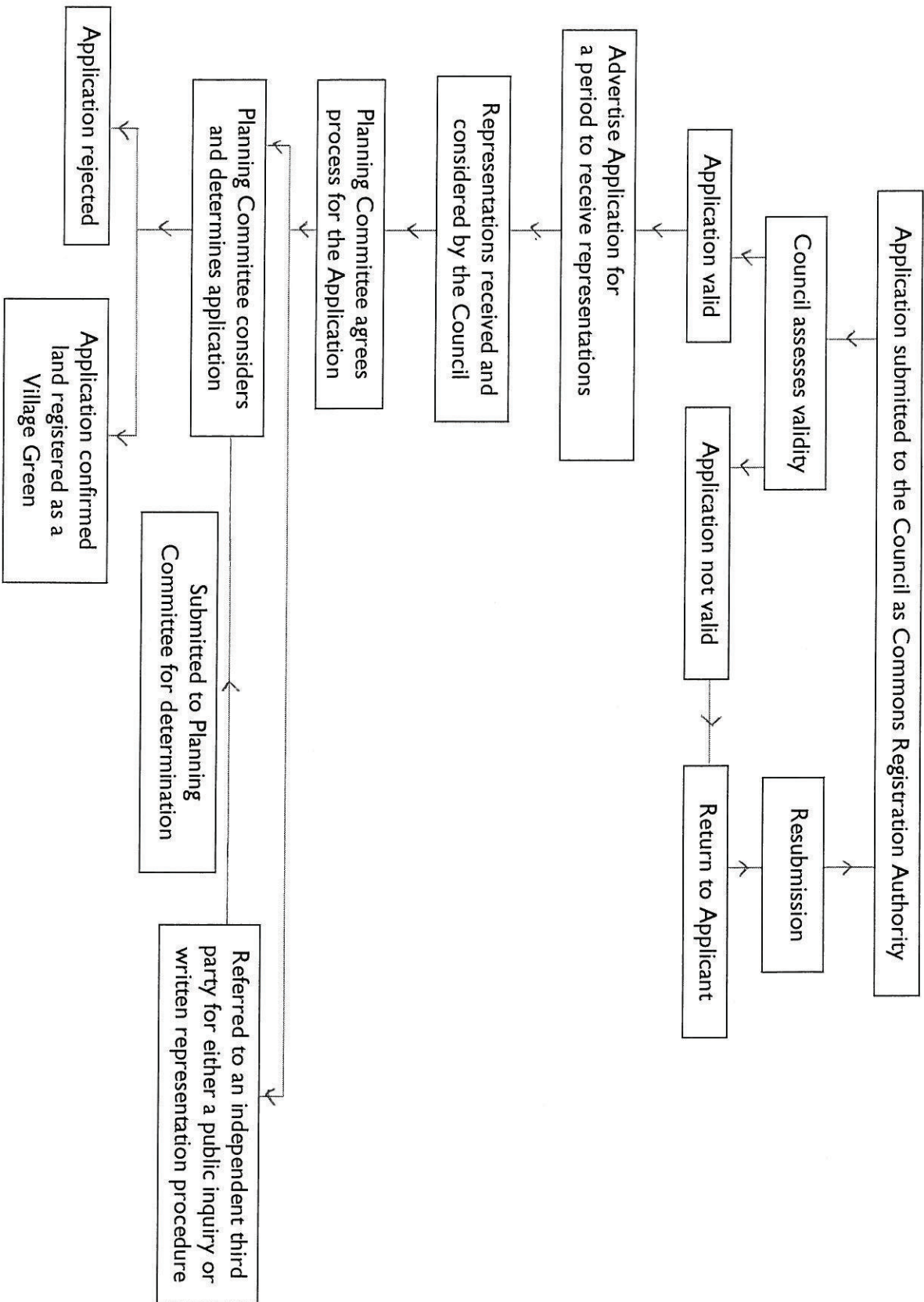
Page 75



The area on the opposite side of the Billacombe Road (A379) from number 62 (Western edge) to 106 (Eastern edge), from north of the foot path to the northern boundary of the disused railway track, excluding Broxton Drive. Area illustrated by the coloured section.

APPENDIX 2

FLOW DIAGRAM FOR PROCESS TO REGISTER A VILLAGE GREEN



PLANNING COMMITTEE

Decisions issued for the following period: 14 May 2013 to 9 June 2013

Note - This list includes:

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

Item No 1

Application Number: 12/01362/FUL **Applicant:** Harlyn Sands Retirement Death
Application Type: Full Application
Description of Development: Outline application to demolish club building and erect a block of 10 flats (application for a new planning permission to replace an extant permission (ref 08/02049) in order to the extend the time limit for implementation)
Site Address 14 CHANNEL PARK AVENUE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 31/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 2

Application Number: 12/01847/FUL **Applicant:** BDW Trading Ltd
Application Type: Full Application
Description of Development: Erection of 34 new dwellings and 5 flats with associated access, car parking, cycle and refuse storage
Site Address COOKWORTHY ROAD PLYMOUTH
Case Officer: Robert Heard
Decision Date: 28/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 3

Application Number: 12/02084/FUL **Applicant:** Donson Ltd
Application Type: Full Application
Description of Development: Develop land by erection of five terraced houses with associated parking and amenity areas including managed green open space
Site Address LAND OFF PLEASURE HILL CLOSE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 31/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 4

Application Number: 13/00048/FUL **Applicant:** Taylor Wimpey (Exeter) UK Ltd
Application Type: Full Application
Description of Development: Demolition and clearance of existing industrial and warehouse premises; hybrid planning application with detailed proposals for development of 209 dwellings, with access, landscaping and public open space; and outline proposals (with all matters reserved except for access) for the development of 2300 sqm in total of B1 (a, b and c) employment uses in one building (revised scheme)
Site Address LAND EAST AND WEST OF PENNYCROSS CLOSE PLYMOUTH
Case Officer: Ray Williams
Decision Date: 31/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 5

Application Number: 13/00061/FUL **Applicant:** Barratt David Wilson Homes
Application Type: Full Application
Description of Development: Re-development of site by erection of 184 new dwellings, provision of new public open space, ancillary access roads, improvements to Barton Road and associated works. (Amendment of previous planning permission 11/01250/FUL)
Site Address FORMER HOOE LAKE QUARRY, LAND OFF BARTON ROAD PLYMOUTH
Case Officer: Robert Heard
Decision Date: 22/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No **6**

Application Number: 13/00147/FUL **Applicant:** Optimisation Developments Ltd
Application Type: Full Application
Description of Development: New food retail store and petrol filling station with associated car parking, cycle parking and landscaping (demolition of existing buildings)
Site Address ERRIL RETAIL PARK PLYMOUTH
Case Officer: Robert Heard
Decision Date: 24/05/2013
Decision: Grant Conditionally

Item No **7**

Application Number: 13/00211/FUL **Applicant:** Attlee Sinclair Limited
Application Type: Full Application
Description of Development: Change of use and conversion of care home to form 7 self-contained flats; two-storey rear extension and part three-storey rear extension; parking and bin storage
Site Address 7 & 9 SEATON AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 29/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No **8**

Application Number: 13/00229/FUL **Applicant:** Mr Richard Pillar
Application Type: Full Application
Description of Development: Retention of student accommodation for 123 students in 16 communal dining/living spaces in two blocks and associated access parking and landscaping granted planning permission under 10/01140/FUL with a variation to condition 21 to allow up to 50% of the bed spaces to be occupied by 'key' workers
Site Address LAND BOUNDED BY PLYMBRIDGE LANE, DERRIFORD ROAD AND HOWESON LANE PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 07/06/2013
Decision: Grant Conditionally

Item No 9

Application Number: 13/00264/FUL **Applicant:** Mr and Mrs Truscott
Application Type: Full Application
Description of Development: Demolition of single-storey garage, pasty shop and lean-to and construction of detached MOT garage/car sales together with repair and restoration of Hooe Barn to form retail unit and café and creation of car parking and associated landscaping (revision to application 12/02047/FUL) (Readvertised due to amended plans showing changes to window openings on north and east elevations)
Site Address HOOE BARN, HOOE ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 28/05/2013
Decision: Grant Conditionally

Item No 10

Application Number: 13/00265/LBC **Applicant:** Mr and Mrs Truscott
Application Type: Listed Building
Description of Development: Demolition of single-storey garage, pasty shop and lean-to and construction of detached MOT garage/car sales together with repair and restoration of Hooe Barn to form retail unit and café and creation of car parking and associated landscaping (revision to application 12/02048/LBC). (Readvertised due to amended plans showing changes to window openings on north and east elevations)
Site Address HOOE BARN, HOOE ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 28/05/2013
Decision: Grant Conditionally

Item No 11

Application Number: 13/00292/FUL **Applicant:** Mrs Caroline Chung
Application Type: Full Application
Description of Development: Retrospective application for change of use of single dwelling to house in multiple occupation for student accommodation
Site Address 22 BEAUMONT ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 14/05/2013
Decision: Grant Conditionally

Item No 12

Application Number: 13/00313/FUL **Applicant:** Linden Homes South West
Application Type: Full Application
Description of Development: Change of use from 5 business units to 17 flats (13 x 1 bed & 4 x 2 bed)
Site Address PHOENIX QUAY, GEORGE PLACE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 29/05/2013
Decision: Refuse

Item No 13

Application Number: 13/00335/FUL **Applicant:** Marine Academy Plymouth
Application Type: Full Application
Description of Development: Erection of new school building incorporating primary school, children's nursery and sixth form facility. Creation of new playground, including associated hard and soft landscaping, 50 space car park, new pedestrian access routes and external classroom. Demolition of existing music and construction buildings.
Site Address MARINE ACADEMY PLYMOUTH, TREVITHICK ROAD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 29/05/2013
Decision: Grant Conditionally

Item No 14

Application Number: 13/00349/FUL **Applicant:**
Application Type: Full Application
Description of Development: Change of use and conversion of vacant office building to form three residential units, and erection of three detached dwellings on existing car parking area
Site Address PARKVIEW HOUSE, TRELAWNEY LANE PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 15/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 15

Application Number: 13/00374/FUL **Applicant:** Plymouth Boat Trips
Application Type: Full Application
Description of Development: Retention of timber building and concrete plinth base to provide ticket office
Site Address TICKETING OFFICE KIOSK, COMMERCIAL WHARF, MADEIRA ROAD PLYMOUTH
Case Officer: Katherine Graham
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 16

Application Number: 13/00376/ADV **Applicant:** Plymouth Boat Trips
Application Type: Advertisement
Description of Development: Proposed free standing entrance sign
Site Address TICKETING OFFICE KIOSK, COMMERCIAL WHARF, MADEIRA ROAD PLYMOUTH
Case Officer: Katherine Graham
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 17

Application Number: 13/00385/FUL **Applicant:** HSBC CRE
Application Type: Full Application
Description of Development: Replacement of existing crittal windows with aluminium windows
Site Address 4 OLD TOWN STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 16/05/2013
Decision: Grant Conditionally

Item No 18

Application Number: 13/00410/FUL **Applicant:** Mr Alex Rumley
Application Type: Full Application
Description of Development: Single storey side / rear extension to provide single private motor garage (existing garage removed)
Site Address 3 GOOSEWELL HILL PLYMOUTH
Case Officer: Liz Wells
Decision Date: 20/05/2013
Decision: Grant Conditionally

Item No 19

Application Number: 13/00415/REM **Applicant:** Mr Trevor Nelder
Application Type: Reserved Matters
Description of Development: Application for reserved matters including layout, scale, appearance, access and landscaping following grant of outline planning permission 12/00169/OUT for erection of single-storey dwelling with attached single garage and provision of parking spaces forward of existing dwelling.
Site Address 39 MERAFIELD ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 28/05/2013
Decision: Grant Conditionally

Item No 20

Application Number: 13/00430/ADV **Applicant:** Mrs Julie Coombe
Application Type: Advertisement
Description of Development: Erection of banner to front boundary wall
Site Address ST. EDWARDS CHURCH, CHURCH HILL PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 22/05/2013
Decision: Grant Conditionally

Item No 21

Application Number: 13/00435/FUL **Applicant:** Mr Clive Turner
Application Type: Full Application
Description of Development: Erection of entrances and canopies, new storage building and externally located condensers, re-cladding of existing building, reconfiguration of car parking and landscaping works
Site Address PLUMER HOUSE, TAILYOUR ROAD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 05/06/2013
Decision: Grant Conditionally

Item No 22

Application Number: 13/00440/FUL **Applicant:** MVV Environment Devonport Li
Application Type: Full Application
Description of Development: Variation of condition 1 (approved documents) and condition 6 (height and external materials of main building) of planning application ref 11/00750/FUL (Construction of an Energy from Waste Plant) to amend the external material of the air cooled condensers
Site Address LAND AT NORTH YARD, H. M. NAVAL BASE
DEVONPORT PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 07/06/2013
Decision: Application Withdrawn

Item No 23

Application Number: 13/00443/FUL **Applicant:** Mr Justin Bryce
Application Type: Full Application
Description of Development: Proposed detached modernist dwelling with double garage, out houses and associated vehicular circulation
Site Address SITE OF FORMER PLYMOUTH COLLEGE, HARTLEY
ROAD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 15/05/2013
Decision: Grant Conditionally

Item No 24

Application Number: 13/00446/ADV **Applicant:** Westcountry Storage Solutions
Application Type: Advertisement
Description of Development: Erection of 4 fence mounted signs
Site Address OLD TOSHIBA FACTORY CAR PARK, ERNESETTLE LANE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 04/06/2013
Decision: Grant Conditionally

Item No 25

Application Number: 13/00448/LBC **Applicant:** Princess Yachts International
Application Type: Listed Building
Description of Development: Replacement of existing flooring within Grade 2* listed gazebo and provision of floor mounted power socket outlets
Site Address BABCOCK INTERNATIONAL GROUP, H M DOCKYARD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 15/05/2013
Decision: Grant Conditionally

Item No 26

Application Number: 13/00449/FUL **Applicant:** Miss Beth Roberts
Application Type: Full Application
Description of Development: Development of site by erection of detached two-storey dwellinghouse with associated access and parking
Site Address LAND ADJACENT TO COMMONWOOD COTTAGE, ESTOVER CLOSE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 27

Application Number: 13/00452/ADV **Applicant:** Lloyd's Banking Group
Application Type: Advertisement
Description of Development: Installation of two internally illuminated projecting signs and ATM header with full shard
Site Address LLOYDS TSB BANK PLC, 612 WOLSELEY ROAD
PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 29/05/2013
Decision: Grant Conditionally

Item No 28

Application Number: 13/00455/FUL **Applicant:** Cromwell Residential Ltd
Application Type: Full Application
Description of Development: Change of use and conversion of ground floor and first floor to form two flats with associated facilities provided at lower ground floor levels to provide a total of 9 student bedspaces, and retention of second floor flat.
Site Address 22 MUTLEY PLAIN PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 31/05/2013
Decision: Grant Conditionally

Item No 29

Application Number: 13/00460/FUL **Applicant:** Mr David McIntosh
Application Type: Full Application
Description of Development: Continued use of car showroom to taxi booking office with associated car sales
Site Address STADIUM GARAGE CAR SALES, 301 HAM DRIVE
PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 05/06/2013
Decision: Grant Conditionally

Item No 30

Application Number: 13/00481/FUL **Applicant:** University of Plymouth
Application Type: Full Application
Description of Development: Erection of new building, arranged as 11 storey tower and 6 storey living/learning residences to provide 183 student bedspaces (within 31 cluster flats) and ancillary warden accommodation, associated communal facilities, cafeteria/exhibition space, refuse and bike store, non-residential university accommodation and new pedestrian access route with associated landscaping works.
Site Address JOHN LANE, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Matt Coombe
Decision Date: 30/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 31

Application Number: 13/00482/FUL **Applicant:** University of Plymouth
Application Type: Full Application
Description of Development: Demolition of building and erection of new 10 storey building to provide 159 student bedspaces (within 10 cluster flats) and ancillary warden accommodation, associated communal facilities, sport/society hall, common room, refuse and bike store, student reception, offices and associated landscaping works.
Site Address ISAAC FOOT BUILDING, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Matt Coombe
Decision Date: 30/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 32

Application Number: 13/00483/FUL **Applicant:** University Of Plymouth
Application Type: Full Application
Description of Development: Demolition of non-original extension, change of use, conversion and alteration of existing building from University offices and other ancillary uses to provide 46 student bedspaces (within 5 cluster flats) and ancillary warden accommodation, associated communal facilities, refuse and bike store.
Site Address HEPWORTH HOUSE, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 30/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 33

Application Number: 13/00484/FUL **Applicant:** University Of Plymouth
Application Type: Full Application
Description of Development: Change of use, conversion and alteration from university (education) use to 85 student bedspaces (within 5 townhouses) including 4th floor extension and ancillary warden accommodation, associated communal facilities, refuse and bike store.
Site Address FITZROY, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 34

Application Number: 13/00485/FUL **Applicant:** University of Plymouth
Application Type: Full Application
Description of Development: Change of use, conversion and alteration from university offices to 90 student bedspaces (within 8 townhouses) and associated communal facilities and covered bike store.
Site Address PORTLAND SOUTH, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 35

Application Number: 13/00486/LBC **Applicant:** University of Plymouth
Application Type: Listed Building
Description of Development: Internal alterations to provide 90 student bedspaces (within 8 townhouses) and associated communal facilities and covered bike store.
Site Address PORTLAND SOUTH, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 36

Application Number: 13/00487/FUL **Applicant:** University of Plymouth
Application Type: Full Application
Description of Development: Change of use, conversion and alteration from university offices to 90 student bedspaces (within 8 townhouses) and associated communal facilities and covered bike store.
Site Address PORTLAND NORTH, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 37

Application Number: 13/00488/LBC **Applicant:** University of Plymouth
Application Type: Listed Building
Description of Development: Internal alterations to provide 90 student bedspaces (within 6 townhouses and 2 cluster flats) and associated communal facilities
Site Address PORTLAND NORTH, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 38

Application Number: 13/00489/FUL **Applicant:** University of Plymouth
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of existing buildings from university offices and other ancillary uses to 115 student bedspaces (within 8 townhouses) and associated communal facilities.
Site Address KIRKBY PLACE, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 30/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 39

Application Number: 13/00490/FUL **Applicant:** University of Plymouth
Application Type: Full Application
Description of Development: Demolition of building and erection of new four storey building to provide 104 student bedspaces (within 8 townhouses) and associated communal facilities, refuse and bike store.
Site Address KIRKBY TERRACE, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 30/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 40

Application Number: 13/00491/FUL **Applicant:** University of Plymouth
Application Type: Full Application
Description of Development: Change of use, conversion and other ancillary uses to 42 student bedspaces (within 5 townhouses) and associated communal facilities refuse and bike store.
Site Address ENDSLEIGH PLACE, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 30/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 41

Application Number: 13/00492/FUL **Applicant:** University of Plymouth
Application Type: Full Application
Description of Development: Demolition of buildings and erection of new 6 storey building comprising 96 student bedspaces (within 5 cluster flats) and provision of ancillary warden accommodation, associated communal facilities, refuse and bike store, reception and facilities management offices.
Site Address PITTS, UNIVERSITY OF PLYMOUTH, DRAKE CIRCUS PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 30/05/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 42

Application Number: 13/00503/FUL **Applicant:** Mrs Vicki Parkinson
Application Type: Full Application
Description of Development: Change of use and conversion from single family dwelling (C3) to a four bedroom house in multiple occupation (C4)
Site Address 49 GRENVILLE ROAD PLYMOUTH
Case Officer: Kate Price
Decision Date: 20/05/2013
Decision: Grant Conditionally

Item No 43

Application Number: 13/00506/FUL **Applicant:** Clifford and Heather Moth
Application Type: Full Application
Description of Development: Retrospective application for 3 replacement windows
Site Address 18B GARFIELD TERRACE PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 23/05/2013
Decision: Refuse

Item No 44

Application Number: 13/00507/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Retention of front entrance and side entrance canopies for a temporary period of two years
Site Address CIVIC CENTRE, ROYAL PARADE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 22/05/2013
Decision: Grant Conditionally

Item No 45

Application Number: 13/00512/FUL **Applicant:** Mr Tony Bullard
Application Type: Full Application
Description of Development: Householder application for erection of a car port to the front of the existing dwelling
Site Address 197 STANBOROUGH ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 22/05/2013
Decision: Grant Conditionally

Item No 46

Application Number: 13/00514/FUL **Applicant:** Mr Steven Luscombe
Application Type: Full Application
Description of Development: Single storey side extension
Site Address 9 REYNOLDS ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 21/05/2013
Decision: Grant Conditionally

Item No 47

Application Number: 13/00515/FUL **Applicant:** PhysioWorld Ltd
Application Type: Full Application
Description of Development: Change of use of self-contained B1 Office Suite to D1 Treatment and Rehabilitation rooms
Site Address GROUND FLOOR SUITE, 24 WILLIAM PRANCE ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 17/05/2013
Decision: Grant Conditionally

Item No 48

Application Number: 13/00518/FUL **Applicant:** McDonald's Restaurants Ltd
Application Type: Full Application
Description of Development: Removal or variation of condition 5 of planning permission 94/00012/OUT (Outline application to demolish 7 dwellinghouses and redevelop site by erection of fast food restaurant and takeaway) to allow restaurant to open 24 hours a day
Site Address MCDONALD'S RESTAURANTS LTD, COYPOOL ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 16/05/2013
Decision: Grant Conditionally

Item No 49

Application Number: 13/00529/FUL **Applicant:** Mr & Mrs Burton
Application Type: Full Application
Description of Development: Householder application for erection of a single storey rear extension
Site Address 11 THORNYVILLE DRIVE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 15/05/2013
Decision: Grant Conditionally

Item No 50

Application Number: 13/00532/FUL **Applicant:** Theatre Royal
Application Type: Full Application
Description of Development: Refurbishment and redevelopment of the public areas including:
1. A new creative Learning Space in the existing basement
2. The replacement of the existing aluminium cladding
3. An extension to the main entrance area of the existing theatre
4. The renovation and alterations to the existing internal front-of-house areas
5. The reconfiguration of the landscaping around the building, together with variation of condition 2 (list of approved plans of planning permission 11/02008/FUL) to allow addition of glazed lobby to main entrance.
Site Address THEATRE ROYAL, ROYAL PARADE PLYMOUTH
Case Officer: Mark Evans
Decision Date: 03/06/2013
Decision: Grant Conditionally

Item No 51

Application Number: 13/00533/FUL **Applicant:** Mr Terry Dingle
Application Type: Full Application
Description of Development: Retrospective application for boundary fence
Site Address 23 MOOR LANE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 15/05/2013
Decision: Grant Conditionally

Item No 52

Application Number: 13/00534/LBC **Applicant:** Parochial Church Council
Application Type: Listed Building
Description of Development: Installation of stainless steel plaque on the external wall of the Prysten House
Site Address PRYSTEN HOUSE, ST ANDREW'S CHURCH, ROYAL PARADE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 05/06/2013
Decision: Grant Conditionally

Item No 53

Application Number: 13/00541/FUL **Applicant:** Ms Elena Andreadis
Application Type: Full Application
Description of Development: Proposed installation of handrail to roof top
Site Address REGENT COURT,57 REGENT STREET PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 22/05/2013
Decision: Grant Conditionally

Item No 54

Application Number: 13/00546/REM **Applicant:** Mr Stuart Coles
Application Type: Reserved Matters
Description of Development: Reserved matters including layout, scale, appearance, access and landscaping (and details of junction, parking/turning, bicycle storage and vehicle crossing/markings) (following grant of outline planning permission 11/01651/OUT for the erection of two detached dwellings)
Site Address LAND TO REAR OF 7-11 UNDERWOOD ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 31/05/2013
Decision: Grant Conditionally

Item No 55

Application Number: 13/00555/PRDE **Applicant:** Mrs Tracy Honeychurch
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 14 AGATON ROAD PLYMOUTH
Case Officer: Kate Price
Decision Date: 30/05/2013
Decision: Issue Certificate - Lawful Use

Item No 56

Application Number: 13/00556/FUL **Applicant:** Mr Edward Dawson
Application Type: Full Application
Description of Development: Formation of rooms in roofspace including rear dormer to provide 3 ensuite bedrooms, lounge and toilet, single storey rear extension to provide ensuite bedroom, and conversion of garage to laundry room (revision to planning permission 11/01326/FUL)
Site Address HAMILTON HOUSE, 21-23 HOUNDISCOMBE ROAD
PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 29/05/2013
Decision: Grant Conditionally

Item No 57

Application Number: 13/00558/FUL **Applicant:** Mr Christopher Friend
Application Type: Full Application
Description of Development: Relocation of garage for dwelling 2 approved under 11/01065/REM
Site Address 71 ORESTON ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 03/06/2013
Decision: Grant Conditionally

Item No 58

Application Number: 13/00559/FUL **Applicant:** BEW Properties Ltd
Application Type: Full Application
Description of Development: Change of use, conversion and alteration from retail unit on ground floor with maisonette above to 8-bedroom house in multiple occupation including enlarged front dormer, new rear dormer and new doors and windows
Site Address 182 EXETER STREET PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 28/05/2013
Decision: Grant Conditionally

Item No 59

Application Number: 13/00566/FUL **Applicant:** Mr Malcolm Day
Application Type: Full Application
Description of Development: Conversion of 7-bedroom house in multiple occupation to form 10-bedroom house in multiple occupation for student occupation, including provision of new bedroom window, with variation of condition 2 of planning permission 12/00698/FUL to allow substitution of approved drawings: the revised proposals relating to alterations to ground floor layout including placing study/bed 3 at the front of the building and the lounge at the rear of the building
Site Address 44 HEADLAND PARK PLYMOUTH
Case Officer: Jon Fox
Decision Date: 05/06/2013
Decision: Grant Conditionally

Item No 60

Application Number: 13/00572/FUL **Applicant:** Waterfield Homes Ltd
Application Type: Full Application
Description of Development: Change of use of one bedroom self-contained flat and six-bedroom house in multiple occupation (HMO) to nine-bedroom HMO
Site Address 45 ALEXANDRA ROAD MUTLEY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 17/05/2013
Decision: Grant Conditionally

Item No 61

Application Number: 13/00574/FUL **Applicant:** Mrs Lian Everleigh
Application Type: Full Application
Description of Development: Additional use from B1 (Business and Offices) to include a subsidiary use for non-residential education (D1)
Site Address MAST HOUSE, SHEPHERDS WHARF, SUTTON HARBOUR PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 23/05/2013
Decision: Grant Conditionally

Item No 62

Application Number: 13/00575/LBC **Applicant:** Mr Keith Miller
Application Type: Listed Building
Description of Development: Repositioning bells within the tower and carrying out works to allow the chimes to work once more
Site Address MARKET BUILDING, DUKE STREET DEVONPORT PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 15/05/2013
Decision: Grant Conditionally

Item No 63

Application Number: 13/00578/FUL **Applicant:** Mr Dan Varley (no.32) and Mr A
Application Type: Full Application
Description of Development: 2 X Roof alterations and external door configuration to existing single storey rear extension
Site Address 31 & 32 EASTFIELD CRESCENT PLYMOUTH
Case Officer: Liz Wells
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 64

Application Number: 13/00587/FUL **Applicant:** Mr and Mrs Julian Parkin
Application Type: Full Application
Description of Development: Two storey side extension, single storey rear extension, incorporating first floor balcony to rear and external steps
Site Address 8 KINGFISHER WAY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 29/05/2013
Decision: Grant Conditionally

Item No 65

Application Number: 13/00593/FUL **Applicant:** Mr Andy Price
Application Type: Full Application
Description of Development: Two storey side extension (existing garage to be removed)
Site Address WESTMOOR VIEW, BORINGDON ROAD PLYMPTON
PLYMOUTH
Case Officer: Liz Wells
Decision Date: 06/06/2013
Decision: Grant Conditionally

Item No 66

Application Number: 13/00594/FUL **Applicant:** Mrs Helen Mathieson
Application Type: Full Application
Description of Development: Refurbishment and partial demolition of 1980's block and replacement with new 3 storey extension (revision to planning permission 12/00330/FUL) by the increase in the height of the building by 600mil and change to the roof plant and equipment
Site Address MARINE ACADEMY PLYMOUTH, TREVITHICK ROAD
PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 07/06/2013
Decision: Grant Conditionally

Item No 67

Application Number: 13/00595/TPO **Applicant:** Mrs Marie Jordan
Application Type: Tree Preservation
Description of Development: Monterey Cypress - reduce by 6 metres
Site Address 4 WIDEWELL ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 14/05/2013
Decision: Application Withdrawn

Item No 68

Application Number: 13/00597/FUL **Applicant:** Mr Stuart Donnington
Application Type: Full Application
Description of Development: Change of use from a single family dwelling (C3) to a 9 bedroom house in multiple occupation
Site Address 160 DEVONPORT ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 24/05/2013
Decision: Application Withdrawn

Item No 69

Application Number: 13/00603/FUL **Applicant:** Mr and Mrs Henry
Application Type: Full Application
Description of Development: Householder application for demolition of existing front porch and erection of single storey front extension
Site Address 33 PENDENNIS CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 20/05/2013
Decision: Grant Conditionally

Item No 70

Application Number: 13/00605/ADV **Applicant:** JCDecaux UK Ltd (c/o Mr Ian Yo
Application Type: Advertisement
Description of Development: Display of internally illuminated advertisements on re-positioned bus shelter
Site Address CHAPEL STREET DEVONPORT PLYMOUTH
Case Officer: Liz Wells
Decision Date: 29/05/2013
Decision: Grant Conditionally

Item No 71

Application Number: 13/00607/TPO **Applicant:** Plymouth Tree Services
Application Type: Tree Preservation
Description of Development: Norway Spruce - Remove due to lean
Site Address 7 WOODLANDS LANE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 21/05/2013
Decision: Grant Conditionally

Item No 72

Application Number: 13/00627/FUL **Applicant:** Jon Couch
Application Type: Full Application
Description of Development: Removal of section of existing boundary wall to provide parking space for two vehicles
Site Address 45 MARKET ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 16/05/2013
Decision: Refuse

Item No 73

Application Number: 13/00630/FUL **Applicant:** Mr Ronnie Davey
Application Type: Full Application
Description of Development: Private motor garage (existing garage to be replaced)
Site Address 30 PENNYCROSS PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 07/06/2013
Decision: Grant Conditionally

Item No 74

Application Number: 13/00632/FUL **Applicant:** Mr Andrew Carter
Application Type: Full Application
Description of Development: Change of use of first floor from store to café-takeaway (Use Class A3 and A5)
Site Address 41 CHAPEL STREET NORTH HILL PLYMOUTH
Case Officer: Liz Wells
Decision Date: 06/06/2013
Decision: Refuse

Item No 75

Application Number: 13/00636/ADV **Applicant:** Lloyds Banking Group
Application Type: Advertisement
Description of Development: Proposed installation of internally illuminated fascia signage, hanging signage and ATM surround
Site Address LLOYDS TSB BANK PLC, 3 THE BROADWAY PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 15/05/2013
Decision: Grant Conditionally

Item No 76

Application Number: 13/00641/FUL **Applicant:** Mr D Tall
Application Type: Full Application
Description of Development: Change of use and conversion of lower ground floor to form self-contained flat (as per previously approved application 07/00240/FUL)
Site Address 26 MUTLEY PLAIN PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 22/05/2013
Decision: Grant Conditionally

Item No 77

Application Number: 13/00645/ADV **Applicant:**
Application Type: Advertisement
Description of Development: Three non-illuminated advertisements on the building
Site Address KAWASAKI PRECISION MACHINERY (UK) LIMITED,
ERNESETTLE LANE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 29/05/2013
Decision: Grant Conditionally

Item No 78

Application Number: 13/00652/FUL **Applicant:** Mrs McTigue
Application Type: Full Application
Description of Development: Extension of front dormer
Site Address 48 FRENHAM AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/06/2013
Decision: Grant Conditionally

Item No 79

Application Number: 13/00657/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Reinstate wooden sash windows into a listed building
Site Address 10 CAROLINE PLACE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 21/05/2013
Decision: Grant Conditionally

Item No 80

Application Number: 13/00661/LBC **Applicant:** Steve Rundle
Application Type: Listed Building
Description of Development: Reinstate wooden sash windows into a listed building
Site Address 10 CAROLINE PLACE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 21/05/2013
Decision: Grant Conditionally

Item No 81

Application Number: 13/00662/FUL **Applicant:** Mount Wise (Devon) Limited
Application Type: Full Application
Description of Development: Application for extension of time limit for 09/00777/FUL for 20 four-bed houses with associated landscaping and 148 parking spaces (8 suitable for use by disabled people)
Site Address FORMER MOD SITE, MOUNT WISE DEVONPORT PLYMOUTH
Case Officer: Katherine Graham
Decision Date: 29/05/2013
Decision: Grant Conditionally

Item No 82

Application Number: 13/00667/FUL **Applicant:** Mr and Mrs D Fisher
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 9 FRENHAM AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 14/05/2013
Decision: Application Withdrawn

Item No 83

Application Number: 13/00678/FUL **Applicant:** Mr and Mrs F.H.A. Ward
Application Type: Full Application
Description of Development: Creation of additional vehicle access off Tavistock Road
Site Address 491 TAVISTOCK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 07/06/2013
Decision: Grant Conditionally

Item No 84

Application Number: 13/00680/FUL **Applicant:** Mr Alan Porter
Application Type: Full Application
Description of Development: Proposed change of use from barber shop with self-contained flat above to single residential dwelling
Site Address 342 WOLSELEY ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 16/05/2013
Decision: Grant Conditionally

Item No 85

Application Number: 13/00681/FUL **Applicant:** Ms S Jennett
Application Type: Full Application
Description of Development: Convert porch to contained porch with w.c.
Site Address 23 FORE STREET PLYMPTON PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 22/05/2013
Decision: Grant Conditionally

Item No 86

Application Number: 13/00686/ADV **Applicant:** Ann Summers
Application Type: Advertisement
Description of Development: 1x internally illuminated fascia sign, 1x internally illuminated projecting sign
Site Address FORMER PUMPKIN PATCH SHOP, 6 NEW GEORGE STREET PLYMOUTH
Case Officer: Mike Stone
Decision Date: 29/05/2013
Decision: Grant Conditionally

Item No 87

Application Number: 13/00687/FUL **Applicant:** University College of St Mark an
Application Type: Full Application
Description of Development: Proposed sub-division of existing dwelling into 2 self contained apartments and erection of external staircase
Site Address 6 ST MARKS ROAD DERRIFORD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 22/05/2013
Decision: Grant Conditionally

Item No 88

Application Number: 13/00689/FUL **Applicant:** Mr Philip Luckraft
Application Type: Full Application
Description of Development: Single storey rear and side extension incorporating replacement private motor garage (resubmission of 11/00083/FUL)
Site Address 4 OAKAPPLE CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 07/06/2013
Decision: Application Withdrawn

Item No 89

Application Number: 13/00696/FUL **Applicant:** Mr Matthew Laity
Application Type: Full Application
Description of Development: Rear extension to form domestic store with conservatory and balcony over and private motor garage to rear / side (removal of existing store & balcony).
Site Address 28 BURROW HILL PLYMOUTH
Case Officer: Liz Wells
Decision Date: 07/06/2013
Decision: Grant Conditionally

Item No 90

Application Number: 13/00698/FUL **Applicant:** Ms Skye Godfrey
Application Type: Full Application
Description of Development: Change of use to 8 bedroom house in multiple occupation
Site Address 147 STUART ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 23/05/2013
Decision: Refuse

Item No 91

Application Number: 13/00701/FUL **Applicant:** Mr Matthew Conyers
Application Type: Full Application
Description of Development: Erection of single storey side extension
Site Address 4 WOODLANDS END PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 92

Application Number: 13/00706/FUL **Applicant:** Mrs Margaret Green
Application Type: Full Application
Description of Development: Erection of 3 storey extension to side of property
Site Address 142 LAKEVIEW CLOSE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 22/05/2013
Decision: Grant Conditionally

Item No 93

Application Number: 13/00707/TPO **Applicant:** Christian Mill Business Park
Application Type: Tree Preservation
Description of Development: One Sycamore reduce by 5 metres
Group of Sycamores - lift over road for clearance
Site Address CHRISTIAN MILL BUSINESS PARK, TAMERTON FOLIOT
ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 20/05/2013
Decision: Grant Conditionally

Item No 94

Application Number: 13/00712/31 **Applicant:** Plymouth City Council
Application Type: GPDO PT31
Description of Development: Demolition of existing two storey limestone building
Site Address SCHOOL LODGE, HASTINGS TERRACE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 21/05/2013
Decision: Prior approval not req PT24

Item No 95

Application Number: 13/00716/ADV **Applicant:** Mr David Elliott
Application Type: Advertisement
Description of Development: 1x freestanding advert, post mounted notice board
Site Address STOKE METHODIST CHURCH, DEVONPORT ROAD
PLYMOUTH
Case Officer: Mike Stone
Decision Date: 22/05/2013
Decision: Grant Conditionally

Item No 96

Application Number: 13/00718/FUL **Applicant:** Babcock International Group
Application Type: Full Application
Description of Development: Reinstatement of perimeter security wall within existing wall line following removal of gate access
Site Address H M DOCKYARD, SALTASH ROAD PLYMOUTH
Case Officer: David Wasserberg
Decision Date: 31/05/2013
Decision: Grant Conditionally

Item No 97

Application Number: 13/00719/FUL **Applicant:** Mr and Mrs J Taylor
Application Type: Full Application
Description of Development: Single storey rear and side extension
Site Address 11 TORLAND ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/06/2013
Decision: Grant Conditionally

Item No 98

Application Number: 13/00720/FUL **Applicant:** Mr Peter Blok
Application Type: Full Application
Description of Development: Erection of a single storey rear extension
Site Address 119 EGGBUCKLAND ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 29/05/2013
Decision: Grant Conditionally

Item No 99

Application Number: 13/00722/FUL **Applicant:** Mr David Smith
Application Type: Full Application
Description of Development: Erection of car port to side of dwelling
Site Address 493 TAVISTOCK ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 29/05/2013
Decision: Grant Conditionally

Item No 100

Application Number: 13/00726/FUL **Applicant:** Mr and Mrs D Beeny
Application Type: Full Application
Description of Development: Single-storey rear extension and formation of rooms in original and proposed roofspace (amended scheme following approval of 10/01535/FUL)
Site Address 32 REVELL PARK ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 101

Application Number: 13/00727/ADV **Applicant:**
Application Type: Advertisement
Description of Development: 2x illuminated fascia signs
Site Address LAND OFF TOP OF ERNESETTLE LANE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 05/06/2013
Decision: Grant Conditionally

Item No 102

Application Number: 13/00734/FUL **Applicant:** Mr and Mrs Price
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 12 BIRCHWOOD GARDENS PLYMOUTH
Case Officer: Mike Stone
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 103

Application Number: 13/00738/FUL **Applicant:** Mr & Mrs Parsons
Application Type: Full Application
Description of Development: Proposed alterations to existing decking
Site Address 27 PEVERELL PARK ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 104

Application Number: 13/00740/FUL **Applicant:** Miss Susan Full
Application Type: Full Application
Description of Development: Single storey rear extension and formation of front vehicle hardstanding
Site Address 64 PEMROS ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 29/05/2013
Decision: Grant Conditionally

Item No 105

Application Number: 13/00741/FUL **Applicant:** Mr and Mrs Jennifer Southern
Application Type: Full Application
Description of Development: Alterations to front porch, including pitched roof over existing front porch
Site Address 130 BEVERSTON WAY PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 106

Application Number: 13/00745/FUL **Applicant:** Mr Barry Knagg
Application Type: Full Application
Description of Development: Erection of spiral staircase to rear of dwelling
Site Address 57 HOLNE CHASE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 107

Application Number: 13/00747/FUL **Applicant:** Mr and Mrs Brian Ellis
Application Type: Full Application
Description of Development: Proposed single storey extension (amended scheme to previously approved application no. 12/00644/FUL)
Site Address 35 SHORTWOOD CRESCENT PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 30/05/2013
Decision: Grant Conditionally

Item No 108

Application Number: 13/00762/FUL **Applicant:** Colebrook Housing Society Ltd
Application Type: Full Application
Description of Development: NOT YET VALIDATED
Site Address 3 COLEBROOK HOUSING SOCIETY LTD, GREENBANK ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 17/05/2013
Decision: Application Withdrawn

Item No 109

Application Number: 13/00771/FUL **Applicant:** Mr Darren Bell
Application Type: Full Application
Description of Development: Single storey rear extension to rear of detached garage with link corridor to main dwelling to form additional accomodation
Site Address 55 COMPTON AVENUE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 07/06/2013
Decision: Application Withdrawn

Item No 110

Application Number: 13/00772/PRDE **Applicant:** Mrs Martin
Application Type: LDC Proposed Develop
Description of Development: Single-storey side extension
Site Address 70 TREVENEAGUE GARDENS PLYMOUTH
Case Officer: Kate Price
Decision Date: 07/06/2013
Decision: Issue Certificate - Lawful Use

Item No 111

Application Number: 13/00774/FUL **Applicant:** Mr John Smith
Application Type: Full Application
Description of Development: Roof conversion including front and rear dormer, alterations enlarge existing garage
Site Address 124 PEMROS ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 21/05/2013
Decision: Application Withdrawn

Item No 112

Application Number: 13/00778/FUL **Applicant:** Mr Jon Richardson
Application Type: Full Application
Description of Development: Single-storey side/rear extension (existing outbuilding to be removed)
Site Address SUMMER HAYES, LINKADELLS PLYMOUTH
Case Officer: Liz Wells
Decision Date: 06/06/2013
Decision: Grant Conditionally

Item No 113

Application Number: 13/00781/TCO **Applicant:** Devonport High School for Boys
Application Type: Trees in Cons Area
Description of Development: Various tree management works
Site Address DEVONPORT HIGH SCHOOL FOR BOYS, PARADISE ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 04/06/2013
Decision: Grant Conditionally

Item No 114

Application Number: 13/00846/TCO **Applicant:** Mr Mike Gobber
Application Type: Trees in Cons Area
Description of Development: Holm oak - Raise crown to 5 metres above ground
- Reduce crown by 20%
Site Address THE BUTCHERS ARMS, 160 CREMYLL STREET PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 07/06/2013
Decision: Grant Conditionally

Item No 115

Application Number: 13/00848/FUL **Applicant:** Mr Robert Darlow
Application Type: Full Application
Description of Development: Change of use from single dwelling house (Use Class C3) to 3 bedroom house in multiple occupation (Use Class C4)
Site Address 18 EAST PARK AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/06/2013
Decision: Application Withdrawn

Item No 116

Application Number: 13/00877/GPD **Applicant:** Sarah Curtis
Application Type: GPDO Request
Description of Development: Test Application: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 5.4m, has a maximum height of 3.4m and an eaves height of 2.7m
Site Address 11 ADDRESS LINE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 28/05/2013
Decision: Prior approval not req PT24

This page is intentionally left blank

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

Application Number **11/00338/FUL**
Appeal Site **114 - 116 RIDGEWAY PLYMOUTH**
Appeal Proposal Change of use of first and second floors of building from offices to four, two-bedroomed self-contained flats, new front access door, and associated rear amenity space (ground floor offices to be retained)
Case Officer Jon Fox

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 07/09/2011
Conditions
Award of Costs Awarded To

Appeal Synopsis

The Inspector agreed with the Council that the lack of parking in a location peripheral to the city centre and near a road junction would be harmful to highway safety and therefore in conflict with CS28 and CS34.

Application Number **12/00024/FUL**
Appeal Site **LAND ADJACENT TO 857 WOLSELEY ROAD PLYMOUTH**
Appeal Proposal Construction of house and parking bay
Case Officer Karen Gallacher

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 17/04/2013
Conditions
Award of Costs Awarded To

Appeal Synopsis

The planning application for the house was refused because it was considered to harm the character and appearance of the waterfront, have an adverse impact on wildlife, trees and the Special Area of Conservation and put undue pressure on the Council for the felling of protected trees. The inspector considered that the proposal would harm the identity and context of the waterfront and so dismissed the appeal. He did not consider that the site had particular wildlife value and decided the LPA's concern about the future loss of trees was speculative.

Application Number **12/02031/FUL**
Appeal Site **3A CLOVELLY VIEW PLYMOUTH**
Appeal Proposal Removal of existing first floor balcony on rear elevation and replacing with a larger balcony; removal of existing rear boundary to create parking space; removal of garage doors on front elevation to be replaced with patio doors and raised decking. Addition of balcony to rear
Case Officer Jess Maslen

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 22/05/2013
Conditions
Award of Costs Awarded To

Appeal Synopsis

The Inspector supported the LPA's opinion that the proposed removal of the rear boundary wall to provide more off-street parking to the property would provide a further impediment to the safe movement of pedestrians and other road users around this already narrow street layout. Although cars do sometimes park on the footway beside this wall, its removal through approval would formalise the arrangement and would fail to ensure public safety through supporting safe and convenient pedestrian and road traffic movement. Thus the proposed development would cause significant harm in relation to highway safety. The Inspector however did not consider that the loss of the wall would have an impact on the character and appearance

Note:

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