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9 July 2013

PLANNING COMMITTEE

Thursday 18 July 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.

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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 20 June 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. 65 COPSE ROAD, PLYMOUTH I3/00954/FUL

(Pages 9 - 12)

Applicant: Mr Malcolm Elliot

Ward: Plympton Erle

Recommendation: Grant Conditionally

- 6.2. 67 COPSE ROAD, PLYMOUTH I3/00953/FUL **(Pages 13 - 16)**
- Applicant: Mr Marc Elphick
Ward: Plympton Erle
Recommendation: Grant Conditionally
- 6.3. 33 MOORLAND DRIVE, PLYMOUTH I3/01007/FUL **(Pages 17 - 20)**
- Applicant: Mr and Mrs Smith
Ward: Plympton St Mary
Recommendation: Grant Conditionally
- 6.4. 14 DURWENT CLOSE, PLYMOUTH I3/00866/FUL **(Pages 21 - 24)**
- Applicant: Mrs Helen Hughes
Ward: Plymstock Radford
Recommendation: Grant Conditionally
- 6.5. 23 - 51 VICTORIA PLACE, STOKE, DEVONPORT, PLYMOUTH I3/00901/FUL **(Pages 25 - 34)**
- Applicant: Littonwood Ltd
Ward: Devonport
Recommendation: Refuse
- 6.6. GULLAND HOUSE, WINSTON AVENUE, PLYMOUTH I3/00873/FUL **(Pages 35 - 46)**
- Applicant: BEW Properties Ltd
Ward: Drake
Recommendation: Grant Conditionally
- 6.7. MARINE ACADEMY PLYMOUTH, TREVITHICK ROAD, PLYMOUTH I3/00819/FUL **(Pages 47 - 56)**
- Applicant: Marine Academy Plymouth
Ward: St. Budeaux
Recommendation: Refuse

7. PLANNING APPLICATION DECISIONS ISSUED

(Pages 57 - 96)

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 10 June 2013 to 7 July 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.

8. APPEAL DECISIONS

(Pages 97 - 98)

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

9. EXEMPT BUSINESS

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the following item(s) of business on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in paragraph(s) of Part I of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

PART II (PRIVATE MEETING)

AGENDA

MEMBERS OF THE PUBLIC TO NOTE

that under the law, the Panel is entitled to consider certain items in private. Members of the public will be asked to leave the meeting when such items are discussed.

NIL.

Planning Committee

Thursday 20 June 2013

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Churchill (substituting Councillor Darcy), Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Stark, Jon Taylor and Wheeler.

Apologies for absence: Councillor Darcy.

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

The meeting started at 4pm and finished at 7pm.

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.

9. 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 Churchill	6.3. 6 Yarrow Mead, Plymouth 13/00759/FUL	Ward councillor – called the decision in to the Planning Committee.	Personal
Councillor Churchill	6.5. NHS Trust Plymouth Hospitals, Plymouth, Royal Eye Infirmary, Apsley Road, Plymouth 13/00521/FUL	Knows the architect.	Personal
Councillor Churchill	6.6. NHS Trust Plymouth Hospitals, Plymouth, Royal Eye Infirmary, Apsley Road, Plymouth 13/00523/LBC	Knows the architect.	Personal
Councillor Churchill	7. Village Green Application for land at Billacombe Road, Plymstock	Pre-determined having spoken about the application at a	Prejudicial

		ward meeting.	
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10. **MINUTES**

Agreed the minutes of the meeting held on 23 May 2013 subject to –

- (a) Councillor Mrs Foster being marked as voting against on both Hooe Barn, Hooe Road, Plymouth I3/00264/FUL and Hooe Barn, Hooe Road, Plymouth I3/00265/LBC applications;
- (b) Councillor K Foster's declaration of interested being recorded as personal and not prejudicial and his surname capitalised.

11. **CHAIR'S URGENT BUSINESS**

There were no items of chair's urgent business; however, the Chair took the opportunity to welcome Councillor Jarvis to his first meeting of the Planning Committee.

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

There were no questions from members of the public.

13. **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 number I3.2.

I3.1 28A MOORLAND ROAD, PLYMOUTH I3/00788/FUL

(Mr and Mrs Auguste)
Decision:
Application **GRANTED** conditionally.

I3.2 12 PARK CRESCENT, PLYMOUTH I3/00902/FUL

(Tom Pridham and Amanda Trafford)
Decision:
Application **GRANTED** conditionally.

I3.3 6 YARROW MEAD, PLYMOUTH I3/00759/FUL

(Mr and Mrs S White)
Decision:
Application **GRANTED** conditionally, subject to the inclusion of an additional condition that should require the hedge at the rear of 6

Yarrow Mead to be retained at a height of 3.5 metres, subject to any existing high hedge legislation.

Reason: To ensure the proper screening of the development.

(The Committee heard representations against the application).

(Councillor Wheeler's proposal to add an additional condition, having been seconded by Councillor Stevens, was put to the vote and declared carried).

(Councillor Nicholson's proposal to refuse the application, having been seconded by Councillor Churchill, was put to the vote and declared lost).

(Councillor Churchill declared a personal interest in the above item).

13.4 164 SPRINGFIELD ROAD, PLYMOUTH 13/00729/FUL

(Mr and Mrs T Wellington)

Decision:

Application **REFUSED** as the application was deemed contrary to the Core Strategy policy CS 34 and in particular with respect of point 6 of the policy.

It was further agreed by the Planning Committee that the Assistant Director for Human Resources and Councillor Peter Smith, Deputy Leader are recommended to consider the issue of Plymouth City Council employees not correctly declaring their employment, such as when applying for planning permission, and to review the enforcement procedures that the Council would operate in dealing with any such incidents.

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

13.5 NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH, ROYAL EYE INFIRMARY, APSLEY ROAD, PLYMOUTH 13/00521/FUL

(Eagle One Homes Ltd)

Decision:

Application **GRANTED** conditionally subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 25 June 2013.

(The Committee heard representations from Councillors Ricketts and Singh, ward members).

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

(Councillor Churchill declared a personal interest in the above item and did not take part in the debate).

13.6 NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH, ROYAL EYE INFIRMARY, APSLEY ROAD, PLYMOUTH I3/00523/LBC

(Eagle One Homes Ltd)

Decision:

Application **GRANTED** conditionally.

(The Committee heard representations from Councillors Ricketts and Singh, ward members).

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

(Councillor Churchill declared a personal interest in the above item and did not take part in the debate).

14. **VILLAGE GREEN APPLICATION FOR LAND AT BILLACOMBE ROAD, PLYMSTOCK**

The Committee considered the report from the Director for Place in respect of the Village Green Application for land at Billacombe Road, Plymstock.

Agreed that a non statutory public inquiry is held to consider the Billacombe Road village green application and for the application to then be determined by the Planning Committee.

(Councillor Churchill declared a prejudicial interest in the above item and did not take part in the debate).

15. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee received a report from the Assistant Director, Planning Services, on decisions issued for the period 14 May 2013 to 9 June 2013, including –

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

Members noted the planning applications issued.

16. **APPEAL DECISIONS**

Members noted the appeal decisions.

17. **EXEMPT BUSINESS**

There were no items of exempt business.

SCHEDULE OF VOTING (Pages 3 - 4)

PLEASE NOTE

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

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PLANNING COMMITTEE – 20 June 2013

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1 28A MOORLAND ROAD, PLYMOUTH 13/00788/FUL (Officer's recommendation)	Councillors Stevens, Tuohy, Churchill, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Stark, Jon Taylor and Wheeler				
6.2 12 PARK CRESCENT, PLYMOUTH 13/00902/FUL (Officer's recommendation)	Councillors Stevens, Tuohy, Churchill, Sam Davey, Jarvis, Nicholson, John Smith, Stark, Jon Taylor and Wheeler		Councillors K Foster and Mrs Foster.		
6.3 6 YARROW MEAD, PLYMOUTH 13/00759/FUL (Additional condition)	Councillors Stevens, Tuohy, Sam Davey, Jarvis, Nicholson, John Smith, Stark, Jon Taylor and Wheeler		Councillors Churchill, K Foster and Mrs Foster.		
6.3 6 YARROW MEAD, PLYMOUTH 13/00759/FUL (Refusal)	Councillors Churchill, K Foster, Mrs Foster, Nicholson and Stark.	Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith and Wheeler	Councillor Jon Taylor.		
6.3 6 YARROW MEAD, PLYMOUTH 13/00759/FUL (Officer's recommendation and additional condition)	Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith and Wheeler.	Councillors Churchill, K Foster, Mrs Foster, Nicholson and Stark.	Councillor Jon Taylor.		
6.4 164 SPRINGFIELD ROAD, PLYMOUTH 13/00729/FUL (Refusal)	Councillors Stevens, Tuohy, Churchill, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Stark, Jon Taylor and Wheeler				

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.5 NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH, ROYAL EYE INFIRMARY, APSLEY ROAD, PLYMOUTH I3/00521/FUL	Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith and Jon Taylor.	Councillor K Foster, Mrs Foster, Nicholson and Stark.		Councillor Churchill	Councillor Wheeler
6.5 NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH, ROYAL EYE INFIRMARY, APSLEY ROAD, PLYMOUTH I3/00523/LBC	Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith and Jon Taylor.	Councillor K Foster, Mrs Foster, Nicholson and Stark.		Councillor Churchill	Councillor Wheeler
7 VILLAGE GREEN APPLICATION FOR LAND AT BILLACOMBE ROAD, PLYMSTOCK (Recommendation)	Councillors Stevens, Tuohy, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Stark and Jon Taylor.			Councillor Churchill	Councillor Wheeler

PLANNING APPLICATION REPORT



ITEM: 6.1

Application Number:	13/00954/FUL
Applicant:	Mr Malcolm Elliott
Description of Application:	Single storey rear extension
Type of Application:	Full Application
Site Address:	65 COPSE ROAD PLYMOUTH
Ward:	Plympton Erle
Valid Date of Application:	28/05/2013
8/13 Week Date:	23/07/2013
Decision Category:	Member/PCC Employee
Case Officer :	Rebecca Exell
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



This application has been referred to committee as the agent is an employee of Plymouth City Council

Site Description

65 Copse Road is a semi-detached property located in the Plympton area of the city

Proposal Description

To erect a single storey extension to the rear

Pre-Application Enquiry

None

Relevant Planning History

03/01356/FUL- Dormer extension at front and first-floor rear extension, permitted

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 proposal is for a single storey extension. The extension will be to the rear of the property therefore having no impact upon the character of the area. The proposed extension will measure approximately 5 metres and will accommodate a larger lounge space. The proposal seeks to install two roof lights and bi fold doors. It is not considered that this proposal will impact upon the privacy of the neighbouring properties

(3). It is not considered that there would be a detrimental impact on neighbouring properties. The materials that are to be used are of similar appearance to the dwelling house therefore in keeping with the style and design of the existing building and create no harm to the amenities of the area.

(4)The proposal is considered to be in keeping with the original dwelling in terms of materials and design. The proposal has no significant impact on the neighbouring properties due to its size. The proposal has no significant impact on the neighbouring properties due to its size and separation distance. It is noted that no letter of representations have been received.

(5) 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

Section 106 Obligations- None

Community Infrastructure Levy- This development is not liable for a Community Infrastructure charge.

New Homes Bonus- 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 **28/05/2013** and the submitted drawings Site location plan, block plan, Drawing number 04, Drawing number 06, Drawing number 03 Drawing number 05, 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, block plan, Drawing number 04, Drawing number 06, Drawing number 03 Drawing number 05

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: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A
COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

(1)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).

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

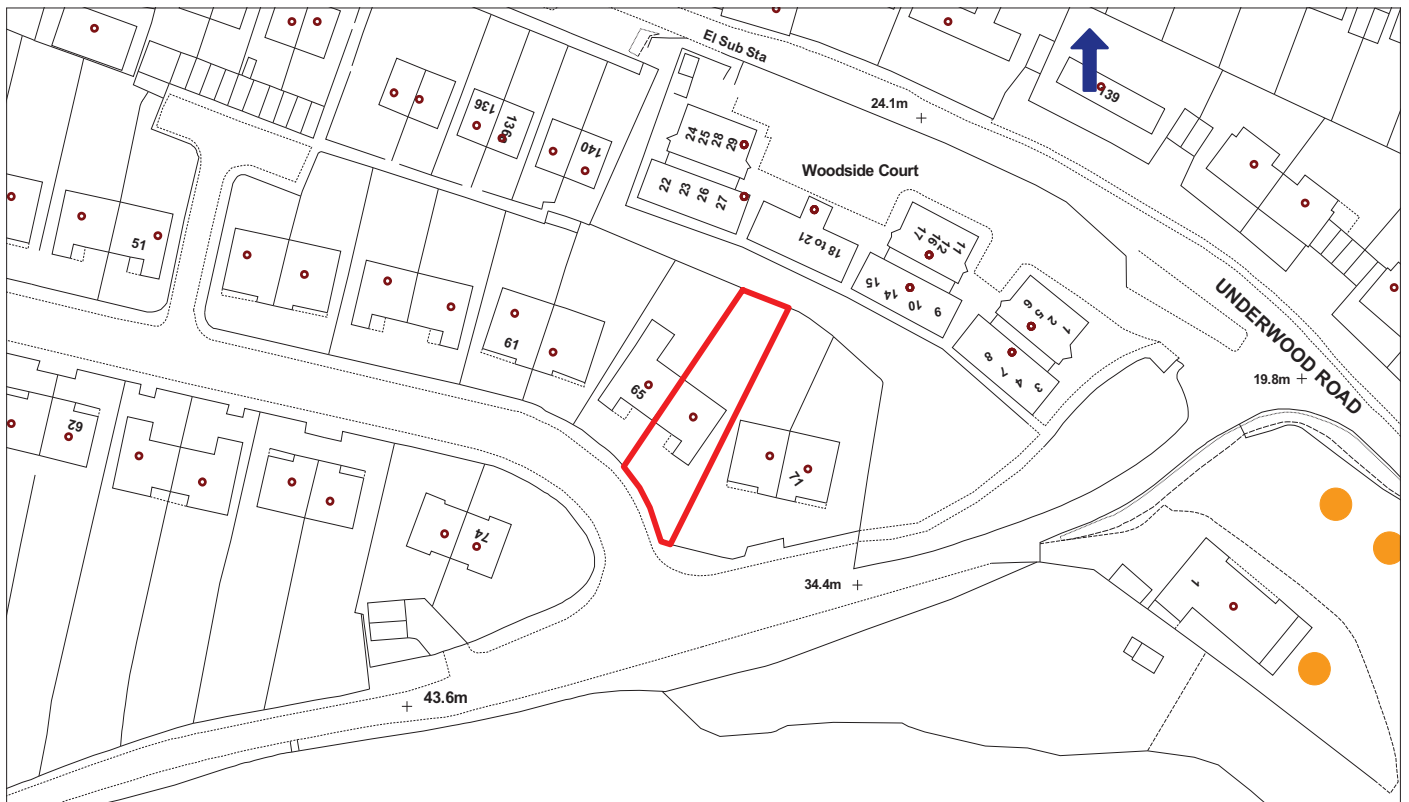
(2)In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.

PLANNING APPLICATION REPORT



ITEM: 6.2

Application Number:	13/00953/FUL
Applicant:	Mr Marc Elphick
Description of Application:	Single storey rear extension
Type of Application:	Full Application
Site Address:	67 COPSE ROAD PLYMOUTH
Ward:	Plympton Erle
Valid Date of Application:	28/05/2013
8/13 Week Date:	23/07/2013
Decision Category:	Member/PCC Employee
Case Officer :	Rebecca Exell
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



This application has been referred to committee as the agent is an employee of Plymouth City Council

Site Description

67 Copse Road is a semi-detached property located in the Plympton area of the city

Proposal Description

To erect a single storey extension to the rear

Pre-Application Enquiry

None

Relevant Planning History

10/00143/FUL- Detached double private motor garage in front garden, with new vehicular access, refused

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 proposal is for a single storey extension to the rear of the property. The extension will be to the rear of the property therefore having no impact upon the character of the area.

(3) The proposed extension will measure approximately 9 metres by 4.5 metres. The proposal will accommodate a larger kitchen and lounge area. The proposal seeks to install large glazed sliding doors across the rear of the property with roof lights. It is not considered that this proposal will impact upon the privacy of the neighbouring properties.

(4)The proposal is considered to be in keeping with the original dwelling in terms of materials and design. The form, detailing and materials of the proposal match the existing dwelling and are not considered to detract from the visual appearance of the surrounding area. The proposal has no significant impact on the neighbouring properties due to its size.

(5) 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

Section 106 Obligations- None

Community Infrastructure Levy- This development is not liable for a Community Infrastructure charge.

New Homes Bonus- 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 **28/05/2013** and the submitted drawings site location plan, block plan, Drawing number:04, Drawing number:06, Drawing number:03, Drawing number:05, 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, block plan, Drawing number:04, Drawing number:06, Drawing number:03, Drawing number:05

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

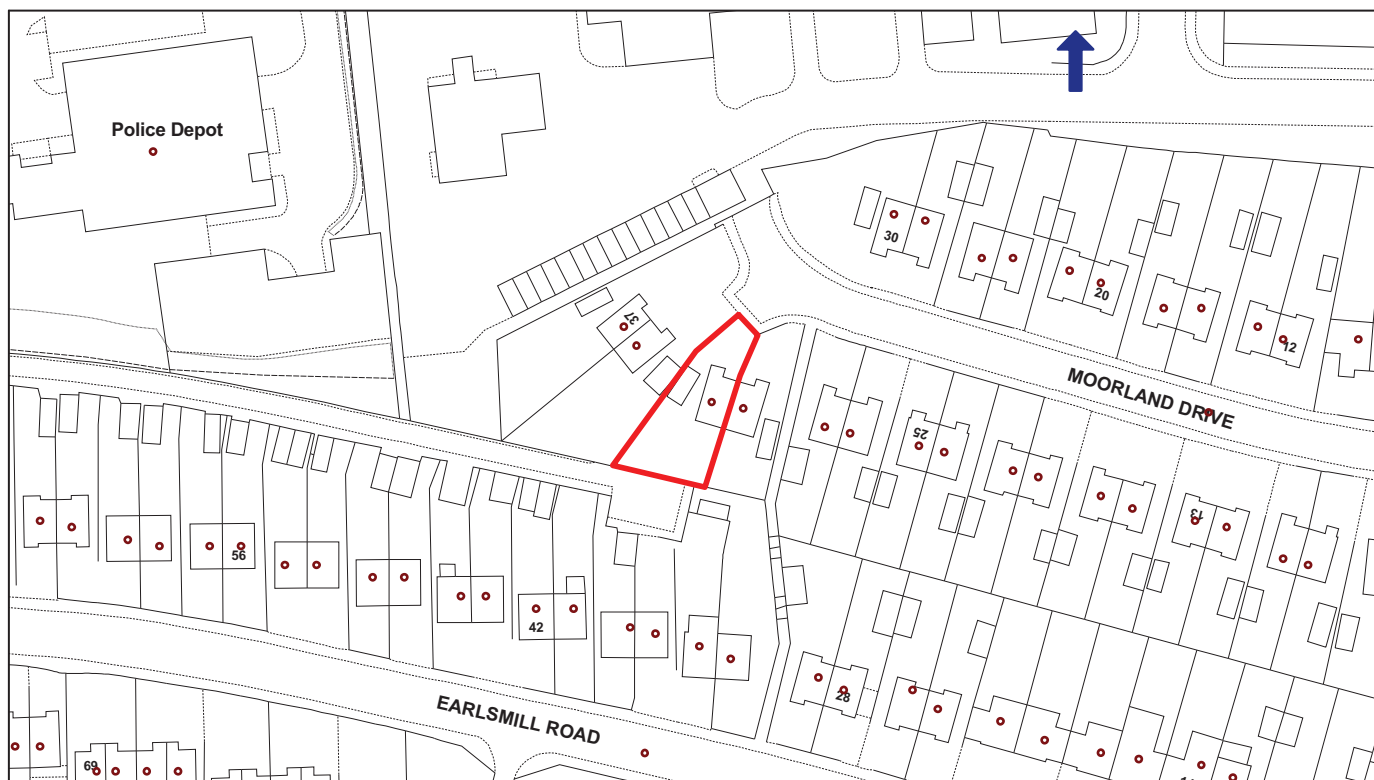
(2) The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

PLANNING APPLICATION REPORT



ITEM: 6.3

Application Number:	13/01007/FUL
Applicant:	Mr and Mrs Smith
Description of Application:	Two storey side extension
Type of Application:	Full Application
Site Address:	33 MOORLAND DRIVE PLYMOUTH
Ward:	Plympton St Mary
Valid Date of Application:	05/06/2013
8/13 Week Date:	31/07/2013
Decision Category:	Member/PCC Employee
Case Officer :	Rebecca Exell
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



This application is being referred to committee as the applicant is a Plymouth City Council member

Site Description

33 Moorland drive is a semi-detached property located in the Plympton area of the city.

Proposal Description

The proposal is for a two storey side extension

Pre-Application Enquiry

None

Relevant Planning History

None

Consultation Responses

South West Water have no objections to the proposal

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 property is situated at the bottom of a cul de sac. The property is a semi-detached property with a detached garage situated within the curtilage. The proposal is to demolish the existing garage and construct a two storey side extension. The proposal will measure 3.5 metres by 9 metres at ground floor level and 3.5 metres by 7 metres at first floor level. The ground floor will accommodate a garage and kitchen while the first floor will create two bedrooms.

(3) It must be noted several other properties have constructed similar within the street. The proposal seeks to install two doors on the side elevation. It is not considered that the installation of these doors will have any impact in terms of privacy upon the neighbouring property as there is already a degree of mutual overlooking already in existence.

(4) The proposal is considered to be in keeping with the original dwelling in terms of materials and design. The form, detailing and materials of the proposal match the existing dwelling and are not considered to detract from the visual appearance of the surrounding area. The proposal has no significant impact on the neighbouring properties due to its size.

(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) 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

Section 106 Obligations- None

Community Infrastructure Levy- This development is not liable for a Community Infrastructure Charge.

New Homes Bonus- 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 **05/06/2013** and the submitted drawings Site location plan, Block plan Drawing number 2540 May 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, Block plan Drawing number 2540 May 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.

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

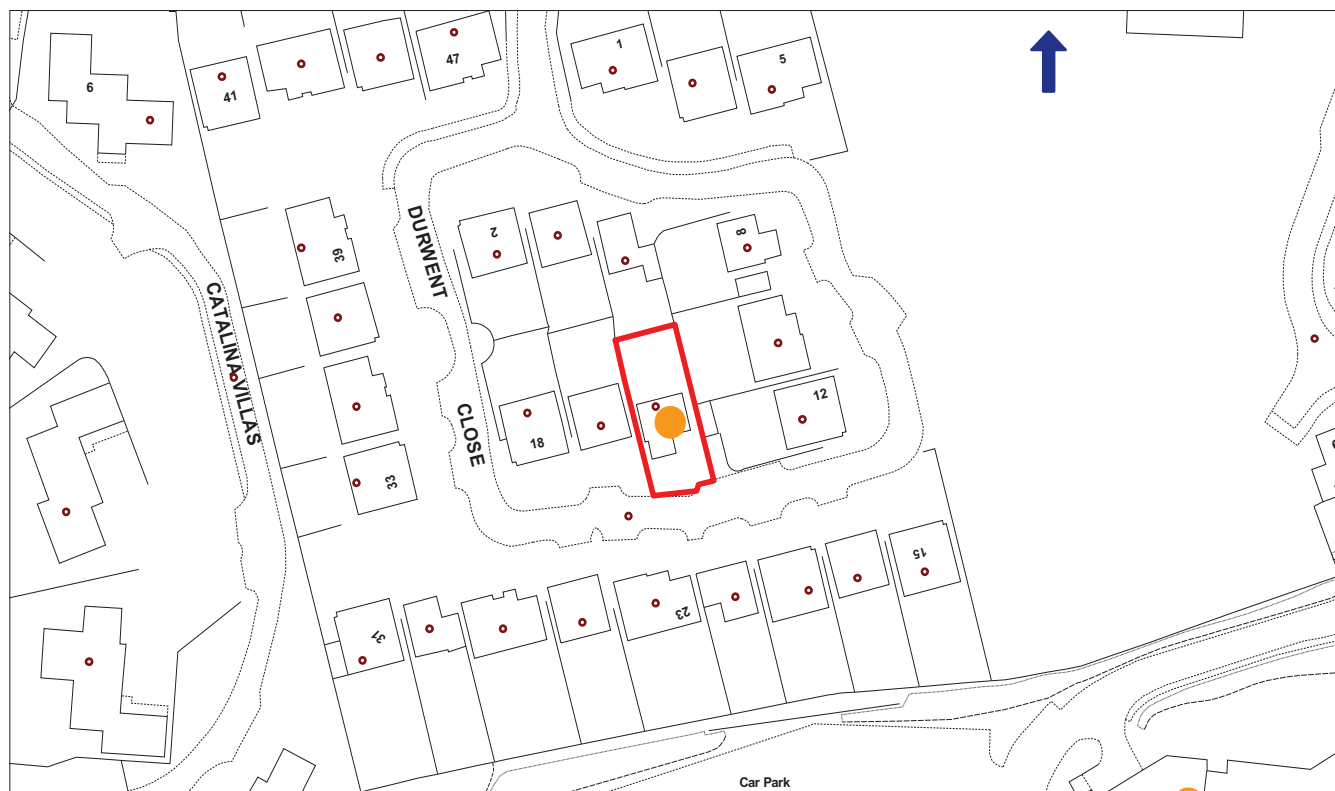
(2) The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

PLANNING APPLICATION REPORT



ITEM: 6.4

Application Number:	I3/00866/FUL
Applicant:	Mrs Helen Hughes
Description of Application:	Single storey front extension
Type of Application:	Full Application
Site Address:	14 DURWENT CLOSE PLYMOUTH
Ward:	Plymstock Radford
Valid Date of Application:	30/05/2013
8/13 Week Date:	25/07/2013
Decision Category:	Member/PCC Employee
Case Officer :	Liz Wells
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



This application is being brought to committee because the applicant is an employee of Plymouth City Council.

Site Description

14 Durwent Close is a detached residential property within a relatively new residential development in the Turnchapel/Radford area of Plymstock. The estate has a mix of designs of houses set out on a curve road arrangement and therefore there is no regular/straight building line in this part of the road. There is little piecemeal development in the road.

Proposal Description

Single storey front extension.

The proposal will replace the existing porch canopy with a predominantly glazed structure approximately 3 metres square and with a slated mono-pitched roof. The front door will be in the side of the extension. The house is roughly 'L'-shaped. The proposal is located to the east of the main front gable and will be set slightly in and back from the existing gable ends of the house. The proposal also shows a small ground floor window will be inserted in to the existing cloakroom.

Pre-Application Enquiry

No formal pre-application advice.

Relevant Planning History

No relevant planning history.

Consultation Responses

No consultation responses requested or received.

Representations

No letters of representation received in respect of this application.

Analysis

1. The main considerations in assessing this application are the visual impact and the impact on neighbours. The application turns on policy CS34 of the adopted Local Development Framework Core Strategy and the Development Guidelines Supplementary Planning Document (SPD) First Review. Appropriate weight is also given to the guidance in the National Planning Policy Framework.

Visual impact

2. The Development Guidelines SPD advises that extensions that project forward of the existing house will generally be resisted, but that an exception may be allowed where there is no obvious building line, where the property is set back from other houses, or where front extensions are a feature of houses in the street.
3. Officers consider that the design and position of this property and context within the street, as described in the site and proposal description above, are circumstances where an exception for a front extension may be allowed. The

existing properties in the street have a mixture of front porches, canopies and extensions.

4. The Development Guidelines SPD advises that materials used in house extension should generally match those of the existing house and relate to the surrounding area. The proposed sun room is predominantly glazed with a brick-faced base and slated roof. The existing house has brick window cills and low brick wall to the existing canopy so the proposed brick work will relate to these. The drawings indicate roof slates and bricks to match existing. However, the proposed natural coloured oak timber frame around the windows will contrast with the existing white PVC windows of the house.
5. Officers consider that whilst the timber frame will contrast with the existing windows, the proposed materials are acceptable given the position and form of the extension and will not result in any demonstrable harm to the streetscene.

Impact on neighbours

6. The position of the proposal has no significant impact on neighbouring amenity. The extension and new cloakroom window will be shielded from the property to the east by the existing garage and boundary treatment. The shortest distance to the house on the opposite side of the road is approximately 20 metres from the front of the proposed sun room. Whilst this is slightly less than the 21 metres guideline for two-storey development, given the existing ground floor windows of the house opposite are open to view from the road, officers do not consider the proposal will result in any unreasonable loss of privacy to neighbouring properties.

Human Rights Act

7. 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

- Section 106 Obligations – not applicable to this application.
- Community Infrastructure Levy – no charge for this proposal under the current charging schedule.
- New Homes Bonus – not applicable to this application.

Equalities & Diversities issues

None.

Conclusions

The proposal is recommended for approval, as submitted.

Recommendation

In respect of the application dated **30/05/2013** and the submitted drawings site location plan, block plan, existing and proposed plans and elevations, 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, block plan, existing and proposed plans and elevations.

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: DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

(1) 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).

INFORMATIVE: PRO-ACTIVE WORKING

(2) 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 granted planning permission.

PLANNING APPLICATION REPORT



ITEM: 6.5

Application Number: 13/00901/FUL

Applicant: Littonwood Ltd

Description of Application: Erection of 4th storey and alterations to existing 3-storey building to create 14 additional dwellings, demolition of garages to rear and landscaping

Type of Application: Full Application

Site Address: 23-51 VICTORIA PLACE STOKE DEVONPORT
PLYMOUTH

Ward: Devonport

Valid Date of Application: 23/05/2013

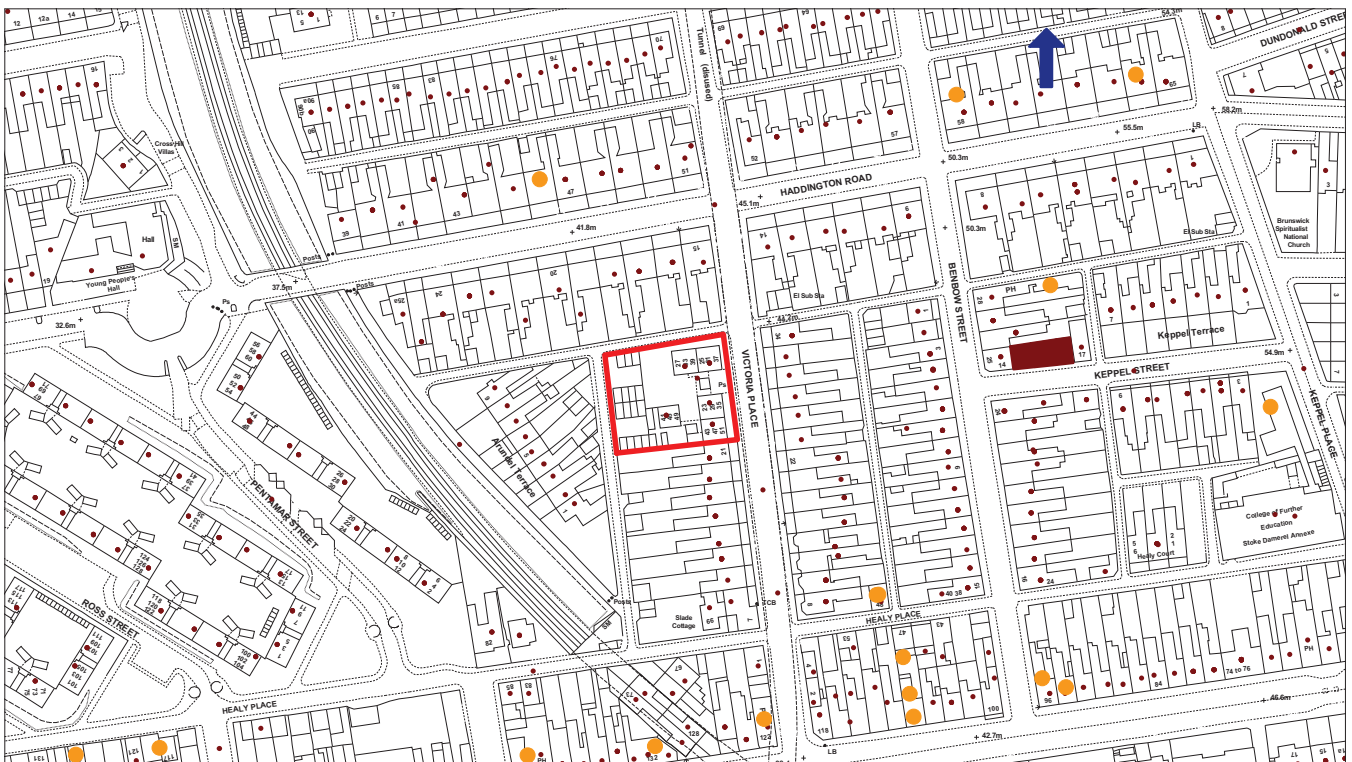
8/13 Week Date: 22/08/2013

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

Case Officer : Olivia Wilson

Recommendation: Refuse

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



Site Description

The site is located on Victoria Place, a residential street in Stoke that is characterised by period terraced properties. The existing development comprises a 3-storey flat roofed building that is divided into 3 sections linked by external walkways and staircases. The building has a brutal, uncompromising appearance that is typical of many blocks of flats from the 1960s. Garages, parking spaces and a small grassed amenity area lie to the rear of the site. A rear service lane runs along the north of the site at the rear of Haddington Road and the west of the site at the rear of Arundel Terrace. There are mature street trees along Victoria Place, including a tree immediately outside the development site.

Proposal Description

Erection of 4th storey and alterations to existing 3-storey building to create 14 additional dwellings, demolition of garages to rear and landscaping.

Pre-Application Enquiry

No pre-application advice was sought.

Relevant Planning History

08/00285/FUL – Alterations and extensions to existing building to provide an additional 14 residential units – refused.

Consultation Responses

The Highway Authority objects to the proposal on the grounds that the level of off-street parking proposed is inadequate to serve the development and is likely to give rise to parking pressures leading to an exacerbation of the on-street car parking difficulties already experienced within this area.

The Public Protection Service has no objection to the application. It recommends a code of practice condition to protect residents from noise during construction and a noise condition requiring the new dwelling units to be built to good room criteria. An unexpected land contamination condition is also recommended in the event that contamination is found during the construction process.

The Devon and Somerset Fire Service notes that it normally comments in relation to Building Regulations but it sees no reason to object to the proposal.

The Devon and Cornwall Police Architectural Liaison Officer has no objection to this application.

Representations

Twelve letters of representation have been received from local residents of Victoria Place, Haddington Road and Arundel Terrace.

These raise the following concerns:

- The proposed building is too tall and out of keeping with the character of the area.

- It will cause overlooking of neighbouring properties and will block sunlight to nearby residents on Victoria Place and Haddington Road.
- It will lead to more on-street parking pressures.
- The installation of a fence around the boundary will restrict access for emergency vehicles to residents of Arundel Terrace.
- It will lead to an increase in noise.
- It is out of scale with the existing residential layout.

Analysis

1. This is a re-submission of a previous application (08/00285/FUL) with minor revisions to layout and design. This application was refused due to failure to complete the S106 obligation. There were no material planning objections to the application.
2. The proposal is to extend and alter the existing building (consisting of three linked blocks of flats), with infill and side extensions proposed to each of the three existing blocks and a new storey added together with a shallow curved aluminium standing seam roof, raising the height of the development from three storeys to four. In total, the number of flats will be increased from 15 to 29 with the addition of 14 flats (five one-bed and nine two-bed). New treatments are proposed to the external appearance of the buildings to upgrade them and create a unified appearance to the development. Existing garages to the rear are to be demolished and replaced by open car parking.
3. The key planning considerations with this application, as with the previous application, are: design and impact on the street-scene, impact on residential amenity, highways and parking. In addition, the standard of accommodation proposed is also a consideration. The main policies to be considered in relation to these considerations are: CS34, CS02, CS28, CS15 and the Development Guidelines and Design SPDs and the NPPF.

Design and impact on the street-scene

4. The majority of properties along Victoria Place are two storeys with dormer windows, but no. 34 Victoria Place, opposite the site, is three storeys. The properties along Haddington Road are large, two-storey terraced properties (some with loft rooms) while the properties along Arundel Terrace are smaller, two-storey terraced dwellings. The immediate area has a residential character.
5. The current buildings are considered to be of low architectural merit. The flat-roofed, block design and open stairwells between the blocks do not reflect the character of the area.
6. The proposals would remove the unsightly open stairwells by enclosing them and would create a continuous street frontage which is considered to be a positive element of the scheme. The increase in height to four storeys would raise the height of the scheme above the surrounding dwellings. The development would wrap around the side of the site along the rear service lane, extending the existing block and raising it, and would also extend back along the side boundary with 21 Victoria Place.

7. Officers consider that the scale of proposed development in terms of height and massing, particularly along the side elevations of the development, would appear dominant and overbearing within the street-scene and would be out of character with the residential character of the area, contrary to guidance contained in the Design SPD (adopted in 2009).
8. Officers also consider that the positioning of windows along the fourth floor of the front elevation do not reflect the fenestration on the floors below, and that the Juliette balconies on this elevation are out of character with fenestration on other buildings within the street, contrary to guidance set out in the Development Guidelines SPD (adopted 2010).
9. While the design has not significantly changed since the previous application in 2008, new guidance has subsequently been adopted to provide guidance on scale and massing of buildings (Design SPD) and the design of windows (Development Guidelines SPD). As outlined above, officers consider that the proposal does not conform with the guidance set out in these SPDs.

Impact on residential amenity

10. The site lies within a densely built up part of the city. To the north of the site the property faces onto a rear service lane serving the rear of properties on Haddington Road (Nos. 15, 16, 17, 18 and 19) and providing access to properties along Arundel Terrace to the west at the rear of the site. To the east, the development faces Victoria Place directly opposite to Nos. 43, 32, 30, 28 and 26. To the south, the existing building adjoins No. 21 Victoria Place which is a two-storey property with mansard roof and two-storey tenement to the rear. These properties are considered to be most affected by the development.
11. Currently, the block facing towards Haddington Road faces directly towards the rear of Nos. 15 and 16. No. 15 is well screened from the lane by a garage and high stone wall. No. 16 has an open rear hard-standing with a small amenity space. Officers consider that the rear windows of No. 16 are currently overlooked. The current block is 15.5m long and 8m high.
12. The proposed extension along the rear service lane is 9m in width, making this proposed side elevation 24m length in total. The addition of a fourth storey will raise the height of the whole block to 12m (an additional 4m).
13. Officers consider that the proposed extensions will cause overlooking to Nos. 17 and 18 Haddington Road in addition to Nos. 15 and 16. The distance from the proposed extension to the rear elevation of No. 17 is 25m. The Development Guidelines SPD sets out guidance on protecting of the privacy and outlook of residents in relation to house extensions, but these guidelines can also be applied to new development. It states (para. 2.2.22) that there should not be a harmful loss of privacy to neighbouring properties, and in para. 2.2.23 that the distance between windows of habitable rooms should normally be at least 21m, but that this distance should be increased where the building is 3 or more storeys in height. While this guideline can be applied flexibly to reflect the existing character of the neighbourhood, officers consider that the relationship between

the north elevation of the proposed development and the rear of properties on Haddington Road would create direct overlooking to these properties to the detriment of their privacy. While officers recognise that there is already an element of overlooking from the existing block, officers consider that the proposed extension would significantly increase the level and degree of detriment to residents through loss of privacy. Given the position of the site to the south of Haddington Road, officers consider that the proposal would also shade the rear amenity spaces of these properties.

14. The properties along Arundel Terrace lie at a greater distance and at an angle to the development site so officers do not consider that these properties will be directly overlooked by the proposed development. The demolition of the existing garages is likely to enhance the outlook of these properties.
15. Para. 2.2.30 of the Development Guidelines SPD states that an extension should not be constructed in close proximity to either a main window of a neighbouring property or its private garden where it would have an unacceptable overbearing effect on a household's outlook. Officers consider that the close proximity of the proposed development to No. 21 Victoria Place will have a detrimental impact on the outlook of outlook of occupiers.
16. No 21 Victoria Place lies directly to the south of the site. The existing rear block is sited 6m from the boundary. The proposed extension will take the building to about 1m from the boundary and will extend it from 7m to 11m width and from 9m high to 12m. While officers accept that the development is sited to the north of the property and therefore will not cause shading, officers consider that the 12m high development so close to the boundary will cause detrimental loss of outlook as well as overlooking from the proposed windows on the side elevation onto the rear amenity area and rear windows, detrimentally affecting the amenity of occupiers, and therefore is contrary to guidance as set out in the Development Guidelines SPD and policy CS34.
17. Nos. 34, 32, 30 and 28 Victoria Place lie to the east of the site on the opposite side of the street. Concerns have been raised about loss of privacy and loss of sunlight by the addition of a fourth storey and infilling. Officers do not consider that the increase in height would detrimentally affect the privacy of these dwellings, given that it would affect the front elevations which are already public elevations as they face the street. While the increase in height would block outlook for the upper storeys, officers do not consider that this would be detrimental enough to constitute a reason for refusal. However, officers consider that the inclusion of Juliette balconies on the fourth floor of the development would increase overlooking from these rooms and would be detrimental to the privacy of the dwellings opposite.
18. Overall, officers consider that the proposed development would have a detrimental impact on surrounding residents, contrary to CS34 and the Development Guidelines SPD. While residential amenity was not considered to be a planning concern with the previous application in 2008, new guidance on privacy and outlook has subsequently been adopted (The Development Guidelines SPD).

Highways and parking

19. The creation of the 14 additional flats will result in there being a total of 29 units, with 7 of those being 1-bedroom units and the remainder (22) having 2 bedrooms. Based upon application of the parking standards included within the Development Guidelines SPD, a maximum of 51 off-street car parking spaces would be required to serve the entire development. This is based upon a total of 7 spaces being considered necessary to serve the 1 bedroom units (1 space per unit) and 44 to serve the 2 bed units (2 spaces per unit). At a minimum, there should be 1 space per unit due to the high demand for car parking within the area.
20. The 24 car parking spaces proposed represent a shortfall of between 5 spaces (minimum) and 27 spaces (maximum). In view of the fact that each of the larger two bedroom properties are likely to have one dedicated off-street car parking space each, the level of car parking proposed will result in 5 of the 7 smaller 1 bed units having no off-street car parking at all. Furthermore, no provision has been made for visitor parking.
21. As a result of under-provision of parking, the proposal is likely to lead to an increase in demand for on-street parking. On-street parking is not controlled in this part of the city and it is likely that existing residents would be inconvenienced by additional parking pressure. Officers therefore consider that the proposal is contrary to policies CS28 and CS34 of the Core Strategy and the parking standards set out in the Development Guidelines SPD.
22. Concerns were raised about parking with the previous application, but it was accepted that each two-bed flat would have one space and the remaining two spaces would serve the 7 one-bed flats. Subsequently, parking standards have been reviewed and new standards published in the Development Guidelines SPD. These are maximum standards, but can only be reduced if it can be demonstrate that overspill parking will not occur.
23. Officers note that in the Design and Access it is stated that the applicant would apply for 2 disabled parking bays to be marked out on Victoria Place for any disabled residents, as the off-street parking to the rear is not suitable for disabled parking due to a change in levels. However, there is no certainty that this application would be successful or that the bays would be available for use by disabled residents of the development. In addition, the parking bays would reduce on-street parking for other residents. Therefore, this cannot be considered to be an adequate solution to parking provision, which should be provided on site.

Standard of accommodation

24. The proposed flats range in size from 53.5 sq m for the two-bed flats to 40 sq m for one-bed flats. This meet the required internal standards for one and two bedroom flats as set out in the Development Guidelines SPD.
25. The flats are laid out so that the flats are all dual aspect except for No. 8, 16, and 24 which face east only. Officers are satisfied that the flats will provide an adequate amount of daylight.

26. There is a communal refuse storage facility to the rear of the development with access onto the car park, and cycle storage provided within the central courtyard at the rear. There is a small grassed amenity space provided at the rear of the development within the courtyard.
27. Officers recognise that the proposal will also upgrade the quality of accommodation for existing residents and therefore will improve their standard of accommodation. The flats have been designed to be suitable for use by disabled persons (as set out in the Lifetime Homes Statement) and there is a communal lift to provide access to all storeys of the development.

Biodiversity and renewable energy

28. Officers note that ecological enhancement measures are proposed in the form of bat boxes and bird boxes. It is also proposed to install a roof mounted PV solar array to meet the renewable energy requirements of the scheme.
29. 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

Section 106 Obligations

Due to a change on policy since the previous application, this application does not give rise to a requirement for a S106 obligation.

Community Infrastructure Levy

The provisional Community Infrastructure Levy liability (CIL) for this development is £23,370. This information is based on the CIL information form submitted with the application.

A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed). The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and is also index-linked. You should check the current rates at the time planning permission first permits development (which includes agreement of details for any pre-commencement conditions) see www.plymouth.gov.uk/cil for guidance.

It is noted that the applicant has indicated that they do not intend to apply for social housing relief on the CIL form.

New Homes Bonus

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. This development will generate a total of approximately £80,584 in New Homes Bonus contributions for the authority. However, it is considered that the development plan and other material considerations, as set out elsewhere in the report, continue to be the matters that carry greatest weight in the determination of this application.

Equalities & Diversities issues

This proposal will provide additional housing for the city.

Conclusions

Notwithstanding the previous decision for application 08/00285/FUL, officers consider that representations made by members of the public and guidance set out in the Development Guidelines SPD and the Design SPD in relation to residential amenity and design as well as parking standards raise material planning concerns.

On the grounds that the proposal is considered to be detrimental to residential amenity, detrimental to the character of the area and to provide inadequate off-street parking, it is recommended to refuse this application.

Recommendation

In respect of the application dated **23/05/2013** and the submitted drawings Site location plan, 101 Existing site plan, 102 Proposed site plan, 120 Existing elevations 1- 4, 121 Existing elevations 5 - 8, 125 Proposed elevations 1- 4, 126 Proposed elevations 5 - 8, 103 Existing ground and first floor plan, 104 Existing second floor and roof plan, 110 Proposed ground floor plan, 111 Proposed First Floor Plan, 112 Proposed Second Floor Plan, 113 Proposed Third Floor Plan,,it is recommended to:
Refuse

Reasons for Refusal

Relevant Policies

The following (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, were taken into account in determining this application:

HEIGHT, MASSING AND FENESTRATION

(1) The Local Planning Authority considers that the proposal is incompatible with its surroundings and the character of the area in terms of height and massing, particularly in relation to the height of the side extensions at the rear of the development which would appear dominant and overbearing, and that the design and positioning of windows on the fourth floor of the front elevation are inappropriate to the visual appearance and character of the building, contrary to policies CS34 and CS02 of the Plymouth Local Development Framework Core Strategy adopted 2007 (2006 - 2021) and the Development Guidelines SPD and Design SPD.

INADEQUATE PROVISION OF PARKING

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

- (a) Damage to amenity;
 - (b) Prejudice to public safety and convenience;
 - (c) Interference with the free flow of traffic on the highway
- which is contrary to Policies CS28 and CS34 of the adopted City of Plymouth Local Development Framework Core Strategy adopted April 2007.

INFORMATIVE: (1) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(1) 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.

DETRIMENTAL TO RESIDENTIAL AMENITY

(1) The Local Planning Authority considers that the proposal would be detrimental to the residential amenity of the area in terms of loss of privacy, outlook and sunlight by virtue of the height and mass of the development, location of windows, and its proximity to residents of Victoria Place and Haddington Road, contrary to policies CS34 and CS02 of the Plymouth Local Development Framework Core Strategy adopted 2007 (2006 - 2021) and the Development Guidelines SPD.

INFORMATIVE: POSITIVE AND PROACTIVE 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 looked for solutions to enable the grant of planning permission. However the proposal remains contrary to the planning policies set out in the reasons for refusal and was not therefore considered to be sustainable development.

CS28 - Local Transport Consideration

CS34 - Planning Application Consideration

CS02 - Design

CS15 - Housing Provision

SPD1 - Development Guidelines First Review

SPD3 - Design Supplementary Planning Document

NPPF - National Planning Policy Framework March 2012

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PLANNING APPLICATION REPORT



ITEM: 6.6

Application Number: I3/00873/FUL

Applicant: BEW Properties Ltd

Description of Application: Demolition of single storey building and erection of 4 storey student accommodation block to provide 4 self-contained flats (15 bed spaces in total)

Type of Application: Full Application

Site Address: GULLAND HOUSE, WINSTON AVENUE PLYMOUTH

Ward: Drake

Valid Date of Application: 17/05/2013

8/13 Week Date: 12/07/2013

Decision Category: Member Referral

Case Officer : Olivia Wilson

Recommendation: Grant Conditionally

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



This application has been called in to Planning Committee by Councillor Singh.

Site Description

Gulland House is a two-storey brick building that is already in use as student flats. To the west of the site lies Station Approach Road, to the east a footpath separates the site from the rear gardens of dwellings along Winston Avenue and to the south it backs onto a rear service lane for dwellings along North Road East. Gulland House occupies a sloping, triangular site. The application relates to a single-storey building to the north of Gulland House which is also in use as student accommodation.

Proposal Description

Demolition of single storey building and erection of 4 storey student accommodation block to provide 4 self-contained flats (15 bed spaces in total)

Pre-Application Enquiry

The Council's advice was that the principle of the development would be acceptable, subject to concerns over design, overlooking, standard of accommodation and refuse storage being addressed.

Relevant Planning History

12/01702/FUL – First floor extension on south elevation - permitted

Consultation Responses

The Highways Authority has no objection to the application. It is in a sustainable location and therefore parking spaces are not required. The property is already excluded from the Residents Permit Parking Scheme. The provision of 10 cycle parking spaces exceeds the required standards and can be secured by condition. Conditions are also recommended to secure the drop-off spaces and a code of construction practice.

The Private Rented Housing Team has no objection to this application.

The Public Protection Service has no objection to the application but recommends that an unexpected land contamination condition is attached and a code of practice condition to protect residents from disruption during construction.

Network Rail (awaiting response)

Representations

10 letters of representation have been received including residents of Winston Avenue and Glen Park Avenue.

The following concerns have been raised:

- Additional student accommodation will increase disruption to residents from rubbish, parking and noise.
- There is already a parking problem in the area. This development will add to this.
- The height of the proposed building will restrict light to residents of Winston Avenue and reduce their privacy from over-looking and block views.

- How will construction of the building take place? Construction will cause disturbance to residents.
- It will create a student ghetto.
- The modern design of the building and height does not fit the character of the area.
- There is no need for more student accommodation in this area, there is enough student accommodation already.

Analysis

1. The proposal has been designed to have a contemporary appearance to replace what is currently an unremarkable single-storey building. Overall, the site currently looks messy and unwelcoming.
2. The proposal is for an angled building of 20m length on the east elevation, 7m width and 12m long on the west elevation. This compares to the existing footprint of the building that is 9m long by 7m wide. The building has been designed to have an angled end elevation to follow the boundary of the site. It is positioned at an angle to Gulland House, with the entrance to the new building positioned opposite the entrance to Gulland House.
3. The proposed building is four storeys, 11m high at the base of the site and 8m at the top. The building will be built into the side of the slope by about 2m. The height of the existing Gulland House is 12m, but because of its position at the top of the slope it appears to be about 3m higher than the top of the proposed new build.
4. The current building on site is 5m high at its highest point (at the bottom of the slope) and 3.5 at its lowest (top of slope). Therefore, the new build will be over twice as high as the current building and about twice as long.
5. The angled end elevation will be the kitchen/living area for each flat, with large windows and a balcony on the west elevation (facing towards Central Park) while bedrooms will be located along the side elevations, with angled bay windows for the rooms along the east elevation. The entrance to the building is on the south elevation.
6. The key planning considerations with this application are: principle of student accommodation, highways and parking, design and landscaping, impact on the amenity of neighbours, and standard of accommodation. The key policies are considered to be: policies CS34, CS02, CS18, CS22 and CS28 of the Core Strategy, the Development Guidelines and Design SPDs and the NPPF.

Principle of student accommodation

7. The site is within the Article 4 area relating to control of C4 (HMO) uses. While the proposal would be a sui generis use due to its scale and therefore not subject to the Article 4 direction, the principle of student accommodation in this area is still a consideration.

8. Data on council-tax exempt properties shows that there is an existing high concentration of student properties in the immediate area, reflecting the area's proximity to the University and the City Centre. Only two properties adjoining the site on Winston Avenue are not student HMOs.
9. The site is already in use for student accommodation (the existing dwelling to be demolished is student accommodation as is Gulland House), therefore the use is already established on this site. This application is for an intensification of the use, with an increase in rooms from 3 to 15.
10. Concerns have been raised about an intensification of student use. However, officers do not consider that 12 additional rooms represent such a significant intensification of use, given the concentration of student properties already in the area. Therefore, the principle of the development in this location is supported.

Highways and parking

11. Concerns have been raised that the proposal will give rise to additional on-street parking pressures that are already experienced in the area. The site lies within a 6 day a week, 6 hour a day Controlled Parking Zone. The property is already excluded from the Residents' Permit Parking Scheme and therefore residents of Gulland House are unable to park on-street in the vicinity. Residents of the new development would not be eligible for parking permits, and this can be stated in an informative.
12. At the top end of the footpath there is vehicle access from Winston Avenue to the rear of properties at the top end of Winston Avenue. An area to the back of No. 5 and 7 Winston Avenue is shown within the red line of the development as a drop-off point for two vehicles. The amended plans show that a garage currently within the ownership of the applicant will be demolished and replaced by a hard-standing area, increasing the size of the drop-off area and making it more useable.
13. The provision of 10 cycle parking spaces on site exceeds the required cycle parking standards and can be secured by condition.
14. The site is in a sustainable location and therefore the lack of on-site parking spaces is in conformity with guidance on parking in the Development Guidelines SPD. Conditions can be applied to secure the two drop-off spaces shown on the plans.
15. A public footpath runs along the side of the development, and is within the ownership of the applicant. It is important that the path is not obstructed during construction or once the development is in use. The upper end of the path will be used as vehicle access to the drop-off point. This needs to be maintained to a standard suitable for vehicular access. This can be required by condition.
16. A code of construction practice can be required by condition to minimise disruption during construction, by setting out hours of working, access and on-site management of the construction process.

Impact on residential amenity

17. The site is bordered to the east by a footpath leading from Glen Park Avenue to Winston Avenue. Dwellings along Winston Avenue back on to the path. The distance from the eastern boundary of the site and the rear tenements of these properties is about 18m, while the distance to the rear elevation is about 25m. The properties closest to the development are at the lower end of Winston Avenue. The distance to the rear boundary of these properties is only about 3m.
18. Concerns have been raised about loss of light, outlook and privacy to residents of Winston Avenue.
19. The properties along Winston Avenue are two-storey dwellings with rear tenements and bay windows, therefore the new building will appear higher and will obstruct views from their upper floors compared to the existing single storey building. While there is no right to protect views, residents do have a right to protect their properties from detrimental shading and loss of outlook. Winston Avenue is located to the east of the site. Some shading of the rear amenity areas of the properties may occur in the evenings when the sun is in the west and therefore behind the new building, but officers consider that the amount of shading would be limited. There will also be some loss of outlook to the west to the properties at the lower end of Winston Avenue, although outlook to the south and north will be largely unaffected. The Development Guidelines SPD states that expectations of privacy and outlook vary in different locations within the city. In this location, the site is adjacent to residential properties on one side, but to commercial uses on the other. The site is adjacent to the boundary of the City Centre Area Action Plan where significant regeneration is proposed. Officers therefore consider that outlook is less of a consideration in this location which is on the boundary between residential and commercial uses than it would be in a purely residential neighbourhood.
20. In relation to privacy, the windows along the proposed east elevation would be projecting angled bay windows with high level windows in the end kitchens. The design of the building has sought to reduce any overlooking of properties in Winston Avenue by locating the principal windows on the north and west elevations of the building, away from residential properties. Officers consider that the amended design of the windows means that there is no direct overlooking of residential properties, therefore officers do not consider that there will be detrimental overlooking of these properties.
21. The south elevation of the building will be the entrance and stairwell area, therefore no living areas will be positioned on this elevation to protect the privacy of occupiers of Gulland House.
22. The houses along Glen Park Avenue are positioned to the north of the development and their front elevations face towards the site. The new development will appear particularly dominant when viewed from this street because of the difference in levels. However, officers do not consider that there would be any detrimental shading, overlooking or loss of outlook from the development.

23. Concerns have also been raised about noise and litter arising from more students living in the area. The plans include a proposal for a bin storage area at the top of the site for four, 1101 litre bins. This would be sufficient to service both the residents of the new development and Gulland House. The bins would be screened from Winston Avenue by a high limestone wall. This would be an improvement on the existing situation where there is no dedicated bin storage area, and details could be required by condition.
24. While an intensification of use will add to the number of students living on the site, a management plan for the student accommodation has been submitted, and the implementation of this on site could be conditioned to protect against undue noise.

Design and landscaping

25. The site is shown adjacent to the zone of opportunity for tall buildings within the Design SPD. Its location close to the railway station means that it is close to one of the gateway sites to the city, as shown on Diagram 2 of the Core Strategy. It is just outside the City Centre AAP area, adjacent to proposal CCI4 (North Cross and the Railway Station) which is identified as a new office quarter together with an upgraded railway station.
26. The site is prominent when viewed from the bottom of Station Approach Road, but is less visible from the top of the hill towards North Cross roundabout. The site is triangular in shape and sloping. The current single-storey building on site is of a functional appearance, with no clear relationship to the street or surrounding buildings.
27. The proposed development would be of a contrasting design and orientation to Gulland House, with a modern appearance and flat roof. The angled end design would be a memorable feature and would provide a more positive relationship to the street in comparison to the existing arrangement. It has been designed to maximise views from the site on the north and western elevations and to provide natural surveillance over the footpath along the eastern edge of the development.
28. The site is split level, with the entrance to the building on the upper level (to be hard-surfaced) and steps down to a lower amenity space (also hard-surfaced). A landscaping condition can be applied to require details of surfacing and planting to be agreed. In addition, a condition requiring details of boundary treatment to be submitted can also be applied.
29. The building is to be a mixture of timber cladding and render, with solar panels on the roof. Details of timber cladding and render can be requested by condition.
30. Officers consider that the building has been designed to respond to site constraints and to minimise detriment to residents. The modern design, while contrasting with the more traditional appearance of Gulland House, is considered to be appropriate to this central location.

Standard of accommodation for occupiers

31. The proposal is for four self-contained student flats (one on each floor). The layout is as follows:
- Lower ground: 4 bedrooms and kitchen/ living area, with direct access to patio area.
 - Ground floor: 3 bedrooms and kitchen/living area with balcony. One room is designed to be fully accessible for disabled occupiers.
 - First floor: 4 bedrooms and kitchen/living area with balcony.
 - Second floor: 4 bedrooms and kitchen/living area with balcony.
32. Officers consider that the layout will provide a good quality of student accommodation. The provision of balconies and amenity space is welcomed, as is provision of a bin storage area. A condition can be attached limiting occupation of the building to full-time students only.
33. Officers note that the applicant will need to apply for an HMO licence from the City Council, to ensure that the accommodation meets required standards.
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.

Local Finance Considerations

Section 106 Obligations

There are no S106 obligations required for this application.

Community Infrastructure Levy

The provisional Community Infrastructure Levy liability (CIL) for this development is £22,860 which includes potentially qualifying existing floorspace which is to be demolished as part of the development. This information is based on the CIL information form submitted with the application.

A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed). You should check the current rates at the time planning permission first permits development (which includes agreement of details for any pre-commencement conditions) see www.plymouth.gov.uk/cil for guidance.

New Homes Bonus

Not applicable

Equalities & Diversities issues

This proposal will provide accommodation for students, including one room suitable for a disabled person.

Conclusions

On the grounds that the proposal is acceptable in principle, will not cause overlooking of nearby properties, is acceptable in terms of highways and parking, will improve the appearance of the site and will provide an acceptable standard of accommodation, it is recommended to grant conditional approval.

Recommendation

In respect of the application dated **17/05/2013** and the submitted drawings AL01 Site location plan, AL02 Existing site plan, AL03 Existing floor plan and elevations, AL04 Proposed site and roof plan Rev A, AL05 Proposed lower ground and ground floor plan Rev A, AL06 Proposed first and second floor plan Rev A, Design and Access Statement, Visual impressions
Alterations to windows on east elevation, small reduction in height and alterations to entrance porch, 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: AL01 Site location plan, AL02 Existing site plan, AL03 Existing floor plan and elevations, AL04 Proposed site and roof plan Rev A, AL05 Proposed lower ground and ground floor plan Rev A, AL06 Proposed first and second floor plan Rev A, Design and Access Statement, Visual impressions.

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.

CYCLE PROVISION: at least 8 spaces

(3) The building shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for 8 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.

CAR PARKING PROVISION

(4) 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.

SURFACING OF DRIVEWAY/PARKING AREAS

(5) Before the development hereby permitted is occupied, the driveway and parking area shall either be (a) constructed using a permeable construction or (b) hard paved for a distance of not less than 8m from the edge of the public highway and drained to a private soakaway; and shall thereafter be maintained to ensure satisfactory access to the adjoining highway, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that no private surface water or loose material is deposited onto the adjoining highway in the interests of highway safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CAR PARKING RESTRICTION

(6) No part of the site shall at any time be used for the parking of vehicles other than that part specifically shown for that purpose on the approved plan.

Reason:

In the opinion of the Local Planning Authority the level of car parking provision should be limited in order to assist the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

REPORTING OF UNEXPECTED CONTAMINATION

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

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

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

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

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

Reason:

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

EXTERNAL MATERIALS

(8) 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, including details of windows, timber cladding and render, 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.

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 hard surfacing materials; 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.

STUDENT ACCOMMODATION

(10) The occupation of the accommodation hereby approved shall be limited to students in full-time education only.

Reason:

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

CODE OF PRACTICE DURING CONSTRUCTION

(11) 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.

BOUNDARY TREATMENT

(12) Prior to the commencement of the development, hereby approved details of the boundary treatment around the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To protect the visual amenity of the street-scene in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy adopted 2007 (2006 - 2021) and the NPPF.

MANAGEMENT PLAN

(13) The development hereby approved shall be implemented in accordance with the approved management plan for student occupiers.

Reason:

To protect the amenity of neighbouring residential properties in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy adopted 2007 (2006 - 2021) and the NPPF.

REFUSE STORAGE

(14) Prior to the commencement of development, details of the refuse storage area shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To protect the visual amenity of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy adopted 2007 (2006 - 2021) and the NPPF.

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: (2) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(2) 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: POSITIVE AND PROACTIVE WORKING

(3) 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: PUBLIC RIGHT OF WAY

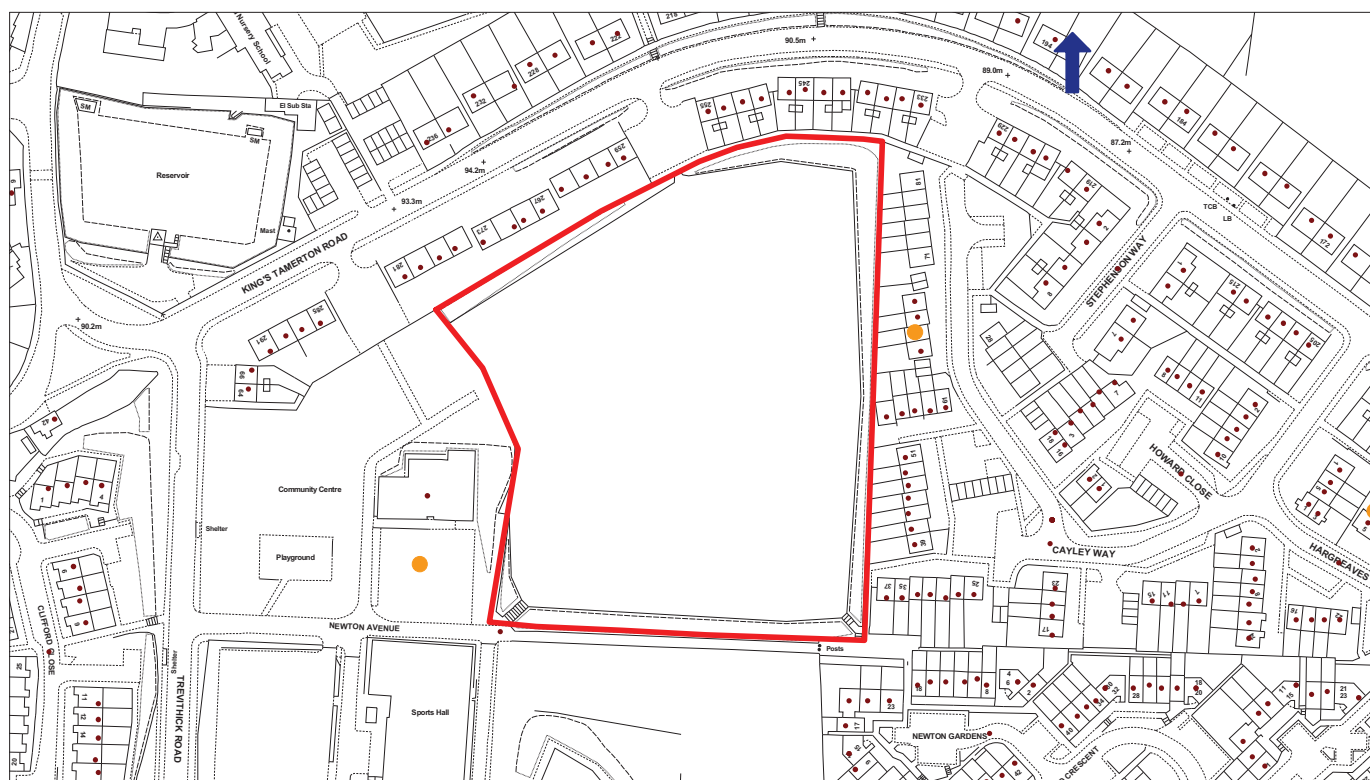
(4) A public right of way is a highway in law and should be open and available at all times for public use. If the applicant believes the path will need to be closed either to allow development to take place or on the grounds of public safety a Traffic Regulation Order must be sought.

PLANNING APPLICATION REPORT



ITEM: 6.7

Application Number:	13/00819/FUL
Applicant:	Marine Academy Plymouth
Description of Application:	Substitution of two grass football pitches with one artificial multi-purpose pitch, floodlighting and fencing
Type of Application:	Full Application
Site Address:	MARINE ACADEMY PLYMOUTH, TREVITHICK ROAD PLYMOUTH
Ward:	St Budeaux
Valid Date of Application:	13/05/2013
8/13 Week Date:	12/08/2013
Decision Category:	Major - more than 5 Letters of Representation received
Case Officer :	Robert McMillan
Recommendation:	Refuse
Click for Application Documents:	www.plymouth.gov.uk



Site Description

The site is the large Marine Academy Plymouth grass playing field north of Newton Avenue. There is housing to the north and east, the main Marine Academy Plymouth campus to the south and the community centre and open land to the west. It has an area of (1.76) ha and a frontage with Newton Avenue of 125m. There is 3m high chain link fence around the perimeter. It is used as two football pitches with two long jump runs and sand pits in the north east corner and three abandoned cricket net surfaces in the north west part. There is container on the western boundary. There are verges outside the fence line on the northern, eastern and southern edges which have trees and vegetation to differing degrees of density being most effective on the western part of the northern boundary and on the southern boundary. There are some trees and vegetation adjoining the western boundary.

The land falls from north to south and it is raised above Newton Avenue and many of the surrounding dwellings particularly in the north east part by up to 2.5 – 3m.

Proposal Description

The proposal is to install an all-weather artificial grass pitch on the site. It would measure 97m by 63m. It would be within a fenced compound measuring 103m by 73m. The steel mesh fencing would be 3m high on all sides except the western part rising to 4.5 behind the goal areas. The western side would be 4.5m high for its full extent. There would be floodlights on eight columns 15m tall, with four on each of the long sides. The playing area would provide one full size football pitch which could also be used as three five/six aside pitches.

The pitch and fencing would be set in from the boundaries so would not interfere with the boundary trees and vegetation.

The long jump runs and pits and cricket net bases and storage units would remain.

Pre-Application Enquiry

No proper pre-application discussions took place.

Relevant Planning History

13/00886/FUL - Erection of two single storey buildings for use by Air Training Corps and Army Cadet Force; with associated works- NOT YET DETERMINED.

13/00335 – FULL - 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. GRANTED.

13/00594 – FULL - 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 600mm and change to the roof plant and equipment – PENDING.

12/00330 – FULL - Refurbishment and partial demolition of 1980's block and replacement with a new 3 storey extension – GRANTED.

10/00430 – FULL - Erection of 2.4 metre high security paladin fencing around playing field north of Newton Avenue – GRANTED.

10/00429 – FULL - Erection of 2.4 metre high security paladin fencing around school campus (excluding Newton Avenue playing field) – GRANTED.

09/01075 – FULL - Erection of 2.4 metre high security paladin fencing around school campus (including playing fields) – REFUSED.

02/00781 – FULL - Two storey classroom building between playing field and main school building – GRANTED.

09/00121 – FULL - Single-storey canteen extension GRANTED.

Consultation Responses

Environment Agency

No objection subject to a condition on surface water drainage.

Sport England

No objection as it meets Sport England's Exceptions policy on loss of one playing field given the benefits provided by the artificial grass pitch and subject to the Council exploring opportunities to relocate the cricket pitch.

Local Highway Authority - Highways

No objections as the access and parking arrangements are satisfactory.

Local Highway Authority – Lighting Control

The applicant has not provided enough information to prove that there would not be light pollution to the adjoining properties. The artificial surface will reflect light especially when wet. It is their opinion that adjacent properties will be affected.

Public Protection Service

No objection subject to conditions on hours of use and ground contamination. The management arrangements for the use of the facility is important to protect the amenities of the local residents. There is potential for light pollution from the floodlighting.

Representations

There are 39 letters of representation including 17 identical letters raising 5 main points and 13 identical letters raising 6 main points. The letters raised the following points:

1. The pitches are too close to adjoining homes;
2. Light pollution until 10.00pm; the similar facility on Outland Road which is not close to houses is very bright;
3. Noise disturbance until 10.00pm;
4. A noise impact survey should be provided;

5. Greater intensity of use by other teams not associated with the Marine Academy Plymouth;
6. Will prevent residents from using their gardens when the pitches are in use;
7. Will exacerbate on-street parking;
8. The car parks off Kings Tamerton Road are used on match days;
9. The new fencing should not interfere with the trees and vegetation around the site;
10. Can't the pitches be sited closer to the school?
11. The bungalows are allocated to elderly people many of whom go to bed early;
12. Loss of open space for informal use;
13. The land may have village green status;
14. Concern that the site will not be drained adequately;
15. Who would manage the facility continuously from 9.00am to 10.00pm?
16. Too few site notices were displayed;
17. Did not receive a notification letter;
18. Bats fly across the field;
19. The lighting will affect wildlife;
20. Breaches the Human Rights Act of the right to enjoy one's property and respect for private and family life;
21. The adjoining bungalows should be compensated by the provision of conservatories;
22. Doesn't object in principle but the hours of use are too long.

Analysis

(1)The main issues with this application are: the principle of the development; the effect of the greater intensity of use; the impact of the floodlighting on living conditions; and traffic and parking. The main policy considerations are: adopted Core Strategy strategic objectives and policies: SO3 Delivering Sustainable Linked Communities, Policy CS01 Development of Sustainable Linked Communities, SO9 Delivering Educational Improvements, CS14 New Education Facilities, SO11 Delivering a Sustainable Environment, CS18 Plymouth's Green Space, CS19 Wildlife, CS21 Flood Risk, CS22 Pollution, SO14 Delivering Sustainable Transport, Policy CS28 Local Transport Considerations, SO15 Delivering Community Well-being, CS30 Sport, Recreation and Children's Play Facilities and CS34 Planning Application Considerations; National Planning Policy Framework (NPPF); and adopted Supplementary Planning Guidance Development Guidelines.

Principle of development

Loss of a natural grass football pitch

(2)The site is part of the campus of the Marine Academy Plymouth (MAP) on the north side of Newton Avenue. There will be the provision of one full sized senior all weather pitch that could also be used as three 5 or 6 a side pitches. This results in the loss of one grass football pitch and the grass cricket pitch.

(3)Part of policy CS30 states that: "There will be a presumption against any development that involves the loss of a sport recreation or play facility except where it can be demonstrated that there is currently an excess of provision or where

alternative facilities of equal or better quality will be provided as part of the development.”

(4)The provision of an all-weather multi-purpose pitch compensates for the loss of the

(5)natural grass football pitch given its potential for a greater intensity of use. It will enhance the sporting facilities for the Academy and local community to comply with parts of Core Strategy policies CS01 and CS30. Sport England has been consulted and it does not object as the proposal complies with Sport England’s exceptions policy E.5 of its guidance “Policy on planning applications for development on playing fields, 2013”. It recommends that the Local Planning Authority (LPA) explore the possibility of re-provision of cricket on site. There is a similar statement in paragraph 74 of the NPPF. The principle of the loss of the natural grass football pitch and provision of the all-weather facility complies with paragraphs b and c of the third paragraph and last paragraph of Core Strategy policy CS30 and NPPF paragraph 74.

Green Space

(6)The land forms part of Greenscape area 23 together with land to the south and west. It performs the three functions of informal recreation, sport and formal recreation and separation/buffer. The first and third functions have neighbourhood importance and the second has district significance. The site measures about 1.76 ha. The proposed enclosed artificial grass pitch (AGP) would be 0.803ha leaving a balance of 0.897ha. The fencing and lighting columns and floodlighting would create a more urban setting but the land would remain essentially open and improve the sport and formal recreation facility. The land is accessible informally to the public outside of school hours which is likely to remain for the natural grass area that will be un-enclosed. The character of the land would change but the three greenscape functions would remain to comply with policy CS18.

Increased intensity in the use of the land

(7)The proposed development would enable the pitch to be used throughout the year in all conditions and at times of darkness as the applicant is proposing hours of use from 9.00am to 10.00pm during the week and until 8.00pm at weekends. During the week until 5.00pm it will mainly be used by MAP and partner schools. During the evenings and at weekends it will be used by community teams and clubs and Plymouth University. There are 56 dwellings backing on to the site with the distance from the rear walls to the pitch varying from 27m to 59m. There would be more noise and disturbance from such an increase in use. Officers understand residents’ concerns as there will be a greater intensity of use. The authorised use of the land is as a school’s playing field and a degree of disturbance from sport and recreation use is to be expected. Currently the land can be used during daylight hours which restrict late afternoon and evening use especially during the period October – February.

(8)Officers sought a reduction in hours of use but the applicant could only agree to a slight change to 8.00pm at weekends as it is concerned that funding could be withdrawn if the pitch is not effectively used. If the applicant could have agreed to hours of use of 9.00am to 8.00pm during the week, 10.00am to 7.00pm on Saturdays and 10.00am to 6.00pm on Sundays, bank holidays and public holidays and no use on Christmas Day and Easter Sunday, officers believe this would be a satisfactory

compromise. This would have been subject to conditions requiring a robust management agreement on the operation of the facility and the creation of a residents' forum to meet with the operator regularly to deal with issues and concerns arising from the use of the facility. However the applicant could not agree to such a restriction and the increased activity associated sporting and recreational activities with an all-weather facility, particularly in the evenings, would harm the living conditions of adjoining properties contrary to paragraph a of the third paragraph of Core Strategy policy CS30 and Core Strategy policy CS22.

Impact of the floodlighting

(9)The most contentious aspect of the application is the erection of the eight floodlights on columns 15m tall. The distance from the floodlights to the back walls of the adjoining dwellings varies from 20m to 59m. The applicant states in the Design and Access Statement that it believes that the lighting is designed to avoid overspill. The lights will be directed downwards at an angle of 66 degrees. There would be a horizontal cut off restricting the light intensity projecting outside of the site, while the upward waste light factor would be zero. The area for lighting purposes is Environmental Zone E2 and that the proposal would not cause light pollution to the adjoining dwellings. (The Environmental Zones are a hierarchy of lighting with E1 being the darkest and E4 the brightest. E2 comprises areas of low ambient brightness such as outer urban or rural residential areas.)

(10)The Transport and Highways lighting engineers have a different opinion and initially thought that the light trespass to adjoining properties is likely to be more than depicted as reflectance from the artificial grass would be high especially when wet. Officers communicated with the applicant whose lighting consultants disagreed with the LPA. However officers believe there would be a problem with light trespass on to adjacent properties. The isolux lines overlaid upon the coloured plan clearly show 5 – 10 lux upon the roof of the houses. (Lux is a measure of illuminance and the isolux lines show areas of light at any given point, similar to contour lines with height.) The relevant drawing is in two dimensions and assumes the ground is at one level, obviously the roofs and windows are not, it would be necessary to see vertical illuminance levels i.e. what light is falling upon the building frontage and subsequently entering the windows to alleviate concerns that there would be nuisance from light pollution.

(11)As stated above the applicant requires extensive evening use of the facility. The applicant has not provided sufficient evidence to convince the LPA that there would not be harm to the living conditions of the residents in the adjoining properties by reason of light pollution. As such the proposal is contrary to Core Strategy policies: paragraph a of the second paragraph of Core Strategy policy CS30 and Core Strategy policy CS22.

Transport and parking

(12)The traffic generation from the proposal outside school hours would be minimal as compared with the traffic generation associated with the day to day school use and is acceptable.

(13)Residents have raised concerns that clubs using the facility in the evenings and at weekends would use the car parks off Kings Tamerton Road, as currently occurs on

weekend match days. The Local Highway Authority (LHA) does not object to the proposal. The facilities will be ancillary to the Academy. Outside of school hours the existing Academy car park of 68 spaces and proposed new primary school car park for 50 spaces (permitted under planning permission 13/00335/FUL) would be available for use. If permission were to be granted a term could be included in the management agreement instructing users of the facility outside school hours to use the Academy and primary school car parks.

(14) For these reasons the transport and parking matters are acceptable and comply with Core Strategy policies CS28 and CS34.

Other matters

(15) The Environment Agency is satisfied that adequate surface water drainage can be achieved subject to a condition to comply with Core Strategy policy CS21.

(16) The new fencing will not affect the boundary trees and vegetation as it will be set in to the field away from them. A bat survey was not deemed necessary because floodlighting will be used at lighting-up hours. This means that in summer, use of pitches will be possible without artificial lighting until at least 9pm whilst in winter, bats will be hibernating and hence unaffected by early lighting-up at approximately 4pm. In addition, the area is currently used as playing pitches and therefore has very little ecological value for foraging bats. The pitches are surrounded by urban development including housing, the community centre, the school and roads and associated street lights where there is a general level of lighting.

(17) Residents are claiming that they have “rights” to use the land and that it should be a “village green” under the Commons Act 2006. The matter of public rights of access to the land was examined in the 2010 application to fence the field 10/00/430/FUL. At that time there was no evidence that such rights existed: no fresh evidence has been supplied to suggest that there are such rights. The Act has been amended by the Growth and Infrastructure Act 2013. This introduces “trigger events” which exclude the right to apply to register land as a green. This applies in this case as one of the trigger events is the publication of the planning application which occurred on 21 May.

Local financial considerations

(18) There are no local financial considerations with this application.

(19) 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. In the House of Commons Library Document Human Rights and Planning SN/SC/1295, 2010 it states that:

“Courts seem to feel that the whole process of planning decisions should not be overturned just because of the effects of particular decisions on

householders who already have rights to make representations to a democratic body within the planning system.”

Section 106 Obligations

(20) None required.

Equalities & Diversities issues

(21) The facility could be used by all minority groups and officers believe that this includes people with disabilities.

Conclusions

(22) The proposal would improve the sporting and recreational facilities for the Academy, partner schools, Plymouth University and local sports clubs and community to comply with parts of Core Strategy policies CS01 and CS30. As it is an all-weather pitch with floodlighting it would allow for a greater intensity of use as compared with the existing situation. Therein lies the rub as the site is surrounded on two sides by dwellings. The applicant requires full usage up till 10.00pm on weekdays. Officers believe that this is likely to lead to unacceptable noise and disturbance to local residents so late in the evenings. The applicant had not submitted sufficient evidence to convince officers that there would not be harm from light pollution associated with the floodlights. Consequently it is likely that there would be an unacceptable level of light pollution. On the basis of the evidence submitted the proposal is likely to harm the living conditions of the occupiers in the surrounding dwellings by reason noise and disturbance and light pollution contrary to part of Core Strategy policy CS30 and Core Strategy policy CS22. For these reasons the application as submitted is recommended for refusal.

Recommendation

(23) In respect of the application dated **13/05/2013** and the submitted drawings 31619 P(0-)201 Rev E, 31619_LP(90)010 Rev A, 31619_LP(90)011 Rev B, 5940/SITE/01, 5940/GA/01 Rev A, 5940/ELE/01, Fencing detail drawing, Floodlighting column detail drawing, Floodlighting lighting detail drawing, CLa12/1212978/1, Design and access statement, Flood risk assessment, Phase I desk study, Initial site investigation report, and Transport appraisal, it is recommended to: **Refuse**

Reasons for Refusal

HARM TO LIVING CONDITIONS FROM LIGHT POLLUTION

(1) The applicant has not submitted sufficient evidence to establish that the proposal would not cause light pollution. It is likely that the proposed development would harm the living conditions of the residents in the dwellings adjoining the application site by reason of light pollution associated with the floodlighting contrary to part a of the third paragraph of policy CS30 and policy CS22 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

HARM TO LIVING CONDITIONS FROM NOISE AND DISTURBANCE

(2) The noise and disturbance associated with the use of the all-weather sporting facility particularly late in the evening would harm the living conditions of the residents in the dwellings adjoining the application site contrary to part a of the third

paragraph of policy CS30 and policy CS22 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

REFUSAL (WITH ATTEMPTED 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 with the Applicant and has looked for solutions to enable the grant of planning permission. However the proposal remains contrary to the planning policies set out in the reasons for refusal and was not therefore considered to be sustainable development.

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).

Relevant Policies

The following (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and (b) relevant Government Policy Statements and Government Circulars, were taken into account in determining this application:

- CS28 - Local Transport Consideration
- CS34 - Planning Application Consideration
- CS22 - Pollution
- CS14 - New Education Facilities
- CS18 - Plymouth's Green Space
- CS19 - Wildlife
- CS21 - Flood Risk
- CS01 - Sustainable Linked Communities
- SO11 - Delivering a sustainable environment
- CS30 - Sport, Recreation and Children's Play Facilities
- SO3 - Delivering Sustainable Linked Communities
- SO9 - Delivering Educational Improvements
- SO14 - Delivering Sustainable Transport Targets
- SO15 - Delivering Community Well-being Targets
- SPDI - Development Guidelines First Review
- NPPF - National Planning Policy Framework March 2012

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Item No 3

Application Number: 13/00307/FUL **Applicant:** The Governing Body of St Andre
Application Type: Full Application
Description of Development: Demolition of toilet blocks and construction of new corridor, toilet facilities and group work areas and construction of new corridor to rear of main hall
Site Address ST ANDREWS C OF E JUNIOR MIDDLE AND INFANT SCHOOL, CITADEL ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 17/06/2013
Decision: Grant Conditionally

Item No 4

Application Number: 13/00308/CAC **Applicant:** The Governing Body of St Andre
Application Type: Conservation Area
Description of Development: Demolition of toilet blocks in connection with development proposals under application 13/00307/FUL
Site Address ST ANDREWS C OF E JUNIOR MIDDLE AND INFANT SCHOOL, CITADEL ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 17/06/2013
Decision: Grant Conditionally

Item No 5

Application Number: 13/00384/FUL **Applicant:** Select Development Ltd
Application Type: Full Application
Description of Development: Re-develop site by erection of 14 new dwellings with associated access, parking and refuse storage (demolition of existing building)
Site Address THE CORNWALL GATE, 71 NORMANDY WAY PLYMOUTH
Case Officer: Robert Heard
Decision Date: 14/06/2013
Decision: Grant Conditionally

Item No 6

Application Number: 13/00423/FUL **Applicant:** Mr & Mrs P Cornelius
Application Type: Full Application
Description of Development: First floor side extension, ground floor rear extension and raised decking
Site Address 70 WHITE LADY ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 27/06/2013
Decision: Grant Conditionally

Item No 7

Application Number: 13/00445/FUL **Applicant:** Mr Robert Foss
Application Type: Full Application
Description of Development: Change of use of carpark to storage facility comprising storage container, modular units, vehicles washdown area, parking spaces, an area for vehicle storage, and internal and perimeter fences.
Site Address OLD TOSHIBA FACTORY CAR PARK, ERNESETTLE LANE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 24/06/2013
Decision: Grant Conditionally

Item No 8

Application Number: 13/00454/FUL **Applicant:** Mrs Annie Pett
Application Type: Full Application
Description of Development: Change of use & conversion of single family dwelling (C3) to a 5 bed house in multiple occupancy (C4).
Site Address 36 WELBECK AVENUE PLYMOUTH
Case Officer: Niamh Boyle
Decision Date: 28/06/2013
Decision: Refuse

Item No 9

Application Number: 13/00464/FUL **Applicant:** Mr William Stirling
Application Type: Full Application
Description of Development: Installation of three storage containers (retrospective in respect of two containers) for temporary period until 31/12/18
Site Address S180 NO1 COVERED SLIPWAY SOUTHYARD
DEVONPORT PLYMOUTH
Case Officer: Jon Fox
Decision Date: 19/06/2013
Decision: Grant Conditionally

Item No 10

Application Number: 13/00465/FUL **Applicant:** Mr Dennis Mason
Application Type: Full Application
Description of Development: Change of use from C3 residential single family dwelling house to a 3 bedroom house in multiple occupation (Class C4)
Site Address 31 ROSEBERY AVENUE PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 26/06/2013
Decision: Grant Conditionally

Item No 11

Application Number: 13/00498/FUL **Applicant:** Mrs Caroline Francis
Application Type: Full Application
Description of Development: New flat-roofed, part rear and part side, first floor extension to provide new classroom and conversion of front hipped section of roof to a gabled section (these proposals being in addition to previous approval 11/00440 for: Change of use of part of first floor and alterations to roofspace to form two self-contained flats and rear dormer)
Site Address PIXIELAND NURSERY, 162 MANNAMEAD ROAD
PLYMOUTH
Case Officer: Jon Fox
Decision Date: 11/06/2013
Decision: Application Withdrawn

Item No 12

Application Number: 13/00501/FUL **Applicant:** Mr Trevor Wilson
Application Type: Full Application
Description of Development: Conversion of ground floor, first floor maisonette and basement flat into original single dwelling
Site Address 5 KEMYELL PLACE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 13

Application Number: 13/00517/FUL **Applicant:** Transport Repair Garage Ltd
Application Type: Full Application
Description of Development: Part repair and part redevelopment of fire-damaged transport repair and car sales garage - variation of conditions 2 and 3 of planning permission 10/02140/FUL to allow 24 vehicles to be displayed for sales purposes
Site Address 2 NEWNHAM ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 14/06/2013
Decision: Grant Conditionally

Item No 14

Application Number: 13/00521/FUL **Applicant:** Eagle One Homes Ltd
Application Type: Full Application
Description of Development: 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).
Site Address NHS TRUST PLYMOUTH HOSPITALS, PLYMOUTH ROYAL EYE INFIRMARY, APSLEY ROAD PLYMOUTH
Case Officer: Robert Heard
Decision Date: 27/06/2013
Decision: Grant Subject to S106 Obligation - Full

Item No 15

Application Number: 13/00523/LBC **Applicant:** Eagle One Homes Ltd
Application Type: Listed Building
Description of Development: 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)
Site Address PLYMOUTH HOSPITALS NHS TRUST, PLYMOUTH ROYAL EYE INFIRMARY, APSLEY ROAD PLYMOUTH
Case Officer: Robert Heard
Decision Date: 28/06/2013
Decision: Grant Conditionally

Item No 16

Application Number: 13/00527/FUL **Applicant:** GPIC Ltd
Application Type: Full Application
Description of Development: Erection of a new build two storey medical centre with pharmacy, accommodation and ancillary car parking
Site Address CUMBERLAND CENTRE, DAMEREL CLOSE PLYMOUTH
Case Officer: Katherine Graham
Decision Date: 27/06/2013
Decision: Grant Conditionally

Item No 17

Application Number: 13/00536/FUL **Applicant:** Mr Paul Foulkes
Application Type: Full Application
Description of Development: Demolition of the existing dwelling and replacement with new dwelling, existing garage to be retained and altered
Site Address WHITE OAKS, WIDEWELL LANE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 20/06/2013
Decision: Grant Conditionally

Item No 18

Application Number: 13/00562/FUL **Applicant:** Mr Lee Jackson
Application Type: Full Application
Description of Development: Part retrospective application for 1st floor rear extension with external staircase and hip to gable loft conversion, rear dormer and roof lights
Site Address 74 UNDERLANE PLYMPTON PLYMOUTH
Case Officer: Niamh Boyle
Decision Date: 21/06/2013
Decision: Grant Conditionally

Item No 19

Application Number: 13/00579/FUL **Applicant:** Stoke Damerel Community Coll
Application Type: Full Application
Description of Development: Formation of new draught lobby to main entrance of school
Site Address STOKE DAMEREL COMMUNITY COLLEGE, SOMERSET PLACE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 19/06/2013
Decision: Grant Conditionally

Item No 20

Application Number: 13/00612/FUL **Applicant:** Mr David Thavenot
Application Type: Full Application
Description of Development: Alterations to internal layout to create two new flats at first and fourth floor levels in No 4 and one new flat in the basement of No 8 Elliot Terrace
Site Address 4. 7 AND 8 ELLIOT TERRACE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 18/06/2013
Decision: Grant Conditionally

Item No 21

Application Number: 13/00613/LBC **Applicant:** Mr David Thavenot
Application Type: Listed Building
Description of Development: Internal alterations and improvements to existing flats and creation of two new flats in No 4 and one new flat in No 8 Elliot Terrace
Site Address 4. 7 AND 8 ELLIOT TERRACE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 18/06/2013
Decision: Refuse

Item No 22

Application Number: 13/00615/LBC **Applicant:** Plymouth Barbican Association
Application Type: Listed Building
Description of Development: Replacement windows
Site Address 22 NEW STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 03/07/2013
Decision: Grant Conditionally

Item No 23

Application Number: 13/00644/FUL **Applicant:** Mrs Nicola Stentiford
Application Type: Full Application
Description of Development: Proposed erection of shed to house a hot tub, provide storage space and summer house
Site Address HALCYON HOUSE, 1A HALCYON ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 17/06/2013
Decision: Grant Conditionally

Item No 24

Application Number: 13/00647/FUL **Applicant:** Mr J Woodley and Miss L Elisse
Application Type: Full Application
Description of Development: Timber fencing above existing boundary wall (retrospective)
Site Address 97 MANNAMEAD ROAD PLYMOUTH
Case Officer: Chris Watson
Decision Date: 11/06/2013
Decision: Grant Conditionally

Item No 25

Application Number: 13/00656/FUL **Applicant:** Elburton Primary School
Application Type: Full Application
Description of Development: Construction of two-storey infill extension to provide additional classrooms and a single-storey extension on the west elevation to provide offices and new entrance canopy
Site Address ELBURTON PRIMARY SCHOOL, HAYE ROAD SOUTH PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 14/06/2013
Decision: Grant Conditionally

Item No 26

Application Number: 13/00664/FUL **Applicant:** Mr D Hammond
Application Type: Full Application
Description of Development: Raise in roof over existing garage to side and utility room to rear
Site Address 32 DEAN HILL PLYMOUTH
Case Officer: Liz Wells
Decision Date: 17/06/2013
Decision: Grant Conditionally

Item No 27

Application Number: 13/00665/FUL **Applicant:** Mr Thomas Vance
Application Type: Full Application
Description of Development: Part two-storey, part single-storey rear extension
Site Address 32 STADDISCOMBE ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 18/06/2013
Decision: Application Withdrawn

Item No 28

Application Number: 13/00666/FUL **Applicant:** Margaret McMillian Nursery
Application Type: Full Application
Description of Development: Revision of approved prior application (12/00876/FUL) for the erection of a conservatory for existing nursery building
Site Address NURSERY, 24 HOE STREET PLYMOUTH
Case Officer: Jon Fox
Decision Date: 02/07/2013
Decision: Grant Conditionally

Item No 29

Application Number: 13/00674/FUL **Applicant:** Mr S Fard
Application Type: Full Application
Description of Development: Proposed erection of garage with store room in roofspace, to the side of the existing dwelling
Site Address 7 ST GABRIELS AVENUE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 18/06/2013
Decision: Grant Conditionally

Item No 30

Application Number: 13/00677/FUL **Applicant:** Mr and Mrs Stockton
Application Type: Full Application
Description of Development: Single storey side extension to dwelling and to provide motor garage, and single storey rear extension
Site Address 20 GOWER RIDGE ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 10/06/2013
Decision: Grant Conditionally

Item No 31

Application Number: 13/00691/FUL **Applicant:** Mrs Honor Caboche
Application Type: Full Application
Description of Development: Proposed change of use from C3 dwelling to C4 (house of multiple occupancy) providing 3 bedrooms
Site Address 19 TURRET GROVE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 17/06/2013
Decision: Refuse

Item No 32

Application Number: 13/00694/FUL **Applicant:** Mr Christopher Dill
Application Type: Full Application
Description of Development: Installation of 70 solar panels on the eastern end of roof
Site Address COUNCIL HOUSE, PLYMOUTH CITY COUNCIL PRINCESS STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 33

Application Number: 13/00695/LBC **Applicant:** Mr Christopher Dill
Application Type: Listed Building
Description of Development: Installation of 70 solar panels on the eastern end of roof
Site Address COUNCIL HOUSE, PLYMOUTH CITY COUNCIL PRINCESS STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 34

Application Number: 13/00728/FUL **Applicant:** Mr Kevin Sammells
Application Type: Full Application
Description of Development: Erection of large detached motor garage to front of property
Site Address 60 MIDDLEFIELD ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 35

Application Number: 13/00729/FUL **Applicant:** Miss M Wellington and Mr T Au
Application Type: Full Application
Description of Development: Single-storey rear extension
Site Address 164 SPRINGFIELD ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 21/06/2013
Decision: Refuse

Item No 36

Application Number: 13/00731/FUL **Applicant:** Waterfield Homes Ltd
Application Type: Full Application
Description of Development: Change of use from 6 bedroom house in multiple occupations to an 8 bedroom house in multiple occupation
Site Address 54 GREENBANK AVENUE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 12/06/2013
Decision: Refuse

Item No 37

Application Number: 13/00733/FUL **Applicant:** Mr Ian Potts
Application Type: Full Application
Description of Development: Subdivision of existing A3 unit to create an A1 unit and external alterations
Site Address GROUND FLOOR, STUDIO 5 TO 11, MILLBAY ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 20/06/2013
Decision: Grant Conditionally

Item No 38

Application Number: 13/00735/FUL **Applicant:** Local World
Application Type: Full Application
Description of Development: Proposed installation of 5 air conditioning units to roof
Site Address FLOOR 2 AND 3, STUDIO 5-11 MILLBAY ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 11/06/2013
Decision: Grant Conditionally

Item No 39

Application Number: 13/00746/ADV **Applicant:** Theatre Royal Plymouth Ltd
Application Type: Advertisement
Description of Development: Application for the installation of 200 stars embedded into the pavers
Site Address THEATRE ROYAL, ROYAL PARADE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 11/06/2013
Decision: Grant Conditionally

Item No 40

Application Number: 13/00748/EXUS **Applicant:** Mr Kailasapillai Sivathanan
Application Type: LDC Existing Use
Description of Development: Ground floor shop
Site Address 56 STATION ROAD KEYHAM PLYMOUTH
Case Officer: Kate Price
Decision Date: 19/06/2013
Decision: Issue Certificate - Lawful Use

Item No 41

Application Number: 13/00749/FUL **Applicant:** Hallmark Estates (SW) Ltd
Application Type: Full Application
Description of Development: Development of 6 terraced dwellings with parking at front and associated landscaping (resubmission of application 12/01868/FUL)
Site Address COMPTON VALE COMPTON PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 25/06/2013
Decision: Refuse

Item No 42

Application Number: 13/00755/PRDE **Applicant:** Mr Harry Schweidler
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 7 THORNYVILLE VILLAS PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 12/06/2013
Decision: Issue Certificate - Lawful Use

Item No 43

Application Number: 13/00759/FUL **Applicant:** Mr and Mrs S White
Application Type: Full Application
Description of Development: Part retrospective change of use of part of garden to cattery (sui generis) with 8 cattery pens on hardstanding
Site Address 6 YARROW MEAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 21/06/2013
Decision: Grant Conditionally

Item No 44

Application Number: 13/00760/FUL **Applicant:** Stratton Land Limited
Application Type: Full Application
Description of Development: Development of site by erection of 4 dwellings with new access road and improvements to the existing highway, and protection and enhancement of surrounding landscapes as a biodiversity site; variation to planning condition 1 of planning permission notice 11/01572/FUL to provide changes to elevational treatment of all dwellings; enlarged garage, balcony and decking to house 1; and ground floor extensions to houses 2 - 4
Site Address NORMANDY HILL PLYMOUTH
Case Officer: Jon Fox
Decision Date: 27/06/2013
Decision: Grant Conditionally

Item No 45

Application Number: 13/00763/FUL **Applicant:** MRH Limited
Application Type: Full Application
Description of Development: Additional jet wash machine and bay and associated works
Site Address LANDMARK FILLING STATION, FORDER VALLEY ROAD
PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 46

Application Number: 13/00764/FUL **Applicant:** Mr P Marku
Application Type: Full Application
Description of Development: Variation of condition 1 of planning permission notice
09/00744/FUL to extend the period for temporary use as a
hand car wash
Site Address DELUX CAR WASH, 201 TAVISTOCK ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 21/06/2013
Decision: Grant Conditionally

Item No 47

Application Number: 13/00767/LBC **Applicant:** Little Owls Pre-School
Application Type: Listed Building
Description of Development: Conversion of building to pre-school unit including external and
internal alterations
Site Address BLAKE LODGE DEAF CENTRE, SEYMOUR ROAD
MANNAMEAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 21/06/2013
Decision: Grant Conditionally

Item No 48

Application Number: 13/00768/PRDE **Applicant:** Mr James Graham
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 4 THE SPINNEY PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 12/06/2013
Decision: Issue Certificate - Lawful Use

Item No 49

Application Number: 13/00770/FUL **Applicant:** Michael Porter
Application Type: Full Application
Description of Development: Change of use and conversion of single family dwelling (Class C3) to a 3 bedroom house in multiple occupation (Class C4)
Site Address 7A WEST HILL ROAD PLYMOUTH
Case Officer: Niamh Boyle
Decision Date: 14/06/2013
Decision: Refuse

Item No 50

Application Number: 13/00773/FUL **Applicant:** ASA Architects
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 12 WINSTON AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 10/06/2013
Decision: Grant Conditionally

Item No 51

Application Number: 13/00775/FUL **Applicant:** Mr Chris Brien
Application Type: Full Application
Description of Development: Part retrospective conversion of single dwelling to provide 3 apartments and part removal of rear boundary to provide 3 parking spaces
Site Address 59 HADDINGTON ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 17/06/2013
Decision: Grant Conditionally

Item No 52

Application Number: 13/00776/FUL **Applicant:** Mr and Mrs M Clifton
Application Type: Full Application
Description of Development: Erection of two-storey detached dwelling (fronting onto Underlane), with variation of Condition 13 planning permission 11/01548 to allow substitution of approved drawings; the main revised proposals to include change of main roof from hip to gable, patio doors to rear elevation, addition of weather boarding and canopy over front door
Site Address 8 BURROW HILL PLYMOUTH
Case Officer: Mike Stone
Decision Date: 17/06/2013
Decision: Grant Conditionally

Item No 53

Application Number: 13/00777/FUL **Applicant:** National Trust
Application Type: Full Application
Description of Development: Minor material alteration of planning permission 12/01712/FUL to alter a section of trail
Site Address COYPOOL ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 28/06/2013
Decision: Grant Conditionally

Item No 54

Application Number: 13/00779/FUL **Applicant:** Torr Home
Application Type: Full Application
Description of Development: Part retrospective conversion of 2 flats to 1 flat
Site Address 39 AND 41 THE DRIVE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 55

Application Number: 13/00780/FUL **Applicant:** Mr A Moyse
Application Type: Full Application
Description of Development: Removal of existing garage, and replacement and construction of new enlarged garage with extension above
Site Address 26 RAPHAEL DRIVE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 56

Application Number: 13/00782/FUL **Applicant:** Andrew Downey
Application Type: Full Application
Description of Development: Part retrospective change of use of building from storage and redundant changing rooms to a first floor gallery and 5 artist studios, storage and W.C at the ground floor and associated works
Site Address THE MESS AND FORMER MENS CHANGING ROOMS,
HOE ROAD PLYMOUTH
Case Officer: Katherine Graham
Decision Date: 05/07/2013
Decision: Grant Conditionally

Item No 57

Application Number: 13/00786/FUL **Applicant:** Mr Stephen Arthur
Application Type: Full Application
Description of Development: Conversion of integral garage to create single storey front extension and addition of front porch
Site Address 21 PARKSTONE LANE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 17/06/2013
Decision: Grant Conditionally

Item No 58

Application Number: 13/00788/FUL **Applicant:** Mr and Mrs Auguste
Application Type: Full Application
Description of Development: Single storey side extension and front porch
Site Address 28A MOORLAND ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 21/06/2013
Decision: Grant Conditionally

Item No 59

Application Number: 13/00789/FUL **Applicant:** Miss Margaret Jarvis
Application Type: Full Application
Description of Development: Erection of single storey extension to rear of property
Site Address GROUND FLOOR FLAT, 3 COLLINGWOOD AVENUE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 60

Application Number: 13/00790/FUL **Applicant:** Mr Rob Barry
Application Type: Full Application
Description of Development: Removal of existing rear conservatory and single storey rear extension and erection of single storey rear extension and decking area
Site Address 12 EASTFIELD CRESCENT PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 10/06/2013
Decision: Grant Conditionally

Item No 61

Application Number: 13/00794/FUL **Applicant:** Mr A Elson
Application Type: Full Application
Description of Development: Part two-storey, part single-storey rear extension and provision of off-street parking front garden
Site Address 40 DYNEVOR CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 20/06/2013
Decision: Refuse

Item No 62

Application Number: 13/00797/FUL **Applicant:** Wm Morrison Supermarkets PL
Application Type: Full Application
Description of Development: Alterations to shopfront including installation of new single sliding entrance and ramped access
Site Address 79 MUTLEY PLAIN PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 18/06/2013
Decision: Grant Conditionally

Item No 63

Application Number: 13/00798/FUL **Applicant:** Mr Keith Styles
Application Type: Full Application
Description of Development: Conversion of garage to bedroom and addition of front extension to kitchen
Site Address 4 BUDLEIGH CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 64

Application Number: 13/00799/FUL **Applicant:** C/O Rame Architects
Application Type: Full Application
Description of Development: Installation of 3 x condensing units in covered yard to rear of property and 4 x roof mounted air-conditioning units
Site Address 79 MUTLEY PLAIN PLYMOUTH
Case Officer: Mike Stone
Decision Date: 26/06/2013
Decision: Grant Conditionally

Item No 65

Application Number: 13/00801/FUL **Applicant:** Ladbrokes Plc
Application Type: Full Application
Description of Development: Change of use from A1 retail to A2 betting office
Site Address 208 EXETER STREET PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 66

Application Number: 13/00803/ADV **Applicant:** Ladbrokes Plc
Application Type: Advertisement
Description of Development: Installation of internally illuminated fascia and projecting signage
Site Address 208 EXETER STREET PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 67

Application Number: 13/00805/FUL **Applicant:** Mr David Lewin
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 41 MIDDLEFIELD ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 17/06/2013
Decision: Grant Conditionally

Item No 68

Application Number: 13/00807/FUL **Applicant:** Mrs C Francis
Application Type: Full Application
Description of Development: Erection of swimming pool and porch and retention of garden store under balcony
Site Address 12 WOOD PARK PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 69

Application Number: 13/00809/TPO **Applicant:** Sisters of Nazareth
Application Type: Tree Preservation
Description of Development: Holm Oak - Pollard to height of 2-3m above ground
Leylandii group - Prune back to boundary
Site Address NAZARETH HOUSE RESIDENTIAL HOME, DURNFORD
STREET PLYMOUTH
Case Officer: Jane Turner
Decision Date: 11/06/2013
Decision: Grant Conditionally

Item No 70

Application Number: 13/00810/FUL **Applicant:** Marks and Spencer
Application Type: Full Application
Description of Development: Installation of 2x roof mounted refrigeration units, existing plant
to be removed
Site Address MARKS AND SPENCERS, 1 CORNWALL STREET CITY
CENTRE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 71

Application Number: 13/00814/FUL **Applicant:** Mr Adam Wills
Application Type: Full Application
Description of Development: Proposed extension and alterations to existing garage
Site Address 84 SALTASH ROAD KEYHAM PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 11/06/2013
Decision: Grant Conditionally

Item No 72

Application Number: 13/00815/FUL **Applicant:** Mr David Tunnell
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 2 ORCHARD ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 17/06/2013
Decision: Grant Conditionally

Item No 73

Application Number: 13/00822/FUL **Applicant:** Mr Alfred Laundry
Application Type: Full Application
Description of Development: Retention of temporary structure to front of property (Renewal of previous application 10/01311/FUL)
Site Address 127 WARWICK AVENUE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 74

Application Number: 13/00831/FUL **Applicant:** Varley Trophies
Application Type: Full Application
Description of Development: Change of use of ground floor from A1 shop to A5 takeaway
Site Address 78 BEAUMONT ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 17/06/2013
Decision: Refuse

Item No 75

Application Number: 13/00833/ADV **Applicant:** Luminar Group
Application Type: Advertisement
Description of Development: Repositioning of existing 'woo woo' signage
Site Address OCEANA, 8 BARBICAN APPROACH PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 20/06/2013
Decision: Grant Conditionally

Item No 76

Application Number: 13/00834/31 **Applicant:** Mr Neil Vasey
Application Type: GPDO PT31
Description of Development: Demolition of outbuildings and toilet blocks
Site Address SALISBURY ROAD PRIMARY SCHOOL, SALISBURY ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 10/06/2013
Decision: Prior approval required

Item No 77

Application Number: 13/00835/FUL **Applicant:** Mr Bruce Daykin
Application Type: Full Application
Description of Development: Alterations to existing rear lean to structure to form new kitchen and retrospective consent for raised decking
Site Address 18 THORNYVILLE VILLAS PLYMOUTH
Case Officer: Mike Stone
Decision Date: 26/06/2013
Decision: Grant Conditionally

Item No 78

Application Number: 13/00838/FUL **Applicant:** Mr Frank Philpott
Application Type: Full Application
Description of Development: Rear tenement loft conversion
Site Address 5 GARFIELD TERRACE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 79

Application Number: 13/00841/ADV **Applicant:** Smyths Toys UK Ltd
Application Type: Advertisement
Description of Development: 1 x internally illuminated fascia sign (front elevation), 2 x internally illuminated fascia signs (side elevations of lobby) 1 x internally illuminated fascia sign (rear elevation) 2 x internally illuminated signs for existing totem sign
Site Address FRIARY PARK, EXETER STREET PLYMOUTH
Case Officer: Mike Stone
Decision Date: 26/06/2013
Decision: Grant Conditionally

Item No 80

Application Number: 13/00851/FUL **Applicant:** Mr and Mrs Crisp
Application Type: Full Application
Description of Development: Proposed enlargement of existing front dormer, new rear dormer, and extension at 1st floor level to provide bathroom
Site Address 173 CITADEL ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 81

Application Number: 13/00853/FUL **Applicant:** Ian Downing
Application Type: Full Application
Description of Development: Double private motor garage (existing single garage to be replaced) and associated garden steps
Site Address 18 SCHOOL CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 18/06/2013
Decision: Grant Conditionally

Item No 82

Application Number: 13/00855/FUL **Applicant:** EPIC (Ballard) Ltd
Application Type: Full Application
Description of Development: Provision of two visitors' parking spaces and two disabled parking spaces and associated hard and soft landscaping works including new seats
Site Address PLYMOUTH CITY COUNCIL BALLARD HOUSE, WEST HOE ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 03/07/2013
Decision: Grant Conditionally

Item No 83

Application Number: 13/00864/FUL **Applicant:** Mr Gordon Magee
Application Type: Full Application
Description of Development: Single storey extension to rear and side of property
Site Address 62 LARKHAM LANE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 03/07/2013
Decision: Grant Conditionally

Item No 84

Application Number: 13/00865/FUL **Applicant:** Mr Iain Miller
Application Type: Full Application
Description of Development: Two storey rear extension and replace car port with garage
Site Address 35 COMPTON AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/07/2013
Decision: Grant Conditionally

Item No 85

Application Number: 13/00869/FUL **Applicant:** Mr John Joyce
Application Type: Full Application
Description of Development: Change of use of property to two one-bedroom flats and a three bedroom maisonette
Site Address 248 NORTH ROAD WEST PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 14/06/2013
Decision: Refuse

Item No 86

Application Number: 13/00883/FUL **Applicant:** Mrs Lyn Turner
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 11 WINSTON AVENUE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 12/06/2013
Decision: Grant Conditionally

Item No 87

Application Number: 13/00884/PRDE **Applicant:** Mr Kevin Skinner
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 73 PETERS PARK LANE PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 26/06/2013
Decision: PP Not Req - Lawful Dev (Pro)

Item No 88

Application Number: 13/00891/FUL **Applicant:** Mr James Harris
Application Type: Full Application
Description of Development: Convert garage into living space and erect front porch
Site Address 61 CANDISH DRIVE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/07/2013
Decision: Grant Conditionally

Item No 89

Application Number: 13/00893/FUL **Applicant:** Stuart Donnington
Application Type: Full Application
Description of Development: Proposed change of use form C3 dwelling to C4 (house of multiple occupancy) providing 4 bedrooms
Site Address 15 CAMILLA TERRACE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 27/06/2013
Decision: Grant Conditionally

Item No 90

Application Number: 13/00895/FUL **Applicant:** Mr Stuart Donnington
Application Type: Full Application
Description of Development: Proposed change of use from C3 dwelling to C4 (house of multiple occupancy) providing 4 bedrooms
Site Address 45 HOLDSWORTH STREET PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 18/06/2013
Decision: Refuse

Item No 91

Application Number: 13/00896/FUL **Applicant:** Stuart Donnington
Application Type: Full Application
Description of Development: Proposed change of use from C3 dwelling to C4 (house of multiple occupancy) providing 4 bedrooms
Site Address 226 BEAUMONT ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 27/06/2013
Decision: Refuse

Item No 92

Application Number: 13/00897/FUL **Applicant:** Mr and Mrs D Tinney
Application Type: Full Application
Description of Development: Single storey extension to side of property
Site Address 20 SEYMOUR PARK PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 20/06/2013
Decision: Grant Conditionally

Item No 93

Application Number: 13/00902/FUL **Applicant:** Tom Pridham and Amanda Traff
Application Type: Full Application
Description of Development: Erection of 2 storey side extension
Site Address 12 PARK CRESCENT PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 21/06/2013
Decision: Grant Conditionally

Item No 94

Application Number: 13/00903/FUL **Applicant:** Mrs Gethen Elder
Application Type: Full Application
Description of Development: Two storey side extension and front roof dormer
Site Address 140 DUNSTONE VIEW PLYMOUTH
Case Officer: Mike Stone
Decision Date: 04/07/2013
Decision: Grant Conditionally

Item No 95

Application Number: 13/00910/TPO **Applicant:** EDF Energy
Application Type: Tree Preservation
Description of Development: Various tree works
Site Address 334 OUTLAND ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 26/06/2013
Decision: Grant Conditionally

Item No 96

Application Number: 13/00918/EXUS **Applicant:** Raymond Foss
Application Type: LDC Existing Use
Description of Development: Existing use of property as C3 dwellinghouse
Site Address 46 BEAUMONT ROAD PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 03/07/2013
Decision: Issue Certificate - Lawful Use

Item No 97

Application Number: 13/00919/ADV **Applicant:** Esso Petroleum Company Limit
Application Type: Advertisement
Description of Development: 2 x double sided internally illuminated totem signs - existing signs to be removed
Site Address ESSO, 89 OUTLAND ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/07/2013
Decision: Grant Conditionally

Item No 98

Application Number: 13/00921/FUL **Applicant:** Mr Andrew Dow
Application Type: Full Application
Description of Development: Single storey rear extension and associated reconfiguration of internal rooms
Site Address 7 FINCHES CLOSE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 03/07/2013
Decision: Grant Conditionally

Item No 99

Application Number: 13/00923/FUL **Applicant:** Mr Jeffrey Vincent
Application Type: Full Application
Description of Development: Rear dormer extensions and rooflight to guesthouse
Site Address CASSANDRA GUEST HOUSE, 13 CRESCENT AVENUE
PLYMOUTH
Case Officer: Liz Wells
Decision Date: 03/07/2013
Decision: Refuse

Item No 100

Application Number: 13/00925/FUL **Applicant:** Mr Richard Williams
Application Type: Full Application
Description of Development: Two storey extension
Site Address 17 ROSEWOOD CLOSE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 05/07/2013
Decision: Grant Conditionally

Item No 101

Application Number: 13/00927/TPO **Applicant:** Mr Dave Finlan
Application Type: Tree Preservation
Description of Development: 3 Ash and 1 Oak - Fell
Site Address 2 STADDISCOMBE PARK PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 26/06/2013
Decision: Grant Conditionally

Item No 102

Application Number: 13/00929/TPO **Applicant:** Eliot Construction
Application Type: Tree Preservation
Description of Development: Monkey Puzzle - various pruning works
Site Address ACACIA, BECKHAM PLACE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 26/06/2013
Decision: Grant Conditionally

Item No 103

Application Number: 13/00930/FUL **Applicant:** Mrs Gladys Laing
Application Type: Full Application
Description of Development: Change of use from single dwelling to 6 bedroom house in multiple occupation
Site Address 24 BEAUMONT ROAD PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 05/07/2013
Decision: Refuse

Item No 104

Application Number: 13/00931/TCO **Applicant:** Mr Ian Delve
Application Type: Trees in Cons Area
Description of Development: Cherry - Reduce crown by 2-3m
Site Address LONG MEADOW, HORSHAM LANE TAMERTON FOLIOT PLYMOUTH
Case Officer: Jane Turner
Decision Date: 25/06/2013
Decision: Grant Conditionally

Item No 105

Application Number: 13/00939/FUL **Applicant:** Mr and Mrs Skelton
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 96 PLYMOUTH ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/07/2013
Decision: Grant Conditionally

Item No 106

Application Number: 13/00944/FUL **Applicant:** Mr Ade Oriolowo
Application Type: Full Application
Description of Development: Proposed alterations to form additional self-contained flat, including rear dormer, cycle and bike storage
Site Address 4 FORD PARK ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 04/07/2013
Decision: Application Withdrawn

Item No 107

Application Number: 13/00951/24 **Applicant:** Harlequin Group
Application Type: GPDO PT24
Description of Development: Openreach broadband cabinet
Site Address STUART ROAD, S/O ST JAMES' NURSING HOME, 74 MOLESWORTH ROAD STOKE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/07/2013
Decision: Prior approval not req

Item No 108

Application Number: 13/00961/PRDE **Applicant:** Mr & Mrs Appleton
Application Type: LDC Proposed Develop
Description of Development: Rear dormer
Site Address 110 PEVERELL PARK ROAD PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 03/07/2013
Decision: Issue Certificate - Lawful Use

Item No 109

Application Number: 13/00966/FUL **Applicant:** Mr and Mrs Janet/Lyndon Dougl
Application Type: Full Application
Description of Development: Hip to gable alterations and a rear dormer
Site Address 16 ERNESETTLE CRESCENT PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 28/06/2013
Decision: Grant Conditionally

Item No 110

Application Number: 13/00973/FUL **Applicant:** Mrs Gert Landers
Application Type: Full Application
Description of Development: Erection of UPVC double glazed conservatory to side of property
Site Address 12 LANG GROVE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 05/07/2013
Decision: Grant Conditionally

Item No 111

Application Number: 13/00976/ADV **Applicant:** Wm Morrison Supermarkets PL
Application Type: Advertisement
Description of Development: Erection of 2 illuminated fascia signs and 1 illuminated projecting sign
Site Address 79 MUTLEY PLAIN PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 03/07/2013
Decision: Grant Conditionally

Item No 112

Application Number: 13/00977/FUL **Applicant:** Mr and Mrs Easterbrook
Application Type: Full Application
Description of Development: Removal of existing single storey extension and replace with 'L' shaped single extension with pitched roof
Site Address 22 MILFORD LANE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 05/07/2013
Decision: Grant Conditionally

Item No 113

Application Number: 13/00982/FUL **Applicant:** Mr Roger Blank
Application Type: Full Application
Description of Development: Erection of single dormer window in existing flat
Site Address Eliot Design & Build Limited PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 04/07/2013
Decision: Grant Conditionally

Item No 114

Application Number: 13/00986/FUL **Applicant:** Mr and Mrs A and C Kidd
Application Type: Full Application
Description of Development: Extensions and alterations including two-storey rear extension, reconfiguration of rear roof slope with ground floor extension and rear dormer and front rooflights
Site Address 21 GOWER RIDGE ROAD PLYMSTOCK PLYMOUTH
Case Officer: Liz Wells
Decision Date: 05/07/2013
Decision: Refuse

Item No 115

Application Number: 13/00989/FUL **Applicant:** Mr and Mrs Collins
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 7 BROOKFIELD CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 05/07/2013
Decision: Grant Conditionally

Item No 116

Application Number: 13/01001/GPD **Applicant:** Simon Edwin
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3m, has a maximum height of 4m, and has an eaves height of (maximum) 3.5m
Site Address 163 EGGBUCKLAND ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 28/06/2013
Decision: Prior approval not req

Item No 117

Application Number: 13/01003/GPD **Applicant:**
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 6m, has a maximum height of 3.9m, and has an eaves height of 2.6m
Site Address 4 GORDON TERRACE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 27/06/2013
Decision: Prior approval not req

Item No 118

Application Number: 13/01016/GPD **Applicant:**
Application Type: GPDO Request
Description of Development: Change of use from office use to 3 flats
Site Address 3 WOODLAND TERRACE, GREENBANK ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 02/07/2013
Decision: Prior approval required

Item No 119

Application Number: 13/01027/FUL **Applicant:** Mrs Butcher
Application Type: Full Application
Description of Development: NOT YET VALIDATED
Site Address 2 BRAEMAR CLOSE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 18/06/2013
Decision: Planning Permission not required

Item No 120

Application Number: 13/01042/TPO **Applicant:** Mrs Caroline Cozens
Application Type: Tree Preservation
Description of Development: Crown lift 2 beech trees to 6m above ground level
Site Address NOTRE DAME ROMAN CATHOLIC SCHOOL, NOTRE DAME CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 27/06/2013
Decision: Grant Conditionally

Item No 121

Application Number: 13/01059/FUL **Applicant:** Mr Darren Bell
Application Type: Full Application
Description of Development: Single storey extension to rear of detached garage with link corridor to main dwelling
Site Address 55 COMPTON AVENUE PLYMOUTH
Case Officer: Rebecca Exell
Decision Date: 24/06/2013
Decision: Application Withdrawn

Item No 122

Application Number: 13/01092/FUL **Applicant:** Mrs Judith Sheehy
Application Type: Full Application
Description of Development: NOT YET VALIDATED
Site Address 11 SUTHERLAND ROAD PLYMOUTH
Case Officer:
Decision Date: 24/06/2013
Decision: Application Withdrawn

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