

Public Document Pack



Democratic Support

Plymouth City Council
Civic Centre
Plymouth PL1 2AA

Please ask for Katey Johns/ Helen Rickman/ Lynn Young
T 01752 307815/ 398444/ 304183
E katey.johns@plymouth.gov.uk/
helen.rickman@plymouth.gov.uk/
lynn.young@plymouth.gov.uk
www.plymouth.gov.uk/democracy
Published 11 June 2014

#plymplanning

PLANNING COMMITTEE

Thursday 19 June 2014

4.00 pm

Council House, Plymouth (Next to the Civic Centre)

Members:

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Jarvis, Morris, Nicholson, Stark, Jon Taylor, Kate Taylor and Wheeler.

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

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

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

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

Tracey Lee

Chief Executive

PLANNING COMMITTEE

AGENDA

PART I – PUBLIC MEETING

1. TO NOTE CHAIR AND VICE CHAIR

The Committee will note the appointment of the Chair and Vice Chair for the municipal year 2014 – 2015.

2. APOLOGIES

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

3. DECLARATIONS OF INTEREST

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

4. MINUTES

(Pages 1 - 8)

The Committee will be asked to confirm the minutes of the meeting held on 15 May 2014.

5. CHAIR'S URGENT BUSINESS

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

6. 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.

7. PROPOSED VARIATION TO SECTION 106 RELATING TO PLANNING CONSENT 05/01071/OUT AT DEVONPORT STORAGE ENCLAVE, LAND BOUNDED BY DUKE STREET, CHAPEL STREET, AND GRANBY WAY, DEVONPORT (Pages 9 - 12)

The Strategic Director for Place will submit a report on the Proposed Variation to Section 106 Relating to Planning Consent 05/01071/OUT for consideration.

8. 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.

8.1. LOCKYER HALL, ALFRED STREET, PLYMOUTH (Pages 13 - 18) I4/00760/FUL

Applicant: Plymouth Labour Party
Ward: St Peter & The Waterfront
Recommendation: Grant Conditionally

8.2. HAMPTON COTTAGES, REGENT STREET, PLYMOUTH (Pages 19 - 40) I4/00591/FUL

Applicant: Black Rock Student Housing Unit Trust
Ward: Drake
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 19 September 2014

8.3. SOUTHVIEW, WOODSIDE, PLYMOUTH I4/00537/OUT (Pages 41 - 52)

Applicant: Mr R Boco
Ward: Drake
Recommendation: Grant Conditionally

9. PLANNING APPLICATION DECISIONS ISSUED (Pages 53 - 98)

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 2 May to 8 June 2014, 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.

10. APPEAL DECISIONS

**(Pages 99 -
100)**

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.

11. 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 15 May 2014

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

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

Apologies for absence: Councillor Nicholson.

Also in attendance: Peter Ford (Head of Development Management), Julie Rundle (Senior Lawyer) and Helen Rickman (Democratic Support Officer).

The meeting started at 4.00 pm and finished at 6.55 pm.

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

114. DECLARATIONS OF INTEREST

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

| Name | Minute Number | Reason | Interest |
|-----------------------|--|---|----------|
| Councillor Mrs Bowyer | 123 – Land off Aberdeen Avenue, Plymouth 14/00152/OUT | She is Ward Councillor however has not been involved in the application. The public speaker for this item is her husband. | Personal |
| Councillor Sam Davey | 123 – Land off Aberdeen Avenue, Plymouth 14/00152/OUT | Public speaker speaking in objection on this item is known to him. | Personal |
| Councillor Jarvis | 123 – Land off Aberdeen Avenue, Plymouth 14/00152/OUT | Public speaker speaking in objection on this item is known to him. | Personal |
| Councillor John Smith | 123 – Land off Aberdeen Avenue, Plymouth 14/00152/OUT | Public speaker speaking in objection on this item is known to him. | Personal |
| Councillor Stark | 123 – Land off Aberdeen Avenue, Plymouth | He lives on Manadon Drive and the only exit is onto St Peter's Road | Personal |

| | | | |
|---|---|--|----------|
| | I4/00152/OUT | which is affected by the application. | |
| Councillor Stevens | I23 – Land off Aberdeen Avenue, Plymouth I4/00152/OUT | Public speaker speaking in objection on this item is known to him. | Personal |
| Councillor Jon Taylor | I23 – Land off Aberdeen Avenue, Plymouth I4/00152/OUT | Public speaker speaking in objection on this item is known to him. | Personal |
| Peter Ford (Head of Development Management) | I23 – Land off Aberdeen Avenue, Plymouth I4/00152/OUT. | He is a friend of a Director of Clifton Emery Design who prepared the plans for the application. | Personal |

115. **MINUTES**

Agreed the minutes of the meeting held on 24 April 2014.

116. **CHAIR'S URGENT BUSINESS**

The Chair advised Members that there were two items of Chair's urgent business regarding the Drake's Island application and the Land at Billacombe Green Village Green application.

Peter Ford (Head of Development Management) advised Members that following the Planning Committee site visit to Drake's Island on 28 April 2014 officers continued negotiations with the applicant with a view to finding an acceptable scheme. Officers were hoping to bring a report to this Planning Committee, however there are still some outstanding issues relating to the Habitats Regulation Assessment and the protection of the heritage assets. For this reason officers have advised the applicant that the application was not ready to present to Members at this stage and both applicant and officers were now working to a target date of 19 June 2014 Planning Committee.

Julie Rundle (Senior Lawyer) advised Members that the inquiry for the Land at Billacombe Green Village Green application was due to start on Tuesday 13 May 2014. The Applicant, Mrs F. Tongue, decided that she didn't want to pursue the application at the Inquiry and requested that the application be withdrawn. This request was made on the 22 April 2014. All objectors and the witnesses that had completed evidence questionnaires in support of the village green application were contacted to see if they objected to the proposed withdrawal or if anyone was willing to take up the application and present it at the Inquiry. There were no objections to the withdrawal or anyone willing to present the application at the Inquiry. In light of this Plymouth City Council as the Registration Authority considered that it was reasonable to accept the request to withdraw the application. Therefore, the Inquiry was cancelled.

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

There were no questions from members of the public.

118. **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 Conservations Areas) Act, 1990.

119. **33 SPENCER ROAD, PLYMOUTH 14/00618/FUL**

Mr & Mrs Donald

Decision:

Application **GRANTED** conditionally.

(Councillor Stark was absent for this item.)

120. **8 ALBEMARLE VILLAS, PLYMOUTH 14/00479/FUL**

Dr Wai Tse

Decision:

Application **GRANTED** conditionally.

(Councillor Stark was absent for this item.)

121. **8 ALBEMARLE VILLAS, PLYMOUTH 14/00480/LBC**

Dr Wai Tse

Decision:

Application **GRANTED** conditionally.

(Councillor Stark was absent for this item.)

122. **140 UNION STREET, PLYMOUTH 14/00683/FUL**

(Mr Roland Sloggett)

Decision:

Application **GRANTED** conditionally.

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

123. **31 FURZEHATT WAY, PLYMOUTH 14/00093/FUL**

Mr Roland Ward

Decision:

Application **REFUSED** on the grounds of Core Strategy Policy 34:4 relating to the height of the fencing that creates an unacceptable impact on the amenity of the neighbouring property.

(The Committee heard representations against the application).

(A Planning Committee site visit was held on 14 May 2014 in respect of this item).

(Councillor Darcy's proposal to refuse the application on the grounds of Core Strategy 34 sub section 4 relating to height, seconded by Councillor Mrs Bowyer was put to the vote and declared carried)

124. **LAND OFF ABERDEEN AVENUE, PLYMOUTH 14/00152/OUT**

(Beavertail Ltd)

Decision:

Application: **DEFERRED** for further discussion regarding the following grounds: the possible alternative access that could allow a better access for vehicles from St. Peter's Road; the possibility of negotiating a higher percentage of affordable housing; to allow officers to liaise with Sport England regarding their objections and for written legal advice from officers regarding the issue of abandonment of the playing pitches; further consideration of the education provision being used for improvements to Manadon Vale Primary School; further opportunity for the Police to comment if they wish on traffic safety concerns; and the feasibility of traffic lights from St Peter's Road onto Manadon roundabout.

(The Committee heard representations against the application).

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

(A Planning Committee site visit was held on 14 May 2014 in respect of this item).

(Councillor Jarvis' proposal to defer the application for further discussion, was seconded by Councillor Stevens, put to the vote and declared carried.)

125. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 14 April 2014 to 1 May 2014.

126. **EXEMPT BUSINESS**

There were no items of exempt business.

SCHEDULE OF VOTING

PLEASE NOTE

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

This page is intentionally left blank

PLANNING COMMITTEE – 15 May 2014

SCHEDULE OF VOTING

| Minute number and Application | | Voting for | Voting against | Abstained | Absent due to interest declared | Absent |
|-------------------------------|--|--|----------------|------------------|---------------------------------|------------------|
| 119 | 33 Spencer Road, Plymouth 14/00618/FUL | Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stevens, Jon Taylor, Tuohy and Wheeler. | | | | Councillor Stark |
| 120 | 8 Albemarle Villas, Plymouth, 14/00479/FUL | Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stevens, Jon Taylor, Tuohy and Wheeler. | | | | Councillor Stark |
| 121 | 8 Albemarle Villas, Plymouth, 14/00480/LBC | Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stevens, Jon Taylor, Tuohy and Wheeler. | | | | Councillor Stark |
| 122 | 140 Union Street, Plymouth 14/00683/FUL | Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stevens, Jon Taylor, Tuohy and Wheeler. | | Councillor Stark | | |
| 123 | 31 Furzehatt Way, Plymouth 14/00093/FUL | Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stark, Stevens, Jon Taylor, Tuohy and Wheeler. | | | | |
| 124 | Land Off Aberdeen Avenue, Plymouth 14/00152/OUT Motion to Defer: | Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stark, Stevens, Jon Taylor, Tuohy and Wheeler. | | | | |

This page is intentionally left blank

PLYMOUTH CITY COUNCIL

Subject: Proposed variation to Section 106 relating to planning Consent 05/01071/OUT at DEVONPORT STORAGE ENCLAVE, LAND BOUNDED BY DUKE STREET, CHAPEL STREET, AND GRANBY WAY, DEVONPORT

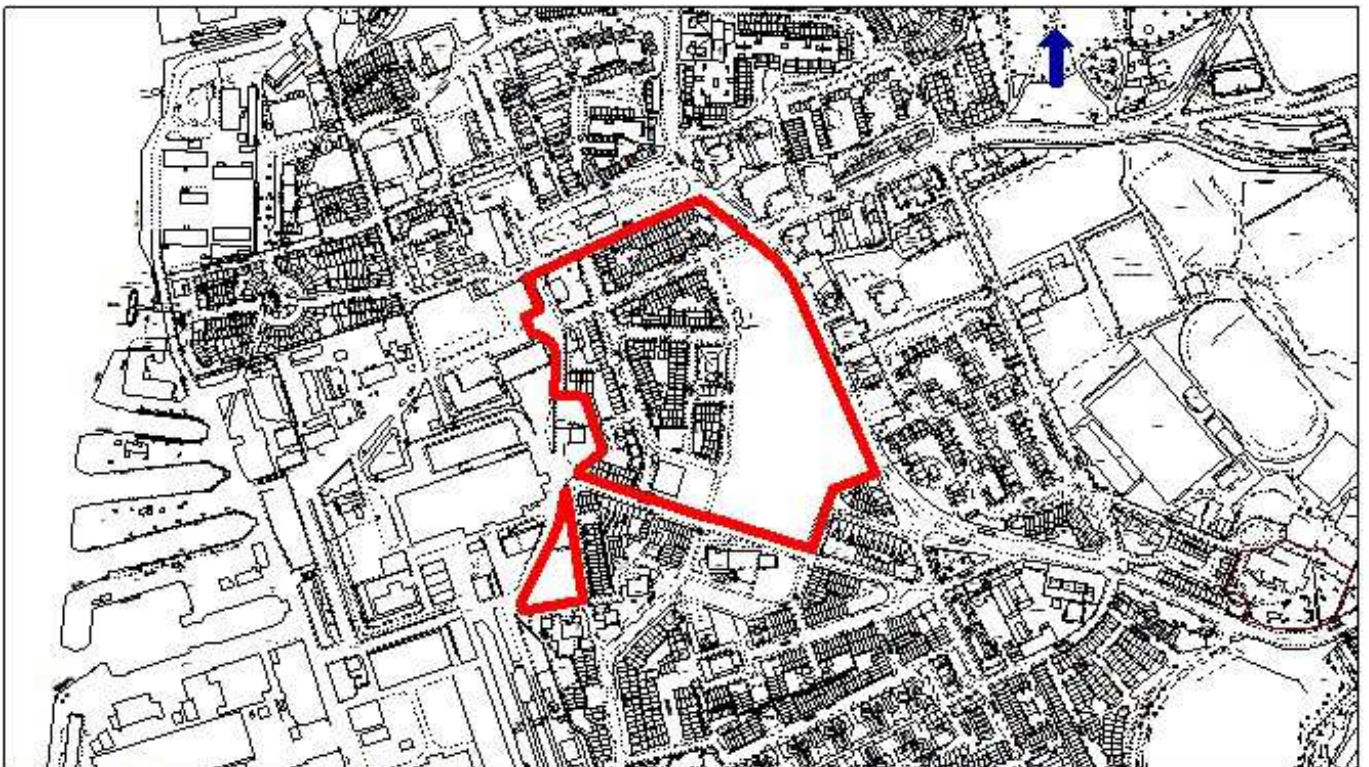
Committee: Planning Committee
Date: 19 June 2014
CMT Member: Anthony Payne (Director for Place)
Author: Katherine Graham
Contact details: Tel: 01752 307342
Email: Katherine.graham@plymouth.gov.uk

Ref:

Key Decision: No

Part: I

Item: 01



(c) Crown Copyright. All rights reserved. Plymouth City Council License No. 100018633 Published 2014 Scale 1:7500

Purpose of the report:

This report seeks approval to enter into the process of securing a Deed of Variation for the S106 obligation with Redrow and originally The Urban Regeneration Agency (English Partnerships) for development at Vision site, Devonport (allocated site DP01 as part of Devonport Area Action Plan).

The S106 obligation relates to planning permission: 05/01071/OUT Mixed use redevelopment comprising 463 residential units, 2,323sqm retail; 4,680sqm commercial uses; 2,112sqm mixed use (Market Hall), 400sqm community, public open space, car parking and associated highway infrastructure.

It is proposed to remove the requirement for a £100,000 education contribution to be used by the Council. The S106 requires this contribution to go towards a project to be agreed between the Council and the Owner for the improvement of educational provision within the Devonport area to a value of no less than £300,000.

This request has been made following the viability appraisal of planning application 13/02419/FUL for the development of Zones J, K and M for the erection of 117 residential units, public square with parking and associated works. It is due to the poor viability of this proposal that it is proposed to remove the requirement for an education contribution. The viability has been significantly affected by the requirement for the development to now pay a Community Infrastructure Levy (CIL) payment of approximately £268,000

The Brilliant Co-operative Council Corporate Plan 2013/14 -2016/17:

The report is considered in the context of the Local Development Framework, which includes a policy framework for addressing the impacts of development in support of the Council's priority for delivering growth.

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

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

Since the Council is no longer pursuing the creation of a new Primary School in Devonport and Education has confirmed there is no current need for the contribution, therefore the measures agreed under this S106 agreement are no longer required or necessary, and given the contribution also requires a further contribution from the Council of at least £200,000 towards the project, there are no financial or resource implications identified.

This recommendation/request has no implications in relation to the CIL regulations except issues outlined in the report.

Other Implications: e.g. Child Poverty, Community Safety, Health and Safety and Risk Management:

The case for seeking these measures in the first instance rested on the impact of the development on local schools and Policy DP11 of Devonport Area Action Plan for the creation of a new Primary school. As there is no longer a proposal for the creation of a Primary School, the specific matched funded contributions are no longer required, and on this basis the Council's aims and priorities will still be respected through the variation of the S106 obligation.

Equality and Diversity:

Has an Equality Impact Assessment been undertaken? No

Recommendations and Reasons for recommended action:

It is recommended that Planning Committee:

Agree to the preparation and completion of a deed of variation which amends the existing S106 obligation as follows:

- That the requirement for a £100,000.00 Education contribution (and associated match funding) is removed from the S106 agreement

Reason: To allow for the applicant to reallocate this amount in order to address significant viability issues for the development of the majority of the remaining zones of the allocated Vision site (J, K and M).

Alternative options considered and rejected:

To reject the amendment will put the remaining development at risk due to viability and may result in the 117 homes and public square and car parking not being delivered in this area. This would also have financial implications with regard to CIL payments, New Homes Bonus and Council Tax receipts.

Published work / information:

Planning consent for application 05/01071/OUT and related S106 obligation dated 2nd May 2006.
 Plymouth’s Local Development Framework Planning Obligations and Affordable Housing SPD
 National Planning Policy Framework 2013
 Plymouth Community Infrastructure Levy Regulation 123 List, 1st June 2013

| Fin | Place | Leg | JAR | Mon Off | | HR | | Assets | | IT | | Strat Proc | |
|-----|-------|-----|-----|---------|--|----|--|--------|--|----|--|------------|--|
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

1.0 Background

- 1.1 Planning permission was granted for application no. 05/01071/OUT on the 09/05/2006 and has been partly implemented for zones A (07/02113/REM), B (06/01612/REM), D (07/02136/REM), F (09/00216/REM), G (12/01302/REM), H (12/00624.REM) and I (09/00519/REM). Zones C and E deviated from the outline through the submission of Full applications (12/00708/FUL and 12/00853/FUL respectively). These applications form part of the development of the Vision site in Devonport, which is allocated as DP01 in the Devonport Area Action Plan.
- 1.2 The S106 Agreement for 05/01071/OUT contained an Education Contribution: **“a contribution of one hundred thousand pounds (£100,000), to be used by the Council as a contribution of one third towards a project to be agreed between the Council and the Owner for the improvement of educational purposes in the Devonport area to a value of no less than £300,000.”**
- 1.3 The S106 goes on to state that there should not be the occupation of any Open Market dwellings on site until it has paid “the Education Contribution subject to the Council demonstrating the availability of matching funding”. To date the Council has not demonstrated the availability of match funding and this contribution has not been paid.

1.4 It should be noted that the following contributions and works have been achieved through this S106:

- Works of repair to the Market Hall (which has been confirmed by the agent to have cost £700,000)
- Offsite amenity contribution (£270,000)
- Transport contributions for new bus travel enhancements (£449,000)
- Completion of Highway works in Chapel Street (confirmed to have cost £2.3 million).

1.5 At the time of the original approval for the Outline consent the City Council did not have a CIL charging policy and therefore the S106 Agreement was negotiated on viability that did not account for this additional charge.

2.0 Current Position

2.1 In March 2014, Redrow applied to redevelop the majority of the remaining Zones (J, K and M) for the “Erection of 117 residential units, a public square with parking and associated works” (13/02419/FUL). Viability information has been provided which shows that the proposed scheme is unviable. This is partly due to the creation of a public square with parking. It is proposed that this area will serve as a multi-functional space, but mainly to address a significant parking need in the area. The creation of this quality parking area, which will ultimately be transferred to the Council, will serve local businesses and residents. The S106 for this application also includes £15,000 of Transport contributions.

2.2 Officers are mindful that any proposal to vary the obligation should be considered in the context of the Council’s current policy on planning obligations as set out in the policy CS33 of the Core Strategy of Plymouth’s Local Development Framework, the Planning Obligations and Affordable Housing Supplementary Planning Document Second Review and the Government’s Community Infrastructure Levy Regulations. Officers consider that it is appropriate to reduce the level of mitigation payable in light of suitable, robust viability information. In order to unlock the challenging viability of 13/02419/FUL, the original outline S106 was revisited and the requirement for the education contribution was queried.

2.2 Following consultation with Education officers, it has been confirmed that there are available spaces in schools to take additional pupils from the application site. On this basis, it is not considered that there is a current need for any new education infrastructure requiring a £100,000 contribution (to be matched by a £200,000 Council contribution) resulting from this specific proposal and, since the terms of the S106 Agreement are tightly constrained to education requirements direct related to the proposal, it is recommended that the variation of condition is amended to remove this now redundant requirement.

2.3 If Members agree to the variation of the S106 Agreement then, through the delivery of 117 dwellings, there will be a CIL contribution of approximately £268,000 .

PLANNING APPLICATION REPORT



Application Number 14/00760/FUL

Date Valid 30/04/2014

Item 2

Ward St Peter & The Waterfront

Site Address LOCKYER HALL, ALFRED STREET PLYMOUTH

Proposal

Change of use of Community Centre (D2) to include Business (B1) (both D2 and B1 uses)

Applicant

Plymouth Labour Party

Application Type

Full Application

Target Date

25/06/2014

Committee Date

**Planning Committee: 19
June 2014**

Decision Category

Member/PCC Employee

Case Officer

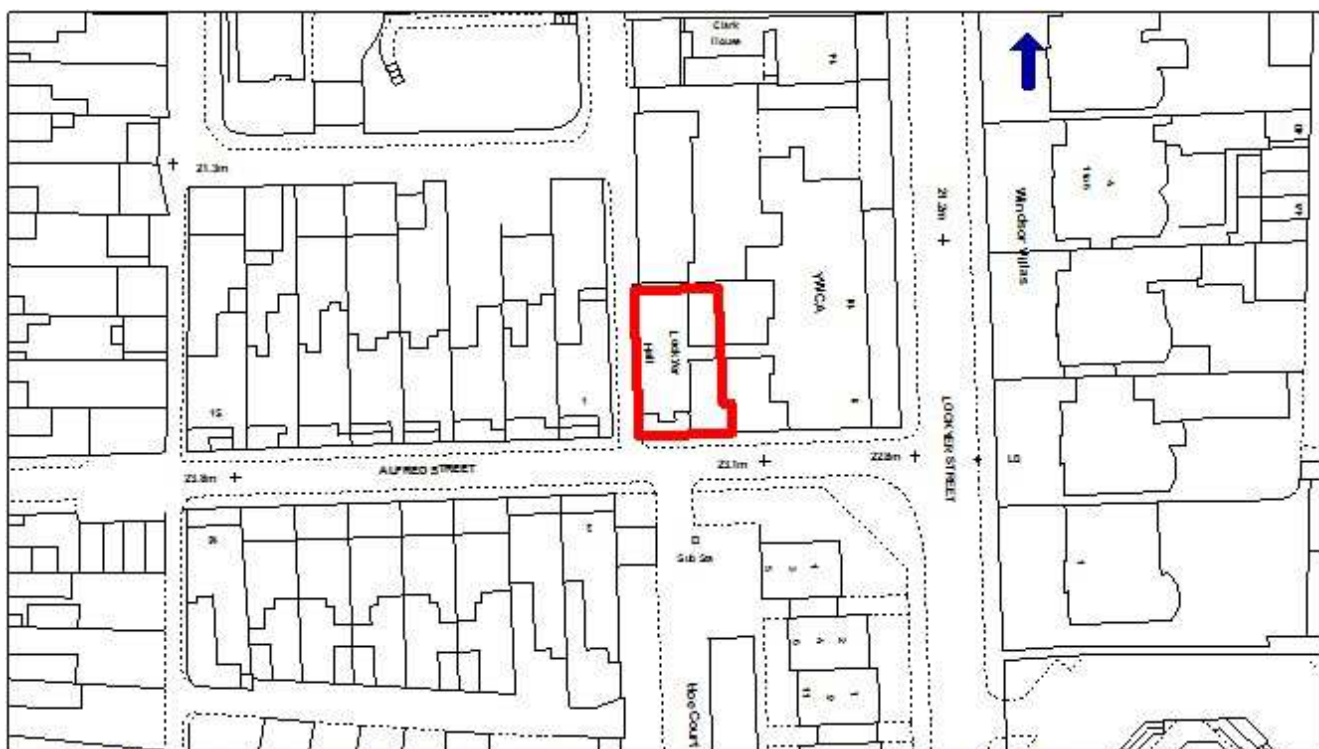
Louis Dulling

Recommendation

Grant Conditionally

Click for documents

www.plymouth.gov.uk



The application is before Planning Committee on the basis that the Assistant Director for Strategic Planning and Infrastructure considers there are probity issues due to the application being made on behalf of the Labour Party.

1. Description of site

The application site has its primary access to the south elevation, via Alfred Street, with 3 off-street parking spaces also provided to this elevation.

2. Proposal description

The proposal seeks to retain the existing D2 (Assembly and Leisure) use of the building whilst also introducing a BI (Office) use to enable operation as a political organisation office. The retention of the D2 use will allow for meetings, education and social activities associated with the political organisation office.

3. Pre-application enquiry

14/00543/MIN Likely to be acceptable in principle 25/04/2014

4. Relevant planning history

None relevant

5. Consultation responses

Public Protection: Recommend a condition limiting the hours of construction and demolition.

Local Highways Authority: Recommend a condition regarding cycle storage and an Informative regarding the resident parking scheme.

6. Representations

None received

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The National Planning Policy Framework (the Framework) is a weighty material consideration. It replaces the majority of Planning Policy guidance issued at National Government Level. Paragraph

215 of Annex I to the Framework provides that the weight to be afforded to Core Strategy policies will be determined by the degree of consistency of those policies with the Framework.

At the heart of the Framework is a presumption in favour of sustainable development. In the context of planning applications, this means approving development proposals that accord with the development plan without delay but where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
- specific policies in the Framework indicate development should be restricted.

In addition to the Framework, the following Adopted Supplementary Planning Documents are also material considerations to the determination of the application:

- Development Guidelines

8. Analysis

1.1 This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework Core Strategy 2007 policies; CS02 (Design), CS03 (Historic Environment), CS05 (Development of Existing Sites), CS28 (Local Transport Considerations) and is considered to be compliant with National Planning Policy Framework guidance.

1.2 The main consideration in assessing this enquiry is whether the proposed change of use would be compatible with the surrounding area. Other material planning considerations include transport and parking and impact upon the character and appearance of the area and amenity.

Principle

1.3 The proposed dual use of the building as a Political Organisation Office and as D2 (Leisure and Assembly), is not considered to be significantly different in terms of levels of use as the existing Community Centre. The proposed traffic movements associated with the proposed use are likely to be similar to that of the existing use. Hours of operation are also considered to be similar to that of the existing use and would be unlikely to be significantly detrimental to the character of the area which is mainly residential.

1.4 Suitable conditions could be attached to ensure that the hours of use do not have a significant impact upon the residents of neighbouring properties.

Transport

1.5 The existing and proposed uses are similar in nature and would be unlikely to generate vehicles trips significantly above that of the existing D2 use. The Local Highways Authority recommend a condition to ensure that adequate cycle storage is provided and shall remain available in perpetuity.

Character and Appearance

1.6 The application site falls within the Hoe Conservation Area. However there are no alterations proposed to the external elevations and therefore the character and appearance of the area is unaffected by the proposal.

1.7 The re-use of the existing building which is currently vacant is considered to be sustainable. Therefore the proposal is considered to be in accordance with the NPPF which follows a presumption in favour of sustainable development.

9. Human Rights

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

10. Local Finance Considerations

None

11. Planning Obligations

No Planning obligations have been sought in respect of the application.

12. Equalities and Diversities

None

13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with the Local Development Framework Core Strategy 2007 policies; CS02 (Design), CS03 (Historic Environment), CS05 (Development of Existing Sites), CS28 (Local Transport Considerations) and is considered to be compliant with National Planning Policy Framework and Planning Practice Guidance.

14. Recommendation

In respect of the application dated **30/04/2014** and the submitted drawings Drawing No. 2014.010.00A, Drawing No. 2014.010.00, Drawing No. 2014.010.01, it is recommended to: **Grant Conditionally**

15. 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: Drawing No. 2014.010.00A, Drawing No. 2014.010.00, Drawing No. 2014.010.01.

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, and paragraphs 61-66 of the National Planning Policy Framework 2012.

CYCLE STORAGE

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

Reason:

To ensure that there are secure storage facilities available for occupiers of or visitors to the building and to comply with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 of Plymouth City Council's Local Development Framework and the National Planning Policy Framework 2012.

HOURS OF CONSTRUCTION AND DEMOLITION

(4) Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:30 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 of Plymouth City Council's Local Development Framework and the National Planning Policy Framework 2012.

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: CONDITIONAL APPROVAL (NO NEGOTIATION)

(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 imposed planning conditions to enable the grant of planning permission.

INFORMATIVE: RESIDENT PARKING PERMIT SCHEME

(3) 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.

PLANNING APPLICATION REPORT



Application Number 14/00591/FUL

Date Valid 22/04/2014

Item 3

Ward Drake

| | | | |
|--------------------------|--|-----------------------|---|
| Site Address | HAMPTON COTTAGES, REGENT STREET PLYMOUTH | | |
| Proposal | Erection of 7-storey building containing 193 student bedrooms within 36 cluster flats and 3 studio flats and ground floor commercial unit (demolition of existing buildings) | | |
| Applicant | Black Rock Student Housing Unit Trust | | |
| Application Type | Full Application | | |
| Target Date | 22/07/2014 | Committee Date | Planning Committee: 19 June 2014 |
| Decision Category | Major - more than 5 Letters of Representation received | | |
| Case Officer | Olivia Wilson | | |
| Recommendation | Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 19 September 2014 | | |

Click for documents www.plymouth.gov.uk



1. Description of site

The site is located on Regent Street which is in Drake Ward, close to the University campus. The site currently comprises two residential properties fronting onto the street adjoining a vacant office/warehouse building. There is forecourt parking to the front. An alleyway to the side leads to a rear courtyard containing Hampton Cottages, a small residential development. This backs onto a warehouse at the rear that backs onto Gilwell Place, a rear service lane off Gilwell Street. To the east of the site is a car park serving Radnor Hall, a student residence. There are more student flats on the opposite side of Gilwell Place (also part of Radnor Hall). To the west of the site is 'Studio 11' – part of Plymouth College of Art – and a Co-op foodstore with car parking to the side. To the south on the opposite side of Regent Street is Mayfair House, a development of student studio flats, which adjoins Regents Court which is a development of sheltered flats. These are the nearest non-student residential properties. There are also residential properties along Radnor Place, but several of these appear to be in use as HMOs.

2. Proposal description

Erection of 7-storey building containing 193 student bedrooms within 36 cluster flats and 3 studio flats and ground floor commercial unit (demolition of existing buildings).

3. Pre-application enquiry

None.

4. Relevant planning history

12/00896/FUL - Erection of 7 storey building containing 146 student bedrooms within 36 cluster flats and 14 studio flats with ancillary cycle storage, refuse storage and amenity area (demolition of existing buildings) – granted.

11/01047/FUL - Erection of 7 storey building containing 193 student bedrooms within 36 cluster flats and 2 studio flats with ancillary cycle storage, refuse storage and amenity area (demolition of existing buildings) – granted subject to S106 agreement.

87/02829/FUL – Change of use, alterations and extension to existing building to form three dwellings - granted.

5. Consultation responses

The Highway Authority notes that the proposal is similar to the current planning permission and has no objection to the proposal, subject to conditions. The public alleyway to the side of the site will need to be extinguished prior to development. This can be secured by condition.

The Public Protection Service has no objection to the application subject to conditions on land quality, noise and student use.

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

6. Representations

- 14 letters of representation have been received . These raise the following objections:
- Allowing more student flats will lead to more noise and disturbance to local residents including night-time noise and littering.
- It will be detrimental to the local residential community which is already inundated with students. The residents of Regents Court who are elderly will be particularly affected.

- Why is there need for more student accommodation? Surely there is enough already?
- The building will be taller than the surrounding buildings and will look out of character.
- There will be more pressure on car parking in the area.
- There will be disruption to residents during construction.
- The common rooms on the South side will look directly into Regents Court. Consideration should be given to relocating them.
- It is contrary to the Article 4 direction and the NPPF. Students are detrimental to the character of the area.
- Why is a retail unit required? There is already a Co-op store.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The National Planning Policy Framework (the Framework) is a weighty material consideration. It replaces the majority of Planning Policy guidance issued at National Government Level. Paragraph 215 of Annex I to the Framework provides that the weight to be afforded to Core Strategy policies will be determined by the degree of consistency of those policies with the Framework.

At the heart of the Framework is a presumption in favour of sustainable development. In the context of planning applications, this means approving development proposals that accord with the development plan without delay but where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
- specific policies in the Framework indicate development should be restricted.

In addition to the Framework, the following Adopted Supplementary Planning Documents are also material considerations to the determination of the application:

- Development Guidelines SPD first review; Design SPD; Planning Obligations and Affordable Housing SPD 2nd review.

The main Core Strategy policies that are relevant to this application are: CS02 Design, CS05 Development of Existing sites; CS15 Overall Housing Provision, CS19 Wildlife, CS20 Sustainable Resource Use, CS28 Local Transport Considerations, CS34 Planning Application Considerations, CS22 Pollution.

8. Analysis

1. This is an amended scheme to two previously permitted schemes (12/00896/FUL and 11/01047/FUL). Permission 12/00896/FUL is a live permission that expires on 07/09/14. The dimensions of the proposal are similar to previous two approved schemes, and like previous schemes a commercial unit is proposed on the ground floor. The 2011 application was for the same quantity of bedspaces (193 student bed spaces within 36 cluster flats and 2 studio flats), with a main entrance onto Regent Street and ground floor commercial unit. The 2012 application was for a smaller quantity of bed spaces (146 student bed spaces within 36 cluster flats and 14 studio flats) but a similar design and layout to the 2011 scheme. Both schemes were for a 6/ 7 storey building with pitched roofs. Neither scheme had car parking.
2. This amended scheme proposes a development of 193 student bed spaces as in the 2011 approved scheme with a ground floor commercial unit. The main amendments to the previous two schemes are to the design, although layout and massing are similar.
3. The main planning considerations with this application are: principle of the use; design and impact on the street-scene; standard of accommodation; impact on neighbouring residential amenity; highways and transport; sustainability and landscaping.

Principle of the use

4. Officers consider that the live permission (12/00896/FUL) for a 143 bed space purpose built student development and the recently expired permission for a 193 bed space development have already established the principle of purpose-built student accommodation of this scale in this location.
5. The existing uses on site include two-storey residential uses (4 dwellings in total) and two vacant industrial/ warehousing units.
6. Regent Street is located close to the University Campus and is already the location of several blocks of purpose-built student flats as well as teaching facilities. The site is bounded by Radnor Place student flats to the north and east, and Mayfair House to the south. The Robbins Centre is also close to the site. The Plymouth University Business School is located nearby on Hampton Street, while Plymouth College of Art is located nearby on Regent Street. Pitt's Memorial Hall and Studio 11 are both teaching spaces in use for higher education purposes and adjoin the site to the west.
7. The character of the area is therefore dominated by higher education uses and purpose-built student accommodation. Purpose-built student housing would therefore appear to be a suitable use for this location. The Development Guidelines SPD states that purpose-built student accommodation will be encouraged as it relieves pressure on family housing to be converted to small HMOs. It also states that it should be suitably located to minimise any negative impacts on residential amenity.
8. The site is within the Article 4 Direction area (designated in September 2012) which seeks to protect family housing from changing use to HMOs. Data shows that this section of Regents Street already has a very high percentage of student accommodation (over 70%). Three of the four dwellings currently on the site are student HMOs. The nearest non-student dwellings are at Regent Court (sheltered housing) which is located diagonally opposite the site adjacent to Mayfair House, and Radnor Place (although many of these dwellings are student HMOs). In this case the proposal is purpose-built student accommodation rather than an HMO and therefore does not come under the Article 4 Direction. Officers are also mindful that the provision of purpose-built student flats relieves the pressure on family housing, and may release some HMOs to family housing. By providing 193 bed spaces, this development could relieve pressure on about 34 small (6-bed space) HMOs elsewhere in the city.

9. Officers do not consider that there are any material planning considerations that have changed since the last permission that would affect the considerations relating to the principle of the use. Therefore officers consider that the principle of purpose-built student accommodation is acceptable.
10. The proposed commercial unit was also included in the previously approved schemes, and officers consider that its inclusion in the scheme will create an active ground floor frontage to the street.

Design and impact on the street-scene

11. The scale, massing and layout of this proposal is the same as the current live permission on the site. Policy CS02 (Design) states that new development should contribute positively to an area's identity and heritage in terms of scale, density, layout and access. Officers note that new development in the immediate area is in the form of 4 and 5 storey buildings, although the Robbins Centre is 6 storeys high. The older buildings along the street are two-storey terraced buildings, although dwellings in Radnor Place are at a grander scale of 3-storeys. This development comprises 7 storeys, but the 7th storey only comprises one cluster flat and this is set back at the rear of the building so will not be visible from Regent Street. The 6th storey is also broken and not continuous across the whole building.
12. The building is 45m deep (from Regents Street to Gilwell Place); up to 21m high (stepped up from Regents St to Gilwell Place) and 21m wide. The proposed building will be higher than neighbouring buildings, but officers consider that it will still be in scale with newer development in the area. The maximum height of the building on the Regents Street elevation will be 21m (6 stories) at the eastern end. It then steps down to 17m height (5 storeys) at the western end. From Gilwell Place the building will appear as 6 storeys because the ground floor is built into the slope at this end. There is a flat roof (in contrast to the previous approved scheme which was a pitched roof). This also helps to reduce overall height. The first floor at the front (Regents Street elevation) is part cantilevered across the access to the central courtyard.
13. There is an extended vertical window feature at the eastern end of the Regent Street elevation to highlight the floor to ceiling common room windows of these cluster flats. These windows are framed in contrasting green metal cladding to stand out. This feature is repeated on the northern elevation.
14. The massing of the building is broken up by set-backs in the elevations and varying roof heights (all flat roofs) which add interest to the building and will help to reduce its visual dominance.
15. The site occupies a location that is prominent in the street scene of Regent Street but would be less visible from the wider area including the view up Hampton Street. The proposed development is arranged so that the west side of the site looks inwards to a courtyard. The prominent south elevation is close to Regent Street. However, this elevation is opposite a 5 storey residential block (Mayflower House), which is set back a similar distance from the carriageway. Therefore it is considered that the development would not be incongruously imposing in the street scene. The development sits reasonably comfortably within the context of multi-storey student accommodation in Radnor Place and Gilwell Street.
16. The street frontage to Regent Street consists of a commercial unit and a cluster flat with two bedrooms and a common room facing the street. The cluster flat is set back from the street edge by 2m, with planting in front. The commercial unit is angled to the street. The commercial unit will provide an active street frontage, and there are plenty of windows overlooking both Regent Street and Gilwell Place to provide natural surveillance to the street.
17. The main entrance to the building is on the side elevation facing west within a courtyard, and therefore hidden from the Regent Street frontage. Officers consider that although it would be preferable to have an entrance at the front, the main entrance will be visible when approaching from the west, and will be well overlooked by windows in the building, providing sufficient natural surveillance for residents. There is a fire exit at the rear onto Gilwell Place.

18. The materials proposed are as follows: the vertical window features are to be framed with green metal cladding (an aluminium composite). The bedroom windows will be framed by a reflective black metal cladding to provide another strong vertical feature, while the walls will be a white silicon render. Reflective black metal cladding is also proposed for the upper (6th) storey along the western elevation to create a visual step between Regents Street and Gilwell Place. The commercial unit will be aluminium framed glazing as will the reception entrance, while the other windows will be grey upvc. A natural stone plinth is proposed around the ground floor. Officers consider that, subject to conditions, the external materials proposed will be of a high quality and will add interest to the building and again help to break up the massing and increase legibility.
19. The landscaping proposed is a paved courtyard (details of paving can be conditioned) with soft planting to provide colour and shading, with trees proposed in pots and planters along the boundary walls along the eastern and western boundaries and along the Regents Street frontage. As the site is currently a brownfield site with little biodiversity interest, officers consider that the proposed landscaping will provide a net biodiversity gain. The two boundary walls will be lowered to a height of 1100mm on both sides. The Ecological Mitigation and Enhancement Strategy for the site can be secured by condition.
20. Overall, officers consider that the proposed development provides an appropriate, contemporary residential development that sits comfortably on the site and within its context and is an improvement on the previously approved schemes. The layout and orientation of the proposed development is a direct response to the topography and street pattern in the area and the development is therefore considered to make a positive contribution to local visual amenity and is compliant with Policy CS02 (Design) and CS34 (Planning Application Considerations) of the Core Strategy.

Standard of accommodation

21. The entrance to the flats is positioned on the side (west) elevation of the building. There is a passage from Regent Street along the side boundary (currently the access route), past the entrance to the commercial unit and the bin store area into a courtyard. The reception area then provides access to lifts at either end of the building to provide access to each end of the building. Beyond the reception area is a cycle store for 40 bikes. The back of the courtyard (northern end) is at a higher level with steps up to it, leading to two studio flats. Because of ground levels, these studio flats will be partly below ground but will have sufficient natural light. There is also a studio flat behind the reception area. There is one ground floor cluster flat on the Regent Street frontage.
22. The first floor will have a bigger footprint than the ground floor at the rear of the building because of level changes. The first floor consists of 6 studio flats (two 6-bed, three 5-bed and one 4-bed). Each cluster flat has a common room/kitchen with en-suite bedrooms and some lobby space. The building is set back from Gilwell Place by 2m, stepped up to 1m set-back. The sloping nature of the site means that each floor is split level, with the central block at a lower level to the end blocks. The first floor is also cantilevered over the access route, and is built out to the edge of the site. The front elevation is set back from the street by 3m.
23. The second, third, fourth and fifth floors follow a similar layout to the first floor. The sixth floor is smaller in scale, with a cluster flat at the front (on the Regents Street elevation) and three cluster flats at the rear. The seventh floor consists of one cluster flat facing Gilwell Place.

24. Officers note that 193 student rooms is a high density of accommodation for the site, but note that this number has been previously approved (11/01047/FUL). The increase in number since the previous approved permission (12/00896/FUL) is due to larger cluster flats and fewer studio flats, thereby requiring fewer communal spaces. There are only three studio flats proposed and there are all on the ground floor. Some of the cluster flats are north-facing and therefore sunlight will be restricted, but officers consider that this is acceptable for student housing. All of the rooms will have natural light to them. All of the proposed bedrooms exceed the required minimum size standards for student rooms of 6.5 sq m. A condition can be attached to limit occupation to full time students.
25. A condition requiring the student rooms on the Regent Street elevation to meet the Good Room Criteria is considered appropriate to protect occupiers of these units from noise disturbance from the neighbouring Charles Cross Police Station. Overall, officers consider that the standard of accommodation complies with policy CS15 and the Development Guidelines SPD.

Impact on neighbouring residential amenity

26. Concerns have been raised about noise, litter and disturbance arising from student use and the detriment to nearby residents. Officers understand residents' concerns, but consider that these are existing concerns linked to the already high concentration of student flats in the area and the central location of the site near the City Centre and University.
27. Officers consider that the concentration of students in purpose-built student blocks that are properly managed is preferable to the dispersal of students in smaller HMOs. A condition can be attached to require the submission of a management plan for the flats.
28. In relation to privacy and overlooking concerns, the new flats will look directly towards the flats in Mayfair House which are studio flats. The new flats will also be close to Regents Court which is sheltered housing. Officers note that the guidelines on distance standards in the Development Guidelines SPD do not refer to minimum distances in relation to windows on front elevations of buildings. Officers consider that windows overlooking the street are on public view and should not be subject to the same standards as windows at the rear of buildings. Officers also note that the arrangement of windows is no different to the previously approved scheme and live permission on this site.
29. A condition relating to opening hours for the commercial unit is considered appropriate to protect occupiers of the student flats and local residents from noise and disturbance, and a condition relating to delivery times and refuse collection. A code of construction practice is considered important to protect residents from disturbance during construction.
30. Overall, officers recognise that the proposal will add to the concentration of student accommodation in this area, but officers consider that the policy of concentration of student accommodation is in accordance with adopted policy and helps to relieve pressure on housing to be converted to HMOs elsewhere in the city.

Highways Issues

31. Officers note concerns about the impact on car parking. Officers consider that the site is situated in a sustainable location for student accommodation; it is within walking distance of the city centre and university and has many local amenities nearby. It is also close to central bus services and the bus station and has good access to public transport. Cycle storage is proposed to be provided on site and for these reasons officers consider that the proposal is acceptable without car parking provision. The proposal is within a permit controlled parking zone, and the proposed flats would be excluded from eligibility for a permit. A travel plan condition can also be included to encourage sustainable modes of transport.

32. The proposals involve extinguishing the adopted alleyway serving Hampton Cottages and reinstating the kerb and footway fronting Regent Street, both of which can be conditioned. A footway is also proposed at the rear of the development on Gilwell Place, and bollards will be installed on the Regent Street frontage to prevent vehicles entering the courtyard.
33. Officers consider that the proposal is in conformity with policy CS28 and the Development Guidelines SPD parking standards.

Sustainable Resource Use and Biodiversity

34. Policy CS20 (Sustainable Resource Use) of the Core Strategy requires all new residential developments of 10 units or more to incorporate on-site renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the period 2010 – 2016.
35. The application includes a renewable energy report (March 2014) for the development. In order to meet the requirements of Policy CS20 it is proposed to have Photovoltaic Panels installed on the roof. The use of Photovoltaic panels is considered appropriate for the building with regards to visual impact and the energy savings that this technology will produce complies with the requirements of Policy CS20. The implementation of the recommendations of the report will be secured by planning condition.
36. Policy CS19 (Wildlife) requires that the application makes provision for protected species at the site and that it delivers a net biodiversity gain. Currently, the site is totally hard surfaced and has no biodiversity value, so biodiversity enhancement at the site is relatively easy to achieve. An Ecological Mitigation and Enhancement Strategy has been submitted which officers consider can be secured by condition to provide a net biodiversity gain at the site, in accordance with the requirements of Policy CS19.

9. Human Rights

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

10. Local Finance Considerations

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. This development will generate a total of approximately £266,695 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.

The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule.

10a. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations have been sought in respect of the following matters:

- **Playing Pitches.** The development is in a location that is deficient in terms of playing pitches. There is therefore an impact on infrastructure requirement that arises as a result of the development, namely the provision of improved playing pitches. The estimated cost of mitigating this impact is £79,886. This will be allocated towards the improvement of playing pitches at Tothill Park.
- **Local Green Space.** By reason of the increased population facilitated by the development, it will contribute to the cumulative impact on existing local green space, most specifically through the need for green space improvements. The estimated cost of mitigating this impact is £44,039. This will be allocated towards the improvement of local green space at Tothill Park.

A planning obligation management fee of £6,196.25 will be payable on the signing of the Section 106 obligation to meet the Council's costs in administering and implementing the agreement.

11. Equalities and Diversities

The ground floor has a level access, and the upper flats are accessible by lift. Individual rooms can be adapted according to individual needs.

12. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and specifically the Local Development Framework Core Strategy 2007; the Development Guidelines SPD and the Design SPD and is considered to be compliant with the National Planning Policy Framework guidance. It is recommended to grant conditional approval subject to completion of a S106 obligation.

13. Recommendation

In respect of the application dated **22/04/2014** and the submitted drawings 1000 Site location Plan; 1999 Site and highway plan; 2000 Rev G ground and first floor plans; 2001 Rev E second and third floor plans; 2002 Rev E fourth and fifth floor plans; 2003 Rev E sixth and seventh floor plans; 2004 Rev E Roof plans; 3000 Rev B Elevations north and east; 3001 Rev B Elevations south and west; 4000 sections; 6000 Rev B Section 1 details; 6001 Section 9 details; Design and Access Statement; Renewable energy statement (March 2014); Transport statement; Drainage statement; Ecological mitigation and enhancement strategy, it is recommended to: **Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 19 September 2014**

14. 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: 1000 Site location Plan; 1999 Site and highway plan; 2000 Rev G ground and first floor plans; 2001 Rev E second and third floor plans; 2002 Rev E fourth and fifth floor plans; 2003 Rev E sixth and seventh floor plans; 2004 Rev E Roof plans; 3000 Rev B Elevations north and east; 3001 Rev B Elevations south and west; 4000 sections; 6000 Rev B Section 1 details; 6001 Section 9 details; Design and Access Statement; Renewable energy statement; Transport statement; Drainage statement; Ecological mitigation and enhancement strategy.

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, and paragraphs 61-66 of the National Planning Policy Framework 2012.

REINSTATEMENT OF FOOTWAY

(3) The building shall not be occupied until the existing footway crossings adjacent to the site on Regent Street (now redundant) have been removed, and the length of footway reinstated.

Reason:

In the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

CODE OF PRACTICE DURING CONSTRUCTION

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

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 -123 of the National Planning Policy Framework 2012 .

CONTAMINATED LAND

(5) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not take place until sections 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 of this condition has been complied with in relation to that contamination.

Section 1. Site Characterisation

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

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

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

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

Section 2. Submission of Remediation Scheme

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

Section 3. Implementation of Approved Remediation Scheme

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

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

Section 4. Reporting of Unexpected Contamination

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

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 – 123 of the National Planning Policy Framework 2012.

ACCESS

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

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

EXTINGUISHMENT OF HIGHWAY

(7) No development within the public highway which serves as an access from Regent Street to Hampton Cottages shall commence until such time that an application, under the provisions of Section 247 of the Town and Country Planning Act 1990, has been submitted to the Government Office to extinguish the highway rights along the length of highway which serves as an access from

Regent Street to Hampton Cottages. Furthermore no work within the public highway will be permitted until such time that the proposed extinguishment has been completed.

Reason:

In the interests of highway and pedestrian safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

DETAILS OF BOUNDARY TREATMENT

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

Reason:

To ensure that the details of the development are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

LANDSCAPE DESIGN PROPOSALS

(9) No external landscaping works shall take place until full details of both hard and soft landscape works and a programme for their implementation and management 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 and species.

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, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

EXTERNAL MATERIALS

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

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

DESIGN DETAILS

(11) Notwithstanding the details submitted, unless otherwise agreed previously with the Local Planning Authority (LPA), no work shall commence on the respective area detailed below until the following details have been submitted to and agreed in writing by the LPA:

- i) Details of the depth of reveals to all window openings;
- ii) Details of design and positioning of roof plant including PV panels and air conditioning units.

Such agreed details shall be strictly adhered to during the course of development and thereafter so maintained.

Reason:

To enable the LPA to consider the above details in the interests of the appearance and character of the development and locality, in accordance with policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006 - 2021) 2007 and the NPPF.

MANAGEMENT OF STUDENT ACCOMMODATION

(12) Within one month of the occupation of the accommodation hereby approved, a management plan for the operation of the accommodation, which shall include contact details (including postal address, email address and telephone number) of the person to be contacted regarding any issues arising from the use of the building or its curtilage and shall include a commitment to keep this information up to date, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall thereafter be adhered to strictly at all times.

Reason:

In the interests of neighbours' amenities and to provide a ready point of contact for any person who needs to address an issue in relation to the use of the property, in accordance with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

TRAVEL PLAN DETAILS

(13) The uses hereby permitted shall be carried out in accordance with details of a Travel Plan which shall be submitted to and approved in writing by the Local Planning Authority prior to the development coming into use. The Travel Plan shall include the following elements:-

- The provision of secure and convenient cycle parking facilities
- The appointment of a suitable on-site co-ordinator to monitor and record occupiers' progress in meeting the objectives of the plan. An initial survey of travel patterns to/from the site shall be carried out and the results, together with proposed targets for staff cycle and public transport usage and car sharing, submitted to the Local Planning Authority within six months of the development opening. A report shall be submitted to the Local Planning Authority every two years monitoring the progress of the plan and achievement of the identified targets
- Measures for enforcement of the plan, should agreed objectives and targets not be met.

Reason:

In the opinion of the Local Planning Authority, such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 32 and 34 of the National Planning Policy Framework 2012. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

NOISE VERIFICATION

(14) Prior to any occupation of dwellings on the south elevation of the building hereby permitted, the developer should submit, for written approval by the LPA, a verification report proving that the dwelling meets the aforementioned criteria.

Reason:

To ensure that the aforementioned noise insulation standards are met, and that the proposed dwellings hereby permitted achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

STUDENT ACCOMMODATION

(15) The units of residential accommodation hereby approved shall only be occupied by students in full-time education, by a warden (who may not be in full-time education), or by delegates attending conferences or courses during vacation periods (no such delegate shall occupy the premises for more than four weeks in any calendar year).

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, and paragraph 61 of the National Planning Policy Framework 2012, but its occupation by any other persons would need to be the subject of a further planning application for consideration on its merits.

PEDESTRIAN/CYCLE ACCESS

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

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

CYCLE PROVISION

(17) The building shall not be occupied until space has been laid out within the site in accordance with the approved plan for 40 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, and paragraph 32 of the National Planning Policy Framework 2012.

BIODIVERSITY

(18) The planting and wildlife provisions within the Ecological Mitigation and Enhancement Strategy (May 2014) shall be implemented with respect to the site.

Reason

To achieve a net gain in biodiversity in accordance with Policy CS19 of the Plymouth Local Development Framework Core Strategy (2006 - 2021) and the National Planning Policy Framework.

REPORTING OF UNEXPECTED CONTAMINATION

(19) 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, and paragraphs 120 -123 of the National Planning Policy Framework 2012.

WINDOW DISPLAY

(20) A ground floor window display relating to the use of the commercial unit and/or the services provided shall be provided and maintained at all times.

Reason:

To provide an active shopping frontage. In accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 61 of the National Planning Policy Framework 2012.

SPECIFIED USE RESTRICTION: COMMERCIAL PREMISES

(21) The commercial premises shall be used for A1, A2 or A3 uses of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification), but no cooking shall take place on the commercial premises except for the reheating of food.

Reason:

The Local Planning Authority considers that, in the particular circumstances of the case, the use of the premises for the purpose specified is appropriate but that a proposal to use the building for any other purposes would need to be made the subject of a separate application to be considered on its merits in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 and 123 of the National Planning Policy Framework 2012.

NOISE: GOOD ROOM CRITERIA

(22) All dwellings on the south elevation of the development hereby permitted shall be constructed in accordance with BS8233:1999 so as to provide sound insulation against externally generated noise. The good room criteria shall be applied, meaning there must be no more than 30 dB Laeq for living rooms (0700 to 2300 daytime) and 30 dB Laeq for bedrooms (2300 to 0700 night-time), with windows shut and other means of ventilation provided. Levels of 45 dB Laf.max shall not be exceeded in bedrooms (2300 to 0700 night-time).

Reason:

To ensure that the proposed dwellings hereby permitted achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with policies CS22 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document 2007.

DELIVERY AND REFUSE COLLECTION TIMES

(23) Deliveries and refuse collections are restricted to the following times: -

- Monday to Saturday: No deliveries or refuse collection between 6pm and 8am
- Sundays and Bank Holidays: No deliveries or refuse collection

Reason:

To protect the residential and general amenity of the area from noise emanating from delivery and waste collection activities and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

OPENING HOURS: COMMERCIAL UNIT

(24) The commercial unit hereby permitted shall not be open to customers outside the following times: 07:00 hours to 21:00 hours Mondays to Saturdays inclusive and 09:00 hours to 17:00 hours on Sundays and Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at and leaving the premises, and avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

SUSTAINABILITY: RENEWABLE ENERGY

(25) Unless otherwise agreed previously in writing with the Local Planning Authority, the applicant shall implement the recommendations of the Renewable Energy Report (March 2014) regarding on-site renewable energy provision. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Unless otherwise agreed in writing, the approved on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

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

Informatives

INFORMATIVE: SPECIAL WASTES

(1) If any demolition is involved, the Environment Agency advises that buildings when demolished can give rise to Special Wastes. These are subject to additional control prior to disposal. The Environment Agency can advise the applicant on the regulations concerning Special Wastes.

The Special Wastes most likely to be encountered during the demolition/refurbishment of pre-developed sites are: -

- a. asbestos cement building products;
- b. fibrous asbestos insulation, particularly around heating appliances;
- c. central heating oil;
- d. herbicides/pesticides;
- e. oils and chemicals associated with vehicle repairs and maintenance.

INFORMATIVE: NESTING SEASON

(2) It is an offence under the Wildlife and Countryside Act to damage to destroy the nest of any wild bird while it is in use or being built and it is also an offence to disturb many species of wild bird while nesting.

INFORMATIVE - DETAILS OF THE MANAGEMENT ARRANGEMENTS

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

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

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

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

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

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

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

INFORMATIVE: MANAGEMENT PLAN

(4) With regard to the management plan, it is recommended that there is an appropriate selection process for tenants and that an appropriate anti-social behaviour clause is included in the tenancy agreement so that any anti-social behaviour or noise nuisance created by the tenants can be adequately addressed. Should a noise nuisance be created at the property, then action may be taken in line with statutory nuisance provisions under the Environmental Protection Act 1990.

INFORMATIVE - CODE OF PRACTICE

(5) The management plan required by condition 3 shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web-pages, and shall include sections on the following:

a. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information;

- b. Construction traffic routes, timing of lorry movements, weight limitations on routes, initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, wheel wash facilities, access points, hours of deliveries, numbers and types of vehicles, and construction traffic parking; and
- c. Hours of site operation, dust suppression measures, and noise limitation measures.

INFORMATIVE - RESIDENT PERMIT PARKING ZONE

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

INFORMATIVE - PUBLIC HIGHWAY WORKS

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

INFORMATIVE - ACCESS RIGHTS

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

INFORMATIVE: SECTION 278 AGREEMENT

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

INFORMATIVE: POSITIVE AND PROACTIVE WORKING

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

INFORMATIVE: DEVELOPMENT DOES NOT ATTRACT A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

(11) The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule. The Levy is subject to change and 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. Index-linking may also apply.

INFORMATIVE: NOISE INSULATION

(12) As noise insulation works can be costly after developments are completed, it is advised that in order to meet the above criteria a noise assessment is carried out to assess the additional level of insulation required, to ensure required standards are met prior to development. This may reduce costs after the development has been completed.

INFORMATIVE: ACTIVE WINDOW

(13) For the purposes of condition (20), an active window is one where the activities within the property can be seen through a substantial proportion of the glazed area. It may also incorporate a subservient changeable display area to showcase the goods sold or services provided at the property.

This page is intentionally left blank

PLANNING APPLICATION REPORT



Application Number 14/00537/OUT

Item 4

Date Valid 09/04/2014

Ward Drake

Site Address SOUTHVIEW, WOODSIDE PLYMOUTH

Proposal

Outline application with appearance, landscaping and layout reserved for future consideration for the erection of 6 dwellings (demolition of existing building). Resubmission of 13/02432/OUT

Applicant

Mr R Boco

Application Type

Outline Application

Target Date

04/06/2014

Committee Date

**Planning Committee: 19
June 2014**

Decision Category

Member Referral

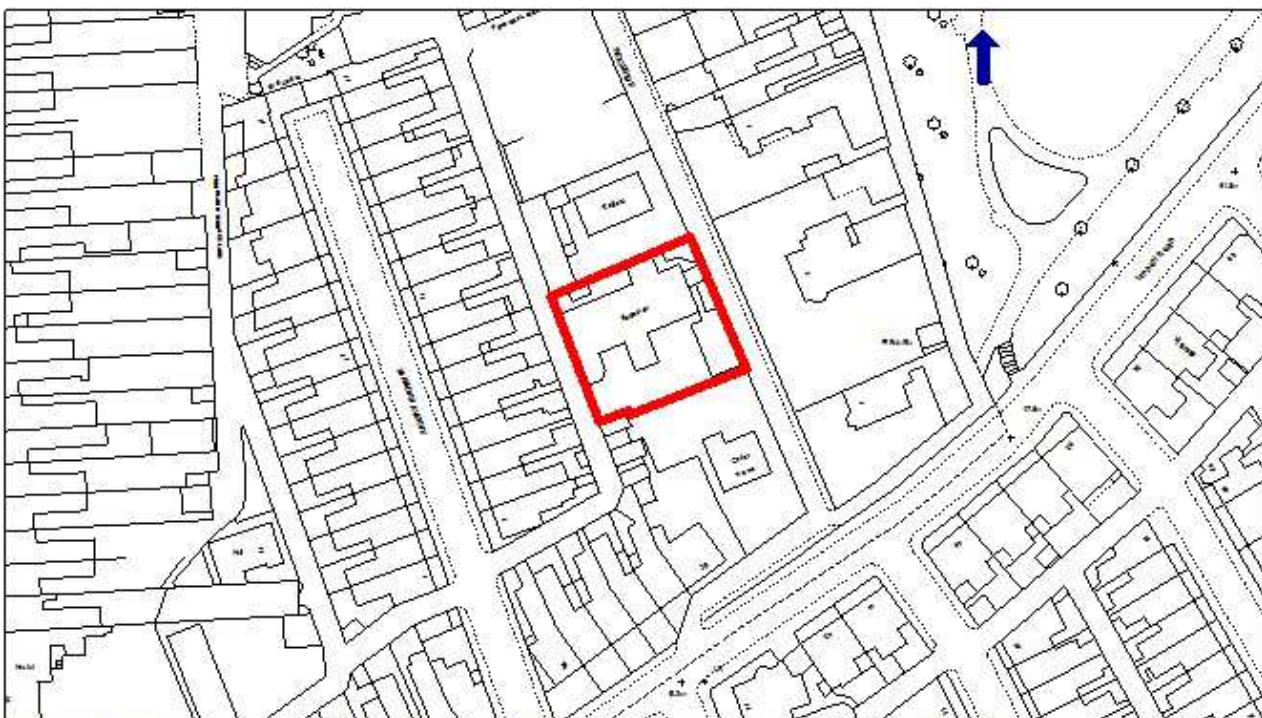
Case Officer

Olivia Wilson

Recommendation

Grant Conditionally

Click for documents www.plymouth.gov.uk



This application has been called to Planning Committee by Councillor Ricketts.

1. Description of site

Southview is a vacant residential home in the Lipson area of the city. It fronts onto Woodside and backs onto the rear service lane of Diamond Avenue. The existing building is single-storey and has been extended over the years. There is a driveway and entrance off Woodside. The Woodside elevation is screened by a high historic limestone wall. On either side of the property are detached residential properties (Cedar House and Radford), and there are large, detached properties on the opposite side of Woodside.

2. Proposal description

Outline application with appearance, landscaping and layout reserved for future consideration for the erection of 6 dwellings (demolition of existing building). Resubmission of I3/02432/OUT.

3. Pre-application enquiry

A meeting was held with the applicants following the withdrawal of the previous application. The Local Planning Authority advised that the scheme should be reduced in scale to reduce the impact on neighbouring residential amenity. Officers also advised that each property should have its own private amenity space.

4. Relevant planning history

I3/02432/OUT - Outline application with all matters reserved for future consideration for the erection of 6 dwellings (demolition of existing building)- withdrawn

5. Consultation responses

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

The Public Protection Service has no objection to this application subject to conditions on land quality, code of construction practice and asbestos removal from the existing building.

The Highway Authority has no objection to the application subject to conditions on car parking and cycle parking.

South West Water notes the approximate location of a public sewer in the vicinity of the site. It states that no development will be permitted within 3 metres of the sewer, and ground cover should not be substantially altered. Should the development encroach on the 3 metre easement, the sewer will need to be diverted at the expense of the applicant. The applicant/agent is advised to contact the Development Planning Team to discuss the matter further.

6. Representations

8 letters of representation have been received. These raise the following concerns:

- The wall along the front of the property is historic and the wall should be retained – this isn't clear from the proposal.
- The proposal is over-development of the site in terms of height and massing and will be out of character with other development in the area.

- The traffic is already bad in the area and this development will make it worse.
- There are restrictive covenants in place on the site to limit the height of buildings to single-storey.
- The dwellings would become student housing and will cause noise and disruption to local residents.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The National Planning Policy Framework (the Framework) is a weighty material consideration. It replaces the majority of Planning Policy guidance issued at National Government Level. Paragraph 215 of Annex 1 to the Framework provides that the weight to be afforded to Core Strategy policies will be determined by the degree of consistency of those policies with the Framework.

At the heart of the Framework is a presumption in favour of sustainable development. In the context of planning applications, this means approving development proposals that accord with the development plan without delay but where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
- specific policies in the Framework indicate development should be restricted.

The key policies that are relevant to this application are: CS02 (Design); CS34 (Planning Application Considerations); CS28 (Local Transport Considerations); CS15 (Provision of Housing) and the Development Guidelines SPD.

8. Analysis

1. This application is to demolish the existing vacant residential nursing home and to construct a terrace of 6 two-storey dwellings with parking to the rear.
2. This is a resubmission of a previous application that was withdrawn (13/02432/OUT). The application has been revised to reduce the roof heights of the two end properties by changing the design from a gable to a hipped roof and to change the layout of the rear gardens and parking area. Instead of a communal refuse storage area, it is proposed that each dwelling have its own bin storage area and cycle store in a small rear amenity space. It is an outline application with all matters reserved except for scale.
3. The main planning considerations with this application are considered to be: principle of the development; design and impact on the street-scene; highways and parking; impact on the amenity of neighbouring properties; standard of accommodation; drainage and landscaping.

Principle of the use

4. The site is in existing residential use as a residential care home. The principle of residential use on the site is therefore established, although a residential home is a different use class to a residential dwelling.

5. The site is located in a residential area, and therefore officers consider that the principle of change of use from nursing home to dwellings is acceptable. Concerns have been raised that the properties may become student flats in future. Officers note that the site lies within the Article 4 Direction area which removes permitted development rights for change of use from C3 (dwellings) to C4 (small HMO) uses, and therefore any change of use to student housing would require a planning application.

Design and impact on the street-scene

6. Concerns have been raised about the visual impact of the dwellings within the street-scene. Reference has been made to a covenant on the site which limits the height of buildings to single-storey and also to the high boundary limestone wall that currently screens the site from the road. Officers note that covenants are not material planning considerations and therefore should not be a consideration with this proposal.
7. Policy CS02 states that new development should be well designed to respect the character, identity and context of Plymouth's historic townscape, and should contribute positively to an area's identity and heritage in terms of scale, density, layout and access. In this case the application is an outline application and details of design and layout are reserved matters for future consideration. Only scale is not reserved and therefore needs to be considered at outline stage. However, indicative drawings have been submitted to indicate design and layout.
8. Although the dwelling to the north of the site (Radford) is single-storey, the dwelling to the south (Cedar House) and other dwellings further up the street are two-storey developments, and therefore from a design viewpoint officers consider that the proposed height would be in keeping with other developments in the street in terms of scale.
9. In relation to appearance and layout, the indicative plans show a terrace of 6 dwellings with the end two houses having hipped roofs. Officers consider that the hipped roofs at either end serve to reduce the massing of the development. An informative can be included to highlight the importance of hipped roofs to the appearance of the development, to ensure that this is addressed at reserved matters stage.
10. The application states that the limestone wall along Woodside will be retained. The proposed indicative ground floor plan shows the wall retained but with 6 openings to provide access to the individual dwellings. Officers consider that the retention of the wall to its full height, and the restoration of the wall where the current driveway is, is important to retain the historic character of the street-scene. There would be less impact on the appearance of the historic wall if 3 wall openings were created instead of 6. Officers consider that these details can be considered at reserved matters stage. An informative can be attached to require full details of the stone wall along the frontage to be shown at reserved matters stage.
11. The indicative plans show the dwellings to have slate roof tiles, aluminium windows and doors and white render. Further details of these can be requested by condition.
12. Officers consider that the scale of the development proposed is acceptable in terms of the height and massing of the development, and that the appearance of the scheme can be determined at reserved matters stage. Officers would expect the appearance to include hipped roofs at either end of the development, and the wall along the Woodside frontage to be retained to its full height.

Highways and parking

13. Concerns have been raised about the impact of the development on parking and access along Woodside. The rear service lane from which the proposed development car parking area is accessed already serves as the primary means of vehicular access to a number of properties and associated car parking areas. Whilst it is accepted that the proposed development will clearly lead to an increase in the use of the service lane by both vehicles and pedestrians alike, the extra number of trips generated by the proposed development of 6 houses is not considered to be significant. Officers consider that the main traffic impact will be to the rear service lane rather than to Woodside.
14. It is also worth noting that the primary means of pedestrian access to the development is from Woodside rather than the rear service lane and that the current use of the site as a residential home would have generated a level of pedestrian and vehicle movements. A total of 12 off-street car parking spaces have been provided which will ensure that each property has access to 2 off-street car parking spaces. This accords with the maximum car parking standards for residential development as outlined within the Development Guidelines SPD.

Impact on neighbouring residential amenity

15. Concerns have been raised about the closeness of plot 1 to the boundary of the neighbouring dwelling to the north (Radford). This property faces south (towards the development site) and has principle windows on this elevation plus a garden. Officers note that the eaves of the end property (plot 1) will be about 1m above the side boundary of Radford, and that the roof ridge will be about 5m above the boundary. The new dwelling will extend for about 11m along the length of the side boundary of Radford. The roof of the end dwelling is shown as a hipped roof which means that the ridge is offset from the boundary by about 5m to reduce the impact of the building. The designs have also been amended to remove a rear balcony from the end dwelling (plot 1) so as to maintain the privacy of occupiers of Radford. No windows are proposed in the end elevation, although two skylights are proposed in the hipped roof.
16. Concerns have been raised that there will still be an element of overlooking from the proposed new dwellings to the side elevation of Radford. Officers note that the rear elevation of plots 1 and 2 do not have a balcony. Officers do not consider that there would be any direct overlooking of Radford from the rear windows of plot 1. Officers note that the end elevation of Plot 6 is close to the side boundary with Cedar House to the south. Officers consider that there should be no side windows in the end elevation of Plot 6 to preserve the privacy of occupiers of Cedar House.
17. Officers consider that the design of the development has been amended to reduce the impact on the neighbouring property. While it will result in a loss of outlook (currently, Radford has an uninterrupted outlook), officers do not consider that this would be detrimental enough to warrant a refusal, as there will still be outlook to the front and rear of the proposed dwelling, and there will be sufficient sunlight to Radford. Officers also do not consider that the proposed dwellings would result in any detrimental loss of outlook to the dwellings opposite. Restrictions on permitted development should be attached to prevent any alterations to the properties in future from taking place that might be detrimental to neighbouring residential amenity.

Drainage

18. South West Water has commented that drainage plans show a mains sewer pipe running underneath the site, and that the applicant should contact South West Water prior to development to agree drainage. This can be brought to the attention of the applicant through an informative.

Landscaping

19. The indicative plans indicate the layout of amenity space to the front and rear of the new dwellings and the car park to the rear, but do not provide details of planting or hard surfacing. Officers consider that these details can be agreed by a landscaping condition.

9. Human Rights

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

10. Local Finance Considerations

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. This development will generate a total of approximately £40,292 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.

The scheme will be liable for CIL, however the calculation will be made at Reserved Matters stage.

11. Planning Obligations

Planning obligations have not been sought in this instance.

12. Equalities and Diversities

One dwelling should be constructed to lifetime homes standards in accordance with Policy CS15.

13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance. It is therefore recommended to grant conditional approval.

13. Recommendation

In respect of the application dated **09/04/2014** and the submitted drawings, it is recommended to:
Grant Conditionally

14. Conditions

TIME LIMIT FOR SUBMISSION

(1) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990.

APPROVAL OF RESERVED MATTERS

(2) Approval of the details of appearance, landscaping and layout (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason:

Application was made in outline only under Section 92 of the Town and Country Planning Act and approval of the details specified is still required.

TIME LIMIT FOR COMMENCEMENT

(3) The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

SUBMISSION OF RESERVED MATTERS

(4) Plans and particulars of the reserved matters referred to in condition (2) above, relating to the appearance, landscaping and layout of the proposal, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason:

Application was made in outline only under Section 92 of the Town and Country Planning Act and approval of the details specified is still required.

Pre-commencement Conditions

CODE OF PRACTICE DURING CONSTRUCTION

(5) 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, and paragraphs 120 -123 of the National Planning Policy Framework 2012 .

CONTAMINATED LAND

(6) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not take place until sections 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 of this condition has been complied with in relation to that contamination.

Section 1. Site Characterisation

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

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

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

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

Section 2. Submission of Remediation Scheme

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

Section 3. Implementation of Approved Remediation Scheme

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

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

Section 4. Reporting of Unexpected Contamination

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

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 – 123 of the National Planning Policy Framework 2012.

ACCESS

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

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

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 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, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

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, species and numbers.

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, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

BOUNDARY TREATMENT

(10) No development shall take place until details of the boundary treatment of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. For the avoidance of doubt, these details shall include details of the treatment of the boundary wall fronting Woodside.

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, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

WINDOWS AND DOORS

(11) No development shall take place until details of the windows and doors to be installed in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

Pre-occupation Conditions

PROVISION OF PARKING AREA

(12) Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not 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, and paragraph 32 of the National Planning Policy Framework 2012.

CYCLE PROVISION

(13) No dwelling shall be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for 6 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, and paragraph 32 of the National Planning Policy Framework 2012.

Other Conditions

RESTRICTIONS ON PERMITTED DEVELOPMENT

(14) Notwithstanding the provisions of Article 3 and Classes A, B and C of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no enlargements, improvements or other alterations, including to the roof, shall be constructed to the dwellings hereby approved.

Reason:

In order to protect the residential amenity of the neighbouring properties, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120-123 of the National Planning Policy Framework 2012.

Informatives

INFORMATIVE: SPECIAL WASTES

(1) If any demolition is involved, the Environment Agency advises that buildings when demolished can give rise to Special Wastes. These are subject to additional control prior to disposal. The Environment Agency can advise the applicant on the regulations concerning Special Wastes.

The Special Wastes most likely to be encountered during the demolition/refurbishment of pre-developed sites are: -

- a. asbestos cement building products;
- b. fibrous asbestos insulation, particularly around heating appliances;
- c. central heating oil;
- d. herbicides/pesticides;
- e. oils and chemicals associated with vehicle repairs and maintenance.

INFORMATIVE: RESIDENT PARKING PERMIT SCHEME

(2) 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: ILLUSTRATIVE DETAILS

(3) In granting this outline planning permission, the Local Planning Authority has had regard to the details shown for illustrative purpose on the submitted plans and drawings, and would expect the principles shown to be reflected in any subsequent application for the approval of reserved matters. In particular, the roof design should be as shown on the indicative drawings, with both end properties having hipped roofs.

INFORMATIVE: BOUNDARY WALL

(4) In granting this outline planning permission, the Local Planning Authority has had regard to the statement by the application that the boundary wall with Woodside will be retained to its full height. Any future application for reserved matters shall provide full details of boundary wall treatments.

INFORMATIVE: POSITIVE AND PROACTIVE WORKING

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

INFORMATIVE: DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(6) 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: ARTICLE 4 DIRECTION

(7) The applicant is advised that the site lies within the City Council's Article 4 Direction Area which removes permitted development rights for change of use from C3 (dwellings) to C4 (HMO). For the avoidance of doubt, planning permission will be required for any change of use from C3 to C4.

INFORMATIVE: SOUTH WEST WATER

(8) The applicant is advised that no development will be permitted within 3 metres of the sewer, and ground cover should not be substantially altered. Should the development encroach on the 3 metre easement, the sewer will need to be diverted at the expense of the applicant. The applicant/agent is advised to contact the Development Planning Team to discuss the matter further.

PLANNING COMMITTEE

Decisions issued for the following period: 2 May 2014 to 8 June 2014

Note - This list includes:

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

Item No 1

Application Number: 13/01293/FUL **Applicant:** Redrow Homes South West

Application Type: Full Application

Description of Development: Re-develop site by erection of 77 dwellings with associated car parking and landscaping and provision of 2 sports pitches with ancillary changing facilities and car parking with new vehicular access for all uses from Ham Drive

Site Address FORMER CIVIL SERVICE SPORTS CLUB, RECREATION ROAD PLYMOUTH

Case Officer: Robert Heard

Decision Date: 08/05/2014

Decision: Grant Subject to S106 Obligation - Full

Item No 2

Application Number: 13/02328/FUL **Applicant:** Stoke Damerel Community Coll

Application Type: Full Application

Description of Development: Partial demolition of existing buildings, extension to include kitchen, dining, substation, lobby and teaching spaces, ancillary site works and temporary relocation of prefabricated building

Site Address STOKE DAMEREL COMMUNITY COLLEGE, SOMERSET PLACE PLYMOUTH

Case Officer: Jon Fox

Decision Date: 08/05/2014

Decision: Grant Conditionally

Item No 3

Application Number: 13/02382/FUL **Applicant:** Plymouth Hospitals NHS Trust
Application Type: Full Application
Description of Development: Reconfiguration, regrading and extension to car park to provide 23 additional staff car parking spaces
Site Address DERRIFORD HOSPITAL, DERRIFORD ROAD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 20/05/2014
Decision: Grant Conditionally

Item No 4

Application Number: 13/02445/FUL **Applicant:** Eliot Design & Build (Percy Stre
Application Type: Full Application
Description of Development: Redevelopment of vacant site for 11 no affordable/local needs dwellings with associated parking and external works
Site Address LAND AT PERCY STREET PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 09/05/2014
Decision: Grant Subject to S106 Obligation - Full

Item No 5

Application Number: 14/00035/TPO **Applicant:** Mr Peter Haddon
Application Type: Tree Preservation
Description of Development: Tree maintenance works including pruning for footway and highway clearance
Site Address ST MARYS COURT PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 23/05/2014
Decision: Grant Conditionally

Item No 6

Application Number: 14/00093/FUL **Applicant:** Mr Roland Ward
Application Type: Full Application
Description of Development: Retrospective application for decking, fencing and wall to rear garden
Site Address 31 FURZEHATT WAY PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 22/05/2014
Decision: Refuse

Item No 7

Application Number: 14/00128/FUL **Applicant:** Linden Homes South West
Application Type: Full Application
Description of Development: Development of site by erection of 12 dwellings, access and associated works (existing building to be removed)
Site Address FORMER PLYMOUTH PREPARATORY SCHOOL,
BEECHFIELD GROVE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 05/06/2014
Decision: Grant Conditionally

Item No 8

Application Number: 14/00194/OUT **Applicant:** Mr and Mrs Burchell
Application Type: Outline Application
Description of Development: Demolition of garage and erection of two dwellings
Site Address 18A TORLAND ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 13/05/2014
Decision: Application Withdrawn

Item No 9

Application Number: 14/00242/LBC **Applicant:** Mr Alan Mitchell
Application Type: Listed Building
Description of Development: Retrospective application to install bell cast beading above upper windows
Site Address FIRST FLOOR FLAT, 49 ADELAIDE STREET
STONEHOUSE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 16/05/2014
Decision: Grant Conditionally

Item No 10

Application Number: 14/00335/EXDE **Applicant:** Mr Gerald Nevisky
Application Type: LDC Existing Develop
Description of Development: Rear balcony
Site Address 60 DUNRAVEN DRIVE PLYMOUTH
Case Officer: Kate Price
Decision Date: 13/05/2014
Decision: Issue Certificate - Lawful Use

Item No 11

Application Number: 14/00338/PRDE **Applicant:** Mr Ryan Matthews
Application Type: LDC Proposed Develop
Description of Development: Roof alterations to include a dormer window and single storey rear extension
Site Address 7 DOIDGES FARM CLOSE PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 13/05/2014
Decision: Issue Certificate - Lawful Use

Item No 12

Application Number: 14/00362/EXUS **Applicant:** Mrs Caroline Le Messurier
Application Type: LDC Existing Use
Description of Development: Establish existing use as ground floor flat (C3) and first floor HMO (C4)
Site Address 66 HILL PARK CRESCENT PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 02/05/2014
Decision: Issue Certificate - Lawful Use

Item No 13

Application Number: 14/00365/FUL **Applicant:** Mrs Nicola Scobling
Application Type: Full Application
Description of Development: Extension to existing garage to provide double garage with stores below
Site Address 36 SHERFORD ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/05/2014
Decision: Refuse

Item No 14

Application Number: 14/00372/FUL **Applicant:** Drakes Circus Limited Partnersh
Application Type: Full Application
Description of Development: Change of use from A1 (shop) to A3 (restaurant/café) with external seating and associated works
Site Address SU19, DRAKE CIRCUS SHOPPING CENTRE, 1 CHARLES STREET PLYMOUTH
Case Officer: Jessica Vaughan
Decision Date: 30/05/2014
Decision: Grant Conditionally

Item No 15

Application Number: 14/00375/FUL **Applicant:** Messrs Phil Beed and David Ho
Application Type: Full Application
Description of Development: Erection of 2 dormer style dwellings with integral garage.
Associated alterations to footpaths
Site Address SITE EAST OF 790, WOLSELEY ROAD ST BUDEAUX
PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 14/05/2014
Decision: Grant Conditionally

Item No 16

Application Number: 14/00384/FUL **Applicant:** Mr and Mrs JW Woodley
Application Type: Full Application
Description of Development: Rear dormer extension for increased shared lounge
accommodation in existing student house.
Site Address 2 GLEN PARK AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 06/05/2014
Decision: Grant Conditionally

Item No 17

Application Number: 14/00392/FUL **Applicant:** Mrs Chris Taylor
Application Type: Full Application
Description of Development: Change of use of dwellinghouse to two self-contained flats
Site Address 18 CROMWELL ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 06/05/2014
Decision: Grant Conditionally

Item No 18

Application Number: 14/00414/EXDE **Applicant:** Mr Michael Hurley
Application Type: LDC Existing Develop
Description of Development: Establish lawful development of existing conservatory
Site Address 21 ARNSIDE CLOSE PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 03/06/2014
Decision: Issue Certificate - Lawful Use

Item No 19

Application Number: 14/00416/FUL **Applicant:** Mr P Gerry
Application Type: Full Application
Description of Development: Demolition of store and erection of a new dwelling
Site Address LAND TO REAR OF 69-73 MANNAMEAD ROAD
PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 09/05/2014
Decision: Grant Conditionally

Item No 20

Application Number: 14/00422/FUL **Applicant:** Armada Coffee Ltd
Application Type: Full Application
Description of Development: Retention of raised decking area to provide coffee shop
outdoor seating area for a temporary period of 3 years
Site Address 135 TO 137 ARMADA WAY PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 22/05/2014
Decision: Grant Conditionally

Item No 21

Application Number: 14/00423/TPO **Applicant:** Mrs Samantha Rigbey
Application Type: Tree Preservation
Description of Development: Group of 3 Norway Maple Trees - Reduce by 5 metres and crown thin by 40%
Site Address 8 VANGUARD CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 29/05/2014
Decision: Refuse

Item No 22

Application Number: 14/00427/EXUS **Applicant:** Mrs Jill Bolt
Application Type: LDC Existing Use
Description of Development: Establish existing use of granny annex as an independent residential unit
Site Address 50A WEMBURY ROAD PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 14/05/2014
Decision: Issue Certificate - Lawful Use

Item No 23

Application Number: 14/00452/FUL **Applicant:** Mr Graham Shaddick
Application Type: Full Application
Description of Development: Construction of bungalow on land adjacent to 2 Hawthorn Way (revision to 13/01408/FUL)
Site Address 2 HAWTHORN WAY PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 12/05/2014
Decision: Grant Conditionally

Item No 24

Application Number: 14/00453/FUL **Applicant:** Mrs Harvey
Application Type: Full Application
Description of Development: Externally applied wall insulation with rendered finish.
Site Address 11 ANNS PLACE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 08/05/2014
Decision: Grant Conditionally

Item No 25

Application Number: 14/00462/FUL **Applicant:** Mr Daniel Fellows
Application Type: Full Application
Description of Development: Proposed conversion of roof space and extension to existing building to form 1 2-bed flat and 1 4-bed House in Multiple Occupation
Site Address PENNYCOMEQUICK HOTEL, CENTRAL PARK AVENUE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 15/05/2014
Decision: Application Withdrawn

Item No 26

Application Number: 14/00467/FUL **Applicant:** Mrs Judith Sheehy
Application Type: Full Application
Description of Development: Construction of garage with store above
Site Address 23 BENBOW STREET PLYMOUTH
Case Officer: Liz Wells
Decision Date: 08/05/2014
Decision: Application Withdrawn

Item No 27

Application Number: 14/00468/TPO **Applicant:** Mr Michael Norris
Application Type: Tree Preservation
Description of Development: Holm Oak - reduce by 2-3 metres to previous pruning points
Site Address 4 ROBERT ADAMS CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 07/05/2014
Decision: Grant Conditionally

Item No 28

Application Number: 14/00469/TPO **Applicant:** Mr Addis
Application Type: Tree Preservation
Description of Development: 2 Beech - reduce by 4-5m
Site Address 15 WARLEIGH CRESCENT PLYMOUTH
Case Officer: Jane Turner
Decision Date: 20/05/2014
Decision: Refuse

Item No 29

Application Number: 14/00470/TPO **Applicant:** Mr Arthur Kettle
Application Type: Tree Preservation
Description of Development: Holm Oak - Remove
Site Address 3 ROBERT ADAMS CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 19/05/2014
Decision: Grant Conditionally

Item No 30

Application Number: 14/00471/PRUS **Applicant:** Mr P Gerry
Application Type: LDC Proposed Use
Description of Development: The application seeks confirmation that the consented use of the property known as Bedford Park Care Centre (Granted under application no. 90/01016/FUL description; Erection of elderly persons complex including nursing home, residential home and independent shared unit and continue use of Bedford Park as public/private use) allows for the use of the property as a Nursing Home and Extra Care (assisted living) units.
Site Address BEDFORD PARK CARE CENTRE, PEARN ROAD
PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 06/05/2014
Decision: Issue Certificate - Lawful Use

Item No 31

Application Number: 14/00475/FUL **Applicant:** Claverton Estates Ltd
Application Type: Full Application
Description of Development: Change of use of basement to one bedroom self-contained flat
Site Address 47 MUTLEY PLAIN PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 14/05/2014
Decision: Grant Conditionally

Item No 32

Application Number: 14/00479/FUL **Applicant:** Dr Wai Tse
Application Type: Full Application
Description of Development: Demolition of conservatory on listed building
Site Address 8 ALBEMARLE VILLAS PLYMOUTH
Case Officer: Mike Stone
Decision Date: 16/05/2014
Decision: Grant Conditionally

Item No 33

Application Number: 14/00480/LBC **Applicant:** Dr Wai Tse
Application Type: Listed Building
Description of Development: Demolition of Conservatory
Site Address 8 ALBEMARLE VILLAS PLYMOUTH
Case Officer: Mike Stone
Decision Date: 16/05/2014
Decision: Grant Conditionally

Item No 34

Application Number: 14/00481/FUL **Applicant:** Mr Kenneth Paul Body
Application Type: Full Application
Description of Development: Proposed 2 storey side extension
Site Address 2 JENKINS CLOSE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 09/05/2014
Decision: Grant Conditionally

Item No 35

Application Number: 14/00483/TPO **Applicant:** Mrs Lynne Lloyd
Application Type: Tree Preservation
Description of Development: Lime - fell
Site Address FURSDON HOUSE, BLUNTS LANE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 02/05/2014
Decision: Grant Conditionally

Item No 36

Application Number: 14/00484/TPO **Applicant:** Mrs Michele Crapnell
Application Type: Tree Preservation
Description of Development: Sycamore - remove 5 branches over summer house
Site Address 218 DUNRAVEN DRIVE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 06/05/2014
Decision: Grant Conditionally

Item No 37

Application Number: 14/00489/LBC **Applicant:** Matrix Plymouth S.A.
Application Type: Listed Building
Description of Development: Alterations to internal layout of first and second floors - apartments
Site Address TRAFALGAR BLOCK, CRAIGIE DRIVE, THE MILLFIELDS PLYMOUTH
Case Officer: Kate Price
Decision Date: 08/05/2014
Decision: Grant Conditionally

Item No 38

Application Number: 14/00491/FUL **Applicant:** Mr and Mrs M & M Williamson
Application Type: Full Application
Description of Development: Erection of two storey side extension
Site Address 1 ASHLEIGH CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 15/05/2014
Decision: Grant Conditionally

Item No 39

Application Number: 14/00495/FUL **Applicant:** Devon and Somerset Fire and R
Application Type: Full Application
Description of Development: Installation of a replica section of a ship to facilitate maritime fire fighter training.
Site Address FIRE BRIGADE HEADQUARTERS, GLEN ROAD PLYMPTON PLYMOUTH
Case Officer: Jon Fox
Decision Date: 13/05/2014
Decision: Grant Conditionally

Item No 40

Application Number: 14/00498/PRDE **Applicant:** Mr Hyne and Mrs Smale
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 67 LOWER COMPTON ROAD PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 07/05/2014
Decision: Issue Certificate - Lawful Use

Item No 41

Application Number: 14/00501/OUT **Applicant:** Mr and Mrs Mike Phelan
Application Type: Outline Application
Description of Development: Erection of new dwelling (all matters reserved)
Site Address ODOORN LODGE, RIVERFORD, ESTOVER CLOSE
PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 16/05/2014
Decision: Grant Conditionally

Item No 42

Application Number: 14/00511/LBC **Applicant:** Secretary of State for Defence
Application Type: Listed Building
Description of Development: Replace existing leaded lights to north elevation with new
stained glass windows
Site Address ST KATHERINE'S CHURCH, ROYAL CITADEL, HOE
ROAD PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 15/05/2014
Decision: Grant Conditionally

Item No 43

Application Number: 14/00518/FUL **Applicant:** Ed Wilkinson
Application Type: Full Application
Description of Development: Conversion of one of two existing garages to create a new en-suite bedroom and the provision of a new on-site parking space
Site Address 29 KINGFISHER WAY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 07/05/2014
Decision: Grant Conditionally

Item No 44

Application Number: 14/00519/FUL **Applicant:** Unitbuild
Application Type: Full Application
Description of Development: Two-storey office development (B1) with new access associated parking and landscaping
Site Address K2 MEDICAL SUPPLIES, WILLIAM PRANCE ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 29/05/2014
Decision: Grant Conditionally

Item No 45

Application Number: 14/00521/TPO **Applicant:** Mr Maynard
Application Type: Tree Preservation
Description of Development: Oak - 2m reduction of crown
Site Address 10 TAMERTON CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 12/05/2014
Decision: Refuse

Item No 46

Application Number: 14/00522/TPO **Applicant:** Mrs Llicrap
Application Type: Tree Preservation
Description of Development: Oak - Reduce crown by 1.5-2m and remove ivy
Conifer - Dead - Fell (exempt work)
Site Address CRABTREE HOUSE, PLYMOUTH ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 19/05/2014
Decision: Grant Conditionally

Item No 47

Application Number: 14/00523/TPO **Applicant:** Mr Peter Mitchell
Application Type: Tree Preservation
Description of Development: Beech - Reduce by 7 metres
Site Address 19 VANGUARD CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 29/05/2014
Decision: Refuse

Item No 48

Application Number: 14/00527/ADV **Applicant:** Pizza Express
Application Type: Advertisement
Description of Development: 5 signs with new awning and windbreaks
Site Address PIZZA EXPRESS, 16 BARBICAN APPROACH PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/05/2014
Decision: Grant Conditionally

Item No 49

Application Number: 14/00528/FUL **Applicant:** RD Properties
Application Type: Full Application
Description of Development: Conversion of existing public house with live-in accommodation above into two family dwelling, fenestration works and erection of a boundary wall
Site Address 22 MELVILLE ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/05/2014
Decision: Grant Conditionally

Item No 50

Application Number: 14/00530/TPO **Applicant:** Mrs Ann Ryan
Application Type: Tree Preservation
Description of Development: Holly - Raise lower branches over garden to give 2-2.5m clearance from ground level
Site Address 19 FRENESHAM AVENUE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 19/05/2014
Decision: Grant Conditionally

Item No 51

Application Number: 14/00534/GPD **Applicant:** Mr C J Friend
Application Type: GPDO Request
Description of Development: Change of use from B1 office(s) to C3 residential (1 flat)
Site Address 12A MILLER COURT PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 06/05/2014
Decision: Prior approval required

Item No 52

Application Number: 14/00539/LBC **Applicant:** Secretary of State for Defence
Application Type: Listed Building
Description of Development: Internal alterations to Accommodation Block Building 108 including strengthening of existing ceiling structure at second floor level and fire compartment walls within roofspace
Site Address STONEHOUSE BARRACKS, DURNFORD STREET PLYMOUTH
Case Officer: Kate Price
Decision Date: 14/05/2014
Decision: Grant Conditionally

Item No 53

Application Number: 14/00541/FUL **Applicant:** Mr Charles Howeson
Application Type: Full Application
Description of Development: Provision of railings and access to flat roof of electricity substation outbuildings associate with Water Tower. Decking over outbuildings and substation
Site Address THE WATER TOWER, 91 CRAIGIE DRIVE THE MILLFIELDS PLYMOUTH
Case Officer: Kate Price
Decision Date: 27/05/2014
Decision: Grant Conditionally

Item No 54

Application Number: 14/00545/LBC **Applicant:** Mr Charles Howeson
Application Type: Listed Building
Description of Development: Provision of railings and access to flat roof of electricity substation outbuilding associated with Water Tower. Decking over outbuildings and substation
Site Address THE WATER TOWER, 91 CRAIGIE DRIVE THE MILLFIELDS PLYMOUTH
Case Officer: Kate Price
Decision Date: 27/05/2014
Decision: Grant Conditionally

Item No 55

Application Number: 14/00548/FUL **Applicant:** Mr and Mrs Green
Application Type: Full Application
Description of Development: Single storey rear/side extension.
Site Address 158 CROSSWAY PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/05/2014
Decision: Grant Conditionally

Item No 56

Application Number: 14/00554/TCO **Applicant:**
Application Type: Trees in Cons Area
Description of Development: Norway fir - remove
Site Address SEYMOUR HOUSE, SEYMOUR ROAD MANNAMEAD
PLYMOUTH
Case Officer: Jane Turner
Decision Date: 06/05/2014
Decision: Grant Conditionally

Item No 57

Application Number: 14/00555/FUL **Applicant:** Mr Charles Ingram
Application Type: Full Application
Description of Development: Raised decking to rear
Site Address 47 HUXHAM CLOSE EGGBUCKLAND PLYMOUTH
Case Officer: Liz Wells
Decision Date: 07/05/2014
Decision: Grant Conditionally

Item No 58

Application Number: 14/00558/PRDE **Applicant:** Mrs Elaine Sullivan
Application Type: LDC Proposed Develop
Description of Development: Internal alterations, replace roof tiles, replace windows and doors, pebble-dash exterior
Site Address 33 MOLESWORTH ROAD PLYMPTON PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 07/05/2014
Decision: Issue Certificate - Lawful Use

Item No 59

Application Number: 14/00561/FUL **Applicant:** RD Properties Ltd
Application Type: Full Application
Description of Development: Replacement flat roof to the rear pitched roof of the existing property
Site Address 74 UNDERWOOD ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 06/05/2014
Decision: Grant Conditionally

Item No 60

Application Number: 14/00563/FUL **Applicant:** Mr Andrew Godfrey
Application Type: Full Application
Description of Development: Removal and replacement of side garage with second floor extension over. Installation of 4 roof lights to existing hipped roof
Site Address 33 VENN CRESCENT PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/05/2014
Decision: Grant Conditionally

Item No 61

Application Number: 14/00571/FUL **Applicant:** Mr Steve Haddock
Application Type: Full Application
Description of Development: Change of use for part Bed and Breakfast
Site Address 34 ALBERT ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 06/05/2014
Decision: Grant Conditionally

Item No 62

Application Number: 14/00574/FUL **Applicant:** DCH Group
Application Type: Full Application
Description of Development: Proposed creation of 2 flats from existing 4 flats for continued use as supported living accommodation
Site Address PLYMOUTH FOYER, 12 TO 14 OCTAGON STREET PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 15/05/2014
Decision: Grant Conditionally

Item No 63

Application Number: 14/00575/FUL **Applicant:** Mr and Mrs R Newbery
Application Type: Full Application
Description of Development: Demolition of existing two-storey house and erection of new two-storey house
Site Address 19 WESTWOOD AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 16/05/2014
Decision: Grant Conditionally

Item No 64

Application Number: 14/00576/FUL **Applicant:** Magily Ltd
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 125 KITTER DRIVE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 08/05/2014
Decision: Grant Conditionally

Item No 65

Application Number: 14/00577/FUL **Applicant:** Sanctuary Care Limited
Application Type: Full Application
Description of Development: Replacement of existing 'link', erection of single storey plant room extension to southern wing
Site Address SANCTUARY CARE LTD, FURZEHATT CARE HOME, 59 FURZEHATT ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 09/05/2014
Decision: Grant Conditionally

Item No 66

Application Number: 14/00579/TCO **Applicant:** Mrs Jennifer Mellor
Application Type: Trees in Cons Area
Description of Development: Fir - reduce by 3-4 meters and trim sides
Site Address WHITEHOUSE VILLAS, 10 ALBERT ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 02/05/2014
Decision: Grant Conditionally

Item No 67

Application Number: 14/00580/TPO **Applicant:** Mr Simon Chung
Application Type: Tree Preservation
Description of Development: T1 Beech - reduce by 5 metres; T2 Holly - fell; T3 Bayhedge - reduce to 1.5 metres above wall
Site Address FERNLEIGH LODGE, FERNLEIGH ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 23/05/2014
Decision: Grant Conditionally

Item No 68

Application Number: 14/00581/FUL **Applicant:** Mr John Manner
Application Type: Full Application
Description of Development: Two storey rear extension - amended design from approval 13/02000/FUL featuring additional porch
Site Address 133 FORT AUSTIN AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 02/05/2014
Decision: Application Withdrawn

Item No 69

Application Number: 14/00582/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Demolition of existing external store, link colonnade and stage to rear of existing school hall and erection of new kitchen and plant room
Site Address WOODFIELD PRIMARY SCHOOL, TAUNTON AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/05/2014
Decision: Grant Conditionally

Item No 70

Application Number: 14/00587/PRDE **Applicant:** Mr A & Miss N Hunt and Jenkins
Application Type: LDC Proposed Develop
Description of Development: Loft conversion including formation of rear dormer to dwelling
Site Address 71 HOLLAND ROAD PEVERELL PLYMOUTH
Case Officer: Kate Price
Decision Date: 28/05/2014
Decision: Issue Certificate - Lawful Use

Item No 71

Application Number: 14/00588/FUL **Applicant:** Mr and Mrs James King
Application Type: Full Application
Description of Development: Ground and first floor rear extension
Site Address 12 MEAVY AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/05/2014
Decision: Grant Conditionally

Item No 72

Application Number: 14/00589/GPD **Applicant:** Matt Williams
Application Type: GPDO Request
Description of Development: Change of use from B1 office(s) to C3 residential – (3 flats)
Site Address FIRST FLOOR, 51 TO 53 THE BROADWAY PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/05/2014
Decision: Prior approval not req

Item No 73

Application Number: 14/00596/FUL **Applicant:** McDonald's Restaurants Ltd
Application Type: Full Application
Description of Development: Reconfiguration of drive-through lanes and car parking, extension to unit and installation of vehicle height restrictor and customer order displays
Site Address MCDONALD'S RESTAURANT 195 TAVISTOCK ROAD
PLYMOUTH
Case Officer: Katie Beesley
Decision Date: 22/05/2014
Decision: Grant Conditionally

Item No 74

Application Number: 14/00598/FUL **Applicant:** Mr Tony Northcott
Application Type: Full Application
Description of Development: Single storey extension
Site Address 60 PENDEEN CRESCENT PLYMOUTH
Case Officer: Mike Stone
Decision Date: 29/05/2014
Decision: Grant Conditionally

Item No 75

Application Number: 14/00599/ADV **Applicant:** McDonald's Restaurants Ltd
Application Type: Advertisement
Description of Development: 7 advertisements to correspond to drive-through reconfiguration
Site Address MCDONALD'S RESTAURANT 195 TAVISTOCK ROAD
PLYMOUTH
Case Officer: Katie Beesley
Decision Date: 22/05/2014
Decision: Grant Conditionally

Item No 76

Application Number: 14/00609/FUL **Applicant:** Mr Gary Thompson
Application Type: Full Application
Description of Development: Front porch
Site Address 12 HOLLY PARK CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/05/2014
Decision: Grant Conditionally

Item No 77

Application Number: 14/00611/TCO **Applicant:** Mr Rowland
Application Type: Trees in Cons Area
Description of Development: Eucalyptus Tree - Fell
Site Address 4 VALLETORT TERRACE, WILTON ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 12/05/2014
Decision: Grant Conditionally

Item No 78

Application Number: 14/00612/TCO **Applicant:** Mr Struthers
Application Type: Trees in Cons Area
Description of Development: Holm Oak - Repollard to previous pollard points
Lime - Deadwood (exempt work)
Site Address 7 PENLEE GARDENS PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 12/05/2014
Decision: Grant Conditionally

Item No 79

Application Number: 14/00613/FUL **Applicant:** Mr and Mrs M Brown
Application Type: Full Application
Description of Development: Single storey extension to rear, two storey extension to side, replacement windows and timber decking
Site Address 119 STANBOROUGH ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 08/05/2014
Decision: Grant Conditionally

Item No 80

Application Number: 14/00614/TPO **Applicant:** Mrs Thomas
Application Type: Tree Preservation
Description of Development: Tree management and maintenance works
Site Address FURSDON HOUSE, BLUNTS LANE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 29/05/2014
Decision: Grant Conditionally

Item No 81

Application Number: 14/00618/FUL **Applicant:** Mr & Mrs Donald
Application Type: Full Application
Description of Development: Demolition of rear conservatory and construction of single storey rear extension
Site Address 33 SPENCER ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 16/05/2014
Decision: Grant Conditionally

Item No 82

Application Number: 14/00623/FUL **Applicant:** Becton Dickinson Vacutainer Sy
Application Type: Full Application
Description of Development: Installation of one-storey porta-cabin for training purposes
Site Address BECTON DICKINSON VACUTAINER SYSTEMS, BELLIVER WAY PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 08/05/2014
Decision: Grant Conditionally

Item No 83

Application Number: 14/00627/PRDE **Applicant:** Mr and Mrs Harris
Application Type: LDC Proposed Develop
Description of Development: Hip to gable with rear dormer extensions, single storey rear extension
Site Address 19 BEACON DOWN AVENUE PLYMOUTH
Case Officer: Kate Price
Decision Date: 04/06/2014
Decision: Issue Certificate - Lawful Use

Item No 84

Application Number: 14/00628/TCO **Applicant:** Mr Srikanth Gangidi
Application Type: Trees in Cons Area
Description of Development: Holm Oak - prune branches overhanging Wingfield Lodge by an average of 2-3 metres (peripheral crown reduction)
Site Address WINGFIELD LODGE, MOLESWORTH ROAD STOKE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 23/05/2014
Decision: Grant Conditionally

Item No 85

Application Number: 14/00630/FUL **Applicant:** Valero Plymouth Terminal
Application Type: Full Application
Description of Development: Steel framed pipe bridge
Site Address VALERO LTD, OAKFIELD TERRACE ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 03/06/2014
Decision: Grant Conditionally

Item No 86

Application Number: 14/00631/FUL **Applicant:** Mr Steve Sears
Application Type: Full Application
Description of Development: Two storey rear extension to form a separate bedroom for existing basement flat and additional bedroom to upper floor maisonette. Insertion of 2no windows to gable end
Site Address 2 IVYDALE ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 19/05/2014
Decision: Application Withdrawn

Item No 87

Application Number: 14/00632/FUL **Applicant:** Mr and Mrs Steve Turton
Application Type: Full Application
Description of Development: Demolition of meter cupboard and outbuilding and erection of rear single storey extension, plus extension to garage
Site Address 237 RIDGEWAY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 16/05/2014
Decision: Grant Conditionally

Item No 88

Application Number: 14/00634/FUL **Applicant:** Friary Mill Bakeries Ltd
Application Type: Full Application
Description of Development: New shopfront
Site Address FRIARY MILL BAKERY, 38 ROYAL PARADE PLYMOUTH
Case Officer: Katie Beesley
Decision Date: 06/06/2014
Decision: Grant Conditionally

Item No 89

Application Number: 14/00639/FUL **Applicant:** Laybrook Investment Limited
Application Type: Full Application
Description of Development: Change of use from Class D1 to Class B1 offices
Site Address PRIDEAUX COURT, PALACE STREET PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 27/05/2014
Decision: Grant Conditionally

Item No 90

Application Number: 14/00641/TPO **Applicant:** West Country Housing Associati
Application Type: Tree Preservation
Description of Development: Monterey Pine - Remove 4 lowest branches over garden of 8 Loftus Gardens
Site Address LAND ADJACENT TO COLUMBUS CLOSE AND NORMANDY WAY PLYMOUTH
Case Officer: Jane Turner
Decision Date: 03/06/2014
Decision: Grant Conditionally

Item No 91

Application Number: 14/00642/GPD **Applicant:** Mr Chris Kallis
Application Type: GPDO Request
Description of Development: Change of use from B1 office(s) to C3 residential – (6 flats)
Site Address 1 FORD PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 08/05/2014
Decision: Prior approval not req

Item No 92

Application Number: 14/00651/FUL **Applicant:** Mrs Gillian Camp
Application Type: Full Application
Description of Development: Replacement of 14m length of hedge with fence 1.8m high
Site Address 140 BEVERSTON WAY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 22/05/2014
Decision: Grant Conditionally

Item No 93

Application Number: 14/00656/LBC **Applicant:** Mrs Wheeldon
Application Type: Listed Building
Description of Development: Replacement of main roof coverings including lead work to parapets, valley gutters, bay roofs and abutments
Site Address ST MAURICE HOUSE, 101 FORE STREET PLYMPTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/06/2014
Decision: Grant Conditionally

Item No 94

Application Number: 14/00658/FUL **Applicant:** Mr Darren Moore
Application Type: Full Application
Description of Development: Private motor garage to replace existing garage
Site Address 54 ELBURTON ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 05/06/2014
Decision: Grant Conditionally

Item No 95

Application Number: 14/00659/PRDE **Applicant:** Mr Kevin Whealey
Application Type: LDC Proposed Develop
Description of Development: Rear dormer
Site Address 55 THORNHILL ROAD PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 28/05/2014
Decision: Issue Certificate - Lawful Use

Item No 96

Application Number: 14/00660/FUL **Applicant:** Mr and Mrs David Atrill
Application Type: Full Application
Description of Development: Erection of detached dwelling
Site Address 90 MEADOW WAY PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 20/05/2014
Decision: Grant Conditionally

Item No 97

Application Number: 14/00661/TPO **Applicant:** Mrs Sarah Elliot
Application Type: Tree Preservation
Description of Development: Tree pruning and management work
Site Address 127 WINGFIELD ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 05/06/2014
Decision: Grant Conditionally

Item No 98

Application Number: 14/00662/ADV **Applicant:** Wolferstans Solicitors
Application Type: Advertisement
Description of Development: Advertisements: 2 projecting banner style, 1 billboard and 1 double-sided free standing
Site Address DEPTFORD CHAMBERS, 60-66 NORTH HILL PLYMOUTH
Case Officer: Liz Wells
Decision Date: 16/05/2014
Decision: Advertisement Split Decision

Item No 99

Application Number: 14/00667/FUL **Applicant:** BT Payphones
Application Type: Full Application
Description of Development: Replacement and upgrade of existing public telephone kiosk combining public telephone service and ATM service
Site Address OUTSIDE 102 NEW GEORGE STREET PLYMOUTH
Case Officer: Liz Wells
Decision Date: 27/05/2014
Decision: Grant Conditionally

Item No 100

Application Number: 14/00678/FUL **Applicant:** Mr and Mrs J Hodge
Application Type: Full Application
Description of Development: Proposed conservatory to rear of dwelling
Site Address 21 TRELAWNY ROAD PLYMPTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 29/05/2014
Decision: Grant Conditionally

Item No 101

Application Number: 14/00681/FUL **Applicant:** Mr & Mrs James Russell
Application Type: Full Application
Description of Development: Loft Conversion including rear dormer
Site Address 73 LYMPNE AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 22/05/2014
Decision: Grant Conditionally

Item No 102

Application Number: 14/00683/FUL **Applicant:** Mr Roland Sloggett
Application Type: Full Application
Description of Development: Change of use of first floor from B1 (c) (light industrial) to C3 residential (1 dwelling)
Site Address 140 UNION STREET PLYMOUTH
Case Officer: Katie Beesley
Decision Date: 16/05/2014
Decision: Grant Conditionally

Item No 103

Application Number: 14/00685/FUL **Applicant:** Mr Michael Carter
Application Type: Full Application
Description of Development: Proposed two storey and single storey rear extension which incorporates the existing rear single storey building
Site Address 39 WHITLEIGH AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 23/05/2014
Decision: Grant Conditionally

Item No 104

Application Number: 14/00693/FUL **Applicant:** Mr Robert Wills
Application Type: Full Application
Description of Development: Single storey side and rear extension
Site Address 11 SOUTHWAY LANE WIDEWELL PLYMOUTH
Case Officer: Liz Wells
Decision Date: 03/06/2014
Decision: Grant Conditionally

Item No 105

Application Number: 14/00695/FUL **Applicant:** Mr Trevor Irish
Application Type: Full Application
Description of Development: Proposed disabled sleeping accommodation at the rear of the property
Site Address 4 AYLESBURY CRESCENT PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/05/2014
Decision: Grant Conditionally

Item No 106

Application Number: 14/00697/LBC **Applicant:** St Austell Brewery Company Ltd
Application Type: Listed Building
Description of Development: Internal and external repair and refurbishment of building
Site Address THE NEW WATERFRONT LTD, 9 GRAND PARADE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 30/05/2014
Decision: Grant Conditionally

Item No 107

Application Number: 14/00698/FUL **Applicant:** Mr & Mrs A Mercer
Application Type: Full Application
Description of Development: Proposed kitchen extension
Site Address BREDHURST DENE, ROCK HILL PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/05/2014
Decision: Grant Conditionally

Item No 108

Application Number: 14/00699/FUL **Applicant:** Mr Michael Foster
Application Type: Full Application
Description of Development: Single storey flat roof extension to rear of property
Site Address 2 THE FOLLY, RESERVOIR ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 29/05/2014
Decision: Grant Conditionally

Item No 109

Application Number: 14/00700/TPO **Applicant:** Mrs Molly Homan
Application Type: Tree Preservation
Description of Development: 3 Poplar Trees - Fell and replace
2 Moterey Cypress - Fell and replace
Site Address 72 LYNWOOD AVENUE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 23/05/2014
Decision: Grant Conditionally

Item No 110

Application Number: 14/00703/FUL **Applicant:** Huw Pring
Application Type: Full Application
Description of Development: Replace and rebuild rear conservatory on existing footprint, build side extension, and raised decking to rear.
Site Address 11A DUNSTONE DRIVE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 29/05/2014
Decision: Grant Conditionally

Item No 111

Application Number: 14/00708/FUL **Applicant:** Mr John Lings
Application Type: Full Application
Description of Development: Single storey extensions to side and rear with raised decking in rear garden
Site Address 7 REDDINGTON ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 29/05/2014
Decision: Grant Conditionally

Item No 112

Application Number: 14/00709/TCO **Applicant:** Mrs Broome
Application Type: Trees in Cons Area
Description of Development: T1 Sycamore - Fell
T2 Oak - Fell
Site Address 3 NELSON GARDENS PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 23/05/2014
Decision: Grant Conditionally

Item No 113

Application Number: 14/00710/TCO **Applicant:** Devon Block Management
Application Type: Trees in Cons Area
Description of Development: Monterey Cypress - Fell
Site Address THE VICTORIA, PARADISE ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 21/05/2014
Decision: Grant Conditionally

Item No 114

Application Number: 14/00715/FUL **Applicant:** Plymstock Fish and Chips
Application Type: Full Application
Description of Development: Rear ground and first floor extension to existing fish and chip shop with existing living accommodation over
Site Address PLYMSTOCK FISH AND CHIPS, 248 DEAN CROSS ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 06/06/2014
Decision: Grant Conditionally

Item No 115

Application Number: 14/00721/LBC **Applicant:** Mr Anthony Gibney
Application Type: Listed Building
Description of Development: Proposed internal and external alterations including internal reconfiguration, demolition of lean-to extension and associated works
Site Address 63 EMBANKMENT ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 30/05/2014
Decision: Grant Conditionally

Item No 116

Application Number: 14/00723/EXUS **Applicant:** Mr Anthony Gibney
Application Type: LDC Existing Use
Description of Development: Use of basement flat as a self-contained dwelling
Site Address 63 EMBANKMENT ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 30/05/2014
Decision: Issue Certificate - Lawful Use

Item No 117

Application Number: 14/00724/FUL **Applicant:** Mr and Mrs B Allen
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 7 WINSBURY COURT PLYMOUTH
Case Officer: Liz Wells
Decision Date: 29/05/2014
Decision: Grant Conditionally

Item No 118

Application Number: 14/00727/GPD **Applicant:** Mr and Mrs V M Hill
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.5m, has a maximum height of 2.65m, and has an eaves height of 2.65m
Site Address 26 CRABTREE CLOSE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 14/05/2014
Decision: Prior approval not req

Item No 119

Application Number: 14/00733/PRUS **Applicant:** Avalon Planning
Application Type: LDC Proposed Use
Description of Development: Lawful development certificate for change of use of first floor from A1 to two residential units (C3)
Site Address FIRST FLOOR, 77 CORNWALL STREET CITY CENTRE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 29/05/2014
Decision: Issue Certificate - Lawful Use

Item No 120

Application Number: 14/00734/PRUS **Applicant:** Avalon Planning
Application Type: LDC Proposed Use
Description of Development: Lawful Development Certificate for change of first floor from A1 to two residential flats (C3)
Site Address FIRST FLOOR, 75 CORNWALL STREET CITY CENTRE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 29/05/2014
Decision: Issue Certificate - Lawful Use

Item No 121

Application Number: 14/00737/FUL **Applicant:** Mr Andy Brown
Application Type: Full Application
Description of Development: Erection of garage and remodelling of front dormers
Site Address 41 HAYE ROAD SOUTH PLYMOUTH
Case Officer: Mike Stone
Decision Date: 05/06/2014
Decision: Grant Conditionally

Item No 122

Application Number: 14/00739/GPD **Applicant:** Mr and Mrs Newcomb
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.86m, has a maximum height of 3.48m, and has an eaves height of 2.21m
Site Address 28 LANGSTONE ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 21/05/2014
Decision: Prior approval not req

Item No 123

Application Number: 14/00755/ESR10 **Applicant:** WPB Development Planning
Application Type: Environmental Ass
Description of Development: Request for screening opinion under reg 5 of the EIA Regulations 2011 for urban development on 12.1 hectare site to contain approx 350 residential units "with potential for alternative uses including retail"
Site Address FORMER MARSH MILL WORKS, COYPOOL ROAD PLYMOUTH
Case Officer: Alan Hartridge
Decision Date: 08/05/2014
Decision: Enviroment Assessment R10

Item No 124

Application Number: 14/00758/FUL **Applicant:** Mr & Mrs Nicholson
Application Type: Full Application
Description of Development: Change of use to supported living accommodation
Site Address 50 LIPSON ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 30/05/2014
Decision: Grant Conditionally

Item No 125

Application Number: 14/00759/FUL **Applicant:** Drs G and A Dua
Application Type: Full Application
Description of Development: Roof extension and front porch
Site Address 16 KINGSLAND GARDENS CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 05/06/2014
Decision: Grant Conditionally

Item No 126

Application Number: 14/00765/FUL **Applicant:** Mr Martyn Sullivan
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 5 VENN GARDENS PLYMOUTH
Case Officer: Liz Wells
Decision Date: 29/05/2014
Decision: Grant Conditionally

Item No 127

Application Number: 14/00767/FUL **Applicant:** Mr Ben Arnold
Application Type: Full Application
Description of Development: Creation of raised decking to rear and 1.85 m high rear boundary wall (existing garage to be demolished)
Site Address 52 POUNDS PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 05/06/2014
Decision: Grant Conditionally

Item No 128

Application Number: 14/00776/ESR10 **Applicant:** Knightsbridge Student Housing
Application Type: Environmental Ass
Description of Development:
Site Address BECKLEY COURT, ARMADA WAY PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 05/06/2014
Decision: ESRI - Completed

Item No 129

Application Number: 14/00780/FUL **Applicant:** Hyde Park Infant School
Application Type: Full Application
Description of Development: First floor extension to the detached single storey canteen, maintenance of ground floor walls, new heating system and replacement windows
Site Address HYDE PARK INFANT SCHOOL, HYDE PARK ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 06/06/2014
Decision: Grant Conditionally

Item No 130

Application Number: 14/00781/FUL **Applicant:** Mr and Mrs S Durham
Application Type: Full Application
Description of Development: Single storey rear extension and garage
Site Address 4 OAKAPPLE CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 05/06/2014
Decision: Grant Conditionally

Item No 131

Application Number: 14/00783/FUL **Applicant:** Mr Linda Hull
Application Type: Full Application
Description of Development: Proposed extension to form accommodation for elderly relative
Site Address 2 TYTHING WALK PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 05/06/2014
Decision: Grant Conditionally

Item No 132

Application Number: 14/00793/FUL **Applicant:** Mr Nigel Weatherhead
Application Type: Full Application
Description of Development: NOT YET VALIDATED
Site Address BARBICAN THEATRE, CASTLE STREET PLYMOUTH
Case Officer:
Decision Date: 06/05/2014
Decision: Application Withdrawn

Item No 133

Application Number: 14/00799/ADV **Applicant:** Mr Vince Burke
Application Type: Advertisement
Description of Development: Installation of backlit cross on third floor of building
Site Address ALL SAINTS CHURCH OF ENGLAND ACADEMY ,
HONICKNOWLE LANE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 05/06/2014
Decision: Grant Conditionally

Item No 134

Application Number: 14/00804/PRDE **Applicant:** EON Energy Solutions
Application Type: LDC Proposed Develop
Description of Development: Proposed external wall insulation
Site Address 9 ROSSLYN PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 05/06/2014
Decision: Issue Certificate - Lawful Use

Item No 135

Application Number: 14/00811/FUL **Applicant:** G E Developments Ltd
Application Type: Full Application
Description of Development: NOT YET VALIDATED
Site Address 223 CITADEL ROAD EAST PLYMOUTH
Case Officer:
Decision Date: 27/05/2014
Decision: Application Withdrawn

Item No 136

Application Number: 14/00826/FUL **Applicant:** Mr Ian Taylor
Application Type: Full Application
Description of Development: Change rear flat roof to pitched with rooflights including raising the parapet wall
Site Address 3 GASCOYNE PLACE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/05/2014
Decision: Application Withdrawn

Item No 137

Application Number: 14/00841/FUL **Applicant:** Warren James Ltd
Application Type: Full Application
Description of Development: Installation of new shopfront
Site Address 2 NEW GEORGE STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 28/05/2014
Decision: Application Withdrawn

This page is intentionally left blank

Application Number **13/02074/FUL**
Appeal Site **5 WIDEY LANE PLYMOUTH**
Appeal Proposal Proposed raising and enlarging of roof to form new rooms in roof
Case Officer Mike Stone

Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 13/05/2014
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector agreed with the policies used but did not consider that the extension would be obtrusive or of an inappropriate size, scale and form in relation to the wider locality. He therefore concluded that the proposed development would cause no significant harm to the character and appearance of the area. The inspector did not find that the Council had acted unreasonably and therefore no costs were awarded.

Application Number **14/00069/FUL**
Appeal Site **136 EFFORD ROAD PLYMOUTH**
Appeal Proposal Car hardstanding to front
Case Officer Liz Wells

Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 14/05/2014
Conditions

- Conditions 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- Conditions 2) The development hereby permitted shall be carried out in accordance with the following approved plan: JOB No. 2588 'Proposed Car Hardstanding', dated Jan 2014.
- Conditions 3) Prior to the commencement of the development hereby permitted details of surface water drainage facilities to serve the hardstanding shall be submitted to and approved in writing by the Council. The works set out in the approved details shall be put in place prior to the bringing into use of the hardstanding.

Award of Costs Awarded To

Appeal Synopsis

Appeal allowed. Main issue: impact on public safety and convenience. Inspector noted that Diagram 2.13 in SPD showed gates opening inwards (gates taking up space) so this proposal, without gates, is not wholly at odds with this illustration in terms of usable space. Observed that pavement outside is wide and pedestrians with pushchairs don't need to use the existing grass strip, therefore if car overhung this area, it would not prejudice pedestrian safety or convenience. Accords with aims of policy. Decision doesn't set precedent for other similar developments in area. Condition for details of surface water drainage to be submitted for approval (but details of construction of hardstanding not necessary or reasonable).

This page is intentionally left blank