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Democratic Support

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Published 27 May 2015

PLANNING COMMITTEE

Thursday 4 June 2015

4.00 pm

Council House, Plymouth (Next to the Civic Centre)

Members:

Councillor Nicholson, Joint Chair

Councillor Stevens, Joint Chair

Councillors Mrs Bowyer, Mrs Bridgeman, Darcy, Sam Davey, K Foster, Jarvis, Kelly, Ricketts, Jon Taylor, Kate Taylor and Tuohy.

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

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Tracey Lee

Chief Executive

PLANNING COMMITTEE

AGENDA

PART I – PUBLIC MEETING

1. TO NOTE THE JOINT CHAIRS

The committee will note the appointment of Councillors Stevens and Nicholson as joint chairs for the municipal year 2015-16.

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 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 23 April 2015.

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. PLANNING APPLICATIONS FOR CONSIDERATION

The Assistant Director for Strategic Planning and Infrastructure 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.

7.1. 7 MEADOW RISE, PLYMPTON, PLYMOUTH 15/00741/FUL (Pages 7 - 12)

Applicant: Mr Alan Bierton
Ward: Plympton Erle

Recommendation: Grant conditionally

- 7.2. 33 UNDERLANE, PLYMSTOCK, PLYMOUTH
15/00566/FUL **(Pages 13 - 18)**
- Applicant: Mr and Mrs D Brook
Ward: Plymstock Radford
Decision: Grant conditionally
- 7.3. PEIRSON HOUSE, MULGRAVE STREET, PLYMOUTH
15/00095/FUL **(Pages 19 - 36)**
- Applicant: Devcor (Plymouth) Ltd
Ward: St Peter & The Waterfront
Recommendation: Refuse
- 7.4. LAND ADJACENT TO HILLTOP COMMUNITY CENTRE,
CUNNINGHAM ROAD, PLYMOUTH 15/00766/OUT **(Pages 37 - 48)**
- Applicant: Cunningham Developments Ltd
Ward: Southway
Decision: Grant conditionally
- 7.5. HILLTOP COMMUNITY CENTRE, CUNNINGHAM ROAD,
PLYMOUTH 15/00415/FUL **(Pages 49 - 62)**
- Applicant: Cunningham Developments Ltd
Ward: Southway
Decision: Grant conditionally
- 7.6. FORT HOUSE, FORT TERRACE, PLYMOUTH
14/01815/FUL **(Pages 63 - 76)**
- Applicant: Senate Properties (SW) Ltd
Ward: Budshead
Decision: Grant conditionally
- 7.7. 24 MERAFIELD ROAD, PLYMOUTH 15/00447/FUL **(Pages 77 - 92)**
- Applicant: Mr Steven Pearce
Ward: Plympton Erle
Decision: Grant conditionally
- 8. PLANNING APPLICATION DECISIONS ISSUED (Pages 93 - 152)**

The Assistant Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued from 13 April 2015 to 25 May 2015 including –

- 1) Committee decisions;

- 2) Delegated decisions, subject to conditions where so indicated;
- 3) Applications withdrawn;
- 4) Applications returned as invalid.

Please note that these Delegated Planning Applications are available for inspection at First Stop Reception, Civic Centre.

9. APPEAL DECISIONS

(Pages 153 - 154)

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

10. EXEMPT BUSINESS

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

PART II - PRIVATE MEETING

AGENDA

MEMBERS OF THE PUBLIC TO NOTE

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

NIL.

Planning Committee

Thursday 23 April 2015

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice-Chair.

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

Apology for absence: Councillor Kate Taylor.

Also in attendance: Peter Ford, Lead Planning Officer, Mark Lawrence, Lawyer, and Katey Johns, Democratic Support Officer.

The meeting started at 4 pm and finished at 6.45 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.

108. DECLARATIONS OF INTEREST

In accordance with the code of conduct, the following declaration of interest was made in regard to an item under consideration at this meeting –

Name	Minute No. & Item	Reason	Interest
Councillor John Smith	113.1 - Bretonside Bus Station, Bretonside, Plymouth 15/00159/FUL	Taxi Driver	Personal

109. MINUTES

Agreed the minutes of the meeting held on 9 April 2015.

CHAIR'S URGENT BUSINESS

110. Annual Performance Overview

As it was the last Planning Committee meeting of the municipal year, the Chair provided a brief overview of performance over the last year particularly relating to –

(a) Development Value

The Committee had approved £800m of major development, £500m of

which had either been completed or was under way, with a further £311m of potential development permissions in the pipeline. Given the unfavourable economic climate, this achievement and its benefit for the City was to be celebrated;

(b) **Application Considerations**

90% of major and 90% of minor applications had been dealt with within statutory targets which was an excellent achievement for which officers should be congratulated.

111. **Vote of Thanks - Councillors John Smith and Stark**

Councillor Nicholson drew attention to the fact that both Councillors Stark and John Smith would soon be retiring and this would be their last meeting as serving members of the Council. He asked the Committee to join him in thanking them for their service, particularly Councillor Stark who had personally accumulated over 50 years' service as an elected member.

The Chair echoed Councillor Nicholson's comments and added that with regard to Councillor Stark many years of valuable knowledge and experience would be lost. On behalf of the Committee he passed on his very good wishes for the future to both Councillors in their retirement.

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

There were no questions from members of the public.

113. **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. Addendum reports were submitted in respect of minute numbers 113.1 and 113.3.

**113.1 BRETONSIDE BUS STATION, BRETONSIDE, PLYMOUTH
15/00159/FUL**

Drake Circus Leisure

Decision:

Application **GRANTED** conditionally subject to S106 Obligation, with delegated authority to the Assistant Director for Strategic Planning and Infrastructure to refuse if S106 not signed by the target date (14 May 2015) or through an agreed extension of time, as set out in the officer's report and the addendum report.

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

(A Planning Committee site visit was held on 21 April
in respect of this application).

113.2 FORMER PLYMOUTH COLLEGE, HARTLEY ROAD, PLYMOUTH 14/02196/FUL

Mr Kevin Briscoe

Decision:

Application **GRANTED** conditionally, subject to an amendment to condition 11 (GRAMPIAN CONDITION: PEDESTRIAN IMPROVEMENTS TO HARTLEY ROAD) so that it is a pre-commencement condition to prevent any development commencing until such time as a protective pedestrian route along Hartley Road is agreed in consultation with the Compton Ward Councillors.

(The Committee heard representations from Councillor Dr Mahony, ward member, speaking against the application).

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

(Councillor Nicholson's proposal to defer the application to seek assurances over provision of the footpath, having been seconded by Councillor Mrs Bowyer, was put to the vote and declared lost).

(A brief adjournment of the meeting took place during consideration of this item in order for officers to enquire whether the applicant would be willing to accept an additional pre-commencement condition relating to provision of a footpath).

(Councillor Stark's proposal to include an additional pre-commencement condition relating to the provision of the footpath, having been seconded by Councillor Stevens was put to the vote and declared carried).

113.3 SOUTHVIEW, WOODSIDE, PLYMOUTH 15/00431/FUL

Mr Romauld Boco

Decision

Application **GRANTED** conditionally.

(The Committee heard representations from Councillor Ricketts, ward member, speaking against the application).

(The Committee heard representations against the application).

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

(A Planning Committee site visit was held on 21 April in respect of this application).

114. PLANNING APPLICATION DECISIONS ISSUED

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 28 March to 12 April, 2015.

115. **APPEAL DECISIONS**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate.

116. **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.

PLANNING COMMITTEE – 23 April 2015

SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	Bretonside Bus Station, Bretonside, Plymouth 15/00159/FUL Officer Recommendation	Councillors Stevens, Tuohy, Sam Davey, Jarvis, McDonald, John Smith and Jon Taylor.		Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Nicholson and Stark.		
6.2	Former Plymouth College, Hartley Road, Plymouth 14/02196/FUL 1. Proposal to Defer 2. Proposal regarding Pre-Commencement Condition relating to footpath provision 3. Officer Recommendation, to include 2. above	Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Nicholson and Stark. Unanimous Councillors Stevens, Tuohy, Sam Davey, Jarvis, McDonald, John Smith and Jon Taylor.	Councillors Stevens, Tuohy, Sam Davey, Jarvis, McDonald, John Smith and Jon Taylor. Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster and Nicholson.	Councillor Stark.		
6.3	Southview, Woodside, Plymouth 15/00431/FUL Officer Recommendation	Councillors Stevens, Tuohy, Sam Davey, Jarvis, McDonald, John Smith and Jon Taylor.	Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Nicholson and Stark.			

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PLANNING APPLICATION REPORT



Application Number 15/00741/FUL

Date Valid 30/04/2015

Item 01

Ward Plympton Erle

Site Address 7 MEADOW RISE PLYMPTON PLYMOUTH

Proposal Erection of conservatory to the rear at first storey level

Applicant Mr Alan Berton

Application Type Full Application

Target Date

25/06/2015

Committee Date

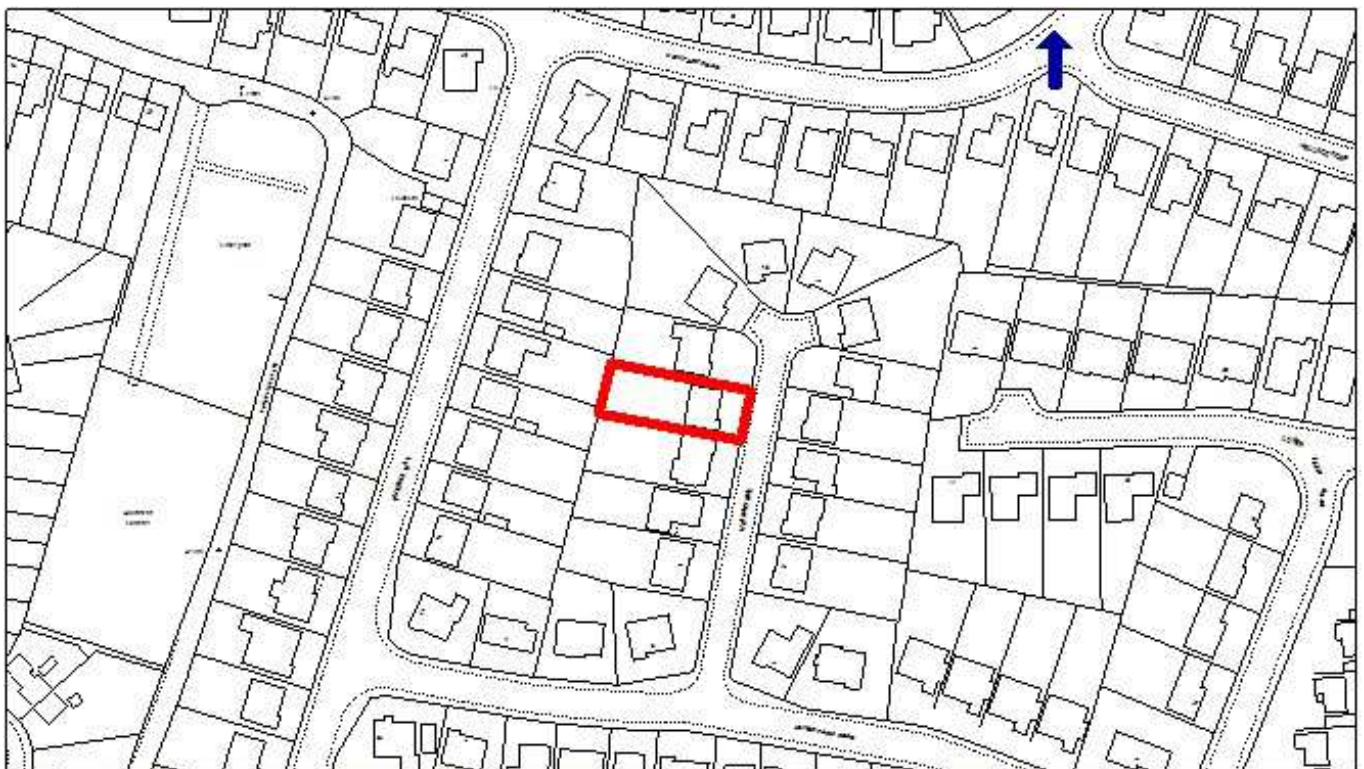
**Planning Committee: 04
June 2015**

Decision Category Member/PCC Employee

Case Officer Alumeci Tuima

Recommendation Grant Conditionally

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1. Description of site

7 Meadow Rise is a detached property located in Plympton. Situated in the Plympton Erle Ward, the rear garden slopes downward West of the property.

2. Proposal description

The proposal is for an erection of a conservatory North West of the property, above an existing patio at first floor level, 4.13 square metres in floor space and 2.5m in height.

3. Pre-application enquiry

None

4. Relevant planning history

I3/00127/FUL: Permission Granted on 1st March 2013.

Two storey rear extension and increase to basement.

5. Consultation responses

None

6. Representations

None

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.

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

- Development Guidelines SPD 1st review

8. Analysis

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 CS02 (Design) and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013) and is considered to be compliant with National Planning Policy Framework guidance.
2. The main planning consideration in assessing this proposal is the impact on the amenities of the neighbouring properties and its impact on character and appearance.

Neighbouring Amenities

3. The proposed extension will provide glass and PVC enclosures around the existing patio which is situated above the basement of the property. It is felt that there will be minimal impact in terms of loss of light and privacy on this property as the first floor extension is set away from the boundary line by approximately 3 metres minimizing the impact on the neighbour in terms of loss of light and privacy.
4. It is noted that as a result of its orientation and height, impact on privacy is no more than what already exists from the existing balcony under the previous planning permission.

Character and Appearance

5. The proposed conservatory will be set down from the roof ridge of the existing property, hence subservient the sitting northwards towards the edge of the north facing elevation. The scale, form and design of the extension will not be detrimental to the visual quality of the area.
6. It is not considered that the rear extension will have a detrimental impact upon the neighbouring properties or the character of the area nor impact upon privacy any more than what already exists and is therefore deemed acceptable.
7. The form, detailing and materials of the proposal match the existing dwelling and are not considered to detract from the visual appearance of the surrounding area. The proposal has no significant impact on the neighbouring properties due to its size.

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

Not applicable

11. Planning Obligations

Not applicable

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 policy and national guidance and is therefore recommended for approval.

13. Recommendation

In respect of the application dated **30/04/2015** and the submitted drawings 840.01, 840.02, 840.03, it is recommended to: **Grant Conditionally**

14. Conditions

CONDITION: 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.

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 840.01, 840.02, 840.03

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.

Informatives

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

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

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

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

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PLANNING APPLICATION REPORT



Application Number 15/00566/FUL

Date Valid 30/03/2015

Item 02

Ward Plymstock Radford

Site Address 33 UNDERLANE PLYMSTOCK PLYMOUTH

Proposal

Demolition of existing conservatory and erection of reduced footprint rear extension of solid construction

Applicant

Mr and Mrs D Brook

Application Type

Full Application

Target Date

25/05/2015

Committee Date

**Planning Committee: 04
June 2015**

Decision Category

Member/PCC Employee

Case Officer

Amy Thompson

Recommendation

Grant Conditionally

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1. Description of site

33 Underlane is a two-storey detached property located in the Plymstock area of Plymouth. The streetscene of this locality is varied with a variety of single and two-storey properties.

2. Proposal description

Demolition of existing conservatory and erection of reduced footprint rear extension of solid construction

3. Pre-application enquiry

None.

4. Relevant planning history

02/00056/FUL- Rear conservatory. Granted conditionally.

5. Consultation responses

None.

6. Representations

None.

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 development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One: Consultation Draft was approved by Cabinet for consultation purposes on 9 December 2014. As such it is a material consideration for the purposes of planning decisions.

The policies contained in National Planning Policy Framework (the Framework) and guidance in National Planning Practice Guidance (NPPG) are also material considerations which should be taken into account in the determination of planning applications. Due weight should be given to relevant policies in existing and emerging plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Framework provides that the weight to be given to an emerging draft plan is also to be determined according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at an early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). The draft policies of the Plymouth Plan are currently subject to consultation, although the general direction taken by the plan and key issues and options relating to it have been subject to consultation.

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.

Additionally, the following planning documents are also material considerations in the determination of the application:

- Development Guidelines Supplementary Planning Document

8. Analysis

(1) This application has been considered in the context of the development plan, the emerging Plymouth Plan, the Framework and other material policy documents as set out in Section 7.

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

(3) The proposal seeks to demolish the existing conservatory and replace it with a rear extension of a reduced footprint. The proposed rear extension will be the same depth as the existing conservatory at approximately 5 metres but its width will be reduced from approximately 7.2 metres to 4.4 metres. The proposed height of the rear extension will match the existing ridge line.

(4) The proposed extension is not considered to impact on the neighbour amenity. The proposal falls within the 45 degree SPD guidelines, and is also considered acceptable having taken into account other relevant daylight impact factors such as orientation, position and scale of development. The proposal will also not have a significant impact on the surrounding neighbours outlook or privacy.

(5) The proposal is considered to not be detrimental to the character and appearance of the property and surrounding area. The extension will not be visible from the public view as it is situated at the rear of the property, where it wouldn't ruin the street-scene. The proposal is considered to be in keeping with the original dwelling in terms of materials.

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

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

11. Planning Obligations

Not applicable.

12. Equalities and Diversities

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

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. The application is recommended for conditional approval.

13. Recommendation

In respect of the application dated **30/03/2015** and the submitted drawings Site location plan, SK02, 1511.SK03, 1511.SK06, 1511.EX05, 1511.EX06, 1511.SK05A, 1511.SK07, 1511.EX07, 1511.EX04, 1511.SK04, 1511.EX03, it is recommended to: **Grant Conditionally**

14. Conditions

CONDITION: 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.

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, SK02, 1511. SK03, 1511.SK06, 1511. EX05, 1511.EX06 , 1511. SK05A, 1511.SK07, 1511.EX07, 1511.EX04, 1511.SK04, 1511.EX03

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.

Informatives

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

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

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

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

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PLANNING APPLICATION REPORT



Application Number 15/00095/FUL

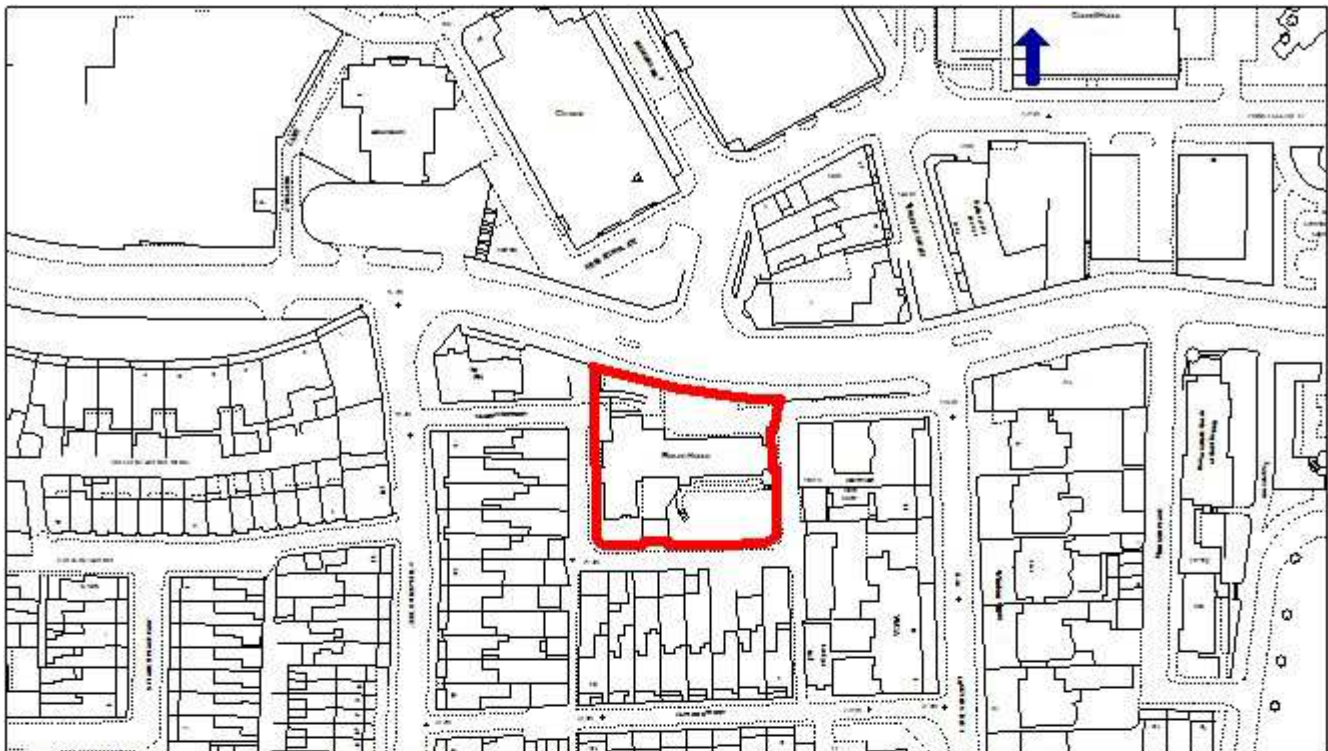
Date Valid 28/01/2015

Item 03

Ward St Peter & The Waterfront

Site Address	PEIRSON HOUSE, MULGRAVE STREET PLYMOUTH		
Proposal	Redevelop site to provide 9 storey building containing 92 apartments, with undercroft parking and associated landscaping (demolition of existing building)		
Applicant	Devcor (Plymouth) Ltd		
Application Type	Full Application		
Target Date	16/06/2015	Committee Date	Planning Committee: 04 June 2015
Decision Category	Major - more than 5 Letters of Representation received		
Case Officer	Simon Osborne		
Recommendation	Refuse		

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1. Description of site

Peirson House is a 3 storey flat roofed building located between Mulgrave Street and Notte Street. The building was previously used as a residential home but has been vacant since 2012. The site contains a rear garden area.

The site is located on the boundary but within the Hoe Conservation Area and lies adjacent to a number of listed buildings including Lockyer Court immediately to the east, the terrace of dwellings on Alfred Street to the south, and the majority of the terrace along Athenaeum Street to the west. The grade II* No 1 the Crescent also lies a short distance further to the west.

2. Proposal description

Redevelop of the site to provide a 9 storey building containing 92 apartments, with undercroft parking and associated landscaping. The existing building would be demolished.

The proposed building would be 9 storeys and would contain 12 one bed and 80 two bed apartments. The original submitted scheme had a recessed, lightweight and heavily glazed top storey which has now been amended to also include the 8th storey

The building would be clad in a light grey rain screen cladding with natural limestone cladding on the ground floor and zinc cladding on the central and corner elements of the proposed building. The proposal includes an extensive use of balconies to the north and south elevations have been proposed to offer amenity space to most apartments.

3. Pre-application enquiry

A pre-app process (14/00825/MAJ) has taken place where officers raised concerns regarding the height of the building. The building was therefore reduced from 10 storeys to 9 storeys. Officers still had concerns regarding the height and impact on the historical assets and neighbouring amenity.

4. Relevant planning history

There is some planning history for the existing building however none is considered relevant to this application.

5. Consultation responses

Historic England– Substantial objection.

Local Highway Authority– No objections subject to conditions

Environment Agency – No objections subject to conditions

Police Architectural Liaison Officer – No objections.

Public Protection – No objections however awaiting further comments on air quality.

Economic Development – No objections but recommend an employment and skills strategy condition relating to local employment during construction.

Devon Design Review Panel – Generally supportive of the scheme

6. Representations

57 letters of objection and 2 letters of observation have been received regarding this application.

The points raised are as follows:

1. The development will be out of place and incongruous.
2. The historical buildings in Athenaeum Street and Alfred Street will be dwarfed.
3. Loss of privacy to gardens
4. Inadequate parking provision
5. Welcome regeneration but the present scheme is unacceptable.
6. The proposal does not respect the Hoe Conservation Area or local distinctiveness.
7. The site is outside of the tall building zone.
8. Development should not exceed the height of the surrounding listed buildings
9. Scale and massing is inappropriate – too big.
10. It is not comparable with other tall buildings such as the Hoe Centre which lies outside the Conservation Area.
11. Facing windows in Mulgrave Street are only 7 metres away.
12. Loss of privacy due to balconies.
13. Loss of light and shadowing.
14. Lack of Affordable Housing.
15. Lack of adequate amenity space.
16. Impact on plants and wildlife.
17. Inappropriate precedent.
18. Impact on education and healthcare provision.
19. The proposal does not conserve or enhance the conservation area.
20. Does not conform with the Hoe Conservation Area Management Plan
21. Small applications in the Conservation Area are often refused while large proposals that have a bigger impact are allowed.
22. The proposal is contrary to the Local Plan and NPPF.
23. Fire Safety
24. A Victorian style terrace would be more appropriate.
25. Additional Traffic affecting existing private accesses off Mulgrave Street.
26. Western Boundary is less than 20 metres from rear of closest houses.
27. Issues with construction – noise, disturbance, traffic, and pollution
28. Monitoring of construction will be required.
29. We need accommodation for the elderly.
30. English Heritage comments are fully supported.
31. Unoriginal and poor design.
32. Submitted image credibility
33. No new building has been built in the Hoe Conservation area higher than its most adjacent building since it was established. The proposal is 150% higher.
34. Noise from balcony use.
35. Lack of traffic and parking study
36. Questions over pre-application process and inclusion of comments in the application documents.
37. Questions over options agreement.
38. No community consultation.
39. Consultation – only site notices.

10 objections have been received in response to the amended plans. The objections reiterated previous concerns covered above and stated:

1. The amendments do not address previous concerns.
2. The proposals are still contrary to the Local Plan
3. The drawings do not show an accurate relationship with neighbouring buildings.

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 development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One: Consultation Draft was approved by Cabinet for consultation purposes on 9 December 2014. As such it is a material consideration for the purposes of planning decisions.

The policies contained in National Planning Policy Framework (the Framework) and guidance in National Planning Practice Guidance (NPPG) are also material considerations which should be taken into account in the determination of planning applications. Due weight should be given to relevant policies in existing and emerging plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Framework provides that the weight to be given to an emerging draft plan is also to be determined according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at an early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). The draft policies of the Plymouth Plan are currently subject to consultation, although the general direction taken by the plan and key issues and options relating to it have been subject to consultation.

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.

Additionally, the following planning documents are also material considerations in the determination of the application:

- Sustainable Design Supplementary Planning Document
- Development Guidelines Supplementary Planning Document (first review)
- Planning Obligations & Affordable Housing 2nd Review Supplementary Planning Document

8. Analysis

1. This application has been considered in the context of the development plan, the emerging Plymouth Plan, the Framework and other material policy documents as set out in Section 7.
2. The application turns upon policies CS02 (Design), CS03 (Historic Environment) CS05, CS15, CS18, CS19, CS20, CS22, CS28, CS33 and CS34. The main considerations are housing provision, Design and Historic environment, Neighbouring Amenity, Living Standards.

Principle of Residential redevelopment

3. The previous use was a residential home which was vacated in 2012 and the building has stood empty since. The principle of redevelopment of this site would be in accordance with the NPPF and Core Strategy Policy CS34, both of which encourage the efficient use of previously developed land (as outlined in paragraph 17 of the NPPF).
4. The City Centre and University Area Action Plan Policy Proposal CC18 which the site is not within but is adjacent to, identifies that future development should strengthen the character of the area and could include residential. The Hoe area is largely residential in nature and therefore officers consider that a residential use is appropriate for this site.
5. The building itself has been labelled in the Hoe Conservation Area Appraisal and Management Plan as having a negative impact on the Conservation Area and therefore its replacement with an appropriately designed building would be supported.

Housing Provision

6. When determining applications for residential development it is important to give consideration to housing supply.
7. Paragraph 47 of the NPPF stipulates that “to boost significantly the supply of housing, local planning authorities should...identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”
8. Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

9. For the reasons set out in the Authority's Annual Monitoring Report (January 2014) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2015-20 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 5,599 dwellings which equates to a supply of 3.1 years when set against the housing requirement as determined by the requirements of the NPPF or 2.5 years supply when a 20% buffer is also applied.

10. The NPPF (footnote 11) also specifies that to be considered deliverable, a site must be:

- Available to develop now
- Suitable for residential development in terms of its location and sustainability; and
- Achievable, with a reasonable prospect that homes will be delivered on the site within five years and in particular that the development of the site is viable.

11. Paragraph 14 of the NPPF states "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking..."

12. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- 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, when assessed against the policies in this framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted"

13. As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as determined by the requirements of the NPPF, the city's housing supply policy should not be considered up-to-date. Paragraph 14 of the NPPF is therefore engaged and substantial weight must be accorded to the need for housing in the planning balance when determining housing applications

Historic Environment and Design

14. It should be noted that during its development the scheme was presented to an independent 'Devon Design Review Panel (DDRP) prior to submitting the application. Generally the DRP was supportive of the scheme and felt that the height and mass of the proposal as presented to the panel was appropriate for the site in principle however there was some concern regarding the impact on Lockyer Court. In the main it welcomed the design particularly the use of balconies.

15. The site is situated within and on the southern boundary of the Hoe Conservation Area, and is immediately adjacent to the Grade II listed buildings on the corner of Lockyer Street (No 14 and No 15 Lockyer Court), which was previously an orphanage and later a hospital. A short distance along the road on the same side is The Crescent, an elegant terrace of Grade II* and Grade II listed buildings. The site is therefore very prominent and visible, and in close proximity to important listed buildings.

16. Most of the buildings in the immediate area and throughout the Hoe Conservation Area are of a relatively uniform scale and mass, and this extends to the building currently on the site, despite it being a much later addition on the site of a terrace of houses that were bombed. Lockyer Court is three-storeys plus an attic and a basement, and this scale continues down the road and is retained throughout the surrounding area until it is terminated by the elegant terrace of The Crescent. Although other taller buildings have recently gained approval in the local area, these do not fall within the boundary of the Conservation Area.
17. Notte Street forms the boundary of both the Conservation Area and the area zoned as appropriate for tall buildings in Plymouth City Council's Sustainable Design SPD. It effectively and purposely separates the more modern mixed used city centre where taller buildings may be acceptable from the more historic residential character of the Hoe.
18. The site lies to the south of Notte Street and therefore within the Conservation Area and outside of the tall building zone. Following Historic England's objections to the scheme as originally submitted which was fundamentally due to the large scale and massing of the proposed building, the proposal has been amended in an attempt to address their concerns which were shared by your officers. In addition to stepping the corner elements down by an additional storey (approximately in line with the ridge level of the adjacent Lockyer Court listed building), the building line has been stepped in by 1.25m on both the north and south elevations, which reduces the massing of the proposals. The amended proposals also include lightweight structure for the 2 uppermost storeys, as oppose to the single lightweight storey at 9th floor level in the submitted scheme. As a consequence of these design changes, the overall floor area of the proposed development has been reduced by 15%, although the 9 storeys have been retained.
19. Historic England has been re-consulted and has stated that the amendments do not alter their previously-stated position that the proposal would in the main due to the scale and massing of the building cause substantial harm to the Conservation Area and harm to the listed buildings, a view shared by officers.
20. Historic England recognise that the existing building on the site is not of any merit, but consider it does at least respect the uniformity of building heights in the conservation area (generally 3-4 storeys plus basement and roof accommodation) and consideration of scale and massing should be the starting point for any proposed redevelopment. Given that this site faces Notte Street, a principal public thoroughfare, it is recognised that a slightly larger building than the norm might be achievable without damaging the character and appearance of the Conservation Area, however it is considered that the proposal would reduce the visual primacy and importance in the streetscape of the heritage assets, harming their setting and thus their significance
21. The proposed building would rise above the important Conservation Area buildings adjacent, including the fine return elevation of Lockyer Court referred to above, and the end elevation of Number 1 The Crescent, a Grade II* listed building. Lockyer Court (and Lockyer Street) was designed by John Foulston, Plymouth's most renowned architect. Lockyer Street is described by the architectural historian Oliver Bradbury as "one of Foulston's best set-pieces"

22. Officers and Historic England do not agree with the supporting information that the height of the proposed building is acceptable because it relates to the height of other taller buildings in the area is disingenuous, as with the exceptions of the Holiday Inn and Opal villas buildings (neither of which could be held up as fine examples of contextual development) none of the other tall buildings are within the Hoe Conservation Area. Whilst it is accepted that they form part of the streetscene, the taller existing buildings or those with planning permission on the north side of Notte Street form the boundary of the tall building zone and being outside of the Conservation Area were considered acceptable.
23. CS03 of the Core Strategy requires the council to safeguard and where possible enhance historic environment interests and the character and setting of areas of acknowledged importance including listed buildings and conservation areas. . CS02 requires development to respect the character, identity, context of Plymouths historic townscape and contribute positively to an area's identity and heritage in terms of scale, density, layout and access. CS34 requires development to be compatible with its surroundings in terms of style, siting, layout, orientation, visual impact, local context and views, scale, massing, height, density and materials. Officers consider that due to its height and scale the proposal does not accord with these policies
24. Paragraph 58 of the NPPF notes that planning decisions should ensure that developments respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Paragraph 60 goes on to note how it is proper to reinforce local distinctiveness and Paragraph 137 is also of relevance to this scheme, stating "local planning authorities should look for opportunities for new development within conservation areas....to enhance or better reveal their significance. Paragraph 129 states that a local planning authority should take into account the particular significance of a heritage asset when considering the impact of a proposal on it. In the case of this development, it is the effect upon the setting of the listed buildings around the subject site and the character and appearance of the Hoe Conservation Area. Paragraph 131 of the NPPF sets out the basic framework for determining applications that affect the historic environment, requiring local planning authorities to have regards to the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 133 of the NPPF states that where a proposal will lead to substantial harm to or total loss of significance of a designated heritage asset local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Due to its height and scale officers consider the proposal is contrary to paragraphs 58, 60 129,131, 133 and 137 of the NPPF.
25. Section 66 and Section 72 of the of the Town Planning (Listed Buildings and Conservation Areas) Act 1990 require that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. These are not a policies but a requirement of the act itself meaning that when considering these proposals, great weight must be given to the impact of the proposals on the character and appearance of the Hoe Conservation Area.

26. While the comments of the design review panel are noted and it is recognised that the amended plans by reducing the height of the corner elements and the incorporation of lightweight structure to the 8th floor have reduced some of the impact particularly when viewed from street level officers consider that the proposal by virtue of its height, scale, and massing, this proposal is likely to have a serious adverse effect on the conservation area and the surrounding heritage asset

Landscaping

27. The landscaping proposal has been formulated on the principles of opening up the space in front of the building (towards Notte Street) and allowing a series of spaces to be used by pedestrians as a resting place, and also a private area for residents of Peirson House to use. Using a series of stone faced retaining walls, the stepped gardens will also perform the visual function of reducing the impact of the natural limestone clad ground floor plinth level. The planting would include trees which are welcomed in this area. The details and management of the landscaping would need to be controlled by condition should the application be approved.

Neighbouring Amenity

Properties located on Alfred Street

28. The building (not including the outdoor terrace) would be located approximately 7.5 metres (5.3 metres when measured from the projections) from the rear boundary of the site and would be a further 7 metres away from the rear boundaries of the dwellings located on Alfred Street. All dwellings except the end dwelling on the Alfred Street terrace have garages or hard standings ensuring that the garden area of the dwellings is some way away from the rear boundary. The building itself would be between 26 and 28 metres away from the closest rear tenement found on the Alfred Street Terrace. The development guidelines SPD advises that facing windows should be 28 metres apart however the guidance also recognises that in more historical dense built up areas it is not unreasonable to assume that privacy might be less than in lower density neighbourhoods. The building and associated balconies are considered to be an adequate distance away from the properties in Alfred Street to ensure that privacy will not be unreasonably affected by the proposal.
29. The garden terrace would stretch to the boundary of the site and would be slightly above ground level, however appropriate screening could be provided by ensuring the details of the boundary treatment are controlled by condition.
30. The submitted Design and Access Statement includes shadow analysis. This shows that due to the building being located almost due north of the dwellings on Alfred Street that shadowing is unlikely to be significant.

The properties on Athenaeum Street

31. The building would be approximately 21 metres away from the main 3 storey tenements, it is recognised that there are some lower extensions closer than this but in the main these do not contain windows in the end elevations. A large number of the closest gardens are again used for parking or garages. Although less than the 28 metre guidance it is considered that given its location the degree of privacy maintained will be acceptable.

32. The shadowing diagram shows that the building would cause additional shadow to the northern end of the terrace in the morning during summer. For the majority of the day and the evening the proposal would cause little if any additional shadowing. Although it is recognised there will be some impact this is not considered significant enough to warrant refusal of the application.

Properties along Lockyer Street and the Eastern part of Mulgrave Street

33. The proposed building would be approximately 7 metres away from the western elevation of Lockyer Court and the adjacent buildings. It should be noted that the current building is also located on the boundary albeit at a much lower level. In order to avoid loss of privacy the applicant has proposed obscure glazing in the lower part of the windows on the 1st 2nd and 3rd floors. It is therefore considered that there would be little impact in terms of loss of privacy.
34. The guidance suggests that in order to protect outlook and for a building not to appear unreasonably overbearing the minimum distance between a main habitable window and a blank elevation for buildings over 3 storeys should be at least 15 metres. The distance between habitable windows in properties to the east and the proposal would be seven metres. While it is noted that this 7 metre relationship already exists between these properties and the existing 3 storey building to be demolished the present situation allows outlook of the surrounding sky. It is accepted that some increase in height might be acceptable however officers consider that the proposed height of 9 storeys, at least 6 storeys above the adjacent buildings would result in an unreasonable loss of outlook and appear unreasonably overbearing when viewed from these properties contrary to CS34.
35. With regard to shadowing, the shadow exercise shows that the building would cause additional shadowing in the summer particularly in the evening however this is not considered so significant to warrant refusal of the application.

Standard of Accommodation

36. The accommodation would comprise of 12 one bed and 80 two bed apartments. All apartments would meet the size standards found in the Development Guidelines SPD. Outdoor amenity space would be provided in the form of balconies for the majority of units with a communal terrace to the rear. Although the balconies on the north side of the building would mostly be in shadow it is considered that due to the sites proximity to the Hoe, the provision of outdoor amenity space is acceptable.
37. The majority of apartments would have adequate light and outlook however it is considered that due to the obscure glazing proposed to the first, second and 3rd floors of the east elevation (affecting 6 units) the bedrooms which they serve would have limited outlook contrary to policy C34.

Highways

38. The Local Highway Authority has not raised any objections in principal to the proposal.

39. The application site is situated on the edge of the City Centre itself in a highly sustainable location, on the south side of Notte Street where the main entrance and pedestrian access would be located. Vehicle access and egress to the undercroft parking area is shown on the west side of the building in Mulgrave Street. Mulgrave Street runs around the perimeter of the building along its east, north, and west side, and forms an east/west link between Lockyer Street and Athenaeum Street, and there are also two service lane spurs that link Mulgrave Street with Alfred Street to the south. The development would provide two stepped pedestrian links, one each side of the building (east and west) between the fronting Notte Street, and Mulgrave Street.
40. Cycle storage would be provided for 63 cycles in the undercroft parking area, which is more than the minimum 50% requirement of 46. Appropriate cycle storage is required to encourage cycling as a sustainable means of travel, and should be secured by a planning condition.
41. There are 42 parking spaces (23 of which are fairly constrained) proposed to serve the 92 flats, a parking level of approximately 45% provision. Due to the application site being located within the City Centre area, where there are convenient sustainable travel options available, off-street car parking is not necessarily a requirement to support the proposed new flats at what is considered to be a highly sustainable location. There are a number of public car parks close by, including the 612 space Theatre Royal car park situated approximately 70 metres away, and there is on-street Pay & Display car parking also available in some of the surrounding local streets, including the nearby Lockyer Street.
42. The local streets are all subject to some form of parking restrictions, including a Permit Parking Zone 'H', which the proposal has apparently taken into account to ensure the proposed development would not interfere with the existing availability of on-street permit parking spaces in Mulgrave Street, which is restricted at all times to permit holders only. The proposed new development of 92 flats would significantly change and intensify the use of the application site giving rise to a demand for car parking, and as such would be altogether ineligible for all types of on-street parking permits and tickets. This exclusion would help safeguard the on-street car parking availability for existing parking permit holders.
43. The proposed car parking area is accessed via a ramped entrance leading down into the undercroft on the west side of the building off Mulgrave Street, but would not interfere with the existing on-street permit parking bays. The width of the undercroft access ramp is quite constrained at approximately 4 metres wide, which would facilitate only give-and-take vehicle access and egress. From the details provided the ramp is estimated to be approximately five metres in length with a gradient of approximately 1:10 although (with a lack of given levels) could be steeper. Particular attention would need to be given to the transition points at either end to ensure that vehicles would not ground. It should be noted that notwithstanding the application details a footway crossing and kerb-line would need to be maintained across the ramped vehicle entrance/exit to the undercroft parking area, to ensure surface water would not issue from the public highway into the private development. The existing ground level along the back of the footway and the footway cross-fall of 1:40 toward the carriageway must be maintained at all costs, and the new vehicle entrance and footway crossing would need to be designed and built to accommodate the existing ground levels of the fronting public street that it would tie into. If Planning Committee were minded to approve the application these details could be secured by condition. The Highway Authority would also conditionally seek inter-visibility splays to be provided either side of the vehicle entrance of a minimum size of 2 x 2 metres, with the further details to be provided.

44. The proposal is considered to comply with policy CS28 of the Core Strategy subject to conditions.

Affordable Housing and Lifetime Homes

45. The application does not propose any onsite affordable housing. Policy CS15 states that at least 30% of the total number of dwellings should be affordable homes, to be provided onsite (subject to viability assessment). Offsite provision or commuted sum payments for affordable housing will be acceptable provided it is justified and contributes to the creation of balanced, mixed and sustainable communities.
46. While the applicant has suggested a commuted sum, and current viability assessment (which is ongoing) suggests this might be an acceptable approach the amount currently offered would not in any way offset the requirement of 30% and would therefore, in officers opinion not contribute to a balanced community contrary to policy CS15.
47. With regard to Lifetime homes, policy CS15 requires 20% of new homes to be built to lifetime homes standards. The application proposes 30% (26 units) lifetime homes which exceeds the policy requirement.

Public Protection Issues

Noise

48. The findings of the Noise Impact Assessment conducted by REC Ltd show that the noise from the adjacent Notte Street are the most significant noise source. There is still a requirement for protection of future residents and as such the noise levels internally should be conditioned. The report argues that the external amenity areas should be allowed to exceed the recommend level according to the relevant standard. Whilst Public Protection do not necessarily agree with this viewpoint they do accept that altering the design to improve the mitigation is not straightforward – also it is pointed out that some parts of the areas are acceptable. As such they do not wish to object to this approach subject to noise conditions including verification.

Contaminated Land

49. A preliminary risk assessment report been submitted in support of the application. The report has not picked up presence of historic underground fuel storage 90m East of site and also has not taken account of long term hospital land use from 1914 - 1974 adjacent to the site. The report is accepted, but will require updating to take full account of the above prior to the intrusive ground investigation that is recommended to ensure that the scope of this investigation is adequate. Should the application be approved conditions would be required to support the necessary further site characterisation work, plus any other remediation and verification work that may subsequently be required.

Biodiversity

50. The applicant has submitted a Preliminary Ecological and an Ecological Mitigation and Enhancement Strategy. The ecological enhancements proposed including landscaping , bird boxes and bat boxes are considered acceptable and comply with policy CS18.

Drainage

51. The applicant has submitted a drainage plan to demonstrate drainage of the site. The Environment Agency is satisfied that this is acceptable subject to a further details condition.

Energy savings

52. The application proposes to find 15% carbon savings through the use of photovoltaic cells. This is considered acceptable and complies with CS20 requirements.

Other Issues

53. The letters of representation have raised issues regarding the consultation of the application. The application has been advertised in accordance with the Council's consultation protocol including site notices and newspaper. The amended scheme was also re-advertised. Whilst community consultation by the applicant is encouraged it is not a requirement.
54. Questions have also been raised regarding the pre-application process and also the option agreement related to the sale of the land. The pre-application was a formal Development Enquiry Service which has been briefly discussed in section 3 of this report.
55. The sale of the land and the options agreement is a separate process from planning and it has not formed part of the consideration of the application.

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

The provisional Community Infrastructure Levy liability (CIL) for this development £217 205.36 (index-linking applied, but subject to change before final liability confirmed)

11. 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:

Planning Obligation Theme	Service Area	Project or Programme	Amount (£)
Local Greenspace:	Natural Infrastructure	“for the provision and maintenance of Greenspace facilities at the Hoe”	£40,333.36
Children’s Play Space:	Natural Infrastructure	“for the provision and maintenance of Children’s Play facilities at Central Park”	£ 26,072.00
Playing Pitches:	Natural Infrastructure	“for the provision and maintenance of changing room facilities at Central Park”	£ 73,163.20
Strategic Greenspace:	Natural Infrastructure	“for the provision and maintenance of new footpaths at Central Park”	£ 89,960.68
Health	NHS	For the provision of new or enhanced GP facilities in West Hoe	£27,200
Education	Education	For 16 primary places for {name School/facility/Project}	£190,994

Transport	Highways	towards Cattedown Roundabout improvements	£314,428
S106 Management Fee			£17,108

Viability

The National Planning Policy Framework sets out a core planning principle that in decision-taking local planning authorities should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

To incentivise the bringing back into use of brownfield sites, local planning authorities should take a flexible approach in seeking levels of planning obligations and other contributions to ensure that the combined total impact does not make a site unviable. Assessing viability should lead to an understanding of the scale of planning obligations which are appropriate. However, the National Planning Policy Framework is clear that where safeguards are necessary to make a particular development acceptable in planning terms, and these safeguards cannot be secured, planning permission should not be granted for unacceptable development.

Central to the consideration of viability is the assessment of land or site value. Land or site value will be an important input into the assessment. The most appropriate way to assess land or site value will vary from case to case but there are common principles which should be reflected.

In all cases, land or site value should:

- reflect policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge;
- provide a competitive return to willing developers and land owners (including equity resulting from those wanting to build their own homes); and
- be informed by comparable, market-based evidence wherever possible. Where transacted bids are significantly above the market norm, they should not be used as part of this exercise.

Officers currently do not agree with the land value disclosed within the submitted viability report and therefore do not agree with its conclusions regarding the contributions that can be offered to keep the scheme viable. The amount available suggested in the viability report does not mitigate, or come close to mitigating the impacts of the proposal on local and strategic infrastructure contrary to policy CS33. However it should be noted that negotiations are ongoing and it is possible an agreement could be reached had officers been minded to recommend approval.

12. Equalities and Diversities

Lifetime homes has been addressed above and there are no further issues.

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 does not accord with policy and national guidance.

In accordance with the NPPF, it is accepted that paragraph 14 is engaged and the policies relating to housing provision namely parts of policies CS15 and CS16 are therefore out of date. The impacts of the proposal must therefore significantly and demonstrably outweigh the benefits to justify refusal of planning permission.

It is acknowledged that, in the context of a shortfall in the deliverable supply of housing land the proposal would give rise to important economic benefits that weigh strongly in favour of planning permission being granted. However in this instance for the reasons given in this report the adverse impacts of the proposals in terms of the substantial harm to the conservation area and listed buildings, impact on neighboring amenity, the poor standard of accommodation, the lack of affordable housing provision, and the lack of adequate contributions to mitigate the impacts of the development on infrastructure are considered to outweigh the benefits. The application is therefore recommended for refusal.

13. Recommendation

In respect of the application dated **28/01/2015** and the submitted drawings 2147/100, 2147/101, 2147/105/A, 2147/106, 2147/107, 2147/110/B, 2147/111A, 2147/112/A, 2147/113/A, 2147/114/A, 2147/115/A, 2147/116, 2147/120, 2147/121, 2147/125/B, 2147/126/B, 2147/160 - Heritage Statement, 2147/170 - Landscaping Management Plan, 2147/190/A to 192/A, Air Quality Assessment dated 08/12/14, Ecological Mitigation and Enhancement Strategy dated Dec 14, Energy Statement dated 22/11/14, Contamination Report dated 06/11/14, Prelim Ecological Appraisal Nov 2014, Noise Impact Assessment dated 10/12/14, and accompanying Design and Access Statement., it is recommended to:
Refuse

14. Reasons

IMPACT ON THE HOE CONSERVATION AREA AND SETTING OF LISTED BUILDINGS

(1)The Local Planning Authority considers that due to its height, scale and massing the proposal would have a substantial adverse impact on the Hoe Conservation Area and nearby listed buildings particularly the adjacent Lockyer Court. The proposal is therefore contrary to policies CS02, CS03, and CS34 of the Plymouth Local Development Framework Core-Strategy 2007, policies 31 and 32 of the the emerging Plymouth Plan, and paragraphs 58, 60 129,131, 133 and 137 of the NPPF.

IMPACT ON NEIGHBOURING PROPERTIES (TO THE EAST)

(2) The Local Planning Authority considers that the proposed height of 9 storeys, which would be at least 6 storeys above the adjacent buildings to the east would result in an unreasonable loss of outlook and appear unreasonably overbearing when viewed from these properties contrary to policy CS34 of the Plymouth Local Development Framework 2007, policy 33 of the emerging Plymouth Plan and the NPPF.

STANDARD OF ACCOMODATION

(3) The Local Planning Authority considers that due to the obscure glazing proposed to the first, second and 3rd floors of the east elevation (affecting 6 units) the bedrooms which they serve would have limited and unacceptable outlook contrary to policy CS34 of the Plymouth Local Development Framework, policy 32 of the emerging Plymouth Plan and the NPPF

IMPACT ON INFRASTRUCTURE AND LACK OF AFFORDABLE HOUSING

(4) The Local Planning Authority do not agree with the viability conclusions of the submitted viability appraisal and do not consider that the contributions suggested in the submitted appraisal are acceptable to adequately mitigate, or help to mitigate, the impacts of the proposal on local and strategic infrastructure. The Local Planning Authority also considers that the limited committed sum available to offset the lack of onsite affordable housing provision is not adequate to offset the requirement for affordable housing and therefore is contrary to policies CS15 and CS33 of the Local Development Framework 2007, policy 50 of the emerging Plymouth Plan and paragraphs 50 and 203 of the NPPF

Informative

REFUSAL (WITH ATTEMPTED NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant [including pre-application discussions] and has looked for solutions to enable the grant of planning permission. However the proposal remains contrary to the planning policies set out in the reasons for refusal and was not therefore considered to be sustainable development.

Relevant Policies

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

CS28 - Local Transport Consideration

CS34 - Planning Application Consideration

CS18 - Plymouth's Green Space

CS19 - Wildlife

CS20 - Resource Use

CS21 - Flood Risk

CS22 - Pollution

CS05 - Development of Existing Sites

CS03 - Historic Environment

CS02 - Design

CS15 - Housing Provision

SPD2 - Planning Obligations and Affordable Housing

SPD1 - Development Guidelines First Review

SPD3 - Design Supplementary Planning Document

NPPF - National Planning Policy Framework March 2012

CCS03 - City Centre and University Area Action Plan

PLANNING APPLICATION REPORT



Application Number 15/00766/OUT

Item 04

Date Valid 28/04/2015

Ward Southway

Site Address

LAND ADJACENT TO HILLTOP COMMUNITY CENTRE,
CUNNINGHAM ROAD PLYMOUTH

Proposal

Outline consent for new community building

Applicant

Cunningham Developments Ltd

Application Type

Outline Application

Target Date

23/06/2015

Committee Date

**Planning Committee: 04
June 2015**

Decision Category

Assistant Director for Strategic Planning & Infrastructure Referral

Case Officer

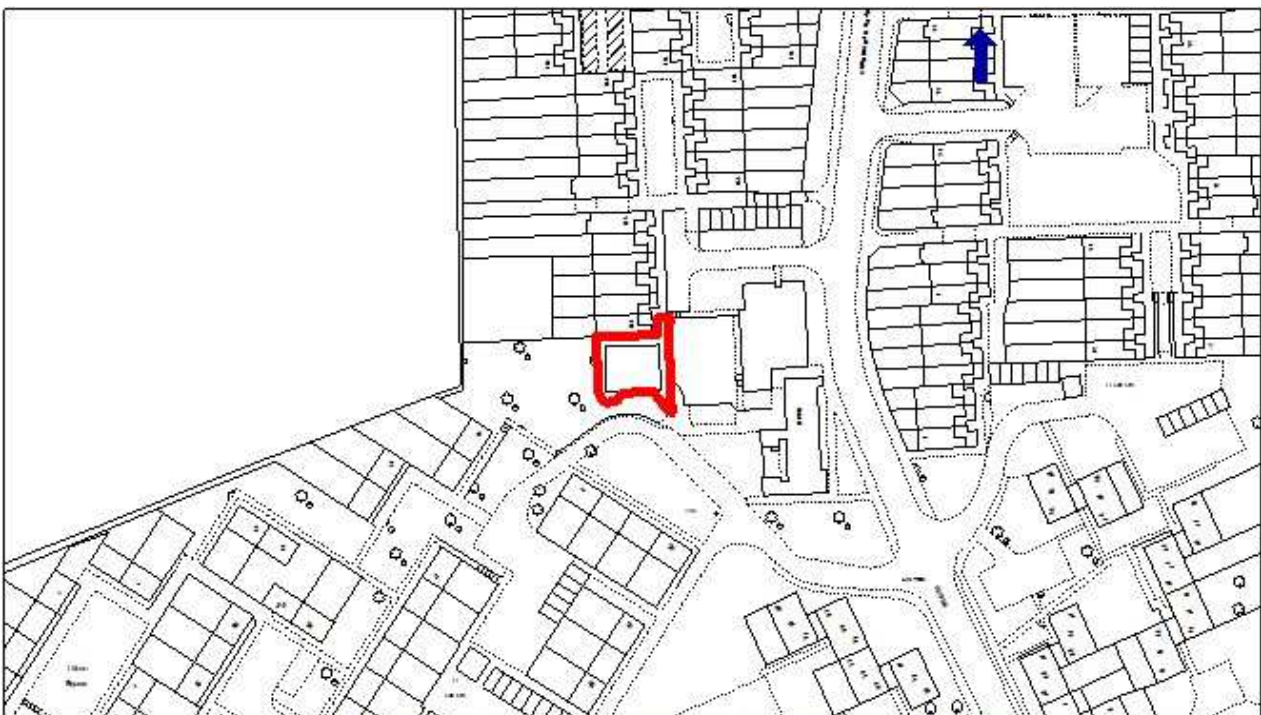
Rebecca Boyde

Recommendation

Grant Conditionally

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This application has been referred to Planning Committee by the Assistant Director because there are public interest reasons for the matter to be determined by committee.

1. Description of site

The site is located in the Tamerton Foliot area of the city. Tamerton Foliot is an old historic village situated on the northern edge of Plymouth that now lies within the city boundary. The application site is situated at the top north end of the village on an ex MOD housing estate, and close to the very fringe of the city boundary. At present the site currently accommodates a community play area. The site is bounded by residential properties and fronts on to Linton Close.

2. Proposal description

Outline consent for new community building

3. Pre-application enquiry

None directly related to this planning application however please see section 8 of the planning application

4. Relevant planning history

15/00415/FUL-Demolition of Hilltop Community Centre and erection of 12no 3 bed houses, currently under consideration by the Local Planning Authority

15/00412/OUT- Erection of community building, Withdrawn due to transport concerns

14/02286/FUL- Demolition of former Hilltop Community Centre and erection of 12 no. three bedroom houses and 2 no. two bed apartments. Application withdrawn to discuss further with local residents

5. Consultation responses

Local Highway Authority recommends approval subject to conditions

Public Protection recommends approval subject to conditions

6. Representations

Consultation ends Tuesday 26th May (None)

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 development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One: Consultation Draft was approved by Cabinet for consultation purposes on 9 December 2014. As such it is a material consideration for the purposes of planning decisions.

The policies contained in National Planning Policy Framework (the Framework) and guidance in National Planning Practice Guidance (NPPG) are also material considerations which should be taken into account in the determination of planning applications. Due weight should be given to relevant policies in existing and emerging plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Framework provides that the weight to be given to an emerging draft plan is also to be determined according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at an early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). The draft policies of the Plymouth Plan are currently subject to consultation, although the general direction taken by the plan and key issues and options relating to it have been subject to consultation.

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.

Additionally, the following planning documents are also material considerations in the determination of the application:

- *Sustainable Design Supplementary Planning Document*
- *Development Guidelines Supplementary Planning Document*

8. Analysis

(1) This application has been considered in the context of the Council's development plan, the emerging Plymouth Plan and adopted planning policy in the form of the Local Development Framework Core Strategy 2007 CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS12 (Cultural/ Leisure Development Considerations) CS15 (Overall Housing Provision), CS30 (Sport, Recreation and Children's Play Facilities), CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013). The application has also been considered in the context of the National Planning Policy Framework (NPPF) Paragraph 70.

Principle of development and site context

(2) The proposal is for outline consent for a community centre on the existing play area site located west of the existing Hilltop Community centre site. At present there is a planning application (15/00415/FUL) under consideration by the Local Planning Authority to demolish the existing community centre adjacent to this site and erect twelve new dwellings. As a result of this application the developer is seeking outline consent to erect a community centre nearby to serve the community of Tamerton Foliot.

Erection of a community centre

(3) The Sustainable Neighbourhood Assessment of 2007 for Tamerton Foliot states that Hilltop Community Centre provides useful facilities and is well used, it also goes on to state that there is a good range of community facilities for the neighbourhood's population. The document goes on to comment that in the northern half of the neighbourhood it is only served by Hilltop Community Centre which is in need of renovation. The community centre has not been renovated and has fallen into poor condition. Hilltop is a large community centre where as the proposal for this community centre would be much smaller and likely to be more manageable for the local community in terms of maintenance and viability. It should be noted that the Sustainable Neighbourhood Assessment was carried out in 2007. Since this point other community facilities have become available within the Tamerton Foliot area.

(4) The existing community centre has been closed since April 2014 and has resulted in residents within the local area using the community facilities in the South of the village. It is considered that the erection of a small community centre on this site would allow residents in the North of Tamerton Foliot to have access to a nearby community facility.

(5) Policy 2 (Delivering a city of sustainable linked neighbourhoods) of the Plymouth Plan states that the city will use its planning and other powers to ensure that changes within neighbourhoods serves to support and promote a city of sustainable linked neighbourhoods. This will be done by ensuring that the neighbourhood is a vibrant mixed use centre which meets the daily services and community needs and where appropriate dual uses of facilities within the community. It is officer's opinion that the erection of a community centre on this site would provide a mixed use of residential and community facilities within this area.

(6)The policy goes onto state that communities should have the facilities needed to meet the needs of all of the community, including provision of education and training opportunities, employment uses, health care, cultural and community facilities, leisure and recreation. It is officer's opinion that Tamerton Foliot meets the needs in terms of community facilities however the addition of this community centre would allow residents in the north to have direct access to a facility without heavily relying on transport.

(7)Policy CS30 relates to Sport, Recreation and Children's Play Facilities states that development proposal for new recreation, or the enhancement / replacement of existing facilities will be permitted provided that:-

- The development contributes to meeting identified shortfalls in provision
- The development is accessible by sustainable transport modes

It is considered that the erection of a community facility on this site will contribute positively to the surrounding area whilst providing a much more manageable sized facility and meeting the needs of the local community. It is also considered that the development is accessible via sustainable modes of transport as the majority of residents would be within walking distance. There is also a direct pedestrian link from Cunningham Road where there is a bus stop to this site.

Loss of a play area

(8)This application is for outline consent with all matters reserved therefore no design or layout has been provided. Officers note that the erection of the community centre would result in the loss of a play area however the drawing submitted with application illustrates that there are other areas within the vicinity that can accommodate a play space for the residents. The applicant is encouraged to address the loss of play space when applying at reserved matters stage.

Consultation with Local Residents

(9)Policy 14 (playing an active role in the community) of the Plymouth Plan states that the city will enable engaged and supportive communities by providing communities with access to information, advice and clear evidence to support collaborative decision making and ensure communities and voluntary organisations are informed of their rights. As a result of engaging with the community and ward members and the developers the previous application was withdrawn. The outcome of these discussions resulted in two separate proposals being submitted for consideration. One proposal is for the erection of the twelve units and one is for outline consent for a community centre. The developer has been actively engaged in discussions with the local residents and ward members.

Transport

(10)This application follows on from previous outline application number 15/00412/OUT with virtually the same proposal for a community building on the 'Hard Play Area' which is shown edged in red in the application details. The Local Highway Authority was unable to support the previous community building proposal due to a lack of car parking provision to serve the use, or the opportunity to provide any.

(11)This current application, along with the building plot itself, also includes three separate open grass areas of land edged in blue in the application, and shown on plan drawing numbered 14137 SD 100B, with the intention that they could in-principle be utilized for car parking provision to serve the proposed community building and use.

(12) This is again an outline application with all matters reserved for the erection of a community building on a site of 244 sqm in size, which is currently occupied by a hard-play sports court. The indicative site plan apparently shows the proposed community building to be approximately 80 sqms, and not taking up the whole of the site area.

(13) Parking provision to support the proposed community building use has not been shown in the application. But referring to the Council Development Guidelines SPD parking standards would suggest that a D2 Community Centre Use of less than 1000sqm would expect car parking provision to serve the use at a ratio of up to one off-street parking space for every 5.5sqm metres of main hall floor space. If that were to equate say to two thirds of the floor space, then up to ten off-street parking spaces would be required to serve the use, and help prevent overspill parking on the local streets. But further information would be required to establish the traffic impacts and the exact number of parking spaces that would be appropriate to serve the proposed Community uses. And it is recommended that car parking should be conditionally secured in any grant of planning permission.

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

The proposal is CIL exempt.

11. Planning Obligations

None sought in relation to this application

12. Equalities and Diversities

The proposed development will be available to all members of the public and will not prejudice against age, gender, religion, sexuality, ethnic background or nationality. The site is accessible to people from all areas of the city.

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 policies CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS12 (Cultural/ Leisure Development Considerations) CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013) and is considered to be compliant with National Planning Policy Framework guidance.

13. Recommendation

In respect of the application dated **28/04/2015** and the submitted drawings I4137SD 100B, I4137 EX(90) 02A, it is recommended to: **Grant Conditionally**

14. Conditions

Pre-commencement Conditions

PRE-COMMENCEMENT: APPROVAL OF RESERVED MATTERS

(1) Approval of the details of Appearance, Landscaping, Layout and scale (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. This pre-commencement condition is required to ensure that full details are submitted at reserved matters stage.

PRE-COMMENCEMENT: CONTAMINATED LAND

(2) 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. This pre-commencement condition is required to ensure that risks to health through contamination are properly considered and addressed before building works commence.

PRE-COMMENCEMENT: ARBORICULTURAL METHOD STATEMENT

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

Reason:

To ensure that the trees on site are protected during construction work in accordance with Policy CS18 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

Pre-occupation Conditions

PRE-OCCUPATION: CAR PARKING PROVISION

(4) The building shall not be occupied or brought into use until adequate off-street car parking provision has been identified and provided to serve the development in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and the parking area/s shall not thereafter be used for any purpose other than the parking of vehicles associated with the use.

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.

Other Conditions

CONDITION: SUBMISSION OF RESERVED MATTERS

(5) Plans and particulars of the reserved matters referred to in condition (1) above, relating to the Appearance, Landscaping, Layout and scale, 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.

CONDITION: TIME LIMIT FOR COMMENCEMENT

(6) 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.

CONDITION: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

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

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

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

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

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61,109 and 118 of the National Planning Policy Framework 2012.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

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

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

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PLANNING APPLICATION REPORT



Application Number 15/00415/FUL

Item 05

Date Valid 05/03/2015

Ward Southway

Site Address

HILLTOP COMMUNITY CENTRE, CUNNINGHAM ROAD
PLYMOUTH

Proposal

Demolition of Hilltop Community Centre and erection of 12no 3 bed houses

Applicant

Cunningham Developments Ltd

Application Type

Full Application

Target Date

06/07/2015

Committee Date

**Planning Committee: 04
June 2015**

Decision Category

Major - more than 5 Letters of Representation received

Case Officer

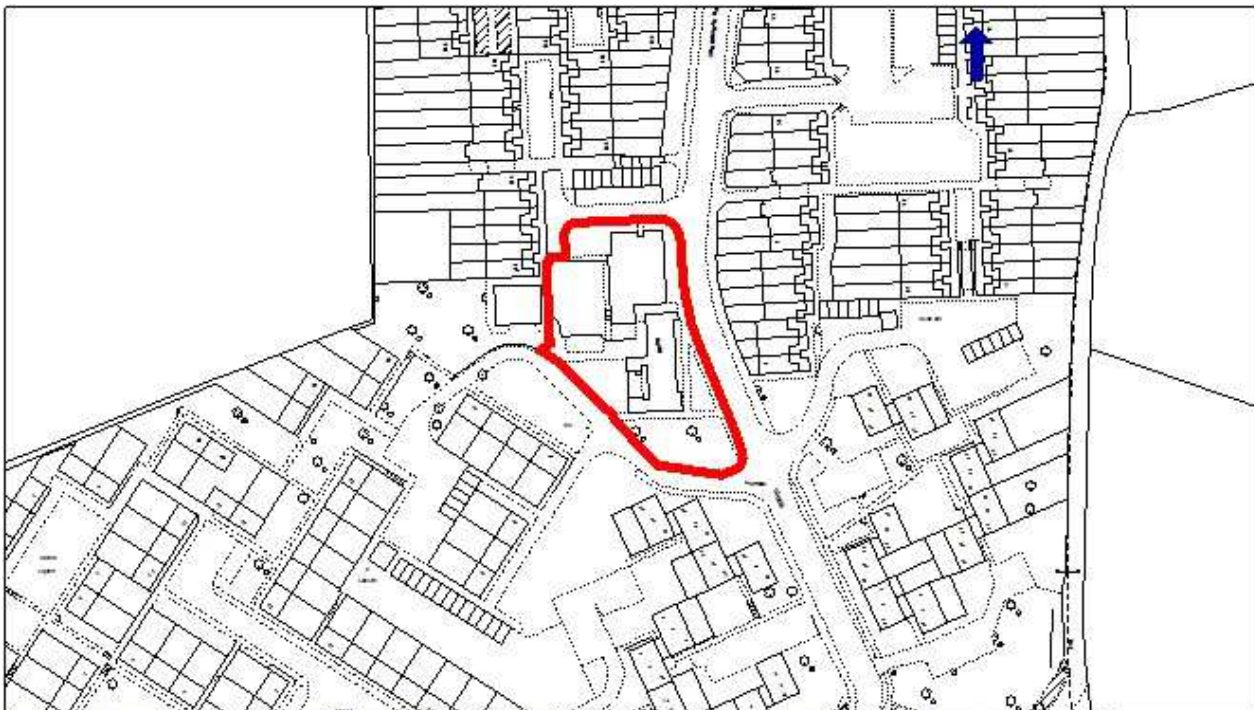
Rebecca Boyde

Recommendation

Grant Conditionally

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1. Description of site

Hilltop Community Centre is located in the Tamerton Foliot area of the city. Tamerton Foliot is an old historic village situated on the northern edge of Plymouth that now lies within the city boundary. The application site is situated at the top north end of the village on an ex MOD housing estate, and close to the very fringe of the city boundary. At present the site currently accommodates a large community centre which has been vacant for a period of time. The site is bounded by residential properties and fronts on to Cunningham Road.

2. Proposal description

Demolition of Hilltop Community Centre and erection of 12no 3 bed houses

3. Pre-application enquiry

14/01716/MAJ- The principle of accommodating dwellings on the site is deemed satisfactory

4. Relevant planning history

14/02286/FUL- Demolition of former Hilltop Community Centre and erection of 12 no. three bedroom houses and 2 no. two bed apartments. Application withdrawn to discuss further with local residents

15/00766/OUT- Outline consent for new community building. Currently under review by the Local Planning Authority

5. Consultation responses

Local Highway Authority recommends approval subject to conditions

Public Protection recommends approval subject to conditions

Police Architectural Liaison Officer has no objections

Economic Development has no objections over loss of employment but have some concerns over the loss of community centre

6. Representations

23 Letters of representation have been received, one of which was in support of the application. The main reasons for objections were:-

- Loss of community centre
- Loss of play space
- Congestion with the increase in parking

- Limited access around the site
- Noise implications
- Construction issues

A three of the letters of representation received mentions Allen lane which is located within the South Hams area and is under consideration by the Local Planning Authority at South Hams.

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 development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One: Consultation Draft was approved by Cabinet for consultation purposes on 9 December 2014. As such it is a material consideration for the purposes of planning decisions.

The policies contained in National Planning Policy Framework (the Framework) and guidance in National Planning Practice Guidance (NPPG) are also material considerations which should be taken into account in the determination of planning applications. Due weight should be given to relevant policies in existing and emerging plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Framework provides that the weight to be given to an emerging draft plan is also to be determined according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at an early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). The draft policies of the Plymouth Plan are currently subject to consultation, although the general direction taken by the plan and key issues and options relating to it have been subject to consultation.

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.

Additionally, the following planning documents are also material considerations in the determination of the application:

- Sustainable Design Supplementary Planning Document
- Development Guidelines Supplementary Planning Document

8. Analysis

(1) This application has been considered in the context of the Council's development plan, the emerging Plymouth Plan and adopted planning policy in the form of the Local Development Framework Core Strategy 2007 CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS12 (Cultural/ Leisure Development Considerations) CS15 (Overall Housing Provision), CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013). The application has also been considered in the context of the National Planning Policy Framework (NPPF) Paragraph 70.

Principle of development

(2) The proposal is to demolish the existing Hilltop Community Centre and replace it with twelve 3no bed houses each with private outside space, one car parking space per dwelling, cycle and refuse storage. To the rear of the site lies a play pen area that is subject to an outline application to erect a new community centre.

Loss of a community centre

(3) The National Planning Policy Framework Paragraph 70 states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

(4) The letters of representation all address the loss of the community centre. It is noted that this community centre has been vacant since April 2014 in which the other community facilities within Tamerton Foliot have been used to accommodate any classes or functions. With this in mind the developer has proposed to gift the play pen sites to the local community in order for them to pursue a community facility in the future if they so wish. It should be noted that this application is not linked to the planning application I4/00766/OUT. This will be determined separately and is currently in the process of being determined by the Local Planning Authority.

(5) Sustainable Neighbourhood Assessment for Tamerton Foliot states that Hilltop Community Centre provides useful facilities and is well used it also goes on to state that there is a good range of community facilities for the neighbourhood's population. The Sustainable Neighbourhood Assessment goes on to mention that in the northern half of the neighbourhood it is only served by Hilltop Community Centre which is in need of renovation. It should be noted that the Sustainable Neighbourhood Assessment was carried out in 2007. Since this point other community facilities have become available within the Tamerton Foliot area.

(6)Policy 2 (Delivering a city of sustainable linked neighbourhoods) of the Plymouth Plan states that the city will use its planning and other powers to ensure that changes within neighbourhoods serves to support and promote a city of sustainable linked neighbourhoods. This will be done by ensuring that the neighbourhood is a vibrant mixed use centre which meets the daily services and community needs and where appropriate dual uses of facilities within the community. Since the closure of the community centre the church has been utilised as a meeting point which holds regular classes and social events. It should be noted that whilst it is a place of worship it is open to everyone and welcomes all members of society for social functions and meetings. Whilst the facilities are located further away from residents to the north there are good transport links and facilities in place that still serves the community of Tamerton Foliot. The policy goes onto state that communities should have the facilities needed to meet the needs of all of the community, including provision of education and training opportunities, employment uses, health care, cultural and community facilities, leisure and recreation. It is officer's opinion that Tamerton Foliot meets the needs in terms of community facilities and the loss of this community centre is considered acceptable as it provides much needed housing and there is alternative community facilities provided in the local area. The community facilities on offer would be further enhanced if the outline consent for the erection of a community centre on the adjacent site were to be approved.

(7)Policy CS12 of the Core Strategy relates to Cultural/Leisure Development Considerations. The policy states the loss of leisure, arts or cultural facilities will be permitted only where there is overriding regeneration or community benefits from such a development in which case consideration must be given to the replacement of the facilities elsewhere. It is considered that the loss of the community centre on this site will provide much needed housing for the area. The outline consent for the erection of a community centre on the nearby Play space will therefore allow for consideration of facilities to be relocated within close proximity and consequently complying with policy CS12.

Consultation with Local Residents

(8)Policy 14 (playing an active role in the community) of the Plymouth Plan states that the city will enable engaged and supportive communities by providing communities with access to information, advice and clear evidence to support collaborative decision making and ensure communities and voluntary organisations are informed of their rights. As a result of engaging with the community and ward members and the developer the previous application was withdrawn. The outcome of these discussion resulted in two separate proposals being submitted for consideration. One proposal is for the erection of the twelve units and one is for outline consent for a community centre. The developer has been actively engaged in discussions with the local residents and has resulted in a letter of support from the management company of the surrounding residential sites.

Design

(9)Externally the properties will be similar with cedar weatherboard and render. At ground floor level the properties will be open plan with three bedrooms and a bathroom at first floor level.

(10)The Development Guidelines Supplementary Planning Document (SPD) states that all habitable rooms should receive adequate amounts of natural daylight and be of a minimum size to accommodate standard sized furniture for its occupants. It is considered that the proposal complies with this guidance. The SPD states that each occupier should have adequate access to amenity space. The properties have amenity space to the front and rear in which officers believe provide adequate amenity space for the occupiers of the properties.

(11) There are trees to the West of the development which are subject to a tree preservation order. It is noted that the proposal does not propose any changes to these trees and it is officers opinion that the proposed build will not have a significant impact upon the trees or the root protection zones.

Letters of representation

(12) Some of the letters of representations query the noise during the construction period. A code of construction will be added to any approved scheme to minimise any noise issues that may arise as a result of the proposed development. The letters of representation also address the loss of a community centre. Attention should be drawn to the planning application 15/00766/OUT which seeks outline permission to change the use of the play pen located to the west of this development to accommodate a community centre.

Transport

(13) There are bus stops right outside the application site, one of which is attached to a street lamp and would require minor repositioning, so as not to conflict with the proposed new off-street parking along the site frontage in Cunningham Road. A Post Box would also require repositioning. The proposal would provide 24 off-street car parking spaces to serve the 12 dwellings, set out around three sides of the application site as shown on the aforementioned application drawing.

(14) Ten off-street parking spaces would be created along the site frontage off Cunningham Road itself, and a new bus-boarder is also shown there, which would require some reconstruction work and alteration of levels along the fronting public highway footway. Arrangements for these relatively minor works within the highway would need to be facilitated through the Councils Amey Transport and Highways.

(15) A private pedestrian linking footpath and a set of steps opposite existing house number 180 would need to be relocated and reconnected approximately five metres to the south, to allow for the creation of two off-street parking spaces. As proposed and shown on the application 'Site Layout Plan' numbered 14137-SD-01E.

(16) A clearance strip is required where the site boundary meets the street along its north and south/southwest side, to be a minimum of 600mm wide. Clearance margins are shown on the application drawing, but the margin along the south/southwest side of the site in Linton Close would need to be extended northwest to meet the emerging footpath on the west boundary of the site. Further, the clearance margin in Linton Close being adjacent to the highway would be required to be hard paved, and the use of block paving or concrete is recommended. Loose chippings, gravel, or any kind of un-bound material is not permitted within one metre of an adopted highway because resultant overspill is considered a public nuisance and a potential danger, where chippings could be flicked-out by the wheels of vehicles. In this regard a minimum one metre wide hard paved margin would need to be provided within and without, across the rear of plot 4.

5 year housing supply

(17) When determining applications for residential development it is important to give consideration to housing supply.

(18) Paragraph 47 of the NPPF stipulates that “to boost significantly the supply of housing, local planning authorities should... identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”

(19) Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

(20) For the reasons set out in the Authority’s Annual Monitoring Report (December 2013) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2014-19 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 5,536 dwellings which equates to a supply of 3.16 years when set against the housing requirement as determined by the requirements of the NPPF or 2.64 years supply when a 20% buffer is also applied.

(21) The layout of the site and design of the proposed dwellings is deemed satisfactory. The proposal is not considered to have a significant detrimental impact upon the amenity of the existing dwelling’s to the immediate east of the site as the boundary treatment would provide a large barrier. In summary, it is considered that the dwellings and loss of a community centre will not have a negative impact upon the neighbouring properties or character of the area. It is therefore considered compliant with Policies CS02 (Design) and CS34 (Planning Application Consideration) of the Supplementary Planning Document 1st review (2013).

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

The provisional Community Infrastructure Levy liability (CIL) for this development £16,346.65 (index-linking applied, but subject to change before final liability confirmed).

A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed). The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and will be index-linked.

11. Planning Obligations

No planning obligation have been sought relating to this application

12. Equalities and Diversities

The proposal will accommodate three lifetime homes which will allow for the adaptation in a variety of ways so that people can live in them through their entire life.

The proposed development will be available to all members of the public and will not prejudice against age, gender, religion, sexuality, ethnic background or nationality. The site is accessible to people from all areas of the city.

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 policies CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS12(Cultural/ Leisure Development Considerations) CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013) and is considered to be compliant with National Planning Policy Framework guidance.

13. Recommendation

In respect of the application dated **05/03/2015** and the submitted drawings 14137ex (90) 01A, 14137SD 01 E, 14137 SD 03C, 14137SD 02, 14137SD 05, 14137 SD 06, 14137 SD 04,,it is recommended to: **Grant Conditionally**

14. Conditions

CONDITION: 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.

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:14137ex (90) 01A, 14137SD 01 E, 14137 SD 03C, 14137SD 02, 14137SD 05, 14137 SD 06, 14137 SD 04,

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.

Pre-commencement Conditions

PRE-COMMENCEMENT: CONTAMINATED LAND

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

Section 1. Site Characterisation

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

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

(ii) an assessment of the potential risks to:

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

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

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

Section 2. Submission of Remediation Scheme

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

Section 3. Implementation of Approved Remediation Scheme

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

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

Section 4. Reporting of Unexpected Contamination

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

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

Reason:

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

Pre-occupation Conditions

PRE-OCCUPATION: PROVISION OF PARKING AREA

(4) 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.

Other Conditions

GENERAL CONDITION: NOISE

(5) All dwellings shall be constructed in accordance with BS8233:2014 so as to provide sound insulation against externally generated noise. The levels as described in Table 4 of the guidance shall be applied, meaning there must be no more than 35 Db Laeq for living rooms and bedrooms (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

GENERAL CONDITION: SURFACING OF CLEARANCE MARGIN ADJACENT TO THE HIGHWAY IN LINTON CLOSE

(6) Notwithstanding the submitted details before the development hereby permitted is occupied, the clearance margin along the perimeter of the site in Linton Close shall be hard-paved and extended northwest to meet the emerging footpath on the west boundary of the site. Where vehicle access is formed for instance at the rear of plot 4 hard-paving shall be provided for a distance of not less than one metre from the edge of the public highway.

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

GENERAL CONDITION: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

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

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

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

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

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61,109 and 118 of the National Planning Policy Framework 2012.

GENERAL CONDITION:BIODIVERSITY

(8) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy (dated November 2014) for the site.

Reason

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

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(2) The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

INFORMATIVE: PUBLIC HIGHWAY APPROVAL

(3) 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: KERB LOWERING

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

INFORMATIVE: CODE OF PRACTICE

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

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

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PLANNING APPLICATION REPORT



Application Number 14/01815/FUL

Date Valid 24/09/2014

Item 06

Ward Budshead

Site Address FORT HOUSE, FORT TERRACE PLYMOUTH

Proposal Development of land for 14 detached residential dwellings

Applicant Senate Properties (SW) Ltd

Application Type Full Application

Target Date

01/07/2015

Committee Date

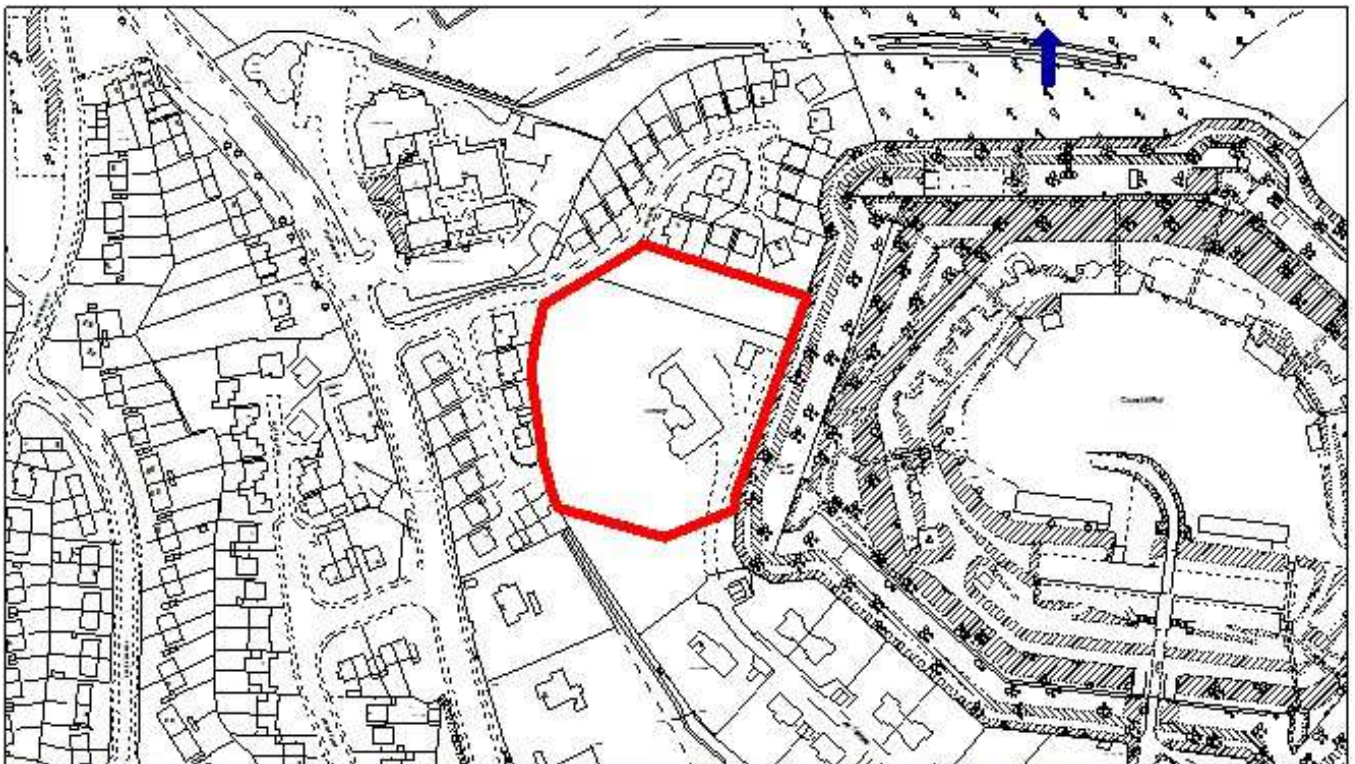
**Planning Committee: 04
June 2015**

Decision Category Major - more than 5 Letters of Representation received

Case Officer Rebecca Boyde

Recommendation Grant Conditionally

Click for documents www.plymouth.gov.uk



This application has been called into committee by Councillor Jon Taylor. The application was deferred by committee on 12th February 2015. The reasons and officers responses are outlined in the analysis section.

1. Description of site

Fort House is located in the Crownhill area of the city. To the east of the site is Crownhill Fort which is a Scheduled Ancient Monument. To the north west is Oak Drive which is predominantly residential dwellings. The land slopes to the west therefore giving Fort House an elevated position. The site currently accommodates one dwelling house and a small cottage.

2. Proposal description

Development of land for 14 detached residential dwellings

3. Pre-application enquiry

None

4. Relevant planning history

98/00089/FUL- Two storey side extension, Approved

94/00753/C1884-Outline application to develop part of grounds by erection of a detached house with garage (married quarters), Grant conditionally

5. Consultation responses

Public Protection recommends approval subject to conditions

Local Highway Authority recommends approval subject to conditions

Historic England has no objections to the proposal following an amended plan

6. Representations

The original consultation period ran from the 30th 2014 September to 21st 2014 October. As a result of this consultation period 22 letters of objection were received. These letters objected on the grounds of:

- Impact upon Scheduled Ancient Monument
- Sewage and drainage
- Impact upon on street car-parking
- Size, scale and massing of the units
- Overlooking and privacy

- Traffic impact and access
- Removal of trees
- Impact on wildlife

Non-material planning considerations

- Decrease in value of properties on Oak Drive

The scheme was re-advertised advertised from 20th January 2015 to 3rd February 2015 and as a result one additional letter of representation was received. The reasons for objecting are covered in the points above.

Since committee on 12th February 2015 the application was re-consulted on due to the changes to the site layout and the access. There were two additional letters of representation which commented on:-

- The trees to the northern boundary should be protected
- The access proposed still has implications on Oak Drive
- No consultation between the developer and the residents has taken place

It should be noted that consultation with the residents and developer took place after the letters of representations were 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 development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One: Consultation Draft was approved by Cabinet for consultation purposes on 9 December 2014. As such it is a material consideration for the purposes of planning decisions.

The policies contained in National Planning Policy Framework (the Framework) and guidance in National Planning Practice Guidance (NPPG) are also material considerations which should be taken into account in the determination of planning applications. Due weight should be given to relevant policies in existing and emerging plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Framework provides that the weight to be given to an emerging draft plan is also to be determined according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at an early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). The draft policies of the Plymouth Plan are currently subject to consultation, although the general direction taken by the plan and key issues and options relating to it have been subject to consultation.

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.

Additionally, the following planning documents are also material considerations in the determination of the application:

- Sustainable Design Supplementary Planning Document
- Development Guidelines Supplementary Planning Document

8. Analysis

(1) This application was brought to committee 12th February 2015. The application was deferred to allow the applicant to consult local residents on the boundary/buffering treatment of the site (paragraph 13 and 14), the construction phase of the development (paragraph 29) and for the Community Infrastructure Levy (CIL) figures (section 10) to be more accurately calculated.

Consultation with residents

(2) Friday 27th March at 6pm the developer had a meeting with twelve Local residents at Oak Drive to discuss the proposals. As a result of this consultation the access point into the development was changed. These have all been addressed and discussed in paragraphs 23. It was also decided that the shrubbery including the sycamore and laurel on the north of the site would remain rather than removing it and re-planting new this has been addressed in paragraph 14.

(3) 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 CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013) and is considered to be compliant with National Planning Policy Framework guidance.

Principle of development

(4)The proposal seeks to demolish the existing dwelling and cottage that is on site and erect 14 dwellings, comprising of both 4 and 5 bedroom dwellings. Each property will accommodate off streetcar parking and have amenity space located to the rear of the properties. It is considered by officers that the site would be able to accommodate the additional dwellings. It is considered that the erection of 14 dwellings will allow for enough amenity space and distance between properties to remain without forming a development that is considered to be cramped, over development and out of character with the existing residential sites in close proximity.

Design

(5)Policy CS34 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) refers to siting, layout, orientation, local context and character. New development proposals are required to take account of the existing context and the criteria referred to. The form and use of existing development in the area is fairly consistent, the area is characterised in the main by residential development that comprises of a mix of terraced, semi-detached and detached properties. Since submission the scheme has been amended to address concerns from both local residents and English Heritage. The amendments submitted alter the design of plots 1-4 from a three storey unit to two storeys. This is now considered acceptable in terms of outlook from the Fort and in terms of impact upon privacy of the neighbouring residents.

(6)In terms of style, the character of the surrounding townscape has become more varied over the years as new development has been delivered on areas immediately to the south and west of the site. The proposal seeks to erect three different house types. House type A is two storey and will accommodate a hallway, lounge, kitchen / dining area and study at ground floor. At first floor the property will accommodate four bedrooms and a family bathroom. House type A relates to plots 7, 8, 9, 10 and 12.

(7)House type B will be three storeys and will accommodate hallway, lounge, kitchen / dining area and study at ground floor level. At first floor the property will accommodate three bedrooms and a family bathroom whilst at second floor level there will be two additional bedrooms. House type B will relate to plots 5, 6, 11, 13 and 14.

(8)House type C is similar in layout to house type A and will be located on Plots 1-4 inclusive. House type C is a new design which has been proposed as a result of the comments from English heritage. The original application proposed that house type B (three storey) would be located on plots 1-4 however it was considered this would have a detrimental impact upon the visual amenity from the Fort and therefore the agent introduced a new house type that would only be two storey in nature.

(9)The dwellings proposed all meet minimum standards in terms of amenity space as set out within the Supplementary Planning Document. The proposal is reflective of the existing built form in the area by providing a good mix of terraced, semi detached and detached dwellings in an area that is varied in character, particularly with regards to the type and size of dwelling.

(10)The application is considered to comply with the requirements of Policy CS01 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) by providing family housing, helping to meet the needs of the neighbourhood and by contributing to the provision of a sustainable linked community.

(11) The houses designs have been finished externally with a limited palette of similar materials to provide continuity of design across the entire site. It is noted that the house designs are different compared to the older houses within the vicinity however they are sympathetic and are considered to compliment the surrounding area.

(12) The Development Guidelines Supplementary Planning Document (SPD) states that all habitable rooms should receive adequate amounts of natural daylight and be of a minimum size to accommodate standard sized furniture for its occupants. It is considered that the proposal complies with this guidance. The SPD states that each occupier should have adequate access to amenity space. Each property has gardens located to the rear; which will adequately serve the occupiers.

(13) A number of the letters of objection mention the impact upon privacy. The SPD states that habitable room windows facing directly opposite one another should normally be a minimum of 21 meters apart. Plots 1-4 will have the most significant impact upon the residents of Oak Drive. The proposed separation distance is currently 20 metres therefore falling short by approximately 1 metre. The SPD goes on to state that that these guidelines should be applied flexibly to reflect the character of the neighbourhood. There are no balconies or roof terraces proposed on any of the dwellings and the boundary treatment is likely minimize any impact upon privacy it is therefore considered by officers to not to have a detrimental impact.

(14) The trees and shrubbery on site will be retained and will provide some natural screening and boundary treatment for the dwellings on both Oak Drive and the new dwellings. On the northern part of the site the Laurel and Sycamore will be retained thus utilising the existing boundary treatment. The proposal seeks to include some public open space on the western side of the site.

(15) This amenity area is where the majority of the trees are currently situated and will remain. It is considered that this amenity space will as a result provide a buffer zone between the new dwellings at those currently located on Oak Drive. It is considered that 14 dwellings is an acceptable number of units for a site of this size. It is officers opinion that anymore than 14 units will constitute as over-development and not meet minimum requirements in terms of size and parking standards

Impact upon Crownhill Fort

(16) It is noted that the proposal would be within close proximity to Crownhill Fort. Crownhill Fort is the best of Plymouth's Palmerstonian Forts, and a heritage asset of the very highest significance. In terms of design plots 5-7 look over towards the Fort, in order to minimise any impact upon the fort the existing boundary will be retained and strengthened creating a 5 metre buffer between the dwellings and the Fort.

(17) Given that the proposed dwellings at plots 1-4 have been reduced in height it is considered that the views from Crownhill Fort towards the city will be enhanced, better revealing the significance of the heritage asset in line with the guidance of NPPF paragraph 137.

(18) It is acknowledged that the proposals will inevitably cause a degree of harm as the former military commander's house (Fort house) will be demolished. However as noted in the applicant's heritage assessment and by Historic England the building is much-altered and has no direct connection to Crownhill Fort. This being the case, it is considered that the benefit of opening up of views from the fort towards the city outweigh the harm caused by the loss of Fort House.

Biodiversity

(19) The applicant has provided an Ecological Assessment and Mitigation and Enhancement Report (dated August 2013) conforming to CIEEM guidelines which includes a bat activity survey report (surveys undertaken in April and May 2013).

(20) This report also recommends that the badger survey will need to be updated at least eight weeks prior to the commencement of work on site to ensure that any new badger activity is recorded and appropriate mitigation designed. This will be secured via condition. The condition will also relate to further information relating to the exact locations of the proposed bird and bat boxes.

Sustainable development

(21) Policy CS20 in the Core Strategy sets out a requirement for development to incorporate onsite renewable technologies to reduce carbon emissions:-

“All non-residential developments exceeding 1,000 square meters of gross floor space and new residential developments comprising 10 or more units to incorporate onsite renewable energy production equipment to offset at least 10% of predicted carbon emissions for the period up to 2010 rising to 15% for the period 2010 -2016”

(22) Given that the development is for 14 detached dwellings this policy is relevant. The energy statement submitted with the application states that the preferred option will be via photovoltaic panels which will be located throughout the site. Each dwelling will have approximately 7-8 panels located on the roofs and will be located south or southeast. It is considered that the information submitted is acceptable and complies with policy CS20.

Highway issues

(23) The application is to construct 14 detached houses in the garden of the existing Fort House. Existing buildings on the site will be demolished. A new access to the development will be provided by construction of a new priority junction onto Oak Drive. Oak Drive is a standard residential estate road of 4.8m width with 2m footways. The road provides access onto the B3378 Budshead Road for approximately 33 existing dwellings. The road is adopted public highway (Highway Maintained at Public Expense HMPE)

(24) A Transport Statement was produced as part of a previous identical application (14/01621/FUL) and is considered to still be valid for this application. Officers would have no material issues with the contents of the Transport Statement and would concur with its conclusion that the development will cause no material detriment to the highway network. The Transport Statement indicates that the development will produce approximately 14 two-way vehicle trips during the morning peak (3 in 11 out) and 12 two-way trips in the PM peak (8 in 4 out).

(25) All parking within the development will be accommodated within the curtilage of the individual dwellings and meets the minimum requirements as set out within the SPD. Access for refuse vehicles has been demonstrated to be adequate. Both the proposed new priority access junction and the existing Oak Drive junction with Budshead Road are considered to have adequate capacity to accommodate the proposal.

(26) It should be noted that since the deferment of this application the access to the site off Oak Drive has been amended. The access has been relocated approximately 8m further to the south along Oak Drive. There is no objection to this amendment

(27) It is noted that the footway on Oak Drive, where it borders the application site frontage is of substandard width, the application should provide, as part of the new junction construction, a full width footway (2m) for the length of its frontage onto Oak Drive. Oak Drive is a quiet residential estate road with significant frontage activity and as such the applicant should be aware of the need to manage construction activities accordingly, particularly the access of contractor's vehicles to the site. A condition will be attached to make sure the applicant complies with the code of practice.

Code of construction

(28) The potential new development of 14 detached properties may give rise for disturbance during the construction phase. As part of the deferment from the last committee the applicant has submitted a code of construction, which addresses contacts and responsibilities, noise and vibration, construction lighting, dust management, traffic management, concrete pouring and pest control. It is officer's opinion that this document addresses the concerns of the residents previously highlighted in the February committee.

5 year housing supply

(29) When determining applications for residential development it is important to give consideration to housing supply.

(30) Paragraph 47 of the NPPF stipulates that *"to boost significantly the supply of housing, local planning authorities should... identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land"*

(31) Paragraph 49 of the NPPF states that *"housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*

(32) For the reasons set out in the Authority's Annual Monitoring Report (December 2013) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2014-19 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 5,536 dwellings which equates to a supply of 3.16 years when set against the housing requirement as determined by the requirements of the NPPF or 2.64 years supply when a 20% buffer is also applied.

(33) The NPPF (footnote 11) also specifies that to be considered deliverable, a site must be:

- Available to develop now
- Suitable for residential development in terms of its location and sustainability; and
- Achievable, with a reasonable prospect that homes will be delivered on the site within five years and in particular that the development of the site is viable.

(34) Paragraph 14 of the NPPF states “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking...”

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- 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, when assessed against the policies in this framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted”

(35) As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as determined by the requirements of the NPPF, the city’s housing supply policy should not be considered up-to-date. Paragraph 14 of the NPPF is therefore engaged and substantial weight must be accorded to the need for housing in the planning balance when determining housing applications.

(36) In summary, it is officers view that the proposals will provide a well thought out development that is easy to get to and move through and around (for both vehicles and pedestrians) and has public and private spaces that are safe, attractive, easily distinguished and accessible. The new amended scheme which took into consideration residents and Historic Englands opinions provides a traditional and distinguished housing scheme that in terms of scale, massing and design is reflective of the character and appearance of much of the existing surrounding development, making a positive contribution to local visual amenity. The layout and design of the development is therefore considered acceptable and in accordance with Core Strategy policy CS02, CS34 and part 4 of the Sustainable Design SPD and NPPF section 7 (Requiring Good Design).

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

The provisional Community Infrastructure Levy liability (CIL) for this development £53,550 (index-linking applied, but subject to change before final liability confirmed).

A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed). The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and will be index-linked. The applicant 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.

11. Planning Obligations

No planning obligations have been sought relating to this application

12. Equalities and Diversities

The application proposes 14 new residential units that on completion should be offered for sale on the open market and therefore will be available to people from all backgrounds to purchase. No negative impact to any equality group is anticipated.

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 policies CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013) and is considered to be compliant with National Planning Policy Framework guidance.

13. Recommendation

In respect of the application dated **24/09/2014** and the submitted drawings 804-300, HMPE Plan,208/01, 804-302P, 804-301P, 03912TCP, • 804_310 Proposed Layout_Rev P2,• 804_311 Proposed Site Sections _Rev P3

804_312 Proposed Boundary Treatment Drawing_Rev P1, 804_321 Type B Housetype - 5 Bed house ,804_322 Type C Housetype - 4 Bed house

Plots 1-4 have decreased in size and are now two storey instead of three

Amended site layout and change to access point,it is recommended to: **Grant Conditionally**

14. Conditions

CONDITION: 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.

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 804-300, HMPE Plan,208/01, 804-302P, 804-301P, 03912TCP, •804_310 Proposed Layout_Rev P2,•804_311 Proposed Site Sections _Rev P3 804_312 Proposed Boundary Treatment Drawing_Rev P1, 804_321 Type B Housetype - 5 Bed house ,804_322 Type C Housetype - 4 Bed house

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.

Pre-commencement Conditions

PRE-COMMENCEMENT: FURTHER DETAILS

(3) No development shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: provision of pedestrian footway on Oak Drive frontage to the site and on the new access road, provision of visibility splay from the new access junction with Oak Drive measuring 2.4m x25m . The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they 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 61-66, 109, 110 and 123 of the National Planning Policy Framework 2012 . This pre-commencement condition is required to ensure that the development can ensure the safety of road users and pedestrians can be maintained.

PRE-COMMENCEMENT: STREET DETAILS

(4) No development shall take place until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard 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.This pre-commencement condition is required to ensure that the development can ensure the safety of road users and pedestrians can be maintained.

PRE-COMMENCEMENT: HABITAT PROTECTION AND ENHANCEMENT

(5) No development shall take place until an Ecological Mitigation and Enhancement Scheme for the site including details of:

- Exact location, number and specification of bat and bird boxes, marked on plan.
- Lighting information with respect to minimising disturbance to bats.
- A method statement for the watching brief by an ecologist during the removal of the roof tiles (this should include the installation of an additional bat box on a suitable tree prior to works commencing. This is needed to place any bats in if they are found and cannot be left in situ. Location should be marked on a plan).
- Methodology for habitat modification for reptiles, including a plan showing the areas to be trimmed and those to be left as they are.
- updated badger survey 8 weeks prior to commencement of works on site.
- Location and design of artificial refugia for reptiles.
- Location and specification of hedgehog box.

Has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with a timetable forming part of the submitted scheme.

Reason:

To ensure wildlife habitats are protected, to comply with Policies CS19 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007. This pre-commencement condition is required to ensure that wildlife habitats are adequately protected from the development.

Other Conditions

CONDITION: REPORTING OF UNEXPECTED CONTAMINATION

(6) 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.

Informatives

INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(1) The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

INFORMATIVE: CONDITIONAL APPROVAL (WITH 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 with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

INFORMATIVE: CODE OF PRACTICE

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

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

PLANNING APPLICATION REPORT



Application Number 15/00447/FUL

Date Valid 17/03/2015

Item 07

Ward Plympton Erle

Site Address 24 MERAFIELD ROAD PLYMOUTH

Proposal Erection of 2 no. three bedroom detached dwellings

Applicant Mr Steven Pearce

Application Type Full Application

Target Date

12/05/2015

Committee Date

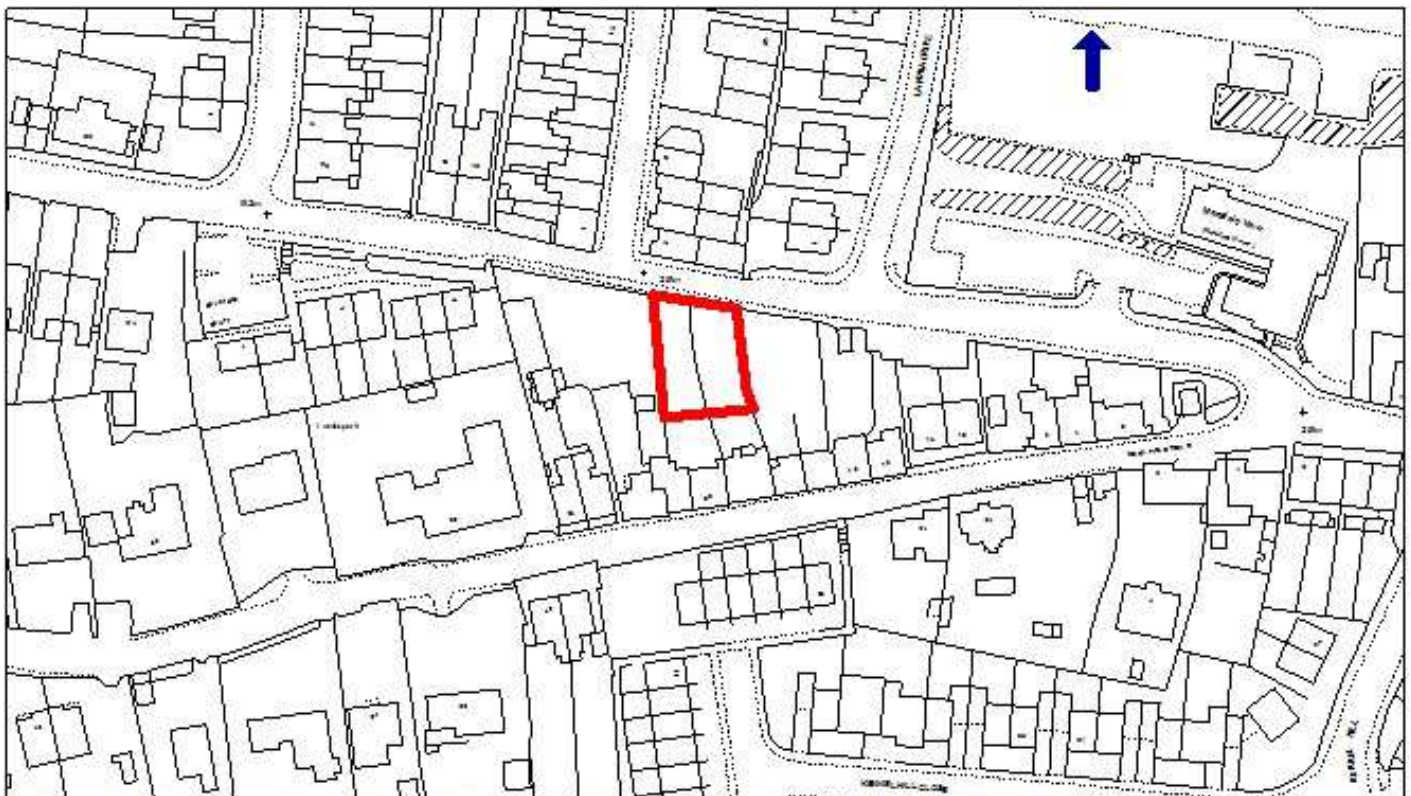
**Planning Committee: 04
June 2015**

Decision Category Member Referral

Case Officer Kate Saunders

Recommendation Grant Conditionally

Click for documents www.plymouth.gov.uk



This application has been referred to Planning Committee by Councillor Beer.

1. Description of site

The site is the lower half of the gardens to 24 and 26 Merafield Road, where it fronts Underlane. The site levels vary. The site is approximately 3m higher than Underlane and the boundary with the road is marked by a stone wall topped by a partial hedge containing immature elms, and the sites are on two levels. The site is overgrown and contains some mature fruit trees. A terrace of properties in Merafield Road bound the site to the south. There is a section 30 order along the front of the site.

2. Proposal description

Erection of pair of detached three-storey dwellings with integral garages with access from Underlane

3. Pre-application enquiry

No pre-application has been submitted although there is an extensive planning history relating to the site.

4. Relevant planning history

06/00727 – 24 Merafield Road outline application for residential REFUSED

06/00721 – 26 Merafield Road outline application for residential REFUSED

06/01503 – 26 and 24 Merafield Road outline application for 2 dwellings – GRANTED

07/00820 – 26 and 24 Merafield Road full application for 2 dwellings – REFUSED

08/00218 – 26 and 24 Merafield Road, Erect a pair of three storey semi-detached dwellings, with integral garages – WITHDRAWN

08/01559/FUL - Erect a pair of three storey semi-detached dwellings, with integral garages – WITHDRAWN

08/02188/FUL- Erect a pair of three storey semi-detached dwellings, with integral garages – GRANTED

12/1715/FUL - A full application to develop the rear gardens with a pair of three storey semi-detached dwellings with integral garages (following expiry of permission 08/02188/FUL) – WITHDRAWN

13/01922/FUL - Erection of pair of detached three-storey dwellings with integral garages with access from Underlane – WITHDRAWN

5. Consultation responses

Highways Authority – No objections subject to conditions

Public Protection Service – No objections subject to conditions

6. Representations

Five letters of objection have been received and they raise the following issues:

- Cause congestion on the highway
- May result in dangerous movements on the highway
- Increased traffic
- Contribute to parking problems
- Inadequate length drive
- Loss of light to neighbouring properties
- Overlooking of neighbouring properties
- Loss of outlook
- Overdevelopment
- Development too close to properties in Merafield Road
- Out of character
- Properties are undersized
- Restricted garage doors are required
- No construction management plan has been supplied
- Trees on site have not been considered
- Extensive planning history with refused and withdrawn applications
- Minimum privacy distances are not being met
- Inadequate amenity space for new dwellings
- Dominating and overbearing
- Potential impact on protected species

The issues of property devaluation and loss of view have also been raised however these are not a material planning consideration.

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 planning policies most relevant to the consideration of this application are CS02 (Design), CS15 (Overall Housing Provision), CS18 (Plymouth's Green Space), CS19 (Wildlife), CS22 (Pollution), CS28 (Local Transport Considerations) and CS34 (Planning Application Considerations)

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One: Consultation Draft was approved by Cabinet for consultation purposes on 9 December 2014. As such it is a material consideration for the purposes of planning decisions.

The policies contained in National Planning Policy Framework (the Framework) and guidance in National Planning Practice Guidance (NPPG) are also material considerations which should be taken into account in the determination of planning applications. Due weight should be given to relevant policies in existing and emerging plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Framework provides that the weight to be given to an emerging draft plan is also to be determined according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at an early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). The draft policies of the Plymouth Plan are currently subject to consultation, although the general direction taken by the plan and key issues and options relating to it have been subject to consultation.

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.

Additionally, the following planning documents are also material considerations in the determination of the application:

- Development Guidelines Supplementary Planning Document

8. Analysis

1. This application has been considered in the context of the development plan, the emerging Plymouth Plan, the Framework and other material policy documents as set out in Section 7.
2. The main planning considerations in this case are the impact on the character and appearance of the area, the effect on neighbouring amenity, highway safety and parking, ecology and land contamination.

Planning History

3. This site has an extensive planning history dating back to 2006. Permission was initially refused for residential development. with Outline permission then being granted. A full planning permission 08/02188/FUL was then granted permission on 31/03/2009.

4. However the planning permission was never implemented and lapsed in 2012. Two applications have been submitted following this, both of which have been withdrawn. The last application was withdrawn after the item had been debated at Planning Committee. The application was recommended for approval, given that it was thought that the plans were identical to those previously approved albeit it would be two detached properties rather than semi-detached, however concerns were raised regarding the accuracy of the plans and committee asked for the site to be independently surveyed. The survey was carried out and resulted in the site being smaller than detailed on the previously approved plans and the application was then withdrawn.
5. The applicant has now undertaken his own detailed survey and the local planning authority is satisfied that the dimensions shown on the plans are accurate of the site circumstances.
6. The supporting Design and Access Statement argues that “*given the site history, there is a presumption that the approval of two dwellings on the site will be acceptable.*” Whilst it is accepted that some of the issues surrounding the earlier applications will not have changed the previous approval related to inaccurate plans. The development could not have been accurately constructed in accordance with those plans and therefore no precedent has been set.
7. In addition, it should also be noted that planning application 04/01256 for a site to the rear of 28-34 Merafield Road, adjacent to the application site, was refused on grounds of loss of trees and the impact this would have on the character of the area. Furthermore it was considered that the houses would be out of character and cause overlooking of properties to the rear. This proposal was however allowed by appeal and work has commenced on site and remains extant.
8. Whilst local planning policy has not changed significantly since the previous approval, it should be noted that the Development Guidelines Supplementary Planning Document 2010 has been adopted and the National Planning Policy Framework 2012 and National Planning Practice Guidance 2014 has been introduced. In particular Members may wish to note paragraph 53 of the NPPF where reference is made to local planning authorities being able to consider setting out policies to resist inappropriate development in residential gardens. Policy 42 of the emerging Plymouth Plan states that garden development will only be permitted where it is acceptable in terms of the impact on the city’s green space resource and the character and amenities of the area, and where it can demonstrate to contribute to the creation of sustainable linked communities. In this case, on balance, officers consider the proposal does accord with this draft policy.

Neighbour amenity

9. The area is characterised by compact residential development. The properties in Merafield Road, located to the north of the site, are a terrace of dwellings of varying scales. The development will be located directly behind 24 and 26 Merafield Road, 24 Merafield Road being a compact cottage with the ground floor being set down from garden level with the first floor being located within the roofspace and served by velux windows. No. 26 has been extended to the rear at both ground and first floor level although again the garden is slightly elevated from ground floor level.
10. In the previous approval it was noted that “the development would be approximately 6m from the boundary of the rear garden and 14-17m from the main houses in Merafield Road.” However as a result of the site surveys it has now been determined that the development will be closer to the properties on Merafield Road. The depth of the proposed gardens vary from approximately 5-6 m. The rear gardens of the neighbouring properties are then approximately 8m long resulting in the new dwellings being just 13-14m away.

11. A proposed site section has been supplied with this application which helps to illustrate the relationship between the proposed dwellings and the existing properties on Merafield Road. The first floor of the proposed dwellings (as viewed from Underlane) will be set down approximately 2.4 metres from the garden level of the existing properties on Merafield Road. A 2 metre wooden timber fence will then be installed along the boundary that will screen the majority of the first floor.
12. The Development Guidelines SPD suggests a minimum distance of 21m between habitable room windows for 2 storey development (the development to the rear is 2 storey as seen from Merafield Road). Whilst officers accept the development does not meet the recommended distances, in this case, privacy concerns have been overcome due to the change in levels and the sensitive location of windows. There are no habitable room windows at first floor level to the rear, just a single bathroom window that will be obscure glazed. The provision of the boundary fence and need to insert obscure glazing to the first floor window would be secured by condition. Therefore officers consider that there would not be an unreasonable loss of privacy to the houses and gardens in Merafield Road.
13. In relation to dominance the Development Guidelines SPD suggests a distance of 12m between gable walls and habitable rooms to prevent unreasonable impact on neighbouring properties. Officers note that the development will meet this minimum distance and taking into account the change in levels across the site, on balance, despite the relative proximity of the existing properties in Merafield Road that refusal is not justified on grounds of dominance in this instance.
14. The rear of the properties in Merafield Road face north and are already set down from their own garden level. Light is therefore already limited and officers consider that the development is unlikely to result in a further significant loss of light.
15. To the front of the development is a terrace of houses in Brockingfield Close with a gable end facing the site. An 11- 12m distance from windows to boundary wall has been achieved and therefore officers consider that privacy and outlook for these dwellings would be retained at a reasonable level.
16. Furthermore noise and disturbance from the site will be controlled through a code of practice in order to protect the amenities of existing residents.
17. The development is similar in form and scale to the extant planning permission on the adjacent site which was granted on appeal. Officers therefore consider that, on balance, the development will not result in harm to the existing residential properties in Merafield Road in accordance with Paragraph 53 of the NPPF. Officers consider the proposal also complies with policies CS15 and CS34 of the Core Strategy.
18. In order to ensure problems do not arise in the future, given the constrained location of the dwellings, Permitted Development Rights for further extensions and alterations are proposed to be removed through an appropriate condition.

Residential amenity

19. The properties will be three-storey townhouses that will accommodate a garage and bedroom on the lower ground floor, living, dining and kitchen on the ground floor and two bedrooms and a bathroom on the first floor. The properties exceed the minimum internal space guidance as stated in the Development Guidelines SPD, the properties are approximately 98m², and all rooms will be of a sufficient size.
20. The front elevation of the properties will face north and due to the properties being built in to the site officers consider that levels of natural light within the dwellings are likely to be low. However, on balance, officers consider that the development will provide a satisfactory living environment for future residents.

21. The proposed rear gardens are approximately 5-6m deep and 8m wide. The size of the rear gardens are therefore 40.6m² and 44.4m² which is considerably lower than the recommended standard of 100 square metres for detached dwellings in the Development Guidelines SPD. However the SPD also states that within more densely developed neighbourhoods of Plymouth it is not unreasonable to assume that outdoor amenity space provision might be lower and it is also noted that the landscaped areas to the front of the properties could be considered as amenity spaces (these being 10m² and 22m²). Although quite small the gardens are considered to be adequate and in character with development in the vicinity. Therefore, on balance, officers consider the plot is of an adequate size to accommodate 2 dwellings that would be in character with the area and have a satisfactory level of amenity. Officers therefore consider that there is no conflict with policies CS15 or CS34.

Character and amenity

22. In terms of appearance it is recognised that the design of the dwellings is relatively simple however this is reflective of the properties approved at appeal on the adjacent plot. The use of natural stone, render and slate respects the local materials palette, although further details will be requested via condition.
23. Generally the area is characterised by two storey development of various forms. However, the proposal will involve considerable excavation, which officers consider allows the massing as a 3 storey building onto Underlane and 2 storey dwelling to the rear to be acceptable. Again, this is similar in nature to the development on the adjacent site. The proposal is therefore considered to be of a suitable design which accords with policies CS02 and CS34 of the Core Strategy.

Trees

24. The current boundary wall, hedge and planting are a welcome feature of the area however the trees along this section of hedge are immature. It was considered on the adjacent plot at 28-34 Merafield Road that suitable landscaping could be introduced to compensate for the loss of the hedge and trees. Areas of landscaping are shown on the submitted plans and further details will be required via condition. Officers therefore consider that there will be no significant harm to the amenity of the area or conflict with policy CS18.

Wildlife

25. Concerns were raised that the site may be home to protected species particularly slow worms. A Phase I Habitat Survey has been submitted to accompany the application which concludes that the site is only likely to be used by nesting birds. A condition is recommended to ensure the development is completed in accordance with the survey. Vegetation will therefore be removed outside bird nesting season and two bird bricks will be installed to achieve a net biodiversity gain. The proposal will therefore accord with Policy CS19.

Highways

26. The Highways Authority notes the similarity of this application to earlier applications on the site and re-iterate their previous comments. Underlane is narrow at the proposed point of access but the applicant has set-back the development line which will widen the highway at this point, thus allowing two-way passing on the carriageway. This will comply with the Section 30 Order, Public Health Act 1925 which must be adhered to.

27. Officers consider that further details are required in order to ensure the works to the highway will be carried out to a suitable standard. As such no development will take place on site until such time that a scaled engineering drawing is submitted to and approved in writing by the Highways Authority. Any works within the highway will be subject to a Section 278 Agreement, Highways Act 1980 and the resulting increase in road / footway width will be adopted by the Highway Authority as Highway Maintainable at Public Expense (HMPE). The provision of a full width footway in this locality will help to improve safety for pedestrians in the area.
28. The improvement to the highway, as a result of the above s30 order, is considered against the impact of any associated vehicle movements. In coming to a view the Highways Authority has been mindful of the advice contained within PCC adopted policy guidance and the National Planning Policy Framework, in particular paragraph 32 states “Development should only be refused on transport grounds where the residual cumulative impacts of the development are severe”.
29. It is noted that concerns have been raised regarding parking in the area. This development will provide two spaces per dwelling which is in accordance with the current maximum standards. Further conditions are also recommended to address the finish of the drive and garage door type.
30. Officers therefore consider, that despite the location of the site on a narrow section of road, the proposal complies with policy CS28.

Contaminated Land

31. The Public Protection Service notes that an appropriate contamination assessment has been submitted to accompany the application and are happy with its findings. A condition is however recommended to cover the matter of unexpected contamination.

5 year housing supply

32. When determining applications for residential development it is important to give consideration to housing supply.
33. Paragraph 47 of the NPPF stipulates that “to boost significantly the supply of housing, local planning authorities should...identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”
34. Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”
35. For the reasons set out in the Authority’s Annual Monitoring Report (January 2014) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2015-20 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 5,599 dwellings which equates to a supply of 3.1 years when set against the housing requirement as determined by the requirements of the NPPF or 2.5 years supply when a 20% buffer is also applied.

36. The NPPF (footnote 11) also specifies that to be considered deliverable, a site must be:

- Available to develop now
- Suitable for residential development in terms of its location and sustainability; and
- Achievable, with a reasonable prospect that homes will be delivered on the site within five years and in particular that the development of the site is viable.

37. Paragraph 14 of the NPPF states “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking...”

38. For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- 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, when assessed against the policies in this framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted”

39. As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as determined by the requirements of the NPPF, the city’s housing supply policy should not be considered up-to-date. Paragraph 14 of the NPPF is therefore engaged and substantial weight must be accorded to the need for housing in the planning balance when determining housing applications.

40. Therefore, in the context of this application, where officers consider that on balance there will not be significant harm to neighbouring amenity, the development provides a decent standard of accommodation and the dwellings will be in keeping with the pattern of development in the area considerable weight should be given to providing new dwellings in the City.

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

The provisional Community Infrastructure Levy liability (CIL) for this development is £3,120.00. This information is based on the CIL information form submitted with the application and the submitted breakdown of floorspace

A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed).

The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and is also index-linked. You should check the current rates at the time planning permission first permits development (which includes agreement of details for any pre-commencement conditions) see www.plymouth.gov.uk/cil for guidance. It is noted that the applicant has indicated that they do not intend to apply for social housing relief on the CIL form.

11. Planning Obligations

Planning obligations are not required in respect of this application.

12. Equalities and Diversities

No further issues to be considered.

13. Conclusions

Officers believe that given the site history, together with the Council's housing land supply situation and the NPPF presumption in favour of sustainable development, the principle of these two dwellings is acceptable and complies with policy CS15. The design and scale of the dwellings are deemed acceptable given the similarities with the extant permission on the adjacent; the proposal would accord with policy CS02. There is adequate parking provision and, compliance with the S30 will prevent any severe harm to the highway network in accordance with policy CS28. The living conditions for the occupiers of the proposed dwellings, officers consider, will be satisfactory and comply with policies CS15 and CS34. The impact to neighbouring properties, taking in to account the sloping nature of the site and design of the properties is considered to be acceptable and in accordance with policies CS01, CS02, CS15 and CS34 and paragraphs 14, 17 and 58 of the National Planning Policy Framework 2012. The recommendation is therefore to Grant Conditionally.

13. Recommendation

In respect of the application dated **17/03/2015** and the submitted drawings 2083/3B, LOB1401, Proposed site plan and cross section, Phase One Contamination

Status Report by Cornwall Geo-environmental Limited, Preliminary Ecological Assessment dated 18th December 2013 and accompanying Design and Access Statement, it is recommended to: **Grant Conditionally**

14. Conditions

CONDITION: 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.

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2083/3B, LOB1401, Proposed site plan and cross section.

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.

Pre-commencement Conditions

PRE-COMMENCEMENT: ACCESS/HIGHWAY IMPROVEMENTS [GRAMPIAN]

(3) No development shall take place until drawings are submitted, for the proposed access and improvements to the existing highway to accommodate carriageway widening and footway provision as required, to the Local Planning Authority and approved in writing and furthermore no occupation of any dwelling shall be permitted until such time that all the highway works on the approved plans have 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.

Justification for Pre-commencement:

To ensure that the development can ensure the safety of road users and pedestrians can be maintained.

PRE-COMMENCEMENT: EXTERNAL MATERIALS

(4) 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.

Justification for Pre-commencement:

To ensure that the development can reasonably accommodate the external materials that are acceptable to the local planning authority.

PRE-COMMENCEMENT: CONDITION: 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 .

Justification for Pre-commencement:

To ensure that the construction phase does not unduly impact on local amenity such as disturbance to local residents or disruption to traffic and parking.

PRE-COMMENCEMENT: LANDSCAPE DESIGN PROPOSALS

(6) 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.

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.

Justification for Pre-commencement:

To ensure the landscaping can be properly incorporated within the development proposals.

PRE-COMMENCEMENT: DETAILS OF ENCLOSURE AND SCREENING

(7) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of all means of enclosure and screening to be used. The works shall conform to the approved details and shall be completed before the development is first occupied.

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.

Justification for Pre-commencement:

To ensure that the boundary treatment can be properly accommodated within the development proposals and addresses its purpose.

PRE-COMMENCEMENT: FURTHER DETAILS

(8) No development shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: depth of the window reveals . The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they 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 61-66, 109, 110 and 123 of the National Planning Policy Framework 2012 .

Justification for Pre-commencement

To ensure the development is of the best design possible and incorporates good design features.

Pre-occupation Conditions

PRE-OCCUPATION: SURFACING OF DRIVEWAY/PARKING AREAS

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

Reason:

To ensure that no private surface water or loose material is deposited onto the adjoining highway in the interests of highway safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: MINIMUM CAR PARKING PROVISION

(10) The dwellings shall not be occupied until space has been laid out within the site in accordance with the approved plan for a minimum of four cars to be parked (including 2 cars within the garages) and the parking areas shall not thereafter be used for any purpose other than the parking of cars.

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.

Other Conditions

CONDITION: GARAGE DOOR TYPE [RESTRICTED DRIVE]

(11) The door to the garage hereby permitted shall be of a type that does not project beyond the face of the garage when open or being opened.

Reason:

In order that the door can be opened even when a car is parked in front of it, due to the limited length of the driveway 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.

CONDITION: REPORTING OF UNEXPECTED CONTAMINATION

(12) 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.

CONDITION: OBSCURE GLAZING

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

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 61 of the National Planning Policy Framework 2012.

CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

(14) Notwithstanding the provisions of Article 3 and Classes A, B, C, D and E 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, no porches or outbuildings shall be constructed to the dwellings hereby approved.

Reason:

In order to safeguard the amenity of 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.

CONDITION: BIODIVERSITY

(15) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the recommendations of the Preliminary Ecological Assessment for the site dated 18th December 2013. For the avoidance of doubt, this will include two bird bricks to be installed at eaves level on the northern elevation.

Reason

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

Informatives

INFORMATIVE: [CIL LIABLE] DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(1) The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

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 and has imposed planning conditions to enable the grant of planning permission.

INFORMATIVE: PUBLIC HIGHWAY APPROVAL

(3) 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: HIGHWAY WORKS

(4) No development should take place on site until such time that a scaled engineering drawing is submitted to and approved in writing by the Highway Authority to include details of the retaining walls (with the submitted retaining wall details having been certified by an approved Engineer) and the road widening scheme. Any works within the highway will be subject to a Section 278 Agreement, Highways Act 1980 and the resulting increase in road/footway width will be adopted by the Highway Authority as Highway HMPE.

PLANNING COMMITTEE

Decisions issued for the following period: 13 April 2015 to 25 May 2015

Note - This list includes:

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

Item No 1

Application Number: 14/02177/REM **Applicant:** Gregory Distribution (Holdings)

Application Type: Reserved Matters

Description of Development: Reserved matters application for approval of appearance, landscaping, layout and scale of a distribution centre (B8) following granting of outline planning permission 13/01916/OUT

Site Address FORMER TOSHIBA FACTORY SITE, ERNESETTLE LANE
PLYMOUTH

Case Officer: Simon Osborne

Decision Date: 21/05/2015

Decision: Grant Conditionally

Item No 2

Application Number: 14/02196/FUL **Applicant:** Mr Kevin Briscoe

Application Type: Full Application

Description of Development: Development of vacant site with a block of 8 flats, cycle store and amenity space

Site Address FORMER PLYMOUTH COLLEGE, HARTLEY ROAD
PLYMOUTH

Case Officer: Carly Kirk

Decision Date: 29/04/2015

Decision: Grant Conditionally

Item No 3

Application Number: 14/02332/FUL **Applicant:** Sutton Harbour Services LTD
Application Type: Full Application
Description of Development: Boardwalk with 2 single-storey buildings containing 3 shop/restaurant/café units (A1/A3), works to electricity substation, pontoon access to harbour ferry and associated works
Site Address VAUXHALL QUAY PLYMOUTH
Case Officer: Matt Coombe
Decision Date: 14/05/2015
Decision: Grant Subject to S106 Obligation - Full

Item No 4

Application Number: 14/02334/LBC **Applicant:** Sutton Harbour Services LTD
Application Type: Listed Building
Description of Development: Installation of boardwalk and commercial units with alterations to quay wall and quayside to accommodate service and associated pedestrian access, works to substation, installation of pontoon and associated works
Site Address VAUXHALL QUAY PLYMOUTH
Case Officer: Matt Coombe
Decision Date: 14/05/2015
Decision: Grant Conditionally

Item No 5

Application Number: 14/02336/FUL **Applicant:** Pillar Land Securities Ltd
Application Type: Full Application
Description of Development: Demolition of existing Mannamead Centre and erection of 29 dwellings (amendment to approved scheme including alternative layout)
Site Address MANNAMEAD CENTRE, 15 EGGBUCKLAND ROAD PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 15/05/2015
Decision: Grant Conditionally

Item No 6

Application Number: 14/02387/FUL **Applicant:** Plutus Energy Limited
Application Type: Full Application
Description of Development: Change of use including installation of diesel powered generators and associated infrastructure for the provision of a Flexible Generation Facility to provide energy balancing via the national grid
Site Address FORMER TOSHIBA FACTORY SITE, ERNESETTLE LANE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 07/05/2015
Decision: Grant Conditionally

Item No 7

Application Number: 14/02421/FUL **Applicant:** Redrow Homes West Country
Application Type: Full Application
Description of Development: Amendment to planning permission 13/01293/FUL to revise layout in the north west corner of the site, resulting in 5 less units and a total across the site of 72 new dwellings
Site Address FORMER CSSC SPORTS GROUND, RECREATION ROAD/HAM DRIVE PLYMOUTH
Case Officer: Robert Heard
Decision Date: 01/05/2015
Decision: Grant Subject to S106 Obligation - Full

Item No 8

Application Number: 15/00146/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Temporary change of use for 1 year to car park solely for the use of staff at Derriford Hospital
Site Address FORMER SEATON BARRACKS, WILLIAM PRANCE ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 17/04/2015
Decision: Application Withdrawn

Item No 9

Application Number: 15/00151/FUL **Applicant:** House to Home Improvements
Application Type: Full Application
Description of Development: Front extension
Site Address 84 WESTFIELD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 29/04/2015
Decision: Refuse

Item No 10

Application Number: 15/00159/FUL **Applicant:** Drake Circus Leisure Ltd
Application Type: Full Application
Description of Development: Demolition and strip out of existing commercial units under Exeter Street and redevelopment of the Bretonside Bus Station to include a cinema (Use Class D2), food and beverage uses (Use Class A3, A4, A5), car parking, landscaping, public realm improvements, external seating and associated highway works
Site Address BRETONSIDE BUS STATION, BRETONSIDE PLYMOUTH
Case Officer: Robert Heard
Decision Date: 14/05/2015
Decision: Grant Subject to S106 Obligation - Full

Item No 11

Application Number: 15/00161/FUL **Applicant:** Mr Sam Roberts
Application Type: Full Application
Description of Development: Minor internal and external alterations including replacement of doors to enable cafe/restaurant use.
Site Address 82 VAUXHALL STREET PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 14/04/2015
Decision: Grant Conditionally

Item No 12

Application Number: 15/00163/LBC **Applicant:** Mr Sam Roberts
Application Type: Listed Building
Description of Development: Minor internal and external alterations including replacement of doors
Site Address 82 VAUXHALL STREET PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 14/04/2015
Decision: Grant Conditionally

Item No 13

Application Number: 15/00167/FUL **Applicant:** Mr Martin Smith
Application Type: Full Application
Description of Development: Removal of existing boundary walls and replaced with higher walls. Creation of hardstanding
Site Address 17 NASH CLOSE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 21/04/2015
Decision: Grant Conditionally

Item No 14

Application Number: 15/00173/FUL **Applicant:** Hesmondhalgh Homes Ltd
Application Type: Full Application
Description of Development: Two-storey vertical extension to form 6 flats of multiple occupation for students (C4)
Site Address 75 CORNWALL STREET CITY CENTRE PLYMOUTH
Case Officer: Katie Beesley
Decision Date: 06/05/2015
Decision: Grant Subject to S106 Obligation - Full

Item No 15

Application Number: 15/00190/FUL **Applicant:** Mr Jonny Fraser
Application Type: Full Application
Description of Development: Formation of new dwelling with off road parking within the rear grounds of the property
Site Address 3 WOODLAND TERRACE, GREENBANK ROAD
PLYMOUTH
Case Officer: Christopher King
Decision Date: 27/04/2015
Decision: Grant Conditionally

Item No 16

Application Number: 15/00193/TPO **Applicant:** Mr Tim Robinson
Application Type: Tree Preservation
Description of Development: Beech Tree - reduce by 2-2.5 metres
Site Address 31 KIMBERLY DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 01/05/2015
Decision: Grant Conditionally

Item No 17

Application Number: 15/00199/FUL **Applicant:** Mr Michael Cornew
Application Type: Full Application
Description of Development: Increase height of garage roof and internal works
Site Address 6 SHALDON CRESCENT PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 27/04/2015
Decision: Grant Conditionally

Item No 18

Application Number: 15/00203/FUL **Applicant:** Four Greens Community Trust
Application Type: Full Application
Description of Development: Change of use and conversion of former care home to business and community use units, external alterations to building, external works, landscaping and lighting
Site Address WHITLEIGH RESIDENTIAL HOME, WHITLEIGH GREEN PLYMOUTH
Case Officer: Jon Fox
Decision Date: 21/05/2015
Decision: Grant Conditionally

Item No 19

Application Number: 15/00239/FUL **Applicant:** Vodafone Limited
Application Type: Full Application
Description of Development: Removal of existing 20m column and erection of new 20m column with antennas and dishes, ground based cabinets and ancillary development
Site Address 3 BUSH PARK PLYMOUTH
Case Officer: Jon Fox
Decision Date: 18/05/2015
Decision: Grant Conditionally

Item No 20

Application Number: 15/00241/FUL **Applicant:** Premier Inn Hotels Limited
Application Type: Full Application
Description of Development: Two-storey extension to hotel and revisions to car park layout (amended scheme)
Site Address PREMIER INN, PLYMOUTH ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 13/04/2015
Decision: Grant Conditionally

Item No 21

Application Number: 15/00243/TPO **Applicant:** Mr James Simmons
Application Type: Tree Preservation
Description of Development: Lime tree - Reduce height by 3-4 metres and lateral spread on house side by 2-3 metres
Site Address 12 MILLS ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 15/05/2015
Decision: Grant Conditionally

Item No 22

Application Number: 15/00248/ADV **Applicant:** Yorkshire Building Society
Application Type: Advertisement
Description of Development: One internally illuminated fascia sign and one internally illuminated projecting sign
Site Address 169 ARMADA WAY PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 20/04/2015
Decision: Grant Conditionally

Item No 23

Application Number: 15/00256/FUL **Applicant:** Redrow Homes West Country
Application Type: Full Application
Description of Development: Variation of condition 2 (list of approved plans of planning permission 13/01293/FUL) to provide additional access from Recreation Road, revised parking layout and landscaping
Site Address FORMER CIVIL SERVICE SPORTS CLUB, RECREATION ROAD PLYMOUTH
Case Officer: Robert Heard
Decision Date: 01/05/2015
Decision: Grant Subject to S106 Obligation - Full

Item No 24

Application Number: 15/00264/FUL **Applicant:** John Llewellyn Consultants
Application Type: Full Application
Description of Development: Installation of retractable awning and associated glazing to first floor balcony
Site Address THE DOCK RESTAURANT, MILLBAY MARINA PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 24/04/2015
Decision: Grant Conditionally

Item No 25

Application Number: 15/00273/FUL **Applicant:** Mr Richard Oliver
Application Type: Full Application
Description of Development: Replace existing timber single glazed windows with white PVCu double glazed windows
Site Address 30 to 60 COLERIDGE ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 20/04/2015
Decision: Grant Conditionally

Item No 26

Application Number: 15/00278/FUL **Applicant:** Mr Ahmed Chakmakchi
Application Type: Full Application
Description of Development: Conversion from HMO to 8 self contained flats
Site Address 54 TO 56 DURNFORD STREET PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 15/04/2015
Decision: Grant Conditionally

Item No 27

Application Number: 15/00279/LBC **Applicant:** Mr Ahmed Chakmakchi
Application Type: Listed Building
Description of Development: Conversion from HMO to 8 self contained flats
Site Address 54 to 56 DURNFORD STREET PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 15/04/2015
Decision: Grant Conditionally

Item No 28

Application Number: 15/00280/LBC **Applicant:** Heineken Ltd
Application Type: Listed Building
Description of Development: New signage and lighting on external facades of inn
Site Address MARITIME INN, 19 SOUTHSIDE STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 15/04/2015
Decision: Grant Conditionally

Item No 29

Application Number: 15/00281/ADV **Applicant:** Heineken Ltd
Application Type: Advertisement
Description of Development: New signage on external facades of inn
Site Address MARITIME INN, 19 SOUTHSIDE STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 15/04/2015
Decision: Grant Conditionally

Item No 30

Application Number: 15/00285/FUL **Applicant:** Vodafone Limited
Application Type: Full Application
Description of Development: The replacement of the existing 12m monopole (13.4m to the top) with a new 17.5m monopole on a new root foundation, the addition of a new 300mm dish mounted to the pole at 12.5 metres, the replacement of the existing equipment cabinets and minor ancillary development
Site Address LAND AT EGGBUCKLAND ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 16/04/2015
Decision: Grant Conditionally

Item No 31

Application Number: 15/00286/FUL **Applicant:** Becton Dickinson Vacutainer Sy
Application Type: Full Application
Description of Development: Extension to existing external access corridor to south elevation of building 1
Site Address BECTON DICKINSON VACUTAINER SYSTEMS, BELLIVER WAY PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 01/05/2015
Decision: Grant Conditionally

Item No 32

Application Number: 15/00299/FUL **Applicant:** Wrekin Windows
Application Type: Full Application
Description of Development: Replacement of existing windows
Site Address 13 ST PAUL STREET PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 20/04/2015
Decision: Grant Conditionally

Item No 33

Application Number: 15/00304/TPO **Applicant:** Mr Gareth Kagan
Application Type: Tree Preservation
Description of Development: Group of Western Red Cedar: Reduce by 6m and prune laterally by 1.5-2 metres.
Site Address 25 LOPWELL CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 15/04/2015
Decision: Grant Conditionally

Item No 34

Application Number: 15/00312/FUL **Applicant:** Mr H Amiri
Application Type: Full Application
Description of Development: Change of use, conversion and single storey rear extension to provide a 6 bedroom house in multiple occupation and 2 flats(part retrospective)
Site Address 8 LADYSMITH ROAD PLYMOUTH
Case Officer: Ben Wilcox
Decision Date: 15/04/2015
Decision: Grant Conditionally

Item No 35

Application Number: 15/00315/FUL **Applicant:** AMS S.W. Ltd
Application Type: Full Application
Description of Development: Amendments to approval 14/02419/FUL to change flat roof to pitched roof and a skylight to gable
Site Address 8 DERRY AVENUE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 22/04/2015
Decision: Grant Conditionally

Item No 36

Application Number: 15/00316/FUL **Applicant:** Mrs Yvonne Dawson

Application Type: Full Application

Description of Development: Lower ground floor rear extension

Site Address HAMILTON HOUSE, 21 TO 23 HOUNDISCOMBE ROAD
PLYMOUTH

Case Officer: Opani Mudalige

Decision Date: 29/04/2015

Decision: Grant Conditionally

Item No 37

Application Number: 15/00319/FUL **Applicant:** Gemcare South West Limited

Application Type: Full Application

Description of Development: Change of use from C2 (Residential Institution) to B1 (Office)
(for 3 years)

Site Address BADGERS HOLT, 63 HADDINGTON ROAD PLYMOUTH

Case Officer: Ben Wilcox

Decision Date: 23/04/2015

Decision: Grant Conditionally

Item No 38

Application Number: 15/00325/FUL **Applicant:** Mr M Trathen

Application Type: Full Application

Description of Development: Change of use and conversion from garage with room above to
a single dwelling house

Site Address MANADON HOUSE, 31 CONQUEROR DRIVE PLYMOUTH

Case Officer: Jon Fox

Decision Date: 05/05/2015

Decision: Grant Conditionally

Item No 39

Application Number: 15/00336/PRDE **Applicant:** Mr Barry Pearson
Application Type: LDC Proposed Develop
Description of Development: Lawful development certificate for a single storey rear extension
Site Address 87 ASHLEIGH CLOSE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 27/04/2015
Decision: Issue Certificate - Lawful Use

Item No 40

Application Number: 15/00340/LBC **Applicant:** Mrs Rosemary Norris
Application Type: Listed Building
Description of Development: Demolition of part of boundary wall and construction of new boundary wall and erection of new gates.
Site Address THE WEST WING, 8 RAMSEY GARDENS PLYMOUTH
Case Officer: Kate Price
Decision Date: 01/05/2015
Decision: Grant Conditionally

Item No 41

Application Number: 15/00345/FUL **Applicant:** TKW Properties
Application Type: Full Application
Description of Development: Installation of gate in front of railings and stairs to basement
Site Address 5 NELSON GARDENS PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 29/04/2015
Decision: Application Withdrawn

Item No 42

Application Number: 15/00346/LBC **Applicant:** TKW Properties
Application Type: Listed Building
Description of Development: Internal alterations to upper ground floor
Site Address 5 NELSON GARDENS PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 30/04/2015
Decision: Grant Conditionally

Item No 43

Application Number: 15/00353/FUL **Applicant:** Mr and Mrs N Wilkes
Application Type: Full Application
Description of Development: Demolition of existing conservatory, construction of a one-storey rear extension and expansion of balcony
Site Address 9 MARINA ROAD WEST PARK PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 16/04/2015
Decision: Grant Conditionally

Item No 44

Application Number: 15/00355/24 **Applicant:** CTIL and Vodafone LTD
Application Type: GPDO PT24
Description of Development: Installation of a replacement 15.00m high 'dual user' street works monopole with replacement ground based ancillary equipment
Site Address LAND ADJACENT TO GREENBANK ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 21/04/2015
Decision: Prior approval not req

Item No 45

Application Number: 15/00357/FUL **Applicant:** Prudence Gowns
Application Type: Full Application
Description of Development: Extension to rear
Site Address PRUDENCE GOWNS, 2 SALTASH ROAD KEYHAM
PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 21/04/2015
Decision: Grant Conditionally

Item No 46

Application Number: 15/00359/TPO **Applicant:** Mr Michael Willacy
Application Type: Tree Preservation
Description of Development: Group of trees - thinning works to include felling weakest trees
Site Address REAR OF 15-19 VANGUARD CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 15/05/2015
Decision: Grant Conditionally

Item No 47

Application Number: 15/00360/TPO **Applicant:** Mrs Denise White
Application Type: Tree Preservation
Description of Development: Various pruning works to 6 ash & sycamore
Site Address LEAT HOUSE, 5 CROWNHILL FORT ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 11/05/2015
Decision: Grant Conditionally

Item No 48

Application Number: 15/00361/FUL **Applicant:** Mr Mohammed Rafic
Application Type: Full Application
Description of Development: Change of use from A1 (shops) to use class A5 (hot food takeaway)
Site Address 107 VICTORIA ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 28/04/2015
Decision: Refuse

Item No 49

Application Number: 15/00363/FUL **Applicant:** Vospers Motorhouse Ltd
Application Type: Full Application
Description of Development: Resurfacing of 2no areas of grass with permeable block paving to increase parking/display numbers
Site Address VOSPERS MOTORHOUSE LTD, MARSH MILLS PARK PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/04/2015
Decision: Grant Conditionally

Item No 50

Application Number: 15/00364/FUL **Applicant:** Mr O Young
Application Type: Full Application
Description of Development: First floor side extension, one storey rear extension, and internal alterations
Site Address 12 WOODLANDS PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 17/04/2015
Decision: Grant Conditionally

Item No 51

Application Number: 15/00365/ADV **Applicant:** Vospers Motorhouse Ltd
Application Type: Advertisement
Description of Development: Two new internally illuminated signs and one replacement totem sign on southern boundary of the site, and replacement of existing illuminated wall mounted signs with new illuminated signs, and new illuminated wall mounted signs to new extension.
Site Address VOSPERS MOTORHOUSE LTD, MARSH MILLS PARK PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/04/2015
Decision: Grant Conditionally

Item No 52

Application Number: 15/00367/REM **Applicant:** J and M Homes Ltd
Application Type: Reserved Matters
Description of Development: Application for reserved matters including access, appearance, landscaping, layout and scale following granting of outline planning permission 14/01238/OUT
Site Address LAND ADJACENT TO 23 CANDISH DRIVE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/04/2015
Decision: Grant Conditionally

Item No 53

Application Number: 15/00368/FUL **Applicant:** Vospers Motorhouse Ltd
Application Type: Full Application
Description of Development: Reorganisation of the parking layout on the north-east corner of the site
Site Address VOSPERS MOTORHOUSE LTD, MARSH MILLS PARK PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/04/2015
Decision: Grant Conditionally

Item No 54

Application Number: 15/00369/FUL **Applicant:** Mrs Carol Bedford
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 10 HADDINGTON ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 13/04/2015
Decision: Grant Conditionally

Item No 55

Application Number: 15/00370/FUL **Applicant:** Mr & Mrs Gary Kelly
Application Type: Full Application
Description of Development: Demolition of existing side extension and construction of a two-storey side extension to form a granny annexe
Site Address 2 BOURNE CLOSE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 23/04/2015
Decision: Grant Conditionally

Item No 56

Application Number: 15/00371/FUL **Applicant:** Mr & Mrs Stephen Panton
Application Type: Full Application
Description of Development: Loft conversion with front dormers and rear extension.
Site Address 62 FORE STREET PLYMPTON PLYMOUTH
Case Officer: Kate Price
Decision Date: 16/04/2015
Decision: Application Withdrawn

Item No 57

Application Number: 15/00372/LBC **Applicant:** Mr & Mrs Stephen Panton
Application Type: Listed Building
Description of Development: Loft conversion with front dormers and rear extension.
Site Address 62 FORE STREET PLYMPTON PLYMOUTH
Case Officer: Kate Price
Decision Date: 16/04/2015
Decision: Application Withdrawn

Item No 58

Application Number: 15/00373/FUL **Applicant:** Ms Joy Hardie
Application Type: Full Application
Description of Development: First floor extension above garage.
Site Address 67 KINGSTON DRIVE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 16/04/2015
Decision: Grant Conditionally

Item No 59

Application Number: 15/00375/FUL **Applicant:** Mr Michael Holden
Application Type: Full Application
Description of Development: Replacement windows and door
Site Address 71 RINGMORE WAY PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 14/05/2015
Decision: Grant Conditionally

Item No 60

Application Number: 15/00376/FUL **Applicant:** Hastoe Housing Association
Application Type: Full Application
Description of Development: Replacement of existing PVCU tilt and turn windows with PVCU fully reversible windows.
Site Address CHICHESTER HOUSE, CITADEL ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 01/05/2015
Decision: Grant Conditionally

Item No 61

Application Number: 15/00377/PRDE **Applicant:** Mr Wayne Wyatt
Application Type: LDC Proposed Develop
Description of Development: Loft conversion with dormer
Site Address 196 CHURCH WAY PLYMOUTH
Case Officer: Ben Wilcox
Decision Date: 23/04/2015
Decision: Issue Certificate - Lawful Use

Item No 62

Application Number: 15/00378/FUL **Applicant:** Roundchase Ltd

Application Type: Full Application

Description of Development: Alterations to existing building including demolition of rear store, changes to door and window fenestration, installation of new doors and windows, alterations to car park and delivery area including new fences, retaining walls and alterations to surfaces

Site Address THE MERMAID, 15 FROGMORE AVENUE PLYMOUTH

Case Officer: Amy Thompson

Decision Date: 27/04/2015

Decision: Grant Conditionally

Item No 63

Application Number: 15/00386/FUL **Applicant:** ASDA Stores Ltd

Application Type: Full Application

Description of Development: Installation of external freezer and refrigeration unit

Site Address ASDA STORES LTD, LEYPARK DRIVE PLYMOUTH

Case Officer: Opani Mudalige

Decision Date: 01/05/2015

Decision: Grant Conditionally

Item No 64

Application Number: 15/00389/ADV **Applicant:** Boots UK

Application Type: Advertisement

Description of Development: One internally illuminated fascia sign and one internally illuminated projecting sign.

Site Address THE WELLBEING CENTRE, ENDSLEIGH PLACE
PLYMOUTH UNIVERSITY PLYMOUTH

Case Officer: Opani Mudalige

Decision Date: 27/04/2015

Decision: Grant Conditionally

Item No 65

Application Number: 15/00392/FUL **Applicant:** CTIL and Vodafone Ltd
Application Type: Full Application
Description of Development: Installation of a replacement 17.50 metre high 'Dual User' streetworks monopole with replacement ground based ancillary equipment
Site Address LAND ADJACENT TO NOVOROSIYSK ROAD
MAINSTONE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 27/04/2015
Decision: Grant Conditionally

Item No 66

Application Number: 15/00395/FUL **Applicant:** The UNA Group
Application Type: Full Application
Description of Development: Temporary industrial units
Site Address EATON BUSINESS PARK, PLYMBRIDGE ROAD
PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 06/05/2015
Decision: Grant Conditionally

Item No 67

Application Number: 15/00396/LBC **Applicant:** Dr Anthony Kehoe
Application Type: Listed Building
Description of Development: Replacement of 6 UPVC windows with timber windows
Site Address 6 PENLEE GARDENS PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 29/04/2015
Decision: Grant Conditionally

Item No 68

Application Number: 15/00403/TPO **Applicant:** Mr Mike Flack
Application Type: Tree Preservation
Description of Development: Crown lift to 25 feet above ground level.
Site Address 5 OLD MILL COURT PLYMOUTH
Case Officer: Jane Turner
Decision Date: 27/04/2015
Decision: Grant Conditionally

Item No 69

Application Number: 15/00404/FUL **Applicant:** CTIL and Vodafone Ltd
Application Type: Full Application
Description of Development: Installation of a replacement 15.00 meter high 'Dual User' streetworks monopole and replacement ground based ancillary equipment
Site Address LAND ADJACENT TO MILLBAY ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 13/05/2015
Decision: Grant Conditionally

Item No 70

Application Number: 15/00405/FUL **Applicant:** Sims Brothers (Plymouth) Ltd
Application Type: Full Application
Description of Development: Construction of 2.no detached two storey dwellinghouses with off street parking.
Site Address LAND AT SEFTON AVENUE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 14/04/2015
Decision: Grant Conditionally

Item No 71

Application Number: 15/00406/FUL **Applicant:** CTIL and Vodafone Ltd
Application Type: Full Application
Description of Development: Installation of a replacement 17.50 metre high 'Dual User' streetworks monopole with additional ground based ancillary equipment
Site Address LAND ADJACENT TO HAM DRIVE PENNYCROSS PLYMOUTH
Case Officer: Jon Fox
Decision Date: 27/04/2015
Decision: Grant Conditionally

Item No 72

Application Number: 15/00409/FUL **Applicant:** Vodafone Limited
Application Type: Full Application
Description of Development: Replacement of existing 12m monopole with a 17.5m Jupiter dual stack monopole, with the addition of 1no. 300mm dish, replacement of 1 cabinet, addition of 1 cabinet and minor ancillary development
Site Address LAND TO THE SIDE OF 59 THE BROADWAY, HORN CROSS ROAD PLYMOUTH
Case Officer: Christopher King
Decision Date: 12/05/2015
Decision: Grant Conditionally

Item No 73

Application Number: 15/00410/FUL **Applicant:** Laira Bridge Motor Company
Application Type: Full Application
Description of Development: Change of use to motor car sales, and erection of fencing and hard-surfacing.
Site Address 271 EMBANKMENT ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 08/05/2015
Decision: Grant Conditionally

Item No 74

Application Number: 15/00412/OUT **Applicant:** Mr Dean Scantlebury
Application Type: Outline Application
Description of Development: Erection of community building.
Site Address HILLTOP COMMUNITY CENTRE, CUNNINGHAM ROAD
PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 28/04/2015
Decision: Application Withdrawn

Item No 75

Application Number: 15/00416/FUL **Applicant:** J Randle
Application Type: Full Application
Description of Development: Conversion of roof from hip to gable with rear dormer.
Site Address 1 ORCHARDTON TERRACE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 21/04/2015
Decision: Grant Conditionally

Item No 76

Application Number: 15/00417/FUL **Applicant:** House to Home Improvements
Application Type: Full Application
Description of Development: Rear extension
Site Address 28 BARLOW GARDENS PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 23/04/2015
Decision: Grant Conditionally

Item No 77

Application Number: 15/00423/GPD **Applicant:** Mrs Amanda Brooks
Application Type: GPDO Request
Description of Development: Change of use from B1 office(s) to C3 residential – 1 dwelling
Site Address 163 CITADEL ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 21/04/2015
Decision: Application Withdrawn

Item No 78

Application Number: 15/00424/FUL **Applicant:** Mr Rahim Abzadeh
Application Type: Full Application
Description of Development: Demolition of existing tenement and construction of a new three storey structure for student accommodation
Site Address 50 EBRINGTON STREET PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 30/04/2015
Decision: Grant Conditionally

Item No 79

Application Number: 15/00426/FUL **Applicant:** Mr Daniel Fellows
Application Type: Full Application
Description of Development: Demolition of existing storage buildings and construction of three storey building comprising 11 two bed apartments, 3 one bed apartments and 11 off street car parking spaces
Site Address LAND OFF BELGRAVE LANE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 17/04/2015
Decision: Grant Conditionally

Item No 80

Application Number: 15/00429/GPD **Applicant:** Mr T Nedkov
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 5m, has a maximum height of 2.85m, and has an eaves height of 2.75m
Site Address 21 SYDNEY STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 21/04/2015
Decision: Prior approval required

Item No 81

Application Number: 15/00430/PRDE **Applicant:** Mrs Annya Derx
Application Type: LDC Proposed Develop
Description of Development: Taking down existing single skin block conservatory and removal of adjacent flat roof over kitchen and erection of new extension on existing footprint with new monopitched roof across new extension and kitchen.
Site Address 20 CULME ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 18/05/2015
Decision: Issue Certificate - Lawful Use

Item No 82

Application Number: 15/00431/FUL **Applicant:** Mr Romauld Boco
Application Type: Full Application
Description of Development: Change of use of existing unoccupied care home to form 7 self-contained flats (1 x one bed; and 6 x two bed)
Site Address SOUTHVIEW, WOODSIDE PLYMOUTH
Case Officer: Christopher King
Decision Date: 27/04/2015
Decision: Grant Conditionally

Item No 83

Application Number: 15/00432/FUL **Applicant:** Mrs Stephanie Holman
Application Type: Full Application
Description of Development: Demolition of detached garage, construction of two-storey side extension including attached garage, and rear decking.
Site Address 38 WADDON CLOSE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 07/05/2015
Decision: Grant Conditionally

Item No 84

Application Number: 15/00434/TCO **Applicant:** Spectrum Housing Group
Application Type: Trees in Cons Area
Description of Development: Cherry - Prune to clear building by 1m
Site Address 19 NORTH STREET PLYMOUTH
Case Officer: Jane Turner
Decision Date: 15/04/2015
Decision: Grant Conditionally

Item No 85

Application Number: 15/00435/24 **Applicant:** CTIL and Vodafone Ltd
Application Type: GPDO PT24
Description of Development: Installation of a replacement 15m high 'dual user' streetworks monopole with replacement ground based ancillary equipment
Site Address LAND ADJACENT TO MOUNT GOULD ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 15/04/2015
Decision: Prior approval not req

Item No 86

Application Number: 15/00436/FUL **Applicant:** Mr & Mrs Ian & Lynne Currie
Application Type: Full Application
Description of Development: Develop part of side garden by erection of a detached dwelling with integral garage
Site Address 67 LAKE VIEW DRIVE HOLLY PARK PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/04/2015
Decision: Grant Conditionally

Item No 87

Application Number: 15/00438/FUL **Applicant:** Mr N Watson
Application Type: Full Application
Description of Development: First floor side extension
Site Address ORCHARD COTTAGES, ORCHARD LANE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 15/04/2015
Decision: Grant Conditionally

Item No 88

Application Number: 15/00439/FUL **Applicant:** Mr Martin Cummins
Application Type: Full Application
Description of Development: Change of use from B1 offices to C3 residential
Site Address 77 MUTLEY PLAIN LANE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 16/04/2015
Decision: Grant Conditionally

Item No 89

Application Number: 15/00441/FUL **Applicant:** Plymouth One Ltd & Plymouth T
Application Type: Full Application
Description of Development: Change of use from hot food takeaway (Class A5) to restaurant/café (Class A3)
Site Address 11 RALEIGH STREET PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 01/05/2015
Decision: Application Withdrawn

Item No 90

Application Number: 15/00443/TPO **Applicant:** Mrs S Saffron
Application Type: Tree Preservation
Description of Development: Alder - reduce to 1m above previous pruning points
Site Address CARADON COURT, 12 HAWKINS CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 05/05/2015
Decision: Grant Conditionally

Item No 91

Application Number: 15/00449/FUL **Applicant:** CDS (Superstores International)
Application Type: Full Application
Description of Development: External compound to be used as an ancillary garden centre associated with The Range
Site Address THE RANGE, 40 MONTPELIER ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 22/04/2015
Decision: Grant Conditionally

Item No 92

Application Number: 15/00453/TPO **Applicant:** Devon Block Management
Application Type: Tree Preservation
Description of Development: Removal of 2 Bay trees and one Hawthorn.
Pruning of 1 Holm Oak and one Bay tree
Site Address TRELORRIN GARDENS MANNAMEAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 01/05/2015
Decision: Grant Conditionally

Item No 93

Application Number: 15/00459/FUL **Applicant:** Mrs Bernice Coombe
Application Type: Full Application
Description of Development: Erection of a one and a half storey, 2 bed dwelling
Site Address GLENCROFT, TAMERTON FOLIOT ROAD PLYMOUTH
Case Officer: Christopher King
Decision Date: 13/05/2015
Decision: Application Withdrawn

Item No 94

Application Number: 15/00460/FUL **Applicant:** Priory Group Estates Departmen
Application Type: Full Application
Description of Development: Alterations and additions to the existing garage to
accommodate two single bedroom flats
Site Address ST WINNOW, 37 ROCKY PARK ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 27/04/2015
Decision: Grant Conditionally

Item No 95

Application Number: 15/00463/TCO **Applicant:** Mrs Joanne Collins
Application Type: Trees in Cons Area
Description of Development: Willow - Reduce 6 previous points
Site Address 114 DEVONPORT ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 21/04/2015
Decision: Grant Conditionally

Item No 96

Application Number: 15/00464/TPO **Applicant:** Mr Peter Vosper
Application Type: Tree Preservation
Description of Development: Woodland management works including removal of 3 sycamore, several stems and branches of Ash and Sycamore. Reduce conifer group by 50%
Site Address 115 STADDISCOMBE ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 07/05/2015
Decision: Grant Conditionally

Item No 97

Application Number: 15/00465/TPO **Applicant:** XRP Garden Maintenance
Application Type: Tree Preservation
Description of Development: Maple - Remove 3 stems over car park area
Site Address ACORN GARDENS, TREVERBYN HOUSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 07/05/2015
Decision: Grant Conditionally

Item No 98

Application Number: 15/00466/TPO **Applicant:** Mr Paul Rounding
Application Type: Tree Preservation
Description of Development: Removal of a group of Beech trees and pruning of other Beech trees
Site Address HOOE PRIMARY ACADEMY PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 07/05/2015
Decision: Refuse

Item No 99

Application Number: 15/00468/FUL **Applicant:** Mr & Mrs Keith White
Application Type: Full Application
Description of Development: First floor extension to provide additional space and en suite to existing bedroom.
Site Address 17 KINGSLAND GARDENS CLOSE PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 23/04/2015
Decision: Grant Conditionally

Item No 100

Application Number: 15/00470/FUL **Applicant:** Wendy Jones
Application Type: Full Application
Description of Development: Demolition of existing rear conservatory and construction of single storey extension to rear
Site Address 34 RADFORD PARK ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 08/05/2015
Decision: Grant Conditionally

Item No 101

Application Number: 15/00471/GPD **Applicant:** Mr D Batten
Application Type: GPDO Request
Description of Development: Change of use from B1 office(s) to C3 residential (2 dwellings)
Site Address 56 NOTTE STREET PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 29/04/2015
Decision: Prior approval not req

Item No 102

Application Number: 15/00472/EXUS **Applicant:** Mrs June Gliddon
Application Type: LDC Existing Use
Description of Development: Lawful development certificate application to establish use of property as two flats
Site Address 48 PALMERSTON STREET PLYMOUTH
Case Officer: Ben Wilcox
Decision Date: 08/05/2015
Decision: Issue Certificate - Lawful Use

Item No 103

Application Number: 15/00473/FUL **Applicant:** Mrs Annette McHugh
Application Type: Full Application
Description of Development: Demolition of rear conservatory and detached garage. Construction of a 2 storey side extension, single storey rear extension, internal alterations and raised terrace to rear
Site Address 43 SOUTHWELL ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 23/04/2015
Decision: Grant Conditionally

Item No 104

Application Number: 15/00477/FUL **Applicant:** Pool Earth Ltd
Application Type: Full Application
Description of Development: Minor changes to front and rear shop front and installation of two external AC condensers
Site Address DEVONPORT PHARMACY, THE CUMBERLAND CENTRE, DAMEREL CLOSE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 15/05/2015
Decision: Grant Conditionally

Item No 105

Application Number: 15/00478/ADV **Applicant:** Pool Earth Ltd
Application Type: Advertisement
Description of Development: One illuminated fascia sign to rear shop front
Site Address DEVONPORT PHARMACY, THE CUMBERLAND CENTRE, DAMEREL CLOSE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 15/05/2015
Decision: Grant Conditionally

Item No 106

Application Number: 15/00481/FUL **Applicant:** Interserve Defence
Application Type: Full Application
Description of Development: New sports pavilion at Keyham sports ground
Site Address KEYHAM PAVILION, SALTASH ROAD KEYHAM PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/05/2015
Decision: Application Withdrawn

Item No 107

Application Number: 15/00482/LBC **Applicant:** Mr Alex Grassick
Application Type: Listed Building
Description of Development: Reconfiguration of apartment on second floor flat, with minor external alterations to the north elevation
Site Address 6 THE ESPLANADE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 29/04/2015
Decision: Grant Conditionally

Item No 108

Application Number: 15/00483/FUL **Applicant:** Mr Philip Eyre
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 7 LANG GROVE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 06/05/2015
Decision: Grant Conditionally

Item No 109

Application Number: 15/00484/FUL **Applicant:** Mr D Silverwood
Application Type: Full Application
Description of Development: Retrospective application for rebuilding and extending the existing garage, rebuild the existing lean to at the rear of the garage to form a kitchen extension and a proposed front open porch
Site Address 56 UNDERLANE PLYMSTOCK PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 20/04/2015
Decision: Grant Conditionally

Item No 110

Application Number: 15/00498/TCO **Applicant:** Ms Rosemary Sparkes
Application Type: Trees in Cons Area
Description of Development: Reduce Bay trees to 15-20 feet above ground level
Site Address 72 SOMERSET PLACE STOKE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 21/04/2015
Decision: Grant Conditionally

Item No 111

Application Number: 15/00499/TCO **Applicant:** Mr John Seddon
Application Type: Trees in Cons Area
Description of Development: Group of Bay trees & one Pittosporum - reduce to 20 feet above ground level
Site Address 74 SOMERSET PLACE STOKE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 21/04/2015
Decision: Grant Conditionally

Item No 112

Application Number: 15/00500/TCO **Applicant:** Mr Jason Lowther
Application Type: Trees in Cons Area
Description of Development: Reduce Mulberry tree to 25 feet above ground level
Site Address 78 SOMERSET PLACE STOKE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 21/04/2015
Decision: Grant Conditionally

Item No 113

Application Number: 15/00501/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Part demolition of gable wall, chimney and removal of first floor timbers
Site Address COACHMAN'S COTTAGE, ADJ TO 22 STONEHALL FLATS PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 16/04/2015
Decision: Grant Conditionally

Item No 114

Application Number: 15/00504/FUL **Applicant:** SAS Kevin Cooper Retirement F
Application Type: Full Application
Description of Development: Demolition of existing building for use as car park
Site Address KEVIN COOPER MOTOR FACTORS LTD, 21 MARTIN STREET PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 12/05/2015
Decision: Grant Conditionally

Item No 115

Application Number: 15/00505/FUL **Applicant:** Mr Jon Couch
Application Type: Full Application
Description of Development: Removal of section of existing boundary wall to provide parking spaces for two vehicles and provision for turning of a vehicle within the application site
Site Address 45 MARKET ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 27/04/2015
Decision: Grant Conditionally

Item No 116

Application Number: 15/00506/FUL **Applicant:** NoteMachine UK Ltd
Application Type: Full Application
Description of Development: Retrospective application for an ATM
Site Address 107-109 NORTH PROSPECT ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 29/04/2015
Decision: Grant Conditionally

Item No 117

Application Number: 15/00507/ADV **Applicant:** NoteMachine UK Ltd
Application Type: Advertisement
Description of Development: Retrospective application for adverts associated with ATM
Site Address 107-109 NORTH PROSPECT ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 29/04/2015
Decision: Grant Conditionally

Item No 118

Application Number: 15/00508/FUL **Applicant:** Mr Andrew Dudley
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 21 DOLPHIN COURT ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 19/05/2015
Decision: Grant Conditionally

Item No 119

Application Number: 15/00509/FUL **Applicant:** Stoke Damerel Primary School
Application Type: Full Application
Description of Development: Extension to provide 2 classrooms, extension to school hall, admin facilities and revised car park layout
Site Address STOKE DAMEREL PRIMARY SCHOOL, COLLINGWOOD ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 14/05/2015
Decision: Grant Conditionally

Item No 120

Application Number: 15/00510/EXUS **Applicant:** Mr Matthew Conyers
Application Type: LDC Existing Use
Description of Development: Use of single dwelling as two self contained flats
Site Address 29 HILL PARK CRESCENT PLYMOUTH
Case Officer: Ben Wilcox
Decision Date: 06/05/2015
Decision: Issue Certificate - Lawful Use

Item No 121

Application Number: 15/00515/24 **Applicant:** Vodafone Limited
Application Type: GPDO PT24
Description of Development: A replacement 17.5m dual stack jupiter monopole on the existing root foundation, the removal of 2 equipment cabinets, along with minor ancillary development
Site Address LAND AT TAVISTOCK ROAD WIDEWELL PLYMOUTH
Case Officer: Christopher King
Decision Date: 21/04/2015
Decision: Prior approval not req

Item No 122

Application Number: 15/00516/FUL **Applicant:** Mr & Mrs S Parnell
Application Type: Full Application
Description of Development: First floor extension above garage
Site Address 36 HOLTWOOD ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 06/05/2015
Decision: Grant Conditionally

Item No 123

Application Number: 15/00520/FUL **Applicant:** Mr Mark Secker
Application Type: Full Application
Description of Development: Erection of a front porch to replace existing porch
Site Address 311 HEMERDON HEIGHTS PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 06/05/2015
Decision: Grant Conditionally

Item No 124

Application Number: 15/00521/FUL **Applicant:** Mr Darren Metters
Application Type: Full Application
Description of Development: Proposed rear single storey extension including garage area
Site Address 5 TOR ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 22/05/2015
Decision: Grant Conditionally

Item No 125

Application Number: 15/00522/FUL **Applicant:** Mr & Mrs Williams
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 47 MARINA ROAD HARTLEY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 29/04/2015
Decision: Grant Conditionally

Item No 126

Application Number: 15/00523/FUL **Applicant:** Mr D Tremblett
Application Type: Full Application
Description of Development: Demolition of existing garage and construction of new garage
Site Address 6 CEDARCROFT ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 18/05/2015
Decision: Grant Conditionally

Item No 127

Application Number: 15/00525/TCO **Applicant:** Mrs Tracey Lee
Application Type: Trees in Cons Area
Description of Development: Holly - Crown lift to 3 metres above ground level, reduce height by 2 metres
Cotoneaster - Crown lift to 2.5 metres above ground level and prune to give 1 metre clearance to house
Site Address 27 WHITEFORD ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 29/04/2015
Decision: Grant Conditionally

Item No 128

Application Number: 15/00528/GPD **Applicant:** Mrs Lisa Spettigue
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 5.5m, has a maximum height of 3.8m, and has an eaves height of 2.6m.
Site Address 40 STIRLING ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 20/04/2015
Decision: Prior approval not req

Item No 129

Application Number: 15/00529/FUL **Applicant:** Sandon Court Partnership
Application Type: Full Application
Description of Development: Change of use of ground and first floor to five units (C3)
Site Address SANDON COURT, MARY SECOLE ROAD MILLFIELDS
PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/04/2015
Decision: Grant Conditionally

Item No 130

Application Number: 15/00530/LBC **Applicant:** Sandon Court Partnership
Application Type: Listed Building
Description of Development: Change of use of ground and first floor to five units (C3)
Site Address SANDON COURT, MARY SECOLE ROAD MILLFIELDS
PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/04/2015
Decision: Grant Conditionally

Item No 131

Application Number: 15/00532/FUL **Applicant:** Mrs Jean Yearling
Application Type: Full Application
Description of Development: New dwelling and detached garage in garden
Site Address 11 WESTFIELD AVENUE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/04/2015
Decision: Grant Conditionally

Item No 132

Application Number: 15/00533/PRDE **Applicant:** Mr Robert Coleman
Application Type: LDC Proposed Develop
Description of Development: Lawful development certificate for the proposed creation of a garage
Site Address 11 BEECHWOOD TERRACE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 30/04/2015
Decision: Issue Certificate - Lawful Use

Item No 133

Application Number: 15/00538/FUL **Applicant:** Wireless Infrastructure Group
Application Type: Full Application
Description of Development: Erection of 25m high telecommunications tower
Site Address LAND OFF PENNYCROSS CLOSE PLYMOUTH
Case Officer: Ben Wilcox
Decision Date: 15/05/2015
Decision: Grant Conditionally

Item No 134

Application Number: 15/00539/FUL **Applicant:** Mr A Moore
Application Type: Full Application
Description of Development: Construction of a two storey extension to the rear and side elevation
Site Address 60 ASHBURNHAM ROAD HONICKNOWLE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 21/05/2015
Decision: Application Withdrawn

Item No 135

Application Number: 15/00540/FUL **Applicant:** Mr D Newsome
Application Type: Full Application
Description of Development: Removing spindles from balustrade to balcony at first floor level and replacing with safety glass
Site Address 1 FREEMANS WHARF, CREMYLL STREET
STONEHOUSE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 11/05/2015
Decision: Grant Conditionally

Item No 136

Application Number: 15/00542/FUL **Applicant:** Mr & Mrs V Greenway
Application Type: Full Application
Description of Development: Proposed single storey rear extension
Site Address 19 ORESTON ROAD PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 27/04/2015
Decision: Grant Conditionally

Item No 137

Application Number: 15/00544/OUT **Applicant:** Mrs Elizabeth Walpole
Application Type: Outline Application
Description of Development: Outline planning consent for single dwelling to garden plot at rear of property.
Site Address 46 ROCKINGHAM ROAD PLYMOUTH
Case Officer: Christopher King
Decision Date: 29/04/2015
Decision: Grant Conditionally

Item No 138

Application Number: 15/00547/FUL **Applicant:** Mrs P A Giggs
Application Type: Full Application
Description of Development: Change of use of existing ground floor accommodation into self-contained unit
Site Address 162 PASLEY STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 20/05/2015
Decision: Grant Conditionally

Item No 139

Application Number: 15/00548/FUL **Applicant:** Mr Paul Woolridge
Application Type: Full Application
Description of Development: Change of use from one residential house into the creation of 3x one bedroom units and 1x two bedroom unit
Site Address 85 UNION STREET PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 22/05/2015
Decision: Refuse

Item No 140

Application Number: 15/00553/FUL **Applicant:** Mr Martin Stephens
Application Type: Full Application
Description of Development: Partial demolition of lean-to and erection of single storey ground floor extension
Site Address 7 DURRANT CLOSE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 07/05/2015
Decision: Grant Conditionally

Item No 141

Application Number: 15/00556/FUL **Applicant:** Mrs Lucy Wadge
Application Type: Full Application
Description of Development: Single storey side extension with pitched roof incorporating additional bedroom.
Site Address 32 SLATELANDS CLOSE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 20/05/2015
Decision: Application Withdrawn

Item No 142

Application Number: 15/00557/FUL **Applicant:** Mr Dean Cocker
Application Type: Full Application
Description of Development: Two storey side extension including raised car port
Site Address 282 ST PETERS ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 08/05/2015
Decision: Grant Conditionally

Item No 143

Application Number: 15/00559/FUL **Applicant:** Mr and Mrs Jon Eve
Application Type: Full Application
Description of Development: Single storey extension to side of dwelling
Site Address 35 BELLE VUE RISE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 12/05/2015
Decision: Grant Conditionally

Item No 144

Application Number: 15/00561/TCO **Applicant:** Mrs J Stedmon
Application Type: Trees in Cons Area
Description of Development: Various tree management works including removal of 1 Conifer, 3 Eucalyptus and 1 Sycamore
Site Address 52 PORTLAND ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 07/05/2015
Decision: Grant Conditionally

Item No 145

Application Number: 15/00562/TCO **Applicant:** Plymouth Community Homes
Application Type: Trees in Cons Area
Description of Development: Holm Oak - Crown lift to 5m above road and remove lowest branches over garden of flats
Site Address 25-28 MOUNT STONE ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 11/05/2015
Decision: Grant Conditionally

Item No 146

Application Number: 15/00563/FUL **Applicant:** Mr & Mrs R Willis
Application Type: Full Application
Description of Development: Proposed single storey front extension
Site Address 14 DEAN ROAD PLYMPTON PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 07/05/2015
Decision: Grant Conditionally

Item No 147

Application Number: 15/00564/FUL **Applicant:** Mrs Susan Cheney
Application Type: Full Application
Description of Development: Replacement of rear, ground floor sash window with french windows leading to new balcony and staircase, replacement of front, lower ground sash window with door
Site Address 119 DURNFORD STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 20/05/2015
Decision: Grant Conditionally

Item No 148

Application Number: 15/00565/FUL **Applicant:** Mr Nicholas Staddon
Application Type: Full Application
Description of Development: Front dormer to roof
Site Address 5 MENA PARK CLOSE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 08/05/2015
Decision: Grant Conditionally

Item No 149

Application Number: 15/00571/GPD **Applicant:** Mr & Mrs K Foalle
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 6.0m, has a maximum height of 3.6m, and has an eaves height of 2.4m
Site Address 45 STADDON PARK ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 24/04/2015
Decision: Prior approval required

Item No 150

Application Number: 15/00579/FUL **Applicant:** Mr Richard Down
Application Type: Full Application
Description of Development: Second storey extension to form a bedroom on top of an existing ground floor extension
Site Address 1 HOLLOW HAYES, GOOSEWELL HILL PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 15/05/2015
Decision: Grant Conditionally

Item No 151

Application Number: 15/00580/FUL **Applicant:** Mr Andrew Billson
Application Type: Full Application
Description of Development: Rear conservatory extension
Site Address 127 HOLMWOOD AVENUE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 08/05/2015
Decision: Grant Conditionally

Item No 152

Application Number: 15/00588/FUL **Applicant:** Mr & Mrs Hamley
Application Type: Full Application
Description of Development: Erection of conservatory to rear of house.
Site Address 10 MARDON CLOSE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 07/05/2015
Decision: Grant Conditionally

Item No 153

Application Number: 15/00607/TPO **Applicant:** Mrs Christie Butson
Application Type: Tree Preservation
Description of Development: Macrocarpa - Remove cracked branch and reduce branch above by 2-3m. Reduce branches over roof of no. 49 by 2-3m
Site Address 47 FURZEHATT ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 05/05/2015
Decision: Grant Conditionally

Item No 154

Application Number: 15/00609/TCO **Applicant:** Diocese Of Exeter
Application Type: Trees in Cons Area
Description of Development: Walnut - Reduce by 50%
Birch - Remove
Site Address 108 MOLESWORTH ROAD STOKE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 15/05/2015
Decision: Grant Conditionally

Item No 155

Application Number: 15/00610/TCO **Applicant:** Mr Raymond Hall
Application Type: Trees in Cons Area
Description of Development: Hazel - reduce to height and spread of adjacent apple tree
Site Address THE WILLOWS, OFF ROCK HILL PLYMOUTH
Case Officer: Jane Turner
Decision Date: 11/05/2015
Decision: Grant Conditionally

Item No 156

Application Number: 15/00611/LBC **Applicant:** Stride Treglown
Application Type: Listed Building
Description of Development: Substituting the single ply membrane and lead flashing with liquid plastics, lapped and DPC under coping stones
Site Address NORBURY COURT, 10 CRAIGIE DRIVE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 06/05/2015
Decision: Grant Conditionally

Item No 157

Application Number: 15/00619/ADV **Applicant:** CDS Superstores International L
Application Type: Advertisement
Description of Development: 15 non-illuminated fascia signs, 1 externally illuminated fascia sign and 1 post sign
Site Address 40 MONTPELIER ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 15/05/2015
Decision: Grant Conditionally

Item No 158

Application Number: 15/00624/OUT **Applicant:** Mr Ian Harrison
Application Type: Outline Application
Description of Development: Redevelop site with 3no. Detached properties
Site Address ELIZABETH COTTAGE, RIVERFORD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 15/05/2015
Decision: Grant Conditionally

Item No 159

Application Number: 15/00627/PRDE **Applicant:** Mr & Mrs A Caeshu
Application Type: LDC Proposed Develop
Description of Development: Proposed rear dormer
Site Address 7 EDDYSTONE TERRACE THE HOE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 14/05/2015
Decision: Issue Certificate - Lawful Use

Item No 160

Application Number: 15/00628/24 **Applicant:** H3G Ltd EE Ltd
Application Type: GPDO PT24
Description of Development: Replace 11.7m phase 1 monopole with 11.7m phase 4 monopole with 1no additional equipment cabinet
Site Address LAND ADJACENT TO A386 TAVISTOCK ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 22/05/2015
Decision: Prior approval not req

Item No 161

Application Number: 15/00629/TCO **Applicant:** Richard Prowse
Application Type: Trees in Cons Area
Description of Development: Fell 1 Beech Tree
Coppice Bay Tree
Site Address SEYMOUR HOUSE, SEYMOUR ROAD MANNAMEAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 19/05/2015
Decision: Grant Conditionally

Item No 162

Application Number: 15/00630/PRDE **Applicant:** Mr Robert Raw
Application Type: LDC Proposed Develop
Description of Development: Lawful development certificate for a single storey side extension and hardstanding
Site Address 4 WOODVIEW PARK PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 14/05/2015
Decision: Issue Certificate - Lawful Use

Item No 163

Application Number: 15/00631/24 **Applicant:** H3G Ltd & EE Ltd
Application Type: GPDO PT24
Description of Development: Replace 11.7m phase 1 monopole with 11.7m phase 4 monopole with 1no. Additional equipment cabinet
Site Address VERGE ADJACENT TO PLYMOUTH CC DEPOT, OUTLAND ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 22/05/2015
Decision: Prior approval not req

Item No 164

Application Number: 15/00632/FUL **Applicant:** Mr and Mrs Donald Sharp
Application Type: Full Application
Description of Development: Erection of rear conservatory
Site Address 15 RAYNHAM ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 22/05/2015
Decision: Grant Conditionally

Item No 165

Application Number: 15/00633/FUL **Applicant:** The Co-Operative Group
Application Type: Full Application
Description of Development: Installation of roller shutter
Site Address 122 ALEXANDRA ROAD MUTLEY PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 19/05/2015
Decision: Grant Conditionally

Item No 166

Application Number: 15/00642/TCO **Applicant:** Mrs Catherine Darby
Application Type: Trees in Cons Area
Description of Development: Sycamore on wall - Remove
Bay - Remove 3 stems and reduce remaining stems to 4 feet high
Site Address CASSINGTON, FERNLEIGH ROAD MANNAMEAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 20/05/2015
Decision: Grant Conditionally

Item No 167

Application Number: 15/00643/FUL **Applicant:** Mr E Gibbons
Application Type: Full Application
Description of Development: First floor rear extension and alterations
Site Address 16 ELIM TERRACE PEVERELL PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 14/05/2015
Decision: Grant Conditionally

Item No 168

Application Number: 15/00645/GPD **Applicant:** Mr Adam Roulston
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4m, has a maximum height of 3.4m, and has an eaves height of 2.4m
Site Address 185 HEMERDON HEIGHTS PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 12/05/2015
Decision: Prior approval not req

Item No 169

Application Number: 15/00646/GPD **Applicant:** Mr Syamantak Bhattacharya
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 6m, has a maximum height of 3.5m, and has an eaves height of 3.5m
Site Address 180 WOODFORD AVENUE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 12/05/2015
Decision: Prior approval not req

Item No 170

Application Number: 15/00648/ESR10 **Applicant:** Steffan Shageer
Application Type: Environmental Ass
Description of Development: Request for screening opinion for up to 7,500sqm of either B2 or B8 floorspace
Site Address ERNESETTLE LANE ERNESETTLE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 24/04/2015
Decision: ESRI - Completed

Item No 171

Application Number: 15/00658/PRDE **Applicant:** Mr S Finbow
Application Type: LDC Proposed Develop
Description of Development: Loft conversion with rear dormer
Site Address 10 EDGAR TERRACE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 20/05/2015
Decision: Issue Certificate - Lawful Use

Item No 172

Application Number: 15/00661/FUL **Applicant:** Mr & Mrs Paul Horrell
Application Type: Full Application
Description of Development: Two storey side extension to provide one new bedroom and play room below, in addition to extending kitchen. New porch to front door
Site Address 37 SHARROSE ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 21/05/2015
Decision: Grant Conditionally

Item No 173

Application Number: 15/00662/TCO **Applicant:** Tessa Thomas
Application Type: Trees in Cons Area
Description of Development: Reduce 2 yew trees by 2 metres
Reduce Thuja by 0.5 metres
Crown lift Holly Oak by 0.6 metres
Site Address 3 OSBORNE VILLAS, OSBORNE ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 22/05/2015
Decision: Grant Conditionally

Item No 174

Application Number: 15/00666/GPD **Applicant:** Mr Peter Antill
Application Type: GPDO Request
Description of Development: A single-storey side extension which extends beyond the rear wall of the original dwellinghouse by 6.2m has a maximum height of 4m, and has an eaves height of 3m.
Site Address 7 GROSVENOR ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 18/05/2015
Decision: Prior approval not req

Item No 175

Application Number: 15/00673/GPD **Applicant:** Antony Esate
Application Type: GPDO Request
Description of Development: Change of use from B1 office(s) to C3 residential – (2 no flats)
Site Address 7 WHIMPLE STREET PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 14/05/2015
Decision: Prior approval not req

Item No 176

Application Number: 15/00675/FUL **Applicant:** Mr Edward Morgan
Application Type: Full Application
Description of Development: Variation of condition 5 of application 15/00066/FUL to change opening hours
Site Address 151 THE RIDGEWAY PLYMPTON PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 20/05/2015
Decision: Grant Conditionally

Item No 177

Application Number: 15/00682/ADV **Applicant:** All Signs & Designs Ltd
Application Type: Advertisement
Description of Development: Proposed signage
Site Address 6 NORTH EAST QUAY PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 21/05/2015
Decision: Grant Conditionally

Item No 178

Application Number: 15/00691/LBC **Applicant:** Mr Anthony Lofts
Application Type: Listed Building
Description of Development: To paint the outside of the building in frosted lake blue paint
Site Address 10 CAROLINE PLACE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 20/05/2015
Decision: Grant Conditionally

Item No 179

Application Number: 15/00701/FUL **Applicant:** Mr & Mrs Eadie
Application Type: Full Application
Description of Development: Replacement of all wooden windows and doors in UPVC double-glazed.
Site Address 16 SHACKLETON COURT PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 20/05/2015
Decision: Refuse

Item No 180

Application Number: 15/00713/GPD **Applicant:** Gina Mayhew
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 6m, has a maximum height of 2.8m, and has an eaves height of 2.8m
Site Address 5 GOOSEWELL TERRACE PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 21/05/2015
Decision: Prior approval not req

Item No 181

Application Number: 15/00715/FUL **Applicant:** Mr Paul Miles
Application Type: Full Application
Description of Development: Erection of new dwelling
Site Address 1 FARM CLOSE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 21/05/2015
Decision: Grant Conditionally

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