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Democratic Support

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#plymplanning

PLANNING COMMITTEE

Thursday 2 July 2015

4 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, Stevens, 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. APOLOGIES

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

2. DECLARATIONS OF INTEREST

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

3. MINUTES

(Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 4 June 2015.

4. CHAIR'S URGENT BUSINESS

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

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

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

6. PLANNING APPLICATIONS FOR CONSIDERATION

The Assistant Director 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.

6.1 45 FURZEHATT ROAD, PLYMOUTH 15/00732/PRDE

(Pages 7 - 10)

Applicant: Keith Pierce
Ward: Plymstock Dunstone
Recommendation: Issue Certificate - Lawful Use Cert (Ex)

6.2 108 GREEN PARK ROAD, PLYMOUTH 15/00884/PRDE **(Pages 11 - 14)**

Applicant: Mr and Mrs J and M Clark
Ward: Plymstock Radford
Recommendation: Issue Certificate - Lawful Use Cert (Pro)

6.3 81 UNDERLANE, PLYMPTON, PLYMOUTH 15/00780/FUL **(Pages 15 - 22)**

Applicant: Mr and Mrs T Ripping
Ward: Plympton Erle
Recommendation: Grant Conditionally

7. UPDATE ON DRAKE'S ISLAND 14/00001/FUL AND 14/00002/LBC (Pages 23 - 32)

The Assistant Director for Strategic Planning and Infrastructure will submit an update on progress with the Drake's Island applications.

8. PLYMOUTH PLAN

The Planning Committee will receive a presentation on the Plymouth Plan.

9. PLANNING APPLICATION DECISIONS ISSUED (Pages 33 - 70)

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 25 May to 21 June 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.

10. APPEAL DECISIONS (Pages 71 - 72)

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 the Council's First Stop Reception, New George Street, Plymouth.

11. EXEMPT BUSINESS

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

PART II - PRIVATE MEETING

AGENDA

MEMBERS OF THE PUBLIC TO NOTE

that under the law, the 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 4 June 2015

PRESENT:

Councillor Stevens, Joint Chair in the Chair.

Councillor Nicholson, Joint Chair.

Councillors Mrs Bowyer, Mrs Bridgeman, Darcy, Sam Davey, K Foster, Jarvis, Kelly, Ricketts, Singh (substitute for Councillor Kate Taylor), Jon Taylor and Tuohy.

Apology for absence: Councillor Kate Taylor.

Also in attendance: Peter Ford, Lead Planning Officer, Julie Rundle, Senior 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.

WELCOME AND VOTE OF THANKS

The Chair welcomed everyone to the first Planning meeting of the new municipal year, particularly the new committee members – Councillors Mrs Bridgeman, Kelly and Ricketts. He also welcomed Councillor Nicholson to the new role of Joint Chair which had been created as a result of the recent local government elections and said that he looked forward to working with him under the new political arrangement which he hoped would continue to deliver the planning function in an efficient and effective manner. Finally, the Chair took the opportunity to thank Councillor Tuohy for her support as Vice-Chair over the past three years.

1. 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 Singh	5.4 - Land adjacent to Hilltop Community Centre, Cunningham Road, Plymouth 15/00766/OUT	Knows the applicant's partner in a personal capacity	Personal

2. MINUTES

Agreed the minutes of the meeting held on 23 April 2015.

3. **CHAIR'S URGENT BUSINESS**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

5. **PLANNING APPLICATIONS FOR CONSIDERATION**

The Committee considered the following applications, development proposals by local authorities and statutory consultations submitted under the Town and Country Planning Act, 1990, and the Planning (Listed Buildings and Conservations Areas) Act, 1990. Addendum reports were submitted in respect of minute numbers 5.3 and 5.4.

5.1 7 MEADOW RISE, PLYMPTON, PLYMOUTH 15/00741/FUL

Mr Alan Bierton

Decision:

Application **GRANTED** conditionally.

5.2 33 UNDERLANE, PLYMSTOCK, PLYMOUTH 15/00566/FUL

Mr and Mrs D Brook

Decision:

Application **GRANTED** conditionally.

**5.3 PEIRSON HOUSE, MULGRAVE STREET, PLYMOUTH
15/00095/FUL**

Devcor (Plymouth) Ltd

Decision:

Application **REFUSED**.

(The Committee heard representations against the application).

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

**5.4 LAND ADJACENT TO HILLTOP COMMUNITY CENTRE,
CUNNINGHAM ROAD, PLYMOUTH 15/00766/OUT**

Cunningham Developments Ltd.

Decision:

Application **GRANTED** conditionally.

(Councillor Singh declared a personal interest in respect of the above item).

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

(A Planning Committee site visit was held on 2 June 2015
in respect of this application).

5.5 HILLTOP COMMUNITY CENTRE, CUNNINGHAM ROAD, PLYMOUTH 15/00415/FUL

Cunningham Developments Ltd.

Decision:

Application **GRANTED** conditionally.

(The Committee heard representations against the application).

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

(A Planning Committee site visit was held on 2 June 2015 in respect of this application).

5.6 FORT HOUSE, FORT TERRACE, PLYMOUTH 14/01815/FUL

Senate Properties (SW) Ltd.

Decision:

Application **MINDED TO GRANT** conditionally, subject to officers investigating whether Condition 2 (Approved Plans) states the correct plan numbers and the inclusion of an additional condition relating to the removal of permitted development rights. Decision delegated to Assistant Director for Strategic Planning and Infrastructure, in consultation with Joint Chairs and Budshead ward councillors.

(The Committee heard representations against the application).

(A Planning Committee site visit was held on 2 June 2015 in respect of this application).

(Councillor Nicholson's proposal to amended the recommendation to 'Minded to Grant', having been supported by the Chair, was put to the vote and declared carried).

5.7 24 MERAFIELD ROAD, PLYMOUTH 15/00447/FUL

Mr Steven Pearce

Decision:

Application **REFUSED** on the grounds that it was contrary to policies CS15 sub-section 5 and CS34 sub-sections 4 and 6.

(The Committee heard from Councillor Mrs Beer, ward member, speaking against the application).

(The Committee heard representations against the application).

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

(Councillor Darcy's proposal to refuse the application, having been seconded by Councillor Ricketts, was put to the vote and declared carried).

(A Planning Committee site visit was held on 2 June 2015 in respect of this application).

6. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 13 April to 25 May 2015.

7. **APPEAL DECISIONS**

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

8. **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 – 4 June 2015

SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
7.1	7 Meadow Rise, Plympton, Plymouth 15/00741/FUL	Unanimous				
7.2	33 Underlane, Plymstock Plymouth 15/00566/FUL	Unanimous				
7.3	Peirson House, Mulgrave Street, Plymouth 15/00095/FUL	Unanimous				
7.4	Land Adjacent to Hilltop Community Centre, Cunningham Road, Plymouth 15/00766/OUT	Unanimous				
7.5	Hilltop Community Centre, Cunningham Road, Plymouth, 15/00415/FUL	Councillors Mrs Bowyer, Darcy, Mrs Bridgeman, Sam Davey, K Foster, Jarvis, Kelly, Nicholson, Singh, Stevens, Jon Taylor and Tuohy.		Councillor Ricketts.		
7.6	Fort House, Fort Terrace, Plymouth 14/01815/FUL Amended Recommendation	Unanimous				
7.7	24 Merafield Road, Plymouth 15/00447/FUL Amended Recommendation	Councillors Mrs Bowyer, Darcy, Mrs Bridgeman, K Foster, Jarvis, Kelly, Nicholson, Ricketts, Stevens and Jon Taylor.	Councillors Sam Davey, Singh and Tuohy.			

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PLANNING APPLICATION REPORT



Application Number 15/00732/PRDE

Date Valid 22/04/2015

Item 01

Ward Plymstock Dunstone

Site Address 45 FURZEHATT ROAD PLYMOUTH

Proposal

Proposed extensions to roof to form a gable roof and formation of a rear dormer

Applicant

Keith Pierce

Application Type

LDC Proposed Develop

Target Date

17/06/2015

Committee Date

**Planning Committee: 02
July 2015**

Decision Category

Member/PCC Employee

Case Officer

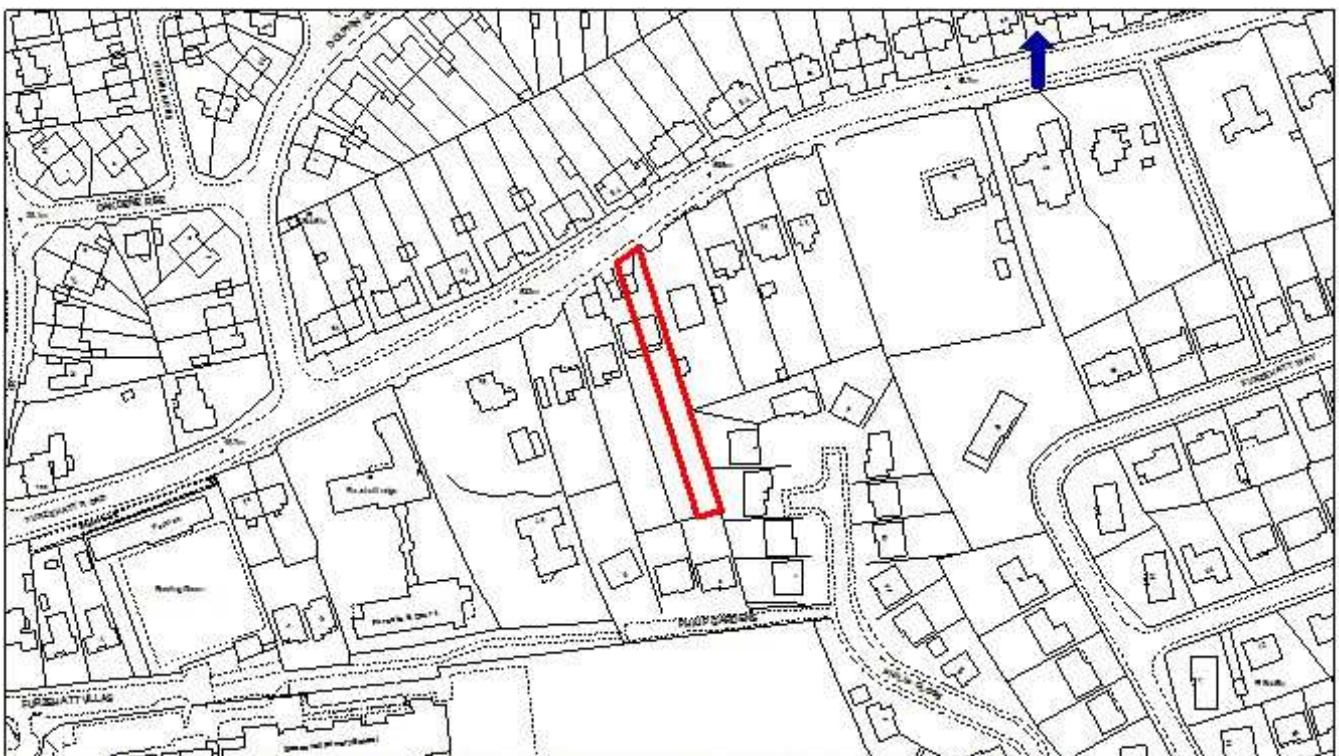
Liz Wells

Recommendation

Issue Certificate - Lawful Use Cert (Ex)

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1. Description of site

45 Furzehatt Road is a semi-detached residential dwelling in Plymstock.

2. Proposal description

Proposed extensions to roof to form a gable roof and formation of a rear dormer.

It is a Lawful Development Certificate application for proposed development.

3. Pre-application enquiry

None.

4. Relevant planning history

No planning history on record for this property.

5. Consultation responses

No consultation responses requested or received.

6. Representations

None received.

7. Relevant Policy Framework

As a Lawful Development Certificate application, this application is not assessed against planning policy but the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 which came into force on 15th April 2015.

8. Analysis

(1)As an enlargement to a single dwellinghouse consisting of an addition or alteration to its roof, the proposal is assessed against Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

(2)The house is estimated to be pre-1948 and there are no known restrictions to permitted development rights.

(3)The agent has confirmed that the property is used as a single dwelling house – Use Class C3.

(4) Assessing the proposed extension against the criteria of this class in turn.

- (a) The house has always been a dwellinghouse.
- (b) The proposed roof alteration would not exceed the height of the highest part of the existing roof.
- (c) With the exception of the proposed rooflights, the proposal does not extend beyond the plan of the roof slope that forms the principal elevation – which in this case is the front elevation which fronts the highway. The rooflights would be covered by Class C providing they do not protrude more than 150mm beyond the plane of the original roof.
- (d) The cubic content of the proposed roof extensions, measured externally create less than 50 cubic metres additional roof volume compared to the original roof space (a semi-detached)
- (e) The proposal does not include a veranda, balcony or raised platform. No changes to a chimney. The drawings show an alteration to a flue or soil vent pipe, but it does not exceed the height allowed by Class G.
- (f) The dwellinghouse is not in a Conservation area therefore not on Article 2(3) land.

(5) Conditions:

- (a) The drawings suggest the materials will match but an informative is recommended to outline this condition to permitted development.
- (b) The dormer is set back more than 0.2m from the eaves
- (c) There are no side windows proposed

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 to this application assessment. The proposal would not attract a Community Infrastructure Levy under the current charging schedule.

11. Planning Obligations

Not applicable to this application.

12. Equalities and Diversities

None.

13. Conclusions

For the reasons set out above, the proposal is considered to be within the permitted development allowances of Classes B, C and G, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015). The Certificate of Lawfulness can therefore be issued.

13. Recommendation

In respect of the application dated **22/04/2015** and the submitted drawings site location plan, drawings 26:01:2015; 26:02:2015; 26:03:2015; 26:04:2015; 26:05:2015; 26:06:2015; 26:07:2015, it is recommended to: **Issue Certificate - Lawful Use Cert (Ex)**

14. Conditions

The proposed development is compliant with relevant classes of the Town and Country Planning (General Permitted Development) (England) Order 2015 Class B, C and G, Part 1, Schedule 2 providing the standard conditions contained in Section B.2 are adhered to. The proposal is therefore permitted development (subject to the said standard conditions) and this Certificate of Lawfulness may be issued.

Informatives

INFORMATIVE: MATERIALS

(1) For clarity and the avoidance of doubt, to comply with in Class B the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

PLANNING APPLICATION REPORT



Application Number 15/00884/PRDE

Date Valid 20/05/2015

Item 02

Ward Plymstock Radford

Site Address 108 GREEN PARK ROAD PLYMOUTH

Proposal Single storey rear extension

Applicant Mr and Mrs J and M Clark

Application Type LDC Proposed Develop

Target Date

15/07/2015

Committee Date

**Planning Committee: 02
July 2015**

Decision Category Member/PCC Employee

Case Officer Isabel Roberts

Recommendation Issue Certificate - Lawful Use Cert (Pro)

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1. Description of site

108 Green Park Road is a detached dwelling located in a road of detached dwellings. The properties on the southern side of the road are single storey bungalows, a few with loft conversions and dormer windows. All of the properties on the northern side of the road are two storey, a number of which, including number 108, have front and rear dormer windows with a high pitched roof and eaves of 2.4m.

The adjacent dwelling has a rear single-storey extension which is similar to that proposed. This neighbouring property also has brought their garage forward in line with the front elevation of the property, again similar to that proposed.

2. Proposal description

Single-storey rear extension and single-storey front extension.

3. Pre-application enquiry

None

4. Relevant planning history

None

5. Consultation responses

None

6. Representations

None

7. Relevant Policy Framework

The Town and Country Planning (General Permitted Development) (England) Order 2015

8. Analysis

- I. The application is for a Lawful Development Certificate for the removal of an outside W.C and storage area to be replaced and enlarged by a single-storey rear extension to provide a larger kitchen and lounge and an indoor bathroom as well as a single-storey front extension to provide a larger garage and bring the front of the garage in-line with front elevation of the dwelling.

2. The development is considered to comply with Class A and Class B of Part 1 of Schedule 2 of the Town and country Planning (General Permitted Development) (England) Order 2015 for the following reasons:
 - The dwelling has always been a dwelling;
 - The proposed development will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house);
 - The proposed development does not extend beyond a wall which forms the principle elevation of the original dwelling house;
 - The proposed development does not extend beyond the rear wall of the original dwelling house by more than 3 metres;
 - The proposed development does not exceed 4 metres in height;
 - The eaves of the proposed development do not exceed 3 metres;
 - The proposed development does not include the construction or provision of a veranda, balcony or raised platform;
 - The proposed development does not include the installation, alteration or replacement of a microwave antenna, chimney, flue or soil and vent pipe;
 - The cubic content of the resulting roof space does not exceed 50m³; and
 - The proposed development is not located on article 2(3) land.
3. Providing the conditions outlined within section A.3 and B.2 are complied with, the proposed development would constitute permitted development and would therefore not require 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

Community Infrastructure Levy – no charge for this scheme under the current charging schedule

11. Planning Obligations

Planning obligations are not applicable for this type of application/proposal

12. Equalities and Diversities

None applicable to this application

13. Conclusions

The application is for a single storey front extension to enlarge the garage and a single storey rear extension to replace the outside W.C and storage area with an indoor bathroom and to enlarge the kitchen and lounge of the dwelling. This application is compliant with the Town and Country Planning (General Permitted Development) (England) Order 2015 Class A and B of Part 1, Schedule 2 providing the standard conditions contained within sections A.3 and B.2 are adhered to. The proposal is therefore permitted development and this Certificate of Lawfulness should be issued.

13. Recommendation

In respect of the application dated **20/05/2015** and the submitted drawings Block plan, Site plan, 30:01:2015, 30:02:2015, 30:03:2015, 30:04:2015, it is recommended to: **Issue Certificate - Lawful Use Cert (Pro)**

14. Conditions

ISSUE LAWFUL DEVELOPMENT CERTIFICATE - REASON

The proposed development is compliant with relevant classes of the Town and Country Planning (General Permitted Development) (England) Order 2015 - specifically part 1 Classes A and B. Providing the standard conditions contained in A.3 and B.2 are adhered to. The proposal is therefore Permitted Development (subject to the said standard conditions) and the Certificate of Lawfulness may be issued.

Informatives

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

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

PLANNING APPLICATION REPORT



Application Number 15/00780/FUL

Date Valid 06/05/2015

Item 03

Ward Plympton Erle

Site Address 81 UNDERLANE PLYMPTON PLYMOUTH

Proposal Loft conversion with first floor rear extension, hip to gable extension and rear Juliette balcony and creation of hard-standing

Applicant Mr & Mrs T Ripping

Application Type Full Application

Target Date **01/07/2015**

Committee Date

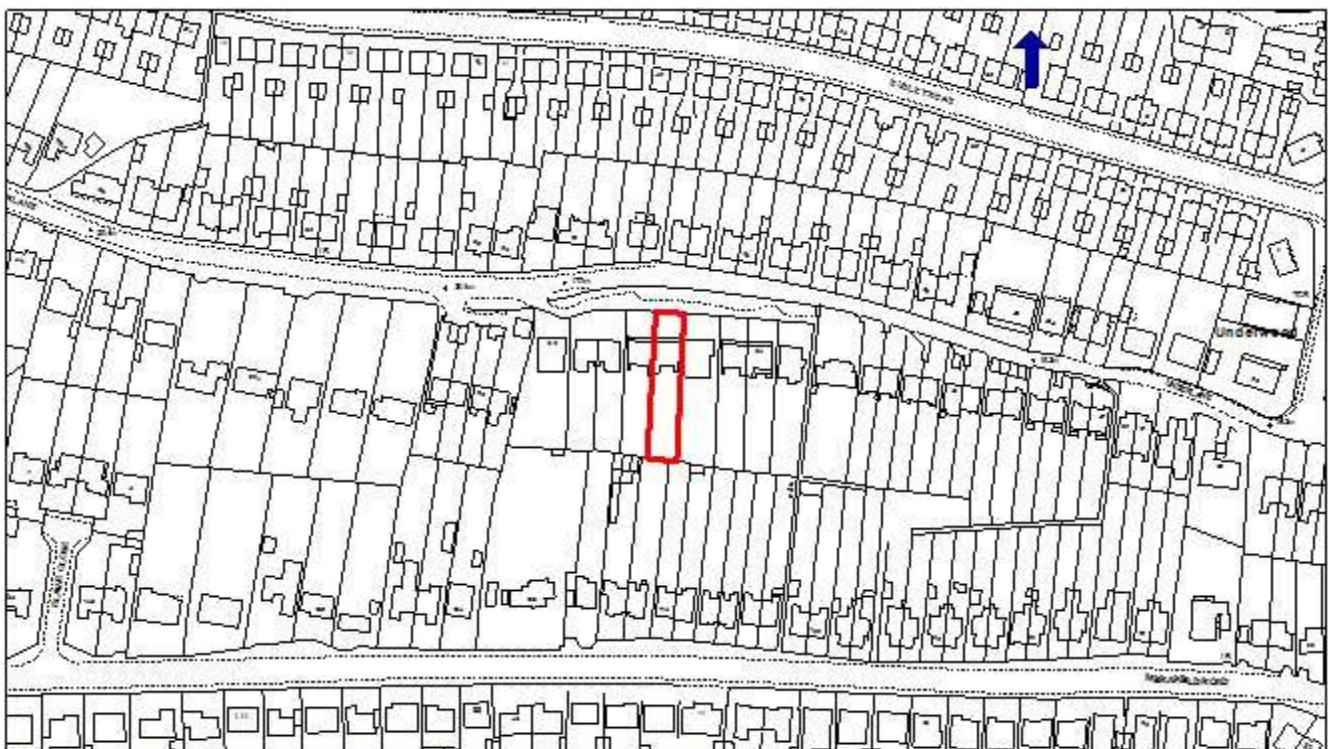
**Planning Committee: 02
July 2015**

Decision Category Member/PCC Employee

Case Officer Opani Mudalige

Recommendation Grant Conditionally

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1. Description of site

Located in the Plympton St Maurice & Yealmpstone neighbourhood, 81 Underlane is a one-storey semi-detached dwellinghouse. The slope of the property increases from the front of the site to the rear boundary. The immediate area is predominately residential.

2. Proposal description

Proposed is the conversion of the loft space by way of a first-floor rear extension, a hip to gable extension and a rear Juliette-balcony. Also proposed is the creation of hard-standing at the front of the property.

3. Pre-application enquiry

No pre-application advice was sought.

4. Relevant planning history

None.

5. Consultation responses

Local Highway Authority – no objection

6. Representations

None received.

7. Relevant Policy Framework

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

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007). The development plan is currently being reviewed as part of the Plymouth Plan. The

Plymouth Plan-Part One: Consultation Draft (January 2015) has been subject to a consultation process and representations received are currently being reviewed. 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).

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 First Review (May 2013).

8. Analysis

1. This application has been considered in the context of the development plan, the emerging Plymouth Plan, 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, the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013), the Framework and other material policy documents as set out in Section 7.
2. The main consideration in assessing this proposal is the impact on the character of the area and building, and on the amenities of neighbouring properties.

Loft Conversion

3. The Development Guidelines Supplementary Planning Document (SPD) advises that rear extensions be "in keeping with the main dwelling and the character of the area". The

proposed first-storey rear extension builds on the existing ground-floor rear extension and while the roof ridge of the proposed extension is slightly higher than the ridge of the existing dwellinghouse, the extension will not be seen from street-scape as the dwellinghouse sits on higher ground than the lane. Additionally as the materials proposed for the extension are similar to the existing dwellinghouse, the rear extension is not considered to impact the character of the building or area.

4. The hip to gable extension is not considered to have any significant impact to the character of the area or building as the lane is made up of dwellinghouses that vary in architectural style.
5. As the rears of the properties along Underlane are south-facing, the proposed first-storey extension and hip to gable extension are not considered to create a significant loss of light to neighbouring properties.
6. The proposed loft conversion proposes a Juliette balcony that has the potential to impact the privacy amenity of neighbouring properties. However with over 21m to the rear boundary, the balcony is not considered to significantly impact neighbour amenity. Additionally no windows are proposed to the side elevations except roof-light windows, which will not impact on the privacy of neighbours.

Hard-standing

7. The Development Guidelines Supplementary Planning Document (SPD) states that proposals for hard-standing need to consider the visual impact. The design proposes soft landscaping between the two retaining walls which will minimise the impact on the streetscape. Additionally as the proposed hard-standing is similar to a number of properties along the lane, including the attached neighbour, the proposal is not considered to impact the character of the area or property. The Local Highways Authority has no objection to this proposal.

Permitted Development Rights

8. To future safeguard the impact of this development on the character of the neighbourhood, certain Permitted Development rights, as it pertains to the roof space, will be removed for this property.

Informative

9. An informative has been included with this recommendation to highlight the requirement to contact the Council's Natural Infrastructure Team if the proposed works may interfere with habitats of bats or breeding birds.

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

Under the present Community Infrastructure Levy charging schedule no CIL contribution is required for this development.

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 specifically paragraph 14 of the NPPF which states that development proposals that accord with the development plan should be approved without delay. The application is recommended for approval.

13. Recommendation

In respect of the application dated **06/05/2015** and the submitted drawings 1516-SK-01, 1516-SK-02, 1516-SK-03-A, 1516-SK-04-B, 1516-SK-05, 1516-SK-06, 1516-SK-07, 1516-SK-08, 1516-SK-09-A, 1516-SK-10-A, 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: 1516-SK-01, 1516-SK-02, 1516-SK-03-A, 1516-SK-04-B, 1516-SK-05, 1516-SK-06, 1516-SK-07, 1516-SK-08, 1516-SK-09-A, 1516-SK-10-A

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.

Other Conditions

CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

(3) Notwithstanding the provisions of Article 3 and Class B of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements consisting of an addition or alteration to the roof shall be constructed to the extended dwelling hereby approved.

Reason:

In order to future safeguard the impact on the character of the area and building, 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: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

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

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

INFORMATIVE: NATURAL INFRASTRUCTURE

(3) The proposed works may take place on a building with suitability for bats or breeding birds. Under the Wildlife and Countryside Act (1981), bats and breeding birds are legally protected against disturbance, injury or killing and bat roosts are protected against obstruction, damage or destruction. If bats or a bat roost is present in the building, a licence to carry out the works from Natural England

may be required. For further information please contact Plymouth City Council's Natural Infrastructure Officer on 01752 304229.

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DRAKE'S ISLAND, PLYMOUTH I4/00001/FUL AND I4/00002/LBC**UPDATE**

On 15th January 2015, Planning Committee made the following decision in respect of the above planning applications:

Decision:

Application MINDED TO GRANT, defer until a March 2015 Planning Committee to allow negotiations to continue to resolve outstanding issues in respect of flood risk, impacts on the Special Protection Area (SPA) and impacts on the Special Area of Conservation (SAC) and for officers to prepare and consult upon a Habitat Regulations Assessment.

At Planning Committee on 12th March 2015, the Planning Committee Lead Officer provided an update. Members were reminded that the application had been deferred pending further negotiations with the applicant on various matters, one being submission of a mitigation plan in relation to the island's little egret colony. The Lead Officer reported that the applicant had employed ecological specialists to produce a mitigation plan which, following consultation, was anticipated would be brought to Committee on 23 April 2015. Unfortunately, this was not possible, but negotiations have continued, and the current situation with regards to the outstanding issues is as follows:

1.0 Flood Risk

- 1.1 In the previous version of the scheme, considered at Planning Committee on 15th January 2015, hotel bedroom accommodation was proposed at the lower level of the Casemates "Torpedo Room". This gave rise to an Environment Agency (EA) objection. The EA's principle concern was that sleeping accommodation was proposed in a potentially hazardous location where high energy waves carrying debris would be likely to impact upon the openings of the Torpedo Room, which is part of the island's foreshore. The EA feared that any windows, however engineered, could be broken and cause rapid flooding of the room (which has a floor level below the opening).
- 1.2 The EA had stated that its preferred approach for the Torpedo Room would be to leave it undeveloped. However, the EA indicated that it would accept a compromise if the use of the lower level Torpedo Room was limited to non-bedroom accommodation. This would remove the risk of people sleeping in this highly vulnerable area.
- 1.3 Since the January Planning Committee, the applicant has formally resubmitted revised Casemates plans, showing sleeping accommodation removed from the Torpedo Room. The EA has welcomed this amendment and officers have come to the view that, taking into account other material issues, the flood risk sequential approach set out in the National Planning Policy Framework has been satisfied because;

- i. the most vulnerable parts of the development (i.e. in this case the bedroom accommodation) has now been located away from the area of flood risk in the Torpedo Room hotel suite,
 - ii. the scheme and proposed conditions are sufficient to ensure the development will be appropriately flood resilient and resistant and access and escape arrangements, emergency planning and residual risk can be safely managed.
- 1.4 In light of this change the EA submitted a new formal consultation response on 27th March 2015. The EA now has no objection – subject to conditions covering;
 - i. the details of flood resilience and resistance measures including the marine glazing and other resistance measures for the Torpedo Room and the flood (wave action) measures for other parts of the island,
 - ii. a flood management plan including the details of the flood alarm system to be used and the evacuation/non-occupation of the Torpedo Room upon the issuing of a warning,
 - iii. the restriction of the future use of the Torpedo Room,
 - iv. the submission of an intrusive investigation report assessing the potential risks to controlled waters from former activities on site,
 - v. the appropriate management and remediation of any unexpected contamination found during construction,
 - vi. the agreement of a Construction Environment Management Plan and Operational Management System before development starts and,
 - vii. the details of an appropriate foul drainage system serving the development.
- 2.0 Impacts on the Special Protection Area (SPA) and Special Area of Conservation (SAC)
- 2.1 Natural England is currently maintaining its objection – as it considers that it is not possible to ascertain that the proposal will not result in adverse effects on the integrity of the Tamar Estuaries Complex Special Protection Area (SPA) and the Plymouth Sound and Estuaries Special Area of Conservation (SAC).
- 2.2 On 19th March 2015, Natural England was re-consulted on additional information including supplementary ecological mitigation, an addendum to the ecological chapter of the Environmental Statement, a SAC mitigation and monitoring document and a draft Habitats Regulations Assessment (HRA).
- 2.3 On 10th April 2015 Natural England supplied a formal consultation response which is as follows:

“We welcome the additional data and mitigation proposed by the developer and recognise the efforts made by all parties to find a sustainable solution to this complex project. However we advise there are remaining issues which we outline below.

CONSERVATION OF HABITATS AND SPECIES REGULATIONS, 2010 AND THE OFFSHORE MARINE CONSERVATION (NATURAL HABITATS, & c.) REGULATIONS 2007 (AS AMENDED)

Internationally and nationally designated sites

The application site is within and in close proximity to European designated sites (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect their interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application site is in close proximity to the Plymouth Sound and Estuaries Special Area of Conservation (SAC) and within 2km of the Tamar Estuaries Complex Special Protection Area (SPA) which are European sites. Please see the subsequent sections of this letter for our advice relating to SAC and SPA features. The Tamar Estuaries Complex SPA is also notified at a national level as the Tamar-Tavy Estuary, the Lynher Estuary and St John's Lake Sites of Special Scientific Interest (SSSI).

In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have. The Conservation objectives for each European site explain how the site should be restored and/or maintained and may be helpful in assessing what, if any, potential impacts a plan or project may have.

Special Protection Areas (SPAs) are classified for rare and vulnerable birds, and for regularly occurring migratory species. The birds for which SPAs are designated may also rely on areas outside of the SPA boundary. These supporting habitats may be used by SPA populations or some individuals of the population for some of the time. These supporting habitats can play an essential role in maintaining SPA bird populations, and proposals affecting them may therefore have the potential to affect the SPA.

It should be noted that some of the potential impacts that may arise from the proposal relate to the presence of SPA interest features that are located outside the site boundary. It is advised that the potential for offsite impacts needs to be considered in assessing what, if any, potential impacts the proposal may have on European sites.

Habitats Regulations Assessment

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 61 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process, and a competent authority should have regard for Natural England's advice.

Your draft Appropriate Assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question, provided the mitigation proposed by both the developer and Plymouth City

Council is put in place. Having considered the assessment, and the measures proposed to mitigate for any adverse effects, it is the advice of Natural England that it is not possible to be certain that the proposal will not result in adverse effects on site integrity. Natural England advises that the assessment does not provide sufficient certainty to justify the assessment conclusion and that your authority should not grant planning permission. The potential for further mitigation options, such as disturbance free off-site mitigation, has been discussed with both you and the developers and we are disappointed that this has not been given further consideration at this stage.

Natural England's views on the HRA can be found below, with more detailed comments regarding individual aspects of the Appropriate Assessment found in Annex 1. It should be noted that the HRA provided to us was in draft form. Natural England advises that one combined Habitats Regulations Assessment should be provided relating to this development from the three competent authorities involved; Plymouth City Council (PCC), the Marine Management Organisation (MMO) and the Environment Agency (EA).

Tamar Estuaries Complex Special Protection Area (SPA)

*The SPA qualifies under Article 4.1 of the Directive (79/409/EEC) (as amended) by supporting populations of European importance of Little Egret *Egretta garzetta* and Avocet *Recurvirostra avosetta*.*

We have previously expressed our concerns in relation to Little Egrets on Drakes Island in respect of proposals to redevelop buildings on the island and the operation of a hotel. We made clear that we believed these proposals would be difficult to put in place without risking the loss of the Little Egret breeding colony and communal roost, and the consequent adverse impacts on the Tamar Estuaries Complex SPA.

Following amendments to the proposed mitigation measures in the CEMP we believe that the redevelopment work could be completed whilst maintaining the Little Egrets on the island. This would require stringent adherence to all of the detailed measures set out in the CEMP.

The measures proposed in the most recent OEMP and summarised in the draft HRA have considerably reduced the potential for disturbance to Little Egrets. The mitigation now proposed should ensure that casual disturbance does not occur as a result of the presence of people immediately adjacent to the roost site. This includes access restrictions to the casemates closest to the roost and the fact that access to these casemates is via an enclosed tunnel with a sealed glass roof.

The mitigation measures proposed to ensure that visitors do not cause disturbance through loud noise elsewhere on the island include visitor education and training, signage, access restrictions and the use of a covered buggy for visitors moving from the main hotel complex to the jetty. These measures will reduce the number of incidents resulting in disturbance to the Little Egrets. However, they are at high risk of being compromised by a small number of visitors not prepared to behave in accordance with

these instructions and protocols at all times. The small size of the island means that loud noise made by people on the island will be heard by the Little Egrets and reveal the presence of people close to their roost site. The main hotel building and the jetty are both within 150 m of the Little Egret roost. There are other open areas on the island accessible by visitors that are within 120 m of the roost. The Little Egret's requirement for a secure, disturbance-free roost site means that such disturbance, this close to the birds, is likely to be perceived as a threat and may result in them abandoning the roost site. This is a likely outcome even if disturbance incidents of this nature occur only infrequently. We suggest this is a likely reason for Little Egrets not regularly using other apparently suitable sites around the Tamar even though these sites appear to be subject to very low levels of human disturbance.

The noise that would cause most concern is the use of raised voices or shouting as this will clearly reveal the presence of people on the island. The levels of noise would not need to be excessive in order to be perceived as a threat by the birds. Provided that the noise is audible at the roost it will give away the presence of people nearby. Other loud noise made by people would further increase the potential for disturbance including the playing of loud music or the use of fireworks, for example, although these types of noise would be easier to prevent by measures set out in the proposed mitigation.

Limited monitoring information means that we do not have a complete picture of the roosting sites used by Little Egrets in and around the Tamar Estuaries Complex. It is clear, however, that Drakes Island is a favoured site and that birds are willing to travel a considerable distance in order to reach it. It regularly supports a significant proportion of the Tamar Estuaries Complex population and, at times, the majority of birds from the estuary use this site.

If disturbance on Drakes Island resulted in birds losing this roost site they would be forced to relocate. It is possible they may be able to use alternative sites within the Tamar Estuary Complex or they may join other established roosts away from the Tamar. With either scenario they will have lost a secure site that current behaviour confirms is highly valued. The use of alternative, less highly favoured sites may have a significant adverse impact on the birds through subjecting them to more frequent human disturbance. Or it may directly reduce the population of birds using the Tamar Estuary Complex if they move to an alternative site away from this estuary.

Natural England has issued Supplementary Advice on conserving and restoring the site features of the Tamar Estuaries SPA. Guidance: Marine conservation advice for Special Protection Area: Tamar Estuaries Complex (UK9010141). This advice was published on 30th March 2015 and is relevant to the proposed re-development of Drakes Island. We advise that this package should be taken into account in your HRA.

Conclusion:

Adopting a precautionary approach, as required by the Habitats Regulations, we are unable to agree with the conclusions of the HRA prepared by Plymouth County Council

that it can be certain that the proposed development will not have an adverse effect on the integrity of the Tamar Estuaries Complex SPA.

Plymouth Sound and Estuaries Special Area of Conservation (SAC)

Natural England can confirm that the proposed works are located within Plymouth Sound and Estuaries SAC (SAC). This SAC is designated for a suite of flora and fauna:

- Sandbanks which are slightly covered by seawater all the time
- Estuaries
- Large shallow inlets and bays
- Reefs
- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)
- Mudflats and sandflats not covered by seawater at low tide
- Shore Dock (*Rumex rupestris*)
- Allis shad (*Alosa alosa*)

Natural England has reviewed the HRA provided by Plymouth City Council on the 23rd March 2015. Our views on the HRA can be found below with more detailed comments regarding individual aspects of the Appropriate Assessment found in Annex 1.

After reviewing the draft HRA, including the HRA recommendations and the CEMP/OEMP proposed mitigation, Natural England does not have sufficient information to fully agree with Plymouth City Council's conclusion that if the described mitigation measures and HRA recommendation are implemented then the proposal will not cause an adverse effect on the integrity of the Plymouth Sound and Estuaries SAC. Natural England is satisfied with the majority of the mitigation provided the following recommended planning conditions are included:

- A monitoring methodology and threshold of damage for seagrass are agreed with Natural England prior to commencement of works
- Foul water drainage plan is submitted and agreed with Environment Agency and Natural England prior to commencement of works, this is to include turbidity data and plume modelling for all proposed outflows.

However, we continue to have insufficient evidence regarding the following aspect of the development:

- Changes in water quality due to emissions from energy to waste plant, in order to assess the likelihood of significant effect we require information of the size of plant and expected emission levels.

Protected Species

We have not assessed the application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including a flow chart for each species to enable an assessment to be made of a protected species survey and mitigation strategy. You should apply our Standing Advice to this application.

As Standing Advice it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. If you have any specific questions not covered by our Standing Advice or have difficulty in applying it to this application please contact us at consultations@naturalengland.org.uk.

Consent

If your Authority is minded to grant consent for this application contrary to the advice relating to the Tamar-Tavy Estuary, Lynher Estuary and St John's Lake SSSI's, the Tamar Estuaries Complex SPA and the Plymouth Sound and Estuaries SAC contained in this letter, we refer you to Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended), specifically the duty placed upon your authority, requiring that your Authority;

- Provide notice to Natural England of the permission, and of its terms, the notice to include a statement of how (if at all) your authority has taken account of Natural England's advice, and representations made under regulation 61 (3) of the Habitats Regulations, and*
- Shall not grant a permission which would allow the operations to start before the end of a period of 21 days beginning with the date of that notice.*

Annex 1

Comments on the draft HRA – Plymouth Sound and Estuaries SAC

Toxic contamination of water as a result of construction activity or operational accident – If the HRA recommendations are followed as detailed in the Appropriate Assessment along with the proposed mitigation from the revised CEMP/OEMP, it is Natural England's view that this aspect of the work is not likely to have a significant effect on the SAC.

Physical damage (increased threats to intertidal and subtidal habitats by refurbishment of the Jetty, seawall, apron and new foul drainage outfall - If the HRA recommendations are followed as described in the Appropriate Assessment along with the proposed mitigation from the revised CEMP/OEMP, it is Natural England's view that this aspect of the work is not likely to have a significant effect on the SAC. This is however dependent on a detailed methodology provided in regards to the jetty repair, to which Natural England would be consulted through the subsequent MMO marine licence application process.

Physical Damage (increased threats to intertidal and subtidal habitats by increased water transport to the hotel) If the HRA recommendations are followed as set out in the Appropriate Assessment along with the proposed mitigation from the revised CEMP/OEMP, it is Natural England's view that this aspect of the work is not likely to have a significant effect on the SAC. This proposed mitigation may need to be amended if the seagrass is shown to have a greater maximum height in the proposed Phase 2 Sea Grass Survey or in other subsequent surveys.

Physical damage (increased threats to intertidal and subtidal habitats by increased recreational pressure from visitors arriving in their own vessels including anchoring, mooring and physical disturbance) – The HRA proposes a voluntary no anchor zone, annual surveys of the seagrass and a threshold of damage that would trigger the implementation of a Plymouth City Council byelaw to prohibit anchoring. Natural England agrees that these HRA recommendations may be sufficient to ensure there will not be a likely significant effect on the SAC. It is Natural England's view that this aspect is not likely to have a significant effect on the SAC provided any planning permission includes a condition to cover the agreement of a monitoring method and damage threshold with Natural England prior to commencement of works.

The following information may be of relevance for the applicant in the further development of the monitoring plan.

Natural England believes that annual monitoring of the seagrass beds by repeat of the 2012 phase 1 survey is likely to be insufficient to identify damage from infringement of the voluntary no anchoring zone. The phase one survey was intended to map the distribution of the seagrass bed however in order to identify anchoring damage a more fine scale approach would be advised. We suggest the following may be suitable; during the phase two seagrass survey, a more thorough baseline of seagrass density is established. We would suggest the same method as the phase one survey is suitable however survey points could occur every 10 meters, conducted in an alternating grid pattern. We would advise that the video is monitored at all times during the survey to identify any bare patches in the bed that occur in areas not covered by a survey point. If a bare patch is identified towing should stop and an additional survey point should be taken. The annual monitoring could follow the same method as the phase one survey with the addition of monitoring the video for bare patches and taking additional survey points if any are found. The bare patch data can then be compared to identify if they are new and potentially a result of anchoring damage. Natural England believes the threshold of 5% damage needs to be explained in more detail – what classes as damage? A reduction in percentage cover or total loss of seagrass in 5% of the area?

Physical Damage (increased threats to intertidal and subtidal habitats by construction and operation caused by smothering with litter) - If the HRA recommendations are followed as set out in the Appropriate Assessment along with the proposed mitigation from the revised CEMP/OEMP, it is Natural England's view that this aspect of the work is not likely to have a significant effect on the SAC.

Toxic or non-toxic contamination (changes in water quality due to emissions from energy to waste plant) – Information has yet to be provided regarding the energy from waste plant. Therefore, following the ‘precautionary principle’, it is Natural England’s view this aspect of the development has the potential to cause a likely significant effect to the Plymouth Sound and Estuaries SAC.

Toxic or non-toxic contamination (changes in water quality due to new waste water discharge as a result of water treatment facility required to serve the development) – This is concluded in the HRA as ‘no likely significant effect’ as the new discharge will have to comply with Environment Agency discharge standards. It is Natural England’s view that this aspect is not likely to have a significant effect on the SAC provided any planning permission includes a condition that the applicant submits and agrees a foul water drainage plan upon which Natural England is consulted prior to commencement of works.

The following information may be of relevance for the applicant in the development of the foul water drainage plan.

The movement of this outfall to the south west of the island is likely to be sufficient mitigation for impacts on the seagrass bed. However, information is required on water circulation and turbidity from the discharge location. Recent discussions have indicated a possibility of up to three additional discharges. Further information regarding the location and nature of these is also required. We would advise this information should include the expected circulation away from the discharge site and the potential turbidity impacts in the seagrass area.

Comments on the draft HRA – Tamar Estuaries Complex SPA (please also note the ‘Advice’ section, above)

Disturbance caused by increased noise, light and visual presence associated with construction of the hotel development - If the HRA recommendations are followed as set out in the Appropriate Assessment along with the proposed mitigation from the revised CEMP and the additional measures proposed by Plymouth CC, it is Natural England’s view that this aspect of the work is not likely to have a significant effect on the SPA.

Disturbance caused by increased noise, light and visual presence associated with hotel operation - If the HRA recommendations are followed as set out in the Appropriate Assessment along with the proposed mitigation from the revised OEMP and the additional measures proposed by Plymouth CC, it is Natural England’s view that this aspect of the work is likely to have a significant adverse effect on the integrity of the SPA.

Disturbance caused by increased noise and visual presence as a result of increased recreational pressure including anchoring, mooring and physical disturbance in close proximity to nesting and roosting sites - If the HRA recommendations are followed as

set out in the appropriate assessment along with the proposed mitigation from the revised OEMP and the additional measures proposed by Plymouth CC, it is Natural England's view that this aspect of the work is not likely to have a significant adverse effect on the integrity of the SPA."

- 2.4 Since the 15th January 2015 Planning Committee, the applicant has agreed to enter into a S106 commitment to fund the creation of a bylaw to prohibit boat anchoring to prevent any damage to the seagrass beds if the applicant's own monitoring and protection scheme is not effective.
- 2.5 The key outstanding issue is the potential negative impact on the island's little egret colony. Natural England's key outstanding concern in this respect is that a small number of visitors to the new hotel may not be prepared to behave in accordance with the instructions, management controls and protocols put in place and that the resulting disturbance is likely to lead to the little egret colony abandoning the site, even if the disturbance occurs infrequently. The issue is principally one of noise, with most concern being raised voices or shouting which reveals the presence of people on the island.
- 2.6 The applicant's team are in agreement with Natural England regarding the need for further noise impact analysis. However, there is a debate about the best method of undertaking this work. Natural England favour an approach which includes on-site fieldwork. The applicant's team favours an approach based on computer modelling.
- 3.0 Next Steps
Officers have continued working hard to find a positive way forward for this planning application. Significant progress has been made with regards to the flood risk issue and the impact on the SAC eelgrass beds.
- 3.1 The key outstanding issue is the impact on the island's little egret colony and officers are endeavouring to reach an agreement with Natural England and the applicant's consultants, with regards to the method by which the noise impact surveys should be conducted.
- 3.2 Officers are keen that the applicant completes the analysis using on-site fieldwork as requested by Natural England and legal advice suggests that this work is essential to enable a favourable Habitat Regulations Assessment to be written up lawfully.
- 3.3 Time is of the essence – as the on-site noise survey work would need to be completed during the summer period. At the time of writing, officers are in discussions with Natural England and the applicant's team with the aim of brokering an agreement and agreeing a brief for the survey.

PLANNING COMMITTEE

Decisions issued for the following period: 25 May 2015 to 21 June 2015

Note - This list includes:

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

Item No 1

Application Number: 14/02227/FUL **Applicant:** Unit Build (SW LLP)
Application Type: Full Application
Description of Development: Construction of 22 light industrial units for B1, B2 or B8 uses, new access road, parking and associated external works
Site Address: LAND OFF DARKLAKE VIEW PLYMOUTH
Case Officer: Jon Fox
Decision Date: 27/05/2015
Decision: Grant Conditionally

Item No 2

Application Number: 14/02298/FUL **Applicant:** Green Circle Bespoke Glazing
Application Type: Full Application
Description of Development: Construction of 2 no. light industrial units with associated landscaping, earthworks, vehicular access and parking
Site Address: GREEN CIRCLE BESPOKE GLAZING, DARKLAKE CLOSE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 28/05/2015
Decision: Grant Conditionally

Item No 3

Application Number: 15/00002/TPO **Applicant:** Morrison Supermarkets
Application Type: Tree Preservation
Description of Development: Removal of 48 trees (to facilitate road improvements) predominantly Alder, with some American Oak, Pine, and Sycamore
Site Address: ERRILL RETAIL PARK PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/06/2015
Decision: Grant Conditionally

Item No 4

Application Number: 15/00095/FUL **Applicant:** Devcor (Plymouth) Ltd
Application Type: Full Application
Description of Development: Redevelop site to provide 9 storey building containing 92 apartments, with undercroft parking and associated landscaping (demolition of existing building)
Site Address: PEIRSON HOUSE, MULGRAVE STREET PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 08/06/2015
Decision: Refuse

Item No 5

Application Number: 15/00164/FUL **Applicant:** MRH Limited
Application Type: Full Application
Description of Development: Demolition of existing service station, construct new building and canopy and 70,000 litre below ground storage tank
Site Address: LANDMARK FILLING STATION, FORDER VALLEY ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 03/06/2015
Decision: Grant Conditionally

Item No 6

Application Number: 15/00288/FUL **Applicant:** Mr Fred Keeling
Application Type: Full Application
Description of Development: Alterations and extension to form a single residential unit at level 2
Site Address: 85 CITADEL ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 02/06/2015
Decision: Refuse

Item No 7

Application Number: 15/00289/LBC **Applicant:** Mr Fred Keeling
Application Type: Listed Building
Description of Development: Alterations and extension to form a single residential unit at second floor
Site Address: 85 CITADEL ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 02/06/2015
Decision: Refuse

Item No 8

Application Number: 15/00310/TPO **Applicant:** Mr Darren Wotton
Application Type: Tree Preservation
Description of Development: 4 Hornbeam Trees- Reduction works.
Site Address: 4 COACH HOUSE MEWS
Case Officer: Chris Knapman
Decision Date: 10/06/2015
Decision: Refuse

Item No 9

Application Number: 15/00341/FUL **Applicant:** H3G Ltd & EE Ltd
Application Type: Full Application
Description of Development: Replace 15m monopole and one additional cabinet
Site Address: OCEAN QUAY (HISTORIC), RICHMOND WALK PLYMOUTH

Case Officer: Liz Wells
Decision Date: 29/05/2015
Decision: Grant Conditionally

Item No 10

Application Number: 15/00374/FUL **Applicant:** Mr Paul Adams
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address: 13 PRINCESS CRESCENT PLYMOUTH

Case Officer: Aidan Murray
Decision Date: 04/06/2015
Decision: Grant Conditionally

Item No 11

Application Number: 15/00382/FUL **Applicant:** Oxbode Properties Ltd
Application Type: Full Application
Description of Development: Change of use to class A5, hot food takeaway
Site Address: 60 NEW GEORGE STREET PLYMOUTH

Case Officer: Rebecca Boyde
Decision Date: 29/05/2015
Decision: Grant Conditionally

Item No 12

Application Number: 15/00408/FUL **Applicant:** Attlee Sinclair Ltd
Application Type: Full Application
Description of Development: Change of use and conversion of first, second, third and fourth floors of building from office use (Class B1) to 75 units of student accommodation (19 cluster flats and 9 studios), associated car parking (2 spaces), cycle and refuse storage
Site Address: ROYAL INSURANCE BUILDING, ST ANDREWS CROSS
PLYMOUTH

Case Officer: Robert Heard
Decision Date: 05/06/2015
Decision: Grant Subject to S106 Obligation - Full

Item No 13

Application Number: 15/00413/OUT **Applicant:** Mrs Amy Tozer
Application Type: Outline Application
Description of Development: Erection of 3 storey detached dwelling with parking
Site Address: LAND ADJACENT TO 99 CHANNEL PARK AVENUE
PLYMOUTH

Case Officer: Christopher King
Decision Date: 02/06/2015
Decision: Application Withdrawn

Item No 14

Application Number: 15/00414/FUL **Applicant:** Mr Tom Biddle
Application Type: Full Application
Description of Development: Variation of condition 17 of planning permission 11/00149/FUL for 12 detached dwellings to amend the energy strategy for the site by replacing the approved Energy Report by Carbon.gc Limited with the Energy Statement by JPS Sustainability Limited dated February 2015, resulting in a reduction in the amount of photovoltaic cells to be provided at the site

Site Address: LAND OFF CUNDY CLOSE PLYMOUTH
Case Officer: Robert Heard
Decision Date: 02/06/2015
Decision: Refuse

Item No 15

Application Number: 15/00415/FUL **Applicant:** Cunningham Developments Ltd
Application Type: Full Application
Description of Development: Demolition of Hilltop Community Centre and erection of 12no 3 bed houses

Site Address: HILLTOP COMMUNITY CENTRE, CUNNINGHAM ROAD
PLYMOUTH

Case Officer: Rebecca Boyde
Decision Date: 05/06/2015
Decision: Grant Conditionally

Item No 16

Application Number: 15/00447/FUL **Applicant:** Mr Steven Pearce
Application Type: Full Application
Description of Development: Erection of 2 no. three bedroom detached dwellings

Site Address: 24 MERAFIELD ROAD PLYMOUTH

Case Officer: Kate Saunders
Decision Date: 11/06/2015
Decision: Refuse

Item No 17

Application Number: 15/00448/PRDE **Applicant:** Matthew Boote
Application Type: LDC Proposed Develop
Description of Development: Two windows and one external door

Site Address: 58 SHAW WAY PLYMOUTH

Case Officer: Opani Mudalige
Decision Date: 16/06/2015
Decision: Issue Certificate - Lawful Use

Item No 18

Application Number: 15/00492/FUL **Applicant:** Dr Fethi Azizi
Application Type: Full Application
Description of Development: Replace the rear bay window with French doors, with external safety railing;
reconfiguration of internal space including staircase
Site Address: 48 DURNFORD STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 09/06/2015
Decision: Grant Conditionally

Item No 19

Application Number: 15/00493/PRDE **Applicant:** Mr Andris Gorbacovs
Application Type: LDC Proposed Develop
Description of Development: Creation of 'up and over' type garage door and front door to the front of existing parking space
Site Address: 7 BURRATOR GARDENS PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 03/06/2015
Decision: Issue Certificate - Lawful Use

Item No 20

Application Number: 15/00494/LBC **Applicant:** Dr Fethi Azizi
Application Type: Listed Building
Description of Development: Replace the rear bay window with French doors, with external safety railing;
reconfiguration of internal space including staircase
Site Address: 48 DURNFORD STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 09/06/2015
Decision: Grant Conditionally

Item No 21

Application Number: 15/00524/TPO **Applicant:** Central Tree Services Ltd
Application Type: Tree Preservation
Description of Development: Fell cherry tree
Site Address: FURZEHATT CARE HOME, 59 FURZEHATT ROAD
PLYMOUTH

Case Officer: Chris Knapman
Decision Date: 27/05/2015
Decision: Grant Conditionally

Item No 22

Application Number: 15/00526/FUL **Applicant:** Mr Michael Trathen
Application Type: Full Application
Description of Development: Variation of condition 1 (approved plans) of approved application 13/00697/FUL to amend the internal layout of the flats

Site Address: EVOLUTION COVE, 35 DURNFORD STREET PLYMOUTH

Case Officer: Olivia Wilson
Decision Date: 27/05/2015
Decision: Grant Conditionally

Item No 23

Application Number: 15/00543/FUL **Applicant:** Randall Family Properties
Application Type: Full Application
Description of Development: Change of use from storage (B8) to residential dwelling (C3)
Site Address: THE OLD COACH-HOUSE, SEATON LANE MUTLEY PLAIN
PLYMOUTH

Case Officer: Aidan Murray
Decision Date: 17/06/2015
Decision: Refuse

Item No 24

Application Number: 15/00545/FUL **Applicant:** Mr & Mrs Nick Foster
Application Type: Full Application
Description of Development: Proposed two storey extension to dwelling
Site Address: 13 BYRON AVENUE HONICKNOWLE PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 09/06/2015
Decision: Grant Conditionally

Item No 25

Application Number: 15/00550/FUL **Applicant:** Mr A Ahmadian
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address: 63 THORNHILL ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 26/05/2015
Decision: Application Withdrawn

Item No 26

Application Number: 15/00560/FUL **Applicant:** All Aboard Pre-School
Application Type: Full Application
Description of Development: Erection of portable refurbished classroom.
Site Address: HOOE PRIMARY ACADEMY, HOOE ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 12/06/2015
Decision: Grant Conditionally

Item No 27

Application Number: 15/00566/FUL **Applicant:** Mr and Mrs D Brook
Application Type: Full Application
Description of Development: Demolition of existing conservatory and erection of reduced footprint rear extension of solid construction
Site Address: 33 UNDERLANE PLYMSTOCK PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 05/06/2015
Decision: Grant Conditionally

Item No 28

Application Number: 15/00567/FUL **Applicant:** Mr David Brimble
Application Type: Full Application
Description of Development: Garden hobby room
Site Address: 62 TORLAND ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 01/06/2015
Decision: Grant Conditionally

Item No 29

Application Number: 15/00581/FUL **Applicant:** Urban Splash
Application Type: Full Application
Description of Development: Change of use to include A1/A2/A3/A4
Site Address: THE GUARDHOUSE, ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Kate Price
Decision Date: 08/06/2015
Decision: Grant Conditionally

Item No 30

Application Number: 15/00582/LBC **Applicant:** Urban Splash
Application Type: Listed Building
Description of Development: Installation of heaters
Site Address: THE GUARDHOUSE, ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Kate Price
Decision Date: 08/06/2015
Decision: Grant Conditionally

Item No 31

Application Number: 15/00589/PRDE **Applicant:** Mr Gerry Llewellyn
Application Type: LDC Proposed Develop
Description of Development: Construction of a new detached outbuilding
Site Address: 41 BRANCKER ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 26/05/2015
Decision: Issue Certificate - Lawful Use

Item No 32

Application Number: 15/00596/FUL **Applicant:** Mr & Mrs Tim Tyrrell
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address: 22 THORN PARK PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 08/06/2015
Decision: Application Withdrawn

Item No 33

Application Number: 15/00603/FUL **Applicant:** Viewme Letting & Estate Agents
Application Type: Full Application
Description of Development: Change of use to letting and estate agents offices and workshops (class A2 & B1) and replacement windows
Site Address: GF, 50 VICTORIA ROAD ST BUDEAUX PLYMOUTH
Case Officer: Kate Price
Decision Date: 19/06/2015
Decision: Grant Conditionally

Item No 34

Application Number: 15/00614/FUL **Applicant:** The Chocolate Cup
Application Type: Full Application
Description of Development: Change of use from community space to hot chocolate shop (A3) with associated fascia signage
Site Address: 9 FRANKFORT GATE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 27/05/2015
Decision: Grant Conditionally

Item No 35

Application Number: 15/00616/ADV **Applicant:** The Chocolate Cup
Application Type: Advertisement
Description of Development: Change of use from community space to hot chocolate shop (A3) with associated fascia signage
Site Address: 9 FRANKFORT GATE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 27/05/2015
Decision: Grant Conditionally

Item No 36

Application Number: 15/00623/TPO **Applicant:** Mr Nick Bishop
Application Type: Tree Preservation
Description of Development: One lime tree - Fell
Site Address: 21 MUTLEY ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 02/06/2015
Decision: Refuse

Item No 37

Application Number: 15/00634/FUL **Applicant:** Mr Diggory Vowles
Application Type: Full Application
Description of Development: An extension to the foundation teaching room to create a new teaching room, an office and a lobby for parents and children. A separate infill extension for additional WC facilities
Site Address: LIPSON VALE PRIMARY SCHOOL, BERNICE TERRACE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 15/06/2015
Decision: Grant Conditionally

Item No 38

Application Number: 15/00635/FUL **Applicant:** Mr Anthony Hold
Application Type: Full Application
Description of Development: Alterations to existing outbuilding.
Site Address: 7 NETTLEHAYES PLYMOUTH
Case Officer: Liz Wells
Decision Date: 26/05/2015
Decision: Grant Conditionally

Item No 39

Application Number: 15/00636/ADV **Applicant:** Maplin Electronics
Application Type: Advertisement
Description of Development: 1 no. part illuminated fascia sign, 1 no. part illuminated projection signs, 1 no. entrance glazing graphic non-illuminated
Site Address: 32 CORNWALL STREET CITY CENTRE PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 26/05/2015
Decision: Grant Conditionally

Item No 40

Application Number: 15/00638/FUL **Applicant:** Miss Jenny Sladden
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address: 4 GOOSEWELL TERRACE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 10/06/2015
Decision: Grant Conditionally

Item No 41

Application Number: 15/00639/FUL **Applicant:** Mr & Mrs Kevin Turner
Application Type: Full Application
Description of Development: First floor side extension, ground floor rear extension and decking
Site Address: 20 HOSFORD CLOSE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 28/05/2015
Decision: Grant Conditionally

Item No 42

Application Number: 15/00640/FUL **Applicant:** Mr Martin Gill
Application Type: Full Application
Description of Development: Change of use from B1 to C3 residential
Site Address: 48 DURHAM AVENUE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 17/06/2015
Decision: Grant Conditionally

Item No 43

Application Number: 15/00644/EXDE **Applicant:** Mr Paul and Mrs Rachel Murphy
Application Type: LDC Existing Develop
Description of Development: Use as a single dwelling
Site Address: 115 MANNAMEAD ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 26/05/2015
Decision: Issue Certificate - Lawful Use

Item No 44

Application Number: 15/00647/FUL **Applicant:** Mr D Peros
Application Type: Full Application
Description of Development: Two storey side extension, single storey rear extension and conversion of roof space
Site Address: 36 DOWNHAM GARDENS PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 12/06/2015
Decision: Grant Conditionally

Item No 45

Application Number: 15/00649/FUL **Applicant:** Mr Terry Hornbrock
Application Type: Full Application
Description of Development: Demolition and rebuild new two storey extension to rear of property
Site Address: 36 LIMETREE ROAD PEVERELL PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 28/05/2015
Decision: Grant Conditionally

Item No 46

Application Number: 15/00650/FUL **Applicant:** Spectrum Housing Group
Application Type: Full Application
Description of Development: Convert student rooms into self contained flats
Site Address: 179 NORTH ROAD WEST PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 29/05/2015
Decision: Grant Conditionally

Item No 47

Application Number: 15/00653/FUL **Applicant:** Spectrum Housing Group
Application Type: Full Application
Description of Development: Conversion from student rooms into 6x 1no bedroom self contained flats
Site Address: 18 CAMDEN STREET PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 12/06/2015
Decision: Grant Conditionally

Item No 48

Application Number: 15/00654/TPO **Applicant:** First Port Retirement Property Services Ltd
Application Type: Tree Preservation
Description of Development: Row of Beech - Reduce to 7m and manage as high hedge
Austrian Pine - Reduce 2 primary branches by 4m
Site Address: 31 STATION ROAD PLYMPTON PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/06/2015
Decision: Grant Conditionally

Item No 49

Application Number: 15/00656/FUL **Applicant:** Spectrum Housing Group
Application Type: Full Application
Description of Development: Conversion from student rooms into 5x 1no bedroom self contained flats
Site Address: 3 CAMDEN STREET PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 12/06/2015
Decision: Grant Conditionally

Item No 50

Application Number: 15/00667/FUL **Applicant:** Visa Properties Ltd
Application Type: Full Application
Description of Development: Change of use from offices/storage to create 1no flat
Site Address: CO-OPERATIVE BANK PLC, 160 ARMADA WAY PLYMOUTH

Case Officer: Amy Thompson
Decision Date: 29/05/2015
Decision: Grant Conditionally

Item No 51

Application Number: 15/00669/FUL **Applicant:** Mr Brian Roach
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address: 13 RECTORY ROAD STOKE PLYMOUTH

Case Officer: Alumeci Tuima
Decision Date: 27/05/2015
Decision: Grant Conditionally

Item No 52

Application Number: 15/00670/FUL **Applicant:** Mrs S Seward
Application Type: Full Application
Description of Development: Single storey extension to side elevation
Site Address: 34 BROADLANDS CLOSE PLYMPTON PLYMOUTH

Case Officer: Alumeci Tuima
Decision Date: 04/06/2015
Decision: Grant Conditionally

Item No 53

Application Number: 15/00672/TPO **Applicant:** Plymouth City Council
Application Type: Tree Preservation
Description of Development: Group of Lawson Cypress - Reduce by 2 metres and trim sides
Site Address: REAR OF 3 AND 4 EFFINGHAM CRESCENT PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 27/05/2015
Decision: Grant Conditionally

Item No 54

Application Number: 15/00677/FUL **Applicant:** Doorweb
Application Type: Full Application
Description of Development: New window to first floor
Site Address: DOORWEB, 321 FARADAY MILL TRADE PARK, FARADAY ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 29/05/2015
Decision: Grant Conditionally

Item No 55

Application Number: 15/00678/ADV **Applicant:** Co-Operative Food Group
Application Type: Advertisement
Description of Development: Change to signage
Site Address: 56 SALISBURY ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 03/06/2015
Decision: Grant Conditionally

Item No 56

Application Number: 15/00679/TPO **Applicant:** Spectrum Housing
Application Type: Tree Preservation
Description of Development: London Plane Tree - reduce by 2-3 metres
Site Address: 2 WANTAGE GARDENS PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 28/05/2015
Decision: Grant Conditionally

Item No 57

Application Number: 15/00680/PRDE **Applicant:** Mrs Lucy Rowland
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address: 5 SARUM CLOSE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 09/06/2015
Decision: Issue Certificate - Lawful Use

Item No 58

Application Number: 15/00683/FUL **Applicant:** Mr M Howell
Application Type: Full Application
Description of Development: Conservatory extension to rear
Site Address: 31 ABNEY CRESCENT PLYMOUTH
Case Officer: Liz Wells
Decision Date: 12/06/2015
Decision: Grant Conditionally

Item No 59

Application Number: 15/00684/FUL **Applicant:** Mr & Mrs S Wildman
Application Type: Full Application
Description of Development: Single storey rear extension and garage alterations
Site Address: 107 CHURCH WAY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 26/05/2015
Decision: Grant Conditionally

Item No 60

Application Number: 15/00687/TPO **Applicant:** Hunts Tree & Garden Services Ltd
Application Type: Tree Preservation
Description of Development: Oak - various reduction works up to 6m
Site Address: 90 LAKE VIEW DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 29/05/2015
Decision: Refuse

Item No 61

Application Number: 15/00689/FUL **Applicant:** Mr & Mrs Aldred
Application Type: Full Application
Description of Development: Front dormers to No. 40 and No. 41
Site Address: 40 & 41 TITHE ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 28/05/2015
Decision: Grant Conditionally

Item No 62

Application Number: 15/00693/FUL **Applicant:** Mr Richard Beney
Application Type: Full Application
Description of Development: Part retrospective application for a single-storey side extension to form a porch and WC
Site Address: 104 PLYMSTOCK ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 29/05/2015
Decision: Grant Conditionally

Item No 63

Application Number: 15/00695/FUL **Applicant:** Mr & Mrs Oliver
Application Type: Full Application
Description of Development: Rear conservatory
Site Address: 33 BOWDEN PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 26/05/2015
Decision: Grant Conditionally

Item No 64

Application Number: 15/00697/FUL **Applicant:** Mr Ivo Hesmondhalgh
Application Type: Full Application
Description of Development: Change of use to Class D1 (Day Care/Drop In Centre) to be used alongside A1, A3 and A5 with ancillary use
Site Address: 75-77 CORNWALL STREET, CITY CENTRE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 18/06/2015
Decision: Grant Conditionally

Item No 65

Application Number: 15/00699/TPO **Applicant:** Plymouth City Council
Application Type: Tree Preservation
Description of Development: Ash: Various reduction works to 3 stems.
Site Address: BLACKTHORN CLOSE HONICKNOWLE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 04/06/2015
Decision: Grant Conditionally

Item No 66

Application Number: 15/00702/FUL **Applicant:** Mr Harrison Gough-Allen
Application Type: Full Application
Description of Development: Erection of a new dwelling with integral garage
Site Address: LAND AT UNDERCLIFF ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 28/05/2015
Decision: Grant Conditionally

Item No 67

Application Number: 15/00703/FUL **Applicant:** Countrywide
Application Type: Full Application
Description of Development: Replacement shopfronts and door widening
Site Address: 104-106 NORTH HILL PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 28/05/2015
Decision: Grant Conditionally

Item No 68

Application Number: 15/00704/ADV **Applicant:** Countrywide
Application Type: Advertisement
Description of Development: Two fascia signs
Site Address: 104-106 NORTH HILL PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 28/05/2015
Decision: Grant Conditionally

Item No 69

Application Number: 15/00705/FUL **Applicant:** Mr Neil Algar
Application Type: Full Application
Description of Development: Extension of existing loft conversion and erection of detached garage
Site Address: 18 FIRST AVENUE BILLACOMBE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 12/06/2015
Decision: Grant Conditionally

Item No 70

Application Number: 15/00708/FUL **Applicant:** Mr Graham Bartlett
Application Type: Full Application
Description of Development: Single storey rear extension.
Site Address: 2 SPRINGFIELD ROAD ELBURTON PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 04/06/2015
Decision: Grant Conditionally

Item No 71

Application Number: 15/00716/FUL **Applicant:** Mr D Daniels
Application Type: Full Application
Description of Development: Erection of detached dwelling
Site Address: LAND ADJACENT 4A BILLACOMBE VILLAS PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 29/05/2015
Decision: Grant Conditionally

Item No 72

Application Number: 15/00718/TCO **Applicant:** Matrix Plymouth SA
Application Type: Trees in Cons Area
Description of Development: Prune branches of 2 trees on building side by up to 1m
Site Address: LAND OPPOSITE 16 CRAIGIE DRIVE THE MILLFIELDS
PLYMOUTH

Case Officer: Jane Turner
Decision Date: 08/06/2015
Decision: Grant Conditionally

Item No 73

Application Number: 15/00721/FUL **Applicant:** Mrs Yvonne Battle
Application Type: Full Application
Description of Development: Demolition of existing garage and construction of a double garage with annexe on first floor
Site Address: 37 CONNAUGHT AVENUE PLYMOUTH

Case Officer: Opani Mudalige
Decision Date: 04/06/2015
Decision: Application Withdrawn

Item No 74

Application Number: 15/00722/FUL **Applicant:** Ms Elizabeth Waters
Application Type: Full Application
Description of Development: Change of use from C3 (dwelling) to sui generis dwelling to provide care facilities
Site Address: 50 VALLETORT ROAD PLYMOUTH

Case Officer: Amy Thompson
Decision Date: 04/06/2015
Decision: Grant Conditionally

Item No 75

Application Number: 15/00723/FUL **Applicant:** Mr Brad Yeo
Application Type: Full Application
Description of Development: Single storey rear and side extension and the demolition and rebuilding of garage
Site Address: 53 CROYDON GARDENS PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 10/06/2015
Decision: Grant Conditionally

Item No 76

Application Number: 15/00724/FUL **Applicant:** Mr David Fackrell
Application Type: Full Application
Description of Development: Single storey front extension and driveway widening
Site Address: 4 VINERY LANE ELBURTON PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 29/05/2015
Decision: Grant Conditionally

Item No 77

Application Number: 15/00729/FUL **Applicant:** Peter Lihou
Application Type: Full Application
Description of Development: Change of roofing materials and replacement of existing windows on a
garage/outbuilding
Site Address: 1 STOPFORD PLACE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 04/06/2015
Decision: Grant Conditionally

Item No 78

Application Number: 15/00731/FUL **Applicant:** Mr Simon Henley
Application Type: Full Application
Description of Development: Attached garden store.
Site Address: 12 TREVONE GARDENS PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 08/06/2015
Decision: Grant Conditionally

Item No 79

Application Number: 15/00735/ADV **Applicant:** RBS
Application Type: Advertisement
Description of Development: 1no illuminated fascia, 1no illuminated projecting sign and 1no miscellaneous permitted development non-illuminated signage items
Site Address: 74-76 RIDGEWAY PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 28/05/2015
Decision: Grant Conditionally

Item No 80

Application Number: 15/00736/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Installation of three temporary portacabins
Site Address: PRINCE ROCK DEPOT, MACADAM ROAD PRINCE ROCK PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 10/06/2015
Decision: Grant Conditionally

Item No 81

Application Number: 15/00737/FUL **Applicant:** Mr Alex Nicholson
Application Type: Full Application
Description of Development: Change of use from C1 (hotel/B&B) to C3 (dwelling)
Site Address: 22 LOCKYER ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 19/06/2015
Decision: Grant Conditionally

Item No 82

Application Number: 15/00738/TPO **Applicant:** Mr Mark Bignell
Application Type: Tree Preservation
Description of Development: Tree management works
Site Address: HAMOAZE HOUSE, MOUNT WISE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 05/06/2015
Decision: Grant Conditionally

Item No 83

Application Number: 15/00739/TPO **Applicant:** Attorney for Mrs R Wheeldon
Application Type: Tree Preservation
Description of Development: Beech - fell
Magnolia - prune branches over path for access
Site Address: ST MAURICE HOUSE, 101 FORE STREET PLYMPTON
PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 12/06/2015
Decision: Grant Conditionally

Item No 84

Application Number: 15/00741/FUL **Applicant:** Mr Alan Bieron
Application Type: Full Application
Description of Development: Erection of conservatory to the rear at first storey level
Site Address: 7 MEADOW RISE PLYMPTON PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 05/06/2015
Decision: Grant Conditionally

Item No 85

Application Number: 15/00742/FUL **Applicant:** Mrs R Scoble
Application Type: Full Application
Description of Development: Erection of 1 dwelling
Site Address: LAND ADJACENT TO 5 BAYSWATER ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 11/06/2015
Decision: Grant Conditionally

Item No 86

Application Number: 15/00744/FUL **Applicant:** Mr Iain Woodhead
Application Type: Full Application
Description of Development: Proposed new dwelling
Site Address: 10 CONQUEROR DRIVE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 18/06/2015
Decision: Grant Conditionally

Item No 87

Application Number: 15/00745/FUL **Applicant:** Ogen Plymtrek
Application Type: Full Application
Description of Development: Increase in height to existing building and relocation of the stack
Site Address: UNITS 21 - 29, 1 BELLIVER WAY PLYMOUTH
Case Officer: Christopher King
Decision Date: 28/05/2015
Decision: Grant Conditionally

Item No 88

Application Number: 15/00746/FUL **Applicant:** Miss Joanie Barton
Application Type: Full Application
Description of Development: Change of use, conversion and alterations to existing dwelling to form 2 self-contained apartments
Site Address: 133 EMBANKMENT ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 18/06/2015
Decision: Grant Conditionally

Item No 89

Application Number: 15/00747/FUL **Applicant:** UPM Shopfitting
Application Type: Full Application
Description of Development: New shop front
Site Address: BISHOPS PLACE, WEST HOE ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 05/06/2015
Decision: Grant Conditionally

Item No 90

Application Number: 15/00750/TPO **Applicant:** Mr Roger Thomas
Application Type: Tree Preservation
Description of Development: Oak - Reduce by 3-4 metres
Site Address: THE SUMMERHOUSE, CLEMENT ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 05/06/2015
Decision: Grant Conditionally

Item No 91

Application Number: 15/00753/PRDE **Applicant:** Mr & Mrs Vallint
Application Type: LDC Proposed Develop
Description of Development: Lawful development certificate for a loft conversion
Site Address: 5 ST MARGARETS ROAD PLYMOUTH
Case Officer: Isabel Roberts
Decision Date: 04/06/2015
Decision: Issue Certificate - Lawful Use

Item No 92

Application Number: 15/00757/TCO **Applicant:** Mr Aidan Cooper
Application Type: Trees in Cons Area
Description of Development: Eucalyptus - Reduce below telephone wires and raise over path
Elder - Remove Ash - Remove
2 Cypress - Reduce by half
2 Cypress - Reduce to boundary (no 55 Fore Street)
Site Address: 53 AND 55 FORE STREET PLYMPTON PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/06/2015
Decision: Grant Conditionally

Item No 93

Application Number: 15/00764/PRDE **Applicant:** Rebecca Reynolds
Application Type: LDC Proposed Develop
Description of Development: To create permeable parking space in front of the house with block paving and widen the current driveway access
Site Address: 41 NORTH DOWN ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 17/06/2015
Decision: Issue Certificate - Lawful Use

Item No 94

Application Number: 15/00766/OUT **Applicant:** Cunningham Developments Ltd
Application Type: Outline Application
Description of Development: Outline consent for new community building
Site Address: LAND ADJACENT TO HILLTOP COMMUNITY CENTRE,
CUNNINGHAM ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 05/06/2015
Decision: Grant Conditionally

Item No 95

Application Number: 15/00769/PRDE **Applicant:** Mr and Mrs J Martin
Application Type: LDC Proposed Develop
Description of Development: Rear dormer
Site Address: 7 CORINGDEAN CLOSE BIRDCAGE FARM PLYMOUTH
Case Officer: Ben Wilcox
Decision Date: 28/05/2015
Decision: Issue Certificate - Lawful Use

Item No 96

Application Number: 15/00770/24 **Applicant:** Vodafone Ltd
Application Type: GPDO PT24
Description of Development: Prior notification - replacement of telecommunications equipment
Site Address: OAKFIELD TERRACE ROAD PLYMOUTH
Case Officer: Ben Wilcox
Decision Date: 04/06/2015
Decision: Prior approval not req

Item No 97

Application Number: 15/00771/FUL **Applicant:** SDI (Plymouth) Ltd
Application Type: Full Application
Description of Development: Shopfront alterations
Site Address: 80-84 NEW GEORGE STREET PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 18/06/2015
Decision: Grant Conditionally

Item No 98

Application Number: 15/00773/FUL **Applicant:** Mr and Mrs Jon Lord
Application Type: Full Application
Description of Development: Demolition of existing and erection of new garage in new position
Site Address: 3 THE ELMS PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 15/06/2015
Decision: Grant Conditionally

Item No 99

Application Number: 15/00779/PRDE **Applicant:** Mr and Mrs A Moore
Application Type: LDC Proposed Develop
Description of Development: Lawful development certificate for a loft conversion
Site Address: 64 FORT AUSTIN AVENUE CROWNHILL PLYMOUTH
Case Officer: Isabel Roberts
Decision Date: 04/06/2015
Decision: Issue Certificate - Lawful Use

Item No 100

Application Number: 15/00795/FUL **Applicant:** Ms Hughes
Application Type: Full Application
Description of Development: Garage extension
Site Address: 36 CANDISH DRIVE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 19/06/2015
Decision: Grant Conditionally

Item No 101

Application Number: 15/00799/FUL **Applicant:** Attlee Sinclair
Application Type: Full Application
Description of Development: 6 columns to be erected on 3rd floor frontage
Site Address: TAMAR HOUSE, ST ANDREWS CROSS PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 04/06/2015
Decision: Grant Conditionally

Item No 102

Application Number: 15/00814/TCO **Applicant:** Plymouth Community Homes
Application Type: Trees in Cons Area
Description of Development: Tree management works.
Site Address: VAUXHALL STREET FLATS, VAUXHALL STREET
Case Officer: Chris Knapman
Decision Date: 04/06/2015
Decision: Grant Conditionally

Item No 103

Application Number: 15/00815/TPO **Applicant:** Mr Paul Hutchings
Application Type: Tree Preservation
Description of Development: Beech Tree - Reduce by 8-10 metres and shorten branches over garden by 2 metres
Site Address: 16 LONGWOOD CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 05/06/2015
Decision: Refuse

Item No 104

Application Number: 15/00816/GPD **Applicant:** Bryce Properties
Application Type: GPDO Request
Description of Development: Change of use from B1 office to C3 residential (12 dwellings)
Site Address: SHERWELL HOUSE, 30 NORTH HILL PLYMOUTH
Case Officer: Christopher King
Decision Date: 18/06/2015
Decision: Prior approval not req

Item No 105

Application Number: 15/00819/FUL **Applicant:** Lipson Co-Operative Academy
Application Type: Full Application
Description of Development: Variation of condition 5 of planning permission 03/01684/FUL to extend hours of outdoor pitches and multi use games area to Monday-Friday 9:00-21:30, Saturday 9:00-18:00, Sunday and Bank Holidays 10:00-21:00

Site Address: LIPSON CO-OPERATIVE ACADEMY, BERNICE TERRACE
PLYMOUTH

Case Officer: Christopher King
Decision Date: 18/06/2015
Decision: Grant Conditionally

Item No 106

Application Number: 15/00824/FUL **Applicant:** Woodfield Primary School
Application Type: Full Application
Description of Development: Internal and external alterations to Woodfield Primary School and the associated Wise Owls Nursery

Site Address: WOODFIELD PRIMARY SCHOOL, TAUNTON AVENUE
PLYMOUTH

Case Officer: Christopher King
Decision Date: 18/06/2015
Decision: Grant Conditionally

Item No 107

Application Number: 15/00825/FUL **Applicant:** Mr & Mrs Jon & Zoe Spiller
Application Type: Full Application
Description of Development: Single storey side extension

Site Address: LONGLANDS, LONGLANDS ROAD PLYMOUTH

Case Officer: Alumeci Tuima
Decision Date: 11/06/2015
Decision: Grant Conditionally

Item No 108

Application Number: 15/00841/FUL **Applicant:** Mr T McGrath
Application Type: Full Application
Description of Development: Demolition and replacement of private motor garage
Site Address: 15 TREVENEAGUE GARDENS PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 18/06/2015
Decision: Grant Conditionally

Item No 109

Application Number: 15/00845/GPD **Applicant:** Mr Lee Duckett
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 3.7m, and has an eaves height of 3.7m
Site Address: 50 MERAFIELD DRIVE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 05/06/2015
Decision: Prior approval not req

Item No 110

Application Number: 15/00847/ADV **Applicant:** Scope
Application Type: Advertisement
Description of Development: 2 non-illuminated fascia signs, 1 non-illuminated projector sign and 1 non-illuminated wall mounted flat panel.
Site Address: 36 MARLBOROUGH STREET PLYMOUTH
Case Officer: Liz Wells
Decision Date: 09/06/2015
Decision: Grant Conditionally

Item No 111

Application Number: 15/00849/TPO **Applicant:** Mrs Sheila Ramakuri
Application Type: Tree Preservation
Description of Development: 2x Lucombe oak trees: reduction work to one tree to clear buildings,
light thinning of both trees
Site Address: BELL VIEW, 37 CONQUEROR DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 05/06/2015
Decision: Grant Conditionally

Item No 112

Application Number: 15/00851/FUL **Applicant:** Mr Mark Smith
Application Type: Full Application
Description of Development: Erection of raised platform, playhouse and fence at the rear of the
property
Site Address: 6 PLINTONA VIEW PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 15/06/2015
Decision: Application Withdrawn

Item No 113

Application Number: 15/00854/FUL **Applicant:** Mr Stephen Pine
Application Type: Full Application
Description of Development: Replacement and enlargement of existing dormer windows
Site Address: 11 ALMA STREET PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 19/06/2015
Decision: Grant Conditionally

Item No 114

Application Number: 15/00857/PRDE **Applicant:** Mrs Ruby Gainey
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address: 8 COLLEGE PARK PLACE PLYMOUTH
Case Officer: Isabel Roberts
Decision Date: 18/06/2015
Decision: Issue Certificate - Lawful Use

Item No 115

Application Number: 15/00861/FUL **Applicant:** Mr and Mrs Vivian Glasson
Application Type: Full Application
Description of Development: NOT YET VALIDATED
Site Address: 11 STOPFORD PLACE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 29/05/2015
Decision: Application Withdrawn

Item No 116

Application Number: 15/00865/FUL **Applicant:** Mr Simon Bustin
Application Type: Full Application
Description of Development: Proposed single storey rear extension
Site Address: 32 TORRIDGE ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 17/06/2015
Decision: Grant Conditionally

Item No 117

Application Number: 15/00868/FUL **Applicant:** Mr M Parsons
Application Type: Full Application
Description of Development: Demolish conservatory and replace with single storey rear extension
Site Address: 34 GILWELL AVENUE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 17/06/2015
Decision: Grant Conditionally

Item No 118

Application Number: 15/00872/FUL **Applicant:** Premier Design and Build (SW) Ltd
Application Type: Full Application
Description of Development: Development of vacant site to erect three dwellings (one detached and two semi-detached)
Site Address: SITE ADJACENT TO 22 DUNRAVEN DRIVE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 19/06/2015
Decision: Grant Conditionally

Item No 119

Application Number: 15/00889/GPD **Applicant:** J M Baber
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.44m, has a maximum height of 3.25m, and has an eaves height of 2.3m
Site Address: 17 WIDEY COURT PLYMOUTH
Case Officer: Liz Wells
Decision Date: 16/06/2015
Decision: Prior approval not req

Item No 120

Application Number: 15/00982/FUL **Applicant:** Mr David Eastlake
Application Type: Full Application
Description of Development: Change of access to the property via the service lane leading to the garages
Site Address: 11 WESTFIELD AVENUE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 08/06/2015
Decision: Application Withdrawn

Item No 121

Application Number: 15/01054/GPD **Applicant:** M Alexander
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 5.90m, has a maximum height of 3.25m, and has an eaves height of 2.90m
Site Address: 62 ASHBURNHAM ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 16/06/2015

Decision:

Application Withdrawn

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