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PLANNING COMMITTEE

Thursday 30 July 2015

4.00 pm

Council House, Plymouth (Next to the Civic Centre)

Members:

Councillor Stevens, Joint Chair

Councillor Nicholson Joint Chair

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

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

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Tracey Lee

Chief Executive

PLANNING COMMITTEE

AGENDA

PART I – PUBLIC MEETING

1. APOLOGIES

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

2. DECLARATIONS OF INTEREST

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

3. MINUTES

(Pages 1 - 8)

The Committee will be asked to confirm the minutes of the meeting held on 2 July 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. 100 BEAUMARIS ROAD PLYMOUTH, 15/01062/FUL

(Pages 9 - 14)

Applicant: Mrs Amanda Cuzner
Ward: Compton
Recommendation: Grant Conditionally

6.2. SOMERCOTES, 93 FORE STREET PLYMPTON PLYMOUTH, (Pages 15 - 20)
15/01132/LBC

Applicant: Ms Hilary Bracegirdle
Ward: Plympton Erle
Recommendation: Grant Conditionally

6.3. WIDEY COURT PRIMARY SCHOOL, WIDEY LANE (Pages 21 - 26)
PLYMOUTH, 15/01007/FUL

Applicant: Widey Court Primary School
Ward: Egguckland
Recommendation: Grant Conditionally

6.4. LAND ADJACENT PLUMER ROAD PLYMOUTH, (Pages 27 - 48)
15/00303/FUL

Applicant: Mr Anthony Gal
Ward: Budshead
Recommendation: Grant conditionally subject to S106 agreement delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if not signed by target date (4th August 2015) or other date agreed through an extension of time.

6.5. 44 SUTHERLAND ROAD PLYMOUTH, 15/01003/FUL (Pages 49 - 56)

Applicant: Dr and Mrs Jim Collier
Ward: Drake
Recommendation: Grant Conditionally

7. PLANNING APPLICATION DECISIONS ISSUED (Pages 57 - 98)

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 22 June to 19 July 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.

8. APPEAL DECISIONS (Pages 99 - 102)

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

9. EXEMPT BUSINESS

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

PART II - PRIVATE MEETING

AGENDA

MEMBERS OF THE PUBLIC TO NOTE

that under the law, the 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 2 July 2015

PRESENT:

Councillor Nicholson, Joint Chair.

Councillor Stevens, Joint Chair.

Councillors Mrs Aspinall (substitute for Councillor Jon Taylor), Mrs Bowyer, Mrs Bridgeman, Sam Davey, Jarvis, Kelly, Michael Leaves (substitute for Councillor Ken Foster), Mrs Nicholson (substitute for Councillor Darcy) Ricketts, Kate Taylor and Tuohy.

Apologies for absence: Councillors Darcy, Ken Foster and Jon Taylor.

Also in attendance: Peter Ford (Lead Officer), Helen Rickman (Democratic Support Officer) and Dave Shepperd (AD and Head of Legal Services).

The meeting started at 4.00 pm and finished at 5.55 pm.

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

9. **DECLARATIONS OF INTEREST**

There were no declarations of interest in accordance with the code of conduct.

10. **MINUTES**

Agreed the minutes of the meeting held on 4 June 2015.

11. **CHAIR'S URGENT BUSINESS**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

13. **PLANNING APPLICATIONS FOR CONSIDERATION**

The Committee considered the following applications, development proposals by local authorities and statutory consultations submitted under the Town and Country Planning Act, 1990, and the Planning (Listed Buildings and Conservations Areas) Act, 1990.

14. **45 FURZEHATT ROAD, PLYMOUTH 15/00732/PRDE**

Keith Pierce

Decision:

Application Issue Certificate – Lawful Use Certificate (Ex) GRANTED conditionally.

15. **108 GREEN PARK ROAD, PLYMOUTH 15/00884/PRDE**

Mr and Mrs J & M Clark

Decision:

Application Issue Certificate – Lawful Use Certificate (Pro) GRANTED conditionally.

16. **81 UNDERLANE, PLYMPTON, PLYMOUTH 15/00780/FUL**

Mr and Mrs T Ripping

Decision:

Application GRANTED conditionally.

17. **UPDATE ON DRAKE'S ISLAND 14/00001/FUL AND 14/00002/LBC**

Matthew Coombe (Urban Designer) provided Members with an update on the Drakes Island Planning application (14/00001/FUL and 14/00002/LBC). Peter Ford (Planning Lead Officer) reminded Members that this was an update therefore Members should be mindful of predetermination issues when discussing this item.

Members were advised that –

- (a) on 15 January 2015 the Planning Committee was minded to grant the Drake's Island planning application and deferred the item until March 2015 to allow negotiations to continue to resolve outstanding issues in respect of the following:
 - flood risk
 - impacts on the Special Protection Area (SPA) and impact on the Special Area of Conservation (SAC)
 - for officers to prepare and consult upon a Habitat Regulations Assessment;
- (b) Planning Committee Members were provided with an update at 12 March 2015 Committee meeting and were reminded that the application had been deferred pending further negotiations with the applicant regarding the previous areas of concerns including the submission of a mitigation plan in relation to the island's little egret colony; a further update was scheduled for 23 April 2015 Planning Committee, however this was not possible; negotiations continued;
- (c) the Environment Agency (EA) was initially concerned that wave actions on the proposed 'torpedo room' on the Drake's Island Development could result in a flood risk; the applicant had since amended the plans, changing the use of the torpedo room from a bedroom to a living room and therefore alleviating

concerns. The EA submitted a new formal consultation response confirming they no longer had objections to the development and recommended a set of conditions mitigating other areas of risk;

- (d) Natural England maintained its objection to the application as it considered it was not possible to ascertain that the proposal would not result in adverse effects on the integrity of the Tamar Estuaries Complex Special Protection Area (SPA). With regards to the Special Area of Conservation (SAC), Officers had worked with the applicant and Natural England, to overcome Natural England's outstanding concern with regards to potential damage to the eelgrass beds from boats approaching the island. It had been agreed that the applicant would enter into a legal agreement to fund the creation of a by-law that would control the moorings should the twelve month voluntary period of management and monitoring fail in respect of the moorings, boat movements and eelgrass;
- (e) the issue surrounding the impact of the proposed development upon the little egret colony was still ongoing; further field work assessing the situation was required during the summer months.

In response to questions raised it was reported that –

- (f) the applicant had agreed in principle to the onsite work sought by Natural England to assess noise impacts on the little egret colony on the island however dates had not yet been decided;
- (g) Natural England are statutory consultees; if they, as a statutory body, continued to have objections to the Drake's Island planning application then it was possible for the final decision on the application to be made by the Secretary of State other than Members of Plymouth City Council;
- (h) it was not known if Drake's Island was inhabited by the little egret colony before the island was vacated several years ago; there were other sites in and around Plymouth where the little egrets populate.

The Chair thanked Officers for their hard work in trying to resolve the outstanding issues for the Drake's Island planning application.

Members agreed to note the report.

18. **PLYMOUTH PLAN**

Jonathan Bell (Head of Development Planning) and Richard Grant (Local Planning Manager) provided Members with an update on the Plymouth Plan.

Members were advised that –

- (a) the ambitious vision for the Plymouth Plan was supported at Cabinet on 11 September 2012 whereby the aim was to consolidate a number of plans and strategies into one overarching holistic plan for the city; the plan would be

reviewed every five years;

- (b) the Plymouth Plan would contain approximately 140 plans and strategies including the statutory development plan, the local transport plan, the health & wellbeing strategy and the local economic strategy;
- (c) the plan was being prepared in two parts with the first dealing with the overarching strategy and the second with more site specific detail;
- (d) the plan itself was set out in a modular format which was interactive, easy to navigate and organised in themes;
- (e) discussions with the community and partners as well as evidence collation was undertaken during 2013/2014 with final adoption expected in 2017.

In response to questions raised it was reported that –

- (f) the supplementary planning document was being considered as part of part two of the Plymouth Plan – Members would have the opportunity to have an input in this document;
- (g) Officers were aware of the difficulty around the five year supply of land for housing. They confirmed that Planning Inspectors were unwilling to give weight to new housing needs figures until a development plan had been adopted;
- (h) Officers had done extensive research when planning the Plymouth Plan and looked at model types across the country but specifically focused on The Portland Plan (USA) where they had also adopted a holistic approach;
- (i) Officers had worked closely with the Environment Agency when developing the Plymouth Plan, specifically with regards to flood risk; it was important for the plan to be aspirational but equally realistic;
- (j) Officers appreciated that health, specifically in regards to disability, was an important part of the plan;
- (k) the Plymouth Plan was trying to achieve a variety of things for the city including works around the History Centre, the Forder Valley Link Road, Integrated Health and Social Care and the electrification of the main railway line; it was therefore difficult for Officers to set the Plan's top three priorities.

The Chair thanked Officers for their attendance at the meeting.

Members agreed to note the update on the Plymouth Plan.

19. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 25 May to 21 June 2015.

20. **APPEAL DECISIONS**

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

21. **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.

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PLANNING COMMITTEE – 2 July 2015

SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	45 FURZEHATT ROAD, PLYMOUTH 15/00732/PRDE	Unanimous				
6.2	108 GREEN PARK ROAD, PLYMOUTH 15/00884/PRDE	Unanimous				
6.3	81 UNDERLANE, PLYMPTON, PLYMOUTH 15/00780/FUL	Unanimous				

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PLANNING APPLICATION REPORT



Application Number 15/01062/FUL

Date Valid 12/06/2015

Item 01

Ward Compton

Site Address 100 BEAUMARIS ROAD PLYMOUTH

Proposal Side extension and other works to existing dwelling

Applicant Mrs Amanda Cuzner

Application Type Full Application

Target Date

07/08/2015

Committee Date

**Planning Committee: 30
July 2015**

Decision Category Member/PCC Employee

Case Officer Alumeci Tuima

Recommendation Grant Conditionally

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1. Description of site

100 Beaumaris Road is a semi-detached property located in the Compton area of the city.

2. Proposal description

The proposal is for a side extension and internal alterations to existing dwelling.

3. Pre-application enquiry

None

4. Relevant planning history

06/00796/FUL: Single-storey front extension, and conversion of part of garage to utility room. Conditional Approval.

5. Consultation responses

None

6. Representations

None

7. Relevant Policy Framework

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

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

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

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

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

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

- Development Framework Guidelines 1st review

8. Analysis

1. This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework Core Strategy 2007 CS02 (Design) and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013) and is considered to be compliant with National Planning Policy Framework guidance.
2. The proposal seeks a side extension for the formation of disabled access, living accommodation, home office together with all associated internal works to benefit a disabled person. The dimensions of the proposed side extension is approximately 10 metres in length, 7 metres width and x 5 metres in height with matching materials and similar roof to existing property.
3. The side extension is set back by 2 metres from the front of the existing dwelling with proposed front PVC windows and rear double sliding doors all of which have no overlooking or significant impact on the neighbourhood amenities.
4. The extension meets the 45 degree SPD guidelines, and is also considered acceptable having taken into account other relevant daylight impact factors such as orientation, scale of the development, position & type of neighbouring windows, and other specific key site characteristics.
5. It is noted that developments similar in nature to the proposed application have previously been approved and implemented in the vicinity on the area. It is not considered that the single storey side extension will have a detrimental impact upon neighbouring properties or the character of the area and is therefore deemed acceptable.
6. The form, detailing and materials of the proposal match the existing dwelling and are not considered to detract from the visual appearance of the surrounding area. The proposal has no significant impact on the neighbouring properties due to its size.

9. Human Rights

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

10. Local Finance Considerations

Not applicable

11. Planning Obligations

Not applicable

12. Equalities and Diversities

The proposed extension would provide disability access for an elderly disabled person.

13. Conclusions

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

14. Recommendation

In respect of the application dated **12/06/2015** and the submitted drawings BAU0.00, BAU0.02, BAU1.00, BAU0.01,BAU1.01,BAU1.02,it is recommended to: **Grant Conditionally**

15. 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: BAU0.00, BAU0.02, BAU1.00, BAU0.01,BAU1.01,BAU1.02.

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.

CONDITION: RESIDENTIAL ANNEXE

(3) The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 100 Beaumaris Road.

Reason:

Due to the close relationship between the proposed annexe and the existing dwelling and shared access and amenity areas, the accommodation is considered unsuitable for independent occupation.

in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 and 123 of the National Planning Policy Framework 2012.

Informatives

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

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

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

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

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PLANNING APPLICATION REPORT



Application Number 15/01132/LBC

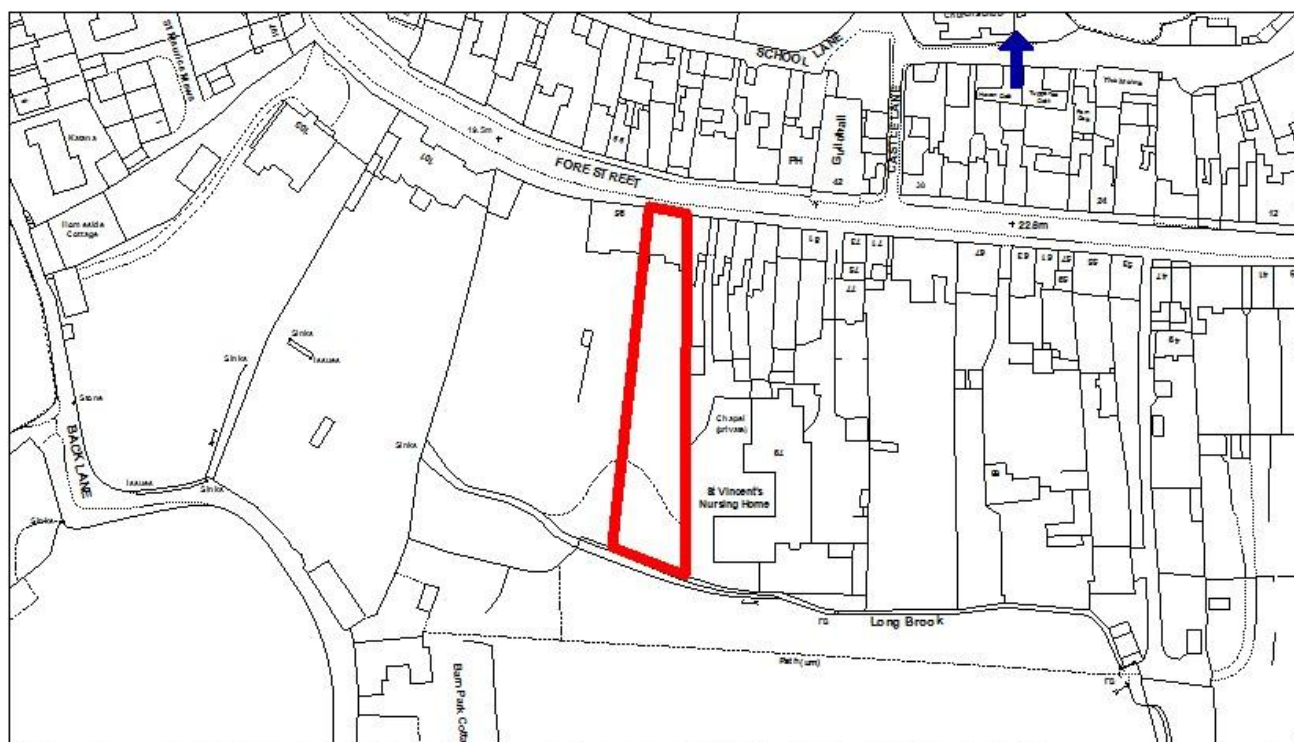
Date Valid 24/06/2015

Item 02

Ward Plympton Erle

Site Address	SOMERCOTES, 93 FORE STREET PLYMPTON PLYMOUTH		
Proposal	Alterations to windows and internal works to layout of premises		
Applicant	Ms Hilary Bracegirdle		
Application Type	Listed Building		
Target Date	19/08/2015	Committee Date	Planning Committee: 30 July 2015
Decision Category	Member/PCC Employee		
Case Officer	Jess Maslen		
Recommendation	Grant Conditionally		

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1. Description of site

This Grade II listed building is an 18th century town house, which stands on the south side of Fore Street in Plympton St Maurice, within the Plympton St Maurice Conservation Area. Erected on a slope, the building presents 3-storey to the principal elevation and 4-storey to the rear. The front elevation, facing Fore Street, is rendered under a natural slate roof, with timber sliding sash windows. To the rear, the rebuilt first and second floor levels have vertical slate hanging, whilst the basement area and ground floor and the tenement to the east are rendered.

2. Proposal description

The proposal is to carry out alterations to two windows and to reconfigure part of the first floor layout.

3. Pre-application enquiry

None requested

4. Relevant planning history

92/00901/LBC Demolition of outhouse and part of wall to facilitate erection of two private motor garages (Retrospective) GRANTED

92/00900/FUL Retention of two private motor garages (Retrospective) GRANTED

92/00010/LBC Erection of double private motor garages GRANTED

92/00009/FUL Erection of double private motor garage GRANTED CONDITIONALLY

91/01655/FUL Erection of private motor garage and formation of vehicular access to rear garden of No. 93 Fore Street GRANTED CONDITIONALLY

90/01357/LBC Alterations to dwelling house involving partial demolition, reconstruction and extension GRANTED

90/01356/FUL Alterations to dwelling house involving partial demolition, reconstruction and extension GRANTED

5. Consultation responses

Building Control – No comments/observations to make on this application.

6. Representations

None

7. Relevant Policy Framework

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

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

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One: Consultation Draft (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
- Sustainable Design Supplementary Planning Document

8. Analysis

1. This application has been considered in the context of the development plan, the draft Plymouth Plan, the Framework and other material policy documents as set out in Section 7.
2. The application turns upon policies CS02 (Design), CS03 (Historic Environment) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document (2010), the Sustainable Design Supplementary Planning Document and the National Planning Policy Framework (2012). The primary planning considerations in this case are the impact on the character and appearance of the listed building and on the Plympton St Maurice Conservation Area as a whole.

3. In 1990, an application was made to partially demolish, reconstruct and extend the building. This was in response to a structural survey of the building, in which the structural engineers stressed 'the poor condition of the rear tenement elements' as a result of the lack of maintenance over many years. The engineers were particularly concerned 'as to the risk of injury to any persons entering the building, and also the risk of structural damage to the adjoining properties'. As a result of this survey, substantial demolition and rebuilding took place both within the property and to the rear of the building, with extensions included to the ground, first and second floors and reconfiguration of the internal floor space.
4. It is clear that the majority of the work proposed for this current application will not affect the remaining historic fabric of the building. Externally, the proposal is to remove the opaque glass to the front, middle, first-floor window and replace it with clear. This would be more in keeping with the style of glass used in such a property and will provide a consistency of design to the front. As such this would be considered an acceptable alteration to the property.
5. The applicant also plans to replace the clear glass in the rear bathroom window with opaque. Although opaque glass is not a traditional window glass for this type of house, given that this is one of the new windows in the recess on the second floor, facing a small flat-roofed balcony area at the rear of the property, it will not impact excessively on the visual amenity of the whole rear elevation and thus such a proposition is considered to be an acceptable alteration.
6. Of the work proposed to the internal layout, this will only affect the first floor. The removal of the 1990's wall between the bathroom and the toilet will create a more sympathetic and appropriate space for a family bathroom and is considered proportionally to be an acceptable reconfiguration of these two spaces.
7. In terms of the proposed changes to the front, first floor rooms, it is unlikely that the existing layout here contains any historic fabric given the reconfiguration of this section of the floor in 1990. The proposal is to remove the shower room and create an open-plan bedroom/dressing area by merging the three rooms together. A new archway, which would match the existing one leading to the lounge and bathroom at the rear of the building, will create a more symmetrical space at the top of the stairs with a new double door leading into this new bedroom space. Although it is difficult, given the substantial reconfiguration already carried out in the 1990s, to envisage how the historic layout was originally composed, by creating this large open space area, it will provide a better proportioned space and this is unlikely to detrimentally impact on any historic fabric.
8. As a result it is considered that the proposal will not be harmful to either the character or appearance of the listed building as well as the adjoining area and thus supports both policy CS02 and CS03 of the Council's adopted Local Development Framework – Core Strategy 2007.

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. Equalities and Diversities

Not applicable.

12. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and specifically for the reasons discussed above, the proposal is considered to be acceptable and as such is recommended for approval.

13. Recommendation

In respect of the application dated **24/06/2015** and the submitted drawings Site location plan (Drawing number 1581/[PL]01 A); Existing first floor plan (Drawing number 1581/[PL] 02); Proposed first floor plan (Drawing number 1581/[PL]03 A); Design and Heritage Statement, it is recommended to: **Grant Conditionally**

14. Conditions

CONDITION: TIME LIMIT FOR COMMENCEMENT (LBC)

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

Reason:

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

CONDITION: APPROVED PLANS (LISTED BUILDING CONSENT)

(2) The works hereby permitted shall be carried out in accordance with the following approved plans: Site location plan (Drawing number 1581/[PL]01 A); Existing first floor plan (Drawing number 1581/[PL] 02); Proposed first floor plan (Drawing number 1581/[PL]03 A); Design and Heritage Statement

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Pre-commencement Conditions

PRE-COMMENCEMENT: DOOR DETAILS

(3) No works shall take place until details of the proposed new double doors leading from the main bedroom onto the landing have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, method of construction, material and finish of the proposed doors and the door furniture to be used. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012. Justification: To ensure the special character of the listed building is retained.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

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

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

PLANNING APPLICATION REPORT



Application Number 15/01007/FUL

Date Valid 03/06/2015

Item 03

Ward Egguckland

Site Address WIDEY COURT PRIMARY SCHOOL, WIDEY LANE PLYMOUTH

Proposal Erection of detached building.

Applicant Widey Court Primary School

Application Type Full Application

Target Date

29/07/2015

Committee Date

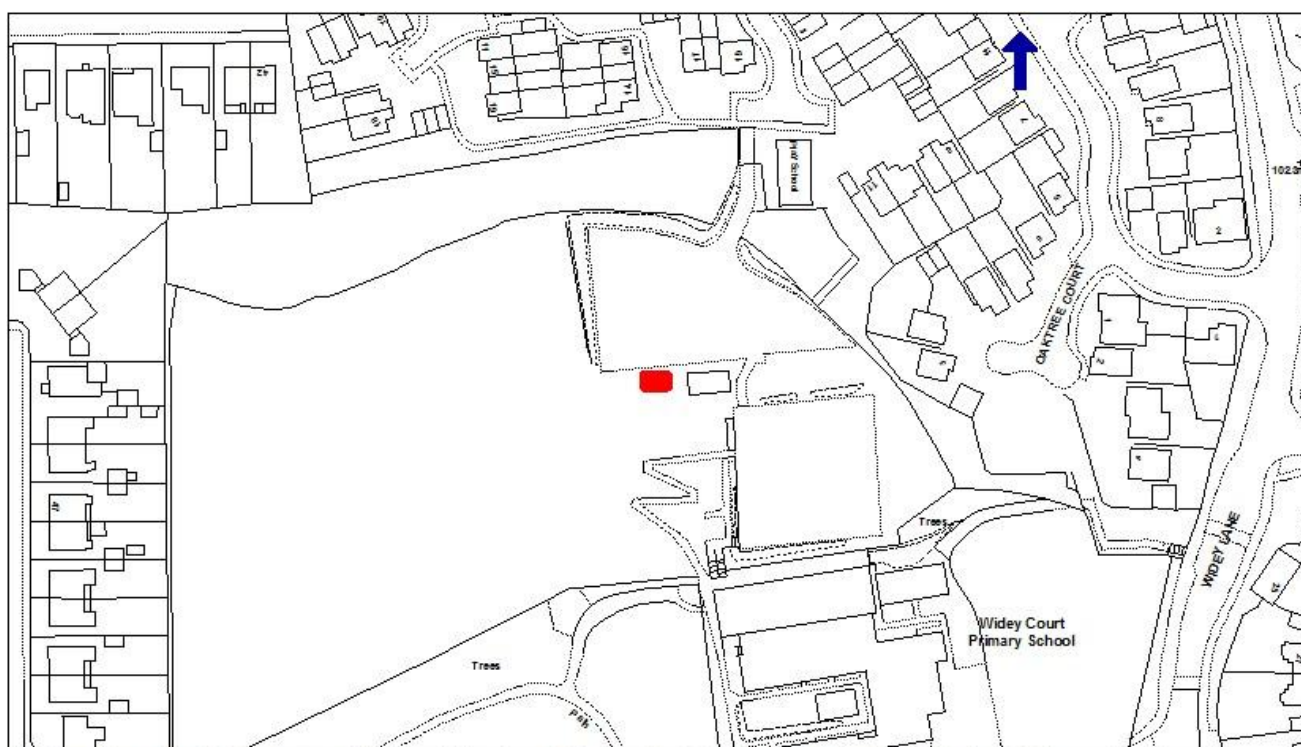
**Planning Committee: 30
July 2015**

Decision Category Member/PCC Employee

Case Officer Amy Thompson

Recommendation Grant Conditionally

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1. Description of site

Widey Court Primary School is located within Crownhill area of the city. The school is accessed through Widey Lane to the east of the site and from Widey Court to the north of the site.

The main school buildings are located at the east of the site, with a large school field to the west of the site. Within the school field there are three protected trees.

There is public open space to the west and south of the site, this comprises of a public footpath through a wooded area. To the north and east of the school site are residential properties.

2. Proposal description

Erection of detached building.

3. Pre-application enquiry

15/00402/MIN- In principle the overall development is considered acceptable. A planning application needs to be submitted and building regulations adhered to.

4. Relevant planning history

09/00395/FUL- First floor extension to provide four new classrooms and staff room, and two storey extension to provide toilets, staircases and lift accommodation. Grant conditionally.

08/01433/FUL- New playground area, Devon bank and outdoor teaching area, new parking spaces within existing playground. Grant conditionally.

07/00751/FUL- Extension to provide 4 classrooms and an ICT suite with 6.5 metre high wind turbine. Grant conditionally.

06/01536/FUL- Extension to classroom block (to form new ICT suite) with associated change of use of small part of adjacent public open space to school use with related works. Grant conditionally.

00/01368/FUL- Remove mobile classrooms, erect extension to provide four classrooms, extension to reception block to form new entrance, and additional car parking area. Grant conditionally.

5. Consultation responses

Local Highways Authority- No objection.

Public Protection- Approval subject to conditions/ informative

Wales & West Utilities - no objections to the proposals, however Wales & West Utilities apparatus may be at risk during construction works and should the planning application be approved then we require the promoter of these works to contact Wales & West Utilities directly to discuss the requirements in detail. Should diversion works be required these will be fully chargeable.

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

8. Analysis

1. This application has been considered in the context of the development plan, the emerging Plymouth Plan, the Framework and other material policy documents as set out in Section 7.
2. The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 1st review (2013), and the National Planning Policy Framework. The primary planning considerations in this case are the impact on neighbour amenity and the impact on the character and appearance of the area.
3. The proposal seeks to erect a new detached unit within the school grounds to provide additional indoor space. The proposed building will be situated at the northern end of the site. There is already a detached building situated in this area and the proposed building will sit in line with this existing building. Behind the proposed site is a hard play area and car park.
4. The proposal seeks to construct a single storey detached building that will be approximately 8 by 5 metres. The proposed building will have a pitched roof with two solid blockwork walls and two walls with dwarf walling and glazing. The structure proposes to have a set of double doors on the front elevation and single door on the rear elevation.
5. The proposal is considered to not have a detrimental impact on the character and appearance of the area. The proposed materials and design are not considered to have a significant impact on the character or appearance of the area. The proposed structure is situated within the school grounds and will largely be screened from public view.
6. The proposal is considered to not have a detrimental impact on residential amenity. The proposed changes are set within the school boundaries away from the neighbouring residential properties and do not reflect any significant increase in intensity or change of use of the school.

9. Human Rights

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

10. Local Finance Considerations

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

11. Planning Obligations

Not applicable.

12. Equalities and Diversities

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

13. Conclusions

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

14. Recommendation

In respect of the application dated **03/06/2015** and the submitted drawings Site location plan, proposed detached building, widey court, plymouth.,it is recommended to: **Grant Conditionally**

15. Conditions

CONDITION: DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, proposed detached building, widey court, plymouth.

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.

CONDITION: REPORTING OF UNEXPECTED CONTAMINATION

(3) In the event that unacceptable levels of risk, unexpected contamination or ground conditions are found when carrying out the approved development, that were not previously identified, expected or anticipated; they shall be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken. The report of the findings shall include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to any or all of the following that apply:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - ground and surface waters,
 - ecological systems,

- archeological sites and ancient monuments;
- (iii) a remedial and preferred options appraisal.

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

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

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

Reason: To ensure that risks from land contamination to the environment, future users of the land and neighbouring land are minimised, and ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; and to avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

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

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

INFORMATIVE: HOURS OF CONSTRUCTION AND DEMOLITION

(3) With neighbourhood interest in mind we advise that demolition or construction works should not take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:30 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays in line with the city wide code of practice for demolition and construction.

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

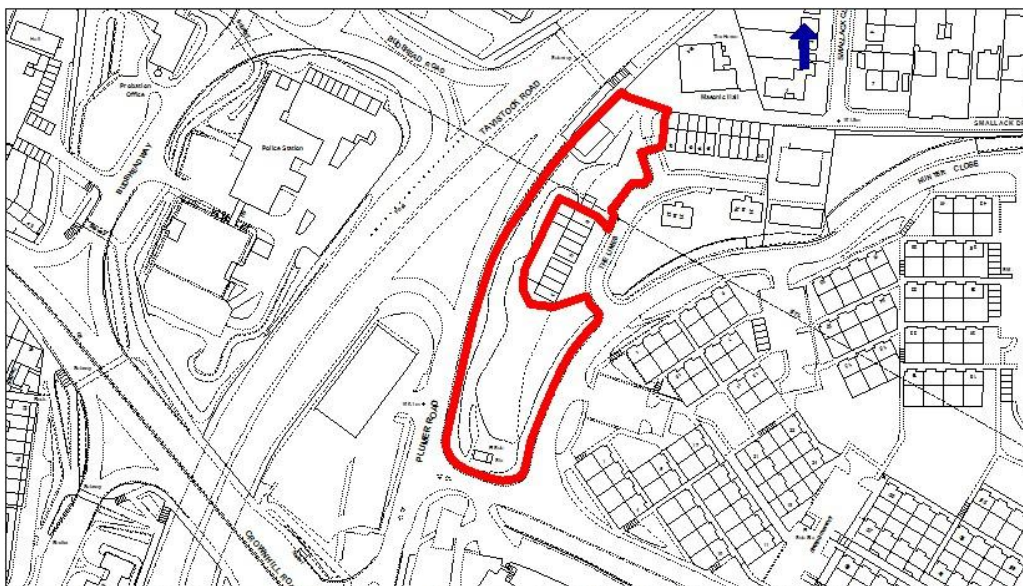
PLANNING APPLICATION REPORT



Application Number	15/00303/FUL	Item	04
Date Valid	05/03/2015	Ward	Budshead

Site Address	LAND ADJACENT PLUMER ROAD PLYMOUTH		
Proposal	Residential development of two apartment blocks containing a total of 78 apartments, undercroft parking, landscaping and associated works.		
Applicant	Mr Anthony Gal		
Application Type	Full Application		
Target Date	04/08/2015	Committee Date	Planning Committee: 30 July 2015
Decision Category	Major - more than 5 Letters of Representation received		
Case Officer	Simon Osborne		
Recommendation	Grant conditionally subject to S106 agreement delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if not signed by target date (4 th August 2015) or other date agreed through an extension of time.		

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1. Description of site

The site is located at the junction of Tailyour Road and Hunter Close and has frontage on to both Plumer Road and Tavistock Road. It is approximately one mile from Derriford Hospital and four miles from the city centre.

The existing site is set predominantly on openspace, with the exception of the transformer station to the south of the site and the single storey workshop to the north of the site. The workshop is now no longer in use and is in a state of disrepair. To the south of the site and to the middle of the site there are groupings of trees some of which are mature, but they are not subject to Tree Preservation Orders. To the north of the site there is an electricity pylon which supports cables running east to west.

The site has a level change of 5 meters across the site from west to east. To the boundary of the site there are a variety of building types. To the south of the site there is a 5 storey 1970's commercial office block on slightly elevated ground.

To the west of the site is a modern food retail unit. The portal frame building is two storeys in height. To the remainder of the periphery are a series of 2 storey domestic properties with pitched roofs. The exceptions are the properties on The Limes which are three storeys and are more modern in their construction.

2. Proposal description

Residential development of two apartment blocks containing a total of 78 apartments, undercroft parking, landscaping and associated works. The existing workshop would be demolished.

The proposed larger block would contain 60 flats (46 one bed and 14 two beds) arranged over 7 storeys (including a lower ground and groundfloor not visible from Plumer Road and a set-back 7th storey).

The smaller northern block would contain 18 apartments (13 one and 5 two beds) arranged over 4 floors (including undercroft parking and set back 4th floor).

3. Pre-application enquiry

14/00496/MAJ- Generally supportive of the principle of development, potential tree and highways issues were raised.

4. Relevant planning history

None.

5. Consultation responses

Local Highways Authority – No objections subject to conditions

Environment Agency- No objections subject to conditions

Architectural Liaison Officer – No objections.

Wales and West Utilities- No objections

South West Water – No objections.

6. Representations

22 representations have been received, 21 objections and 1 observation. The following issues have been made.

1. Parking issues in Hunter Close and the Limes.
2. Increased traffic where there is already problems.
3. Concern regarding the position of the entrance from the Limes.
4. Loss of privacy and light to properties in The Limes.
5. Loss of trees, openspace and grassed area.
6. Design is poor and not in keeping, including inactive groundfloor.
7. Height is not in keeping. The development will tower over existing buildings.
8. Overdevelopment.
9. Disruption (traffic, noise, safety) during construction.
10. Object to segregation of affordable housing from market housing.
11. Objection to social housing and perceived associated social issues.
12. The plans do not include the footpath.
13. Trees at the rear of dwellings on The Limes will impact amenity.
14. The proposal will adversely affect the character of the cul-de-sac.
15. Flooding issues.
16. Litter.
17. Crime.
18. Why has work been offered to contractors before a decision is made?
19. Poor consultation.

7. Relevant Policy Framework

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

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

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

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

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

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

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

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

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

- Sustainable Design Supplementary Planning Document
- Development Guidelines Supplementary Planning Document
- Planning Obligations & Affordable Housing 2nd Review Supplementary Planning Document

8. Analysis

1. This application has been considered in the context of the development plan, the emerging Plymouth Plan, the Framework and other material policy documents as set out in Section 7. The application turns upon the NPPF, policies CS01 (Sustainable Linked Communities), CS15 (Housing Provision), CS18 (Plymouths Green Space), CS20 (Sustainable Resource Use), CS22 (Pollution), CS33 (Planning Obligations), CS28 (Transport) and CS34 (Planning Application Considerations) of the Plymouth Local Development Framework Core-Strategy 2007 and the emerging Plymouth Plan.

Principle of Development

2. The site is in an existing residential area and is not identified as Greenspace within Plymouth's Greenspace Strategy. The principle of residential development is therefore considered acceptable subject to the following considerations.

Housing Provision

3. When determining applications for residential development it is important to give consideration to housing supply. (Note: this does include student accommodation developments that result in additional dwellings to the dwelling stock i.e. cluster flats).
4. Paragraph 47 of the NPPF stipulates that “to boost significantly the supply of housing, local planning authorities should...identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”
5. Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”
6. For the reasons set out in the Authority’s Annual Monitoring Report (January 2015) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2015-20 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 5,599 dwellings which equates to a supply of 3.1 years when set against the housing requirement as determined by the requirements of the NPPF or 2.5 years supply when a 20% buffer is also applied.
7. The NPPF (footnote 11) also specifies that to be considered deliverable, a site must be:
 - Available to develop now
 - Suitable for residential development in terms of its location and sustainability; and
 - Achievable, with a reasonable prospect that homes will be delivered on the site within five years and in particular that the development of the site is viable.
8. Paragraph 14 of the NPPF states “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking...”
9. For decision-taking this means:
 - approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted”

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

Layout and Design

11. The proposed larger block would be located to the south of the site with the Plumer Road frontage lying parallel to the existing dwellings forming a strong building line. The southern end of the building would provide a return to the corner of Plumer Road and Tailyour Road. The enclosed area created provides amenity space.
12. In terms of scale the southern block is defined mainly by the residential buildings to the middle of the site and Plumer House to the south of the site. Plumer House is approximately 10 meters taller than the current proposal. Towards the centre of the site the block steps down on the flank edge to the existing dwellings. The building then steps up as it moves away and ensures that the building does not overpower the existing structures. The top floor of the main block has a significant step back to reduce the impact of the height of the building.
13. The northern block would be located between 1-9 The Limes and the dwellings further to the north west effectively completing the corner. To the north of the site the existing dwellings are over three floors with a pitched roof. They are slightly elevated to the application site. The northern smaller block seeks to create a three storey building with a fourth storey as a significant step back from the edge closest to the dwellings. To the south of the block the building is set away from the existing dwellings located towards the middle of the site. The building is again set significantly back on the fourth floor to have a parapet level similar to the eaves level on the existing houses.
14. Both blocks would have a contemporary appearance. The material palette for the proposal would be brick, white render, eternit panels, and expanded metal mesh. Both the use of brick and the use of eternit panels are prevalent on the elevations of Plumer house. Equally the use of render is prevalent to the area on the existing residential units. The use of the metal mesh is to provide attractive cladding that offers the free area vent to the carparking.
15. The elevations would incorporate a modern fenestration pattern. Adjacent and integral to the windows would be an opening 'door' which provides rapid ventilation. This fenestration pattern and the ability to colour the doors separately helps to add visual interest to the appearance of the façade. Further interest to the elevations is achieved by mirroring each flat in plan on alternating floors. As a result the Juliet balconies and windows alternate as they stack vertically. The combination of the alternating floors and the ventilation strategy creates an elevation that provides visual interest and which is broken up visually along its length.
16. The proposed southern block would include 2 storeys of car parking, the lower of which would be dug into the slope. This results in the Limes Elevation having a relatively blank inactive groundfloor. Whilst it would be desirable to have a more welcoming appearance, it is recognised that the constraints of the parking provision (which as detailed below is required) make this difficult. Subject to a condition to ensure the proposed materials are an appropriate quality the design and layout of the proposal is considered acceptable.

Neighbouring Amenity

17. The larger of the two blocks lies to the south of the site and would be approximately parallel to 1-9 The Limes. The block would not project significantly beyond the rear of these dwellings. The side elevation of the proposed block would be approximately 6.m from the side elevation of No 1 The Limes. The side elevation of the proposal would contain windows but these would not directly face the side windows of No 1 and would instead look upon the non-private street frontage of the properties.
18. Although some overlooking of rear gardens would occur officers do not consider this would be significantly worse than the existing situation from existing first floor windows of neighbouring properties. The block has been designed in such a way that it steps up away from the properties and would not appear unreasonably overbearing.
19. The northern block would be an adequate distance (approximately 12 meters) away from the side elevation of No 9 The limes to ensure the impact in terms of outlook , light and privacy is acceptable. The proposal would be approximately 7 .5 metres away from the south elevation of No 10 The Limes at its closest point) and is not considered to have an unreasonable impact in terms of outlook or light. As with the southern block the side windows would be positioned so as to look upon the non-private side and front of the dwelling rather than the rear.

Character of Area, Trees, and Landscaping

20. As discussed above the site is located in a predominantly residential area and therefore the addition of residential apartments is considered an appropriate use of the site. The scale, general layout and design are also considered acceptable.
21. The existing site is a non-level strip of grassed area containing a number of mature trees. While the area is not formally identified as greenspace, it does provide some amenity value particularly the visual amenity of the trees. Officers have raised real concerns regarding the loss of trees throughout the pre-app and application processes particularly the two more prominent trees located where the northern block is proposed. Ways of retaining one or both of these trees have been explored fully but due to other constraints such as retaining the footpath a solution has not been found. The scheme would include extensive landscaping which despite constraints such as underground cabling includes significant tree planting along the Plumer Road frontage together with areas of meadow. At the time of this report the final details of this scheme are still being negotiated however officers are confident that an appropriate landscaping scheme can be delivered and consider it would help to mitigate the loss of the existing trees. An update will be provided in an addendum report.

Biodiversity

22. A preliminary ecological report and accompanying bat survey has been submitted with the application. We are currently awaiting an Ecological Mitigation and Enhancement Strategy which will be informed by the Landscape Scheme which is currently being negotiated. At this time Officers are confident that acceptable mitigation and enhancement can be agreed and an update will be provided in an addendum report.

Drainage and Flooding

23. A Flood Risk Assessment (FRA) has been submitted with the application. The Environment Agency consider that the proposal will be acceptable provided that a sustainable drainage

scheme meeting the Critical Drainage Area standards is implemented as has been indicated in the FRA. This would be secured by condition.

Public Protection Issues

Noise

24. A full Noise Impact Assessment has been submitted as per the the pre-application advice. Public Protection agrees with the conclusions of the report and has no objections to the application. A condition will be added for internal noise levels and a verification report to evidence that the recommendations in the report have been carried through the build process to achieve the required results.

Contaminated Land

25. A land quality assessment Phase 1 Desk Study Report has been submitted in support of the application. The consultant recommendation is for further Phase 2 intrusive ground investigation. Public Protection agrees with the consultant recommendation and as such, conditions are recommended to support the necessary further site characterisation work, plus any other remediation and verification work that may subsequently be required.

Standard of Accommodation

26. The accommodation would comprise of 59 one bed and 19 two bed apartments. All apartments would approximately meet or exceed the size standards of 40m for 1 bed apartments and 55m for 2 bed apartments found in the Development Guidelines SPD. Outdoor amenity space would be provided in the communal green space surrounding the buildings which is considered sufficient and meets the standards in the SPD.
27. The distance between the bedroom windows in the northern elevation of the northern block and the neighbouring dwelling would be marginally short of the 12 metre guidance found in the SPD, however it is considered that positioning of the building ensures there will be adequate outlook. All proposed apartments would therefore have adequate privacy, light and outlook.

Highways

28. The application is accompanied by a Transport Statement. The Local Highways Authority does not wish to raise any objections to the proposal.

Trip Generation

29. On the basis of trip rates derived from the TRIC's database (which are nationally recognised and considered to be robust) the proposed development of 78 flats would generate in the region of 30 two-way trips (7 arrivals and 23 departures) during the am peak hour and 34 two-way trips (24 arrivals and 10 departures) during the pm peak.
30. Although these numbers of trips are relatively low when compared to existing flows on the local highway network (and in particular the A386), there are a number of junctions on the A386 Northern Corridor which are already operating at and in some cases beyond their theoretical capacity. Therefore any increase in traffic movements, however small, could lead to a material impact (especially when considering cumulative impacts associated with new development within the area).

31. Concerns have been raised in Letters of Representation received regarding the traffic impacts upon The Limes which provides the sole means of vehicular access to the smaller block of units which provides 18 flats in total. However based upon the agreed trip rates the 18 units would only generate 7 two-way movements during the am and pm peak hours which equates to just 1 movement every 8.5 minutes. Such a low number of traffic movements would not give rise to any highway safety or capacity issues.

Car Parking

32. Based upon application of the car parking standards for residential development outlined within the Development Guidelines SPD, a maximum of 98 spaces would be required to serve the 58 one-bed (1 space per unit) and 20 two bed (2 spaces per unit) units proposed within the development.
33. The applicant has confirmed that a total of 94 off-street car parking spaces will be provided which allows each unit to have access to one dedicated off-street car parking space along with the provision of 16 visitor spaces. Such a level of car parking is consistent with adopted policy and considered appropriate in view of the opportunities that exist to access the site by sustainable modes of transport and in particular public transport.
34. It is recommended that the visitor spaces be provided within demarcated bays and that a condition is attached relating to a Car Parking Management Strategy to ensure that the visitor spaces remain available for their intended purpose and are not used by those residents who may own more than 1 car.
35. It is noted that the creation of the new vehicular access to serve the main block and associated visibility splays will result in the loss of some existing on-street kerbside car parking that occurs along Hunter Close. Having visited the site at different times of the day the Highways officer considers that much of this car parking is associated with existing employment uses within the immediate area (Plumer House, Crownhill Police Station etc.) rather residents living within the area. Therefore the proposed removal of these spaces (through extending double yellow lines; see below) is considered justified.
36. It is noted that reference is made to cycle parking being provided in accordance with current standards. This would necessitate a minimum of 39 (rounded-up to 40) secure and covered cycle parking spaces being provided across the entire development. The cycle parking areas are shown to be provided within the buildings themselves which is preferable.

Layout

37. It is recommended that the access into the car parking areas for both the main and top block are constructed as footway crossovers. In respect of the access serving the main block, visibility splays of 2.4m x 22m will be required in each direction which is likely to require the extension of the existing double yellow lines on Hunter Close along the frontage of the development in order to prevent parked vehicles from obstructing visibility (the existing restrictions finishing just beyond the junction of Hunter Close with Tailyour Road). The existing footway/cycleway link through to the A386 adjacent to the top block would be maintained.

Travel Plan (TP)

38. Rather than just maintaining existing baseline modal shift figure (64% car driver), the TP should actually be seeking to improve on these figures in order to make the development more sustainable.
39. Whilst the traffic impacts of the development-related trips are relatively low, the development is still generating the need for additional car trips on a network that is already operating beyond its' theoretical capacity at several key junctions (Manadon, Derriford Roundabout etc.). It is therefore considered justified that a financial contribution of £19,500 be secured from this development towards travel planning initiatives which could include a free bus pass for 4 months or be used towards the purchase of a cycle. Although the need for this funding should be included as a Section 106 obligation, Plymouth City Council would not wish to receive this funding direct. Instead the monies would be deposited into a dedicated Travel Plan Account which would then be available for use by the Travel Plan Co-ordinator. The TP Account would be audited by PCC on a 6-monthly basis.

Energy Efficiency

40. A Sustainability Statement has been submitted with the application which proposes the use of Solar Photovoltaic Cells as the preferred method of incorporating onsite renewable energy production together with the proposed installation size and location. The carbon savings which result from this will be 15% above and beyond what is required to comply with Part L Building Regulations and therefore satisfies the requirements of CS20. This will be secured by condition.

Affordable Housing

41. The original submission included 24% affordable housing (18 apartments) located entirely in the northern block. Negotiations have taken place and the applicant has now agreed to 30% affordable housing 60% of which will be rent and 40% Intermediate / shared ownership. The applicant has also agreed that this can be located in both blocks. The proposal therefore now complies fully with policy requirements.
42. The location of the affordable units would be controlled by condition. It should be noted that whilst every endeavour will be made to ensure the units are located appropriately in both blocks, this may be dependent on the requirements of Registered Housing Providers.

Other Issues

43. The representations have raised concerns regarding the construction process. A condition requiring a Construction Code of Practice has been added to ensure the impact is kept as minimal as is reasonably possible.
44. With regard to the concerns about crime, the Design and Access Statement has been updated and includes a chapter on designing out crime. Measures include controlled access to the undercroft parking and appropriate levels of passive surveillance. The Police Architectural Liaison Officer is satisfied and has no objections.

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

The provisional Community Infrastructure Levy liability (CIL) for this development £132,836.38 (index-linking applied, but subject to change before final liability confirmed).

The applicant has indicated that they do intend to apply for social housing relief.

11. Planning Obligations

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

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

Local Greenspace: Access improvements at Bircham Valley Local Nature Reserve off Blunts Lane.
£22,262

Playing Pitches: Manadon Football Development Centre – Grass Football Pitches: £40,383

Strategic Greenspace: Access improvements to connect Bircham Valley LNR with land adjacent to Poole Farm: £49,654

Transport: Travel Plan Initiatives for the subject development £19,500

Health: Expansion of Capacity at Crownhill or Knowle House Surgery £22,400

S106 Management Fee. £11,604

Total Financial Obligations: £165,803

The applicant has accepted these heads of terms and therefore the impact on infrastructure is fully mitigated.

12. Equalities and Diversities

Lifetime Homes

20% of the dwellings would be lifetime homes compliant in accordance with policy CS15.

13. Conclusions

Officers have taken account of the NPPF and S38 (6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords accord with policy and national guidance.

As explained in section 8 the impacts of the scheme are considered acceptable. Whilst the loss of trees on the site is undesirable, it is considered that a suitably designed landscaping scheme will mitigate this. Furthermore in the context of a shortfall in the deliverable supply of housing land the proposal would give rise to important economic and social benefits that weigh strongly in favour of planning permission being granted. The proposal is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated **05/03/2015** and the submitted drawings 9001/A, 3000/A, 3001/A, 2006/A, 2002/A, 2005/A, 2003/A, 2004/A, 2001/A, os083-14.3(draft), 4001/A, 4000/A, 4002/A, 4003/A, 1998/B, 1999/B, 2100/B, 3100/A, 2101/B2102/B, os 803-14-PI, SK01, Tree Overlay Plan, S35RPRdms/sk/001/PI, P15159/H001 Rev. P2 (from RPA), Lifetime Homes Statement received 09/06/15, Flood Risk Assessment (May 2015), Transport Statement (April 2015), M and E Sustainability Statement (12/01/15), Acoustics Report A752/R01 (07/07/14), Tree Report (May 2014), Preliminary Ecological Assessment (June 2014), Phase I Desk Study Report (June 14), Bat Survey Report (July 2014) and accompanying Design and Access Statement (Amended), it is recommended to: **Grant conditionally subject to S106 agreement delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if not signed by target date (4th August 2015) or other date agreed through an extension of time.**

15. 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: 9001/A, 3000/A, 3001/A, 2006/A, 2002/A, 2005/A, 2003/A, 2004/A, 2001/A, os083-14.3(draft), 4001/A, 4000/A, 4002/A, 4003/A, 1998/B, 1999/B, 2100/B, 3100/A, 2101/B2102/B, os 803-14-PI, SK01, Tree Overlay Plan, S35RPRdms/sk/001/PI, P15159/H001 Rev. P2 (within FRA).

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

Pre-commencement Conditions

PRE-COMMENCEMENT: EXTERNAL MATERIALS

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

Reason:

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

(NB This pre-commencement condition is considered necessary because of the prominent location of the proposal).

PRE-COMMENCEMENT: ACCESS (CONTRACTORS)

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

Reason:

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

(NB This pre-commencement condition is considered necessary because it regards the access for construction purposes).

PRE-COMMENCEMENT: DETAILS OF NEW JUNCTIONS

(5) No development shall take place until details of the junctions between the proposed vehicular access points to the car parks and the highway (including sight lines) have been approved in writing by the Local Planning Authority; and the buildings shall not be occupied until those junctions have been constructed in accordance with the approved details.

Reason:

To ensure that appropriate and safe points of access are provided in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

(NB This pre-commencement condition is considered necessary to ensure that the development can ensure the safety of road users and pedestrians can be maintained).

PRE-COMMENCEMENT: WAITING RESTRICTIONS (YELLOW LINES)

(6) Prior to commencement of development the developer shall seek to implement Traffic Regulation Orders together with the required statutory consultation to extend the existing double yellow lines on Hunter Close up to and including the development frontage and depending on the outcome of that consultation shall implement the agreed alterations to the existing double yellow lines as necessary prior to occupation of the development. A written description of the measures taken by the developer to initiate the processes leading to the introduction of the said yellow lines shall be submitted to and approved in writing by the Local Planning Authority before the dwellings are occupied.

Reason:

To limit the extent of on-street kerbside car parking that takes place along the frontage of the proposed development in order to provide sufficient inter-visibility at the junction of the vehicular access to the main block with Hunter Close in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

(NB This pre-commencement condition is considered necessary to ensure that the development can ensure the safety of road users and pedestrians can be maintained)

PRE-COMMENCEMENT: CONTAMINATED LAND

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

Section I. Site Characterisation

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

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

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

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

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

Section 2. Submission of Remediation Scheme

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

Section 3. Implementation of Approved Remediation Scheme

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

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

Section 4. Reporting of Unexpected Contamination

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

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to

ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 – 123 of the National Planning Policy Framework 2012.

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

PRE-COMMENCEMENT: EMPLOYMENT AND SKILLS STRATEGY

(8) No development shall take place until an Employment and Skills Strategy has been submitted to and approved in writing by the Local Planning Authority. The Employment and Skills Strategy should demonstrate how local people and local businesses will benefit from the development in terms of job opportunities, apprenticeship placements, work experience opportunities, business supply chain opportunities and other employment and skills priorities. The Employment and Skills Strategy should cover the construction of the development. The development shall thereafter be carried out in accordance with the approved Employment and Skills Strategy unless a variation to the strategy is agreed in writing in advance by the Local Planning Authority.

Reason:

To ensure that local people and businesses benefit from development within the City in accordance with the Council's growth agenda and Strategic Objective 6 and Policy CS04 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

(NB This pre-commencement condition is considered necessary as intended to include the construction process).

PRE-COMMENCEMENT: CODE OF CONSTRUCTION

(9) Prior to the commencement of development approved by this planning permission the developer shall submit a Code of Practice for the site that outlines how they intend to prevent or control any nuisance arising from any work carried out. The Code of practice must comply with all sections of the Public Protection Service, Code of Practice for construction and demolition sites, with particular regards to the hours of working, crushing and piling operations, control of mud on roads and the control of dust. All sensitive properties surrounding the site boundary shall be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom an enquiry/complaint should be directed.

Reason:

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

(NB This pre-commencement condition is considered necessary to ensure that the construction phase does not unduly impact on local amenity such as disturbance to local residents or disruption to traffic and parking)

PRE-COMMENCEMENT: LANDSCAPE DESIGN PROPOSALS

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

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

(NB This pre-commencement condition is considered necessary to ensure the landscaping can be properly incorporated within the development proposals),

PRE-COMMENCEMENT: BIODIVERSITY.

(11) No development shall commence until a Ecological Mitigation and Enhancement Strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.

Reason:

To ensure the development does not have an unreasonable impact on biodiversity and achieves net biodiversity gain in accordance with policy CS19 of the Plymouth Local Development Framework Core Strategy 2007.

(NB This pre-commencement condition is considered necessary to ensure that wildlife habitats are adequately protected from the development.,

PRE DPC LEVEL: AFFORDABLE HOUSING

(12) No development shall take place beyond damp proof course level until the locations of the affordable housing units have been submitted to and agreed in writing by the Local Planning Authority.

Reason:

To ensure the affordable housing tenure details are acceptable in accordance with Policy CS15 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007

Pre-occupation Conditions

PRE-OCCUPATION: NOISE

(13) All dwellings shall be constructed in accordance with BS8233:2014 so as to provide sound insulation against externally generated noise. The levels as described in Table 4 of the guidance shall be applied, meaning there must be no more than 35 Db Laeq for living rooms and bedrooms (0700 to 2300 daytime) and 30 Db Laeq for bedrooms (2300 to 0700 night-time), with windows shut and other means of ventilation provided. Levels of 45 Db Laf.max shall not be exceeded in bedrooms (2300 to 0700 night-time).

Prior to any occupation of dwellings, a verification report shall be submitted for written approval by the Local Planning Authority, proving that the dwelling meets the aforementioned criteria.

Reason:

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

PRE -OCCUPATION: TRAVEL PLAN

(14) None of the Units hereby proposed shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage residents and visitors to use modes of transport other than the private car to get to and from the development. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation. From the date of occupation the applicant shall operate the approved Travel Plan.

Reason:

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

PRE -OCCUPATION: CAR PARKING MANAGEMENT STRATEGY

(15) None of the residential units hereby approved shall be occupied until details of a car parking management strategy have been submitted to and approved in writing by the Local Planning Authority. The said strategy shall include information relating to the allocation of all off-street car parking spaces and how those spaces and the dedicated visitor spaces will be managed.

Reason:

To ensure that the on-site car parking areas are properly managed in order to avoid vehicles spilling out onto the residential streets surround the site and adding to existing

car parking difficulties which would be contrary to Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

PRE -OCCUPATION: PEDESTRIAN/CYCLE ACCESS

(16) Neither of the buildings hereby approved shall be occupied until a means of access for both pedestrians and cyclists has been constructed in accordance with the approved plans.

Reason:

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

PRE -OCCUPATION: MINIMUM CAR PARKING PROVISION

(17) The development shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of 94 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason:

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

PRE -OCCUPATION: ENERGY SAVINGS

(18) The development hereby approved shall not be occupied until the energy saving measures detailed in the Plumer Road M&E Sustainability Statement dated 12th January 2015 showing 15% carbon savings from renewables have been implemented and a certificate submitted to the LPA by a certified contractor confirms that all the measures are in place. The measures shall thereafter be retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development is sustainable in accordance with policy CS20 of the Plymouth Local Development Framework Core Strategy 2007 and the NPPF

Other Conditions

CONDITION: LIFETIME HOMES

(19)The development shall be built in accordance with the Lifetime Homes Statement and the approved plans showing 20% of dwellings meeting Lifetime Homes Standard.

Reason:

To ensure that the development provides Lifetime Homes provision in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CONDITION: DRAINAGE

(20) The development shall be carried out strictly in accordance with the drainage strategy shown on drawing PI5159/H001 Rev. P2 found within the submitted Flood Risk Assessment. The drainage measures shall be thereafter retained.

Reason:

To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development in accordance with Policies CS22, CS19 and CS21 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CONDITION: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

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

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

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

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

Reason:

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

Informatives

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

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

INFORMATIVE: CONDITIONAL APPROVAL (WITH NEGOTIATION)

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

INFORMATIVE: SOUTHWEST WATER AND WALES AND WEST UTILITIES

(3) The developer's attention is drawn to the comments and/or requirements South West Water and Wales and West Utilities, copies of which will have been sent direct to the applicant or the applicant's agent.

INFORMATIVE: KERB LOWERING

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

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PLANNING APPLICATION REPORT



Application Number 15/01003/FUL

Date Valid 02/06/2015

Item 05

Ward Drake

Site Address 44 SUTHERLAND ROAD PLYMOUTH

Proposal Change of use from doctors surgery into an HMO with disabled access

Applicant Dr and Mrs Jim Collier

Application Type Full Application

Target Date

28/07/2015

Committee Date

**Planning Committee: 30
July 2015**

Decision Category Member Referral

Case Officer Aidan Murray

Recommendation Grant Conditionally

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This application has been called to Committee by Cllr Ricketts

1. Description of site

44 Sutherland Road is a large corner plot. The doctor's surgery has been decommissioned from use by the NHS since mid-April 2015 and has been lying vacant ever since.

2. Proposal description

The proposal is for an eight Bed HMO with disabled facilities

3. Pre-application enquiry

15/00572/MIN – Development Enquiry Service for change of use to HMO from Doctors Surgery - As this property is not currently a family dwelling it is not impacted by the Article 4 Direction. It was felt that an application of this type would be considered by officers as the creation of this HMO is not resulting in a loss of a family dwelling and had the inclusion of disabled friendly bedrooms. Additional provisions should be provided in the form of outdoor amenity areas, bike storage and room sizes before submitting a FUL application.

4. Relevant planning history

91/00034/FUL – Change of use from dwelling to Doctors Surgery – PERMITTED

92/00416/FUL – Two Storey Extension, Demolition of garage and provision of parking spaces – PERMITTED

04/00450/FUL - Change of use of store building in rear yard to surgery admin office – PERMITTED

5. Consultation responses

Transport – No objections subject to Conditions

Public Protection – Approval Subject to Conditions/Informatives

Public Health – Do not believe the local population are disadvantaged in terms of an offer of GP services

Private Housing – No Objections

6. Representations

A total of 6 letters of Representation were received during the consultation period for this application. The main issues raised were:

Anti-Social Behaviour

Litter and waste collection issues

Impact another HMO will have on the Community

Too many students. Residents feel the area has become a student “ghetto”

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:

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

8. Analysis

- I. This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework-Core Strategy 2007 and is considered to be compliant with National Planning Policy Framework guidance as well as the emerging Plymouth Plan.

2. The main considerations in assessing this application is the impact on residential character, impact to neighbours, standard of accommodation, transport, and parking. The most relevant policies in the Core Strategy are policies CS02, CS15, CS22, CS28, CS31 and CS34.

Context

3. Sutherland Surgery has recently been decommissioned as a GP's surgery (use class D1) and is seeking permission for a change of use to an 8 bed HMO referred to as 'Sui Generis.' The site does sit with the Article 4 Direction area which restricts the conversion of single dwelling houses into HMOs, however, as this property is a Doctors' Surgery this does not apply.
4. The surgery has recently closed down and has been merged with North Road West Practice. Having consulted with Public Health, officers were advised that with any closure or merger of GP/Doctor Surgeries this would have to be approval by a commissioner within the NHS. Officers have been advised that there are a large number of similar mergers occurring nationwide. Core Strategy Policy 31 states that proposals involving the loss of health care facilities will be permitted only where adequate alternative provision is provided to meet the needs of the community served by the facility. In this instance the Surgery has moved and merged with North Road West Surgery and has seen the patient list move here. It is therefore felt that the proposal is compliant with CS31.

Planning Applications Considerations

5. In recent years the government has encouraged the conversion of vacant and under used properties in order to make efficient use of the available space. The site which has established disabled access to the property seeks to ensure that there is provision for disabled users in that the ground floor bedrooms are all wheelchair friendly. This adheres to CS34 in that the application site ensures where appropriate equality of access and use for all sections of the community.
6. Core Strategy Policy 15 states that conversions of existing properties into Houses of Multiple Occupation will only be permitted only where the gross floor area of the property is more than 115m², this property measures at 360m² which is double the amount stated within the guidance.
7. The proposed bedrooms are all above minimum standards for double room occupancy and receive adequate levels of sunlight. Officers feel that the proposal kitchen, living and dining area is adequate for the proposed use. Having consulted the ward Councillors on this application, it was decided that the kitchen and living area were to be reversed in order to reduce fire hazard potential. With the utility store linked to the kitchen this will provide storage which will result in facilities being located here reducing the overall demand for space within the kitchen. This coupled with having a large dining and living area to allow for additional space there has been no minimum size set for kitchen provisions within HMOs.
8. Officers have acknowledged the concerns of residents within the LORs received and having consulted with the ward Councillors have sought to ensure that a commercial bin will be in place rather than domestic bins. Officers feel that by ensuring the commercial bin being

located on site it will help eradicate waste concerns which have been caused by similar developments within this area.

9. The outdoor amenity area is proposed to the front, side and rear of the property. This provides adequate green space for residential amenity as well as the rear yard of the property which will also provide car parking for the occupants.
10. A management plan condition will be placed on to any granted consent to ensure that there is a named contact for residents to raise any management issues to. This will help to adhere to concerns raised within the Letters of Representation.
11. The emerging Plymouth Plan states that - The need for housing adaptations for Plymouth's rising population of elderly or disabled people, so that more people can live independently and safely in their own homes. Officers feel that as this application has made provision to use the existing disabled access to provide living accommodation for disabled or wheelchair bound occupants on the ground floor. The application is thought to be compliant with this policy and provides an important role ensuring they are able to live independently and safely as stated within the emerging Plymouth Plan.
12. Applications for HMOs in areas where there is already a high concentration of non-family dwellings will be resisted unless demonstration can be made showing the conversion will not lead to or worsen/imbalance communities, amenity or loss of residential character. CS 15 states that conversion of existing properties would be permitted where the accommodation is of decent standard, and where it will not harm the character of the area having regard to the existing number of converted and non-family dwellings in the vicinity.

Evidence showing aggregated data including concentrations of Council Tax Exempt Properties as a percentage of Total Properties is 41-50% within the output area. This figure is the number of buildings that are in HMO use as a percentage of all residential buildings. Having compiled a street study of the whole of Sutherland Road officers found that a total percentage of the properties which are Council Tax Exempt, (for example resided by full time students) is approximately 86%. Officers feel that by having 86% of the properties within the vicinity being already converted to HMOs and other Council tax exempt properties there would be no detrimental impact upon the character of the area and is therefore acceptable. The development guidelines Supplementary Planning Document 1st Review states that additional HMOs will be permitted in localities where there is already a very high number of existing HMOs. In this instance the locality consists of the area located on the Southern side of the railway bridge at the northern end of Sutherland Road. It is because of this that officers feel the proposal change would be acceptable.

13. The proposal will have car parking for 5 cars which is available within the site which is compliant with CS28 (Local Transport Considerations) in that it adheres to the Council's Car Parking Strategy which set a maximum level of parking provision. In this instance the guideline within the development guidelines of 1 space per 2 occupiers is met and so should provide adequate parking. The proposal will also provide safe and secure cycle storage which is in accordance with the current guidance and is therefore considered acceptable. The property will also be exempt from parking permits due to an intensification of the site.

14. Given the amount of family homes have been converted and has resulted in an area of non-family homes already located on this road, officers are of the opinion that the proposal would not create any detrimental harm on the area.
15. The proposal seeks to provide ground floor accommodation for wheelchair users which comply with CS34 of the Core Strategy and Policy 18 of the emerging Plymouth Plan and helps ensure that disabled people are able to live independently.

9. Human Rights

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

10. Local Finance Considerations

None

11. Planning Obligations

None

12. Equalities and Diversities

This application will provide ground floor access to wheelchair users and is compliant with CS34 and of the Core Strategy and Policy 18 of the Emerging Plymouth Plan.

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 CS02 (Design), CS15 (Overall Housing Provision), CS22 (Pollution), CS28 (Local Transport Considerations) CS31 (Health Care Provisions) and CS34 (Planning Application Considerations). The proposal provides off road car parking which will not impact traffic concerns within the local area. It has been agreed that the use of a commercial bin would be used rather than domestic bins which will help reduce the impact of waste and littering with the local area as raised within the LoRs received. It is felt that the proposal is acceptable and is therefore recommended for approval.

13. Recommendation

In respect of the application dated **02/06/2015** and the submitted drawings 2694-2 REV 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: 2694-2 REV 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.

Pre-occupation Conditions

PRE-OCCUPATION: MINIMUM CAR PARKING PROVISION

(3) The building shall not be occupied until space has been laid out within the site in accordance with the approved plan for a minimum of 5No cars to be parked and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

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

PRE-OCCUPATION: CYCLE PROVISION

(4) The building shall not be occupied until space has been laid out within the site in accordance with the approved plan for 4No bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

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

PRE-OCCUPATION: ACCOMMODATION MANAGEMENT

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

Reason: In the interests of neighbours' amenities and to provide a ready point of contact for any person who needs to address an issue in relation to the use of the property, in accordance with policies CS15 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and Plymouth's adopted Development Guidelines Supplementary Planning Document 2010.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (1)

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

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

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

INFORMATIVE: PROPERTY RIGHTS

(3) Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

INFORMATIVE: RESIDENT PARKING PERMIT SCHEME

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

INFORMATIVE - MANAGEMENT

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

PLANNING COMMITTEE

Decisions issued for the following period: 22 June 2015 to 19 July 2015

Note - This list includes:

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

Item No 1

Application Number: 14/00547/FUL **Applicant:** Boringdon Golf Club
Application Type: Full Application
Description of Development: The erection of a single wind turbine 50m to hub, 77m to tip, together with associated works
Site Address BORINGDON PARK GOLF COURSE, 55 PLYMBRIDGE ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 29/06/2015
Decision: Application Withdrawn

Item No 2

Application Number: 14/01815/FUL **Applicant:** Senate Properties (SW) Ltd
Application Type: Full Application
Description of Development: Development of land for 14 detached residential dwellings
Site Address FORT HOUSE, FORT TERRACE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 29/06/2015
Decision: Grant Conditionally

Item No 3

Application Number: 15/00418/FUL **Applicant:** Salahuddin Trust
Application Type: Full Application
Description of Development: Change of use of former veterinary hospital (Sui Generis)/part residential to D1 Institutions retaining residential use in part
Site Address 10 DURNFORD STREET PLYMOUTH
Case Officer: Adam Williams
Decision Date: 14/07/2015
Decision: Grant Conditionally

Item No 4

Application Number: 15/00513/LBC **Applicant:** Babcock International Group
Application Type: Listed Building
Description of Development: Repair of bell structure
Site Address PLYMOUTH BREAKWATER LIGHTHOUSE PLYMOUTH
Case Officer: Kate Price
Decision Date: 26/06/2015
Decision: Grant Conditionally

Item No 5

Application Number: 15/00549/FUL **Applicant:** Tesco Store Limited
Application Type: Full Application
Description of Development: Proposed changes at the junction that connects Crownhill Road, Transit Way, and Old Woodlands Road. The proposal includes re-alignment of the kerb of Transit Way, re-installation of pedestrian crossing on Transit Way, widening of kerb on Crownhill Road, re-alignment of existing island, incorporation of a new pedestrian crossing and upgrade of existing pedestrian crossing
Site Address 17 TRANSIT WAY PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 07/07/2015
Decision: Grant Conditionally

Item No 6

Application Number: 15/00570/FUL **Applicant:** Newphase Ltd
Application Type: Full Application
Description of Development: Change of use from club rooms to B1, B2 and B8 use (existing flat to remain)
Site Address 12 NEWNHAM ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 01/07/2015
Decision: Grant Conditionally

Item No 7

Application Number: 15/00600/FUL **Applicant:** Mr Garry Plastow
Application Type: Full Application
Description of Development: Change of use from B1 (storage) to C3 (residential) and associated works
Site Address 57A GEORGE STREET DEVONPORT PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/06/2015
Decision: Grant Conditionally

Item No 8

Application Number: 15/00601/LBC **Applicant:** Mr Garry Plastow
Application Type: Listed Building
Description of Development: Change of use from B1 (storage) to C3 (residential) and associated works
Site Address 57A GEORGE STREET DEVONPORT PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/06/2015
Decision: Grant Conditionally

Item No 9

Application Number: 15/00620/FUL **Applicant:** Mr Naveen Arora
Application Type: Full Application
Description of Development: Part two-storey, part single storey side extension with extended raised rear patio and detached garage (revision to approval 15/00267/FUL)
Site Address 24 HIGHGLEN DRIVE PLYMPTON PLYMOUTH
Case Officer: Liz Wells
Decision Date: 01/07/2015
Decision: Grant Conditionally

Item No 10

Application Number: 15/00641/FUL **Applicant:** Trathen Properties
Application Type: Full Application
Description of Development: Erection of 5 terraced town houses on vacant land adjacent to 21 East Park Avenue
Site Address EAST PARK AVENUE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 10/07/2015
Decision: Grant Conditionally

Item No 11

Application Number: 15/00652/FUL **Applicant:** Spectrum Housing Group
Application Type: Full Application
Description of Development: Conversion from 20 student flats to 10 self contained flats
Site Address 10 OXFORD STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 01/07/2015
Decision: Grant Conditionally

Item No 12

Application Number: 15/00660/FUL **Applicant:** Mr John Reffell
Application Type: Full Application
Description of Development: Hardstanding for off street parking of two cars
Site Address 5 CLYDE STREET PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 25/06/2015
Decision: Grant Conditionally

Item No 13

Application Number: 15/00686/FUL **Applicant:** Pure Gym Ltd
Application Type: Full Application
Description of Development: Change of use to class D2 (Gymnasium)
Site Address 107 ALEXANDRA ROAD MUTLEY PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 24/06/2015
Decision: Grant Conditionally

Item No 14

Application Number: 15/00728/FUL **Applicant:** Pillar Land Securities Ltd
Application Type: Full Application
Description of Development: Extension of use of the building to include financial and professional services (Class A2) and business (Class B1) with minor external alterations
Site Address 119 MAYFLOWER STREET PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 24/06/2015
Decision: Grant Conditionally

Item No 15

Application Number: 15/00730/ADV **Applicant:** Plymouth Arts Centre
Application Type: Advertisement
Description of Development: Temporary lighting installation on gable end
Site Address PLYMOUTH ARTS CENTRE, 38 LOOE STREET
PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 14/07/2015
Decision: Grant Conditionally

Item No 16

Application Number: 15/00732/PRDE **Applicant:** Keith Pierce
Application Type: LDC Proposed Develop
Description of Development: Proposed extensions to roof to form a gable roof and formation of a rear dormer
Site Address 45 FURZEHATT ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 03/07/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 17

Application Number: 15/00743/FUL **Applicant:** Suzzane Laughton
Application Type: Full Application
Description of Development: Change of use from bakery A1 to bakery and café A3 including additional seating internally
Site Address JACKA BAKERY, 38 SOUTHSIDE STREET PLYMOUTH
Case Officer: Kate Price
Decision Date: 26/06/2015
Decision: Grant Conditionally

Item No 18

Application Number: 15/00751/FUL **Applicant:** Woodside Animal Trust
Application Type: Full Application
Description of Development: Conversion and alterations to barn used as document store to two-storey dwelling with garden space and car parking
Site Address BARN, R/O 111 THE RIDGEWAY PLYMPTON PLYMOUTH
Case Officer: Jon Fox
Decision Date: 24/06/2015
Decision: Grant Conditionally

Item No 19

Application Number: 15/00752/LBC **Applicant:** Woodside Animal Trust
Application Type: Listed Building
Description of Development: Conversion and alterations to barn used as document store to two-storey dwelling with garden space and car parking
Site Address BARN, R/O 111 THE RIDGEWAY PLYMPTON PLYMOUTH
Case Officer: Jon Fox
Decision Date: 24/06/2015
Decision: Grant Conditionally

Item No 20

Application Number: 15/00755/FUL **Applicant:** A D Building Development Ltd
Application Type: Full Application
Description of Development: Conversion of ground floor shop to one bedroom flat
Site Address 330 WOLSELEY ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 21

Application Number: 15/00759/FUL **Applicant:** Colebrook Community Associati
Application Type: Full Application
Description of Development: 28 car boot sales per annum on a permanent basis
Site Address COLEBROOK COMMUNITY CENTRE, PEACOCK
MEADOW, NEWNHAM ROAD COLEBROOK PLYMOUTH
Case Officer: Christopher King
Decision Date: 25/06/2015
Decision: Grant Conditionally

Item No 22

Application Number: 15/00763/FUL **Applicant:** Hooe Primary School
Application Type: Full Application
Description of Development: Small single storey extension.
Site Address HOOE PRIMARY SCHOOL, HOOE ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 22/06/2015
Decision: Grant Conditionally

Item No 23

Application Number: 15/00768/TPO **Applicant:** Mrs P Martin
Application Type: Tree Preservation
Description of Development: Beech - Reduce part of crown by 3m
- Crown lift 4m above ground level
- Thin by 10%
Site Address 19 POWISLAND DRIVE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 23/06/2015
Decision: Grant Conditionally

Item No 24

Application Number: 15/00774/ADV **Applicant:** Tesco Stores Ltd
Application Type: Advertisement
Description of Development: Various directional and information signs, and pod and canopy signs
Site Address 2 WOOLWELL CRESCENT PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 24/06/2015
Decision: Grant Conditionally

Item No 25

Application Number: 15/00775/FUL **Applicant:** Tesco Stores Ltd
Application Type: Full Application
Description of Development: Proposed extension to Dotcom facility, replacement of the customer collection canopy with a pod and canopy, and erection of a second compound
Site Address 2 WOOLWELL CRESCENT PLYMOUTH
Case Officer: Christopher King
Decision Date: 02/07/2015
Decision: Grant Conditionally

Item No 26

Application Number: 15/00780/FUL **Applicant:** Mr & Mrs T Ripping
Application Type: Full Application
Description of Development: Loft conversion with first floor rear extension, hip to gable extension and rear juliette balcony and creation of hard-standing
Site Address 81 UNDERLANE PLYMPTON PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 03/07/2015
Decision: Grant Conditionally

Item No 27

Application Number: 15/00791/ADV **Applicant:** BSS Group
Application Type: Advertisement
Description of Development: Two internally illuminated fascia signs and six non-illuminated fascia signs
Site Address BSS, BLOCK G, 83 ST MODWEN ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 02/07/2015
Decision: Grant Conditionally

Item No 28

Application Number: 15/00792/FUL **Applicant:** Mrs Jean Le Voi
Application Type: Full Application
Description of Development: Single storey extensions
Site Address 18 THE SQUARE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 01/07/2015
Decision: Grant Conditionally

Item No 29

Application Number: 15/00793/ADV **Applicant:** ATS Euromaster
Application Type: Advertisement
Description of Development: Two internally illuminated fascia signs and one internally illuminated free-standing sign
Site Address A T S LTD, STRODE ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 30/06/2015
Decision: Grant Conditionally

Item No 30

Application Number: 15/00796/FUL **Applicant:** Mr Adam Hulcoop
Application Type: Full Application
Description of Development: Single storey front porch, two storey side extension, single storey rear extension.
Site Address 242 ST PANCRAS AVENUE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 07/07/2015
Decision: Application Withdrawn

Item No 31

Application Number: 15/00798/FUL **Applicant:** Mr & Mrs Ken Foalle
Application Type: Full Application
Description of Development: Single storey extension to rear of dwelling.
Site Address 45 STADDON PARK ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 23/06/2015
Decision: Grant Conditionally

Item No 32

Application Number: 15/00801/FUL **Applicant:** Mr Shaun Lonton
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 16 RINGMORE WAY PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 24/06/2015
Decision: Grant Conditionally

Item No 33

Application Number: 15/00803/FUL **Applicant:** Murray Volkswagen Newton Abb
Application Type: Full Application
Description of Development: New building entrance and re-configuration of the car parking layout
Site Address 56 VALLEY ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 01/07/2015
Decision: Grant Conditionally

Item No 34

Application Number: 15/00808/PRDE **Applicant:** Mr and Mrs Sair
Application Type: LDC Proposed Develop
Description of Development: Replacement and expansion of wrap-around extension
Site Address 114 LOOSELEIGH LANE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 25/06/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 35

Application Number: 15/00821/FUL **Applicant:** Lipson Co-Operative Academy
Application Type: Full Application
Description of Development: Increase the height of existing sports pitch fencing by 900mm (to all weather pitch and multi use games area)
Site Address LIPSON CO-OPERATIVE ACADEMY, BERNICE TERRACE PLYMOUTH
Case Officer: Christopher King
Decision Date: 24/06/2015
Decision: Grant Conditionally

Item No 36

Application Number: 15/00826/FUL **Applicant:** Mr & Mrs Noad
Application Type: Full Application
Description of Development: Demolition of existing entrance canopy, construction of two storey side extension and front patio terrace
Site Address 40 THORNHILL ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 08/07/2015
Decision: Grant Conditionally

Item No 37

Application Number: 15/00830/TPO **Applicant:** Mrs Mary Creaven
Application Type: Tree Preservation
Description of Development: Oak - reduce branches overhanging garden by 2m to natural growth points
Site Address REAR OF 19 BOUNDARY PLACE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 38

Application Number: 15/00831/FUL **Applicant:** Plymouth One Ltd & Plymouth T
Application Type: Full Application
Description of Development: Change of use from class A5 (Takeaway) to class use A3 (Restaurant/Café) and class A5 (Takeaway)
Site Address 11 RALEIGH STREET PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 26/06/2015
Decision: Grant Conditionally

Item No 39

Application Number: 15/00832/FUL **Applicant:** Mr Paul Davis
Application Type: Full Application
Description of Development: Erection of swimming pool for domestic and commercial use
Site Address 51 TAVISTOCK ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 14/07/2015
Decision: Refuse

Item No 40

Application Number: 15/00833/FUL **Applicant:** Bank of Scotland Plc
Application Type: Full Application
Description of Development: Replacement shop front, installation of two ATMs and relocation of one ATM
Site Address 12 OLD TOWN STREET PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 07/07/2015
Decision: Grant Conditionally

Item No 41

Application Number: 15/00836/FUL **Applicant:** Mr P Gerry
Application Type: Full Application
Description of Development: Revision to extant planning permission 14/00416/FUL.
Site Address LAND AT REAR OF 69-73 MANNAMEAD ROAD
PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 02/07/2015
Decision: Grant Conditionally

Item No 42

Application Number: 15/00837/GPD **Applicant:** Mr and Mrs Ellis
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4 m, has a maximum height of 4m, and has an eaves height of 2.4m.
Site Address 16 DUNSTONE CLOSE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 26/06/2015
Decision: Prior approval not req

Item No 43

Application Number: 15/00842/LBC **Applicant:** Jacka Bakery
Application Type: Listed Building
Description of Development: Works associated with change of use from bakery A1 to Bakery and Café A3 including additional seating internally
Site Address JACKA BAKERY, 38 SOUTHSIDE STREET PLYMOUTH
Case Officer: Kate Price
Decision Date: 26/06/2015
Decision: Grant Conditionally

Item No 44

Application Number: 15/00844/FUL **Applicant:** Mr & Mrs Gary Kelly
Application Type: Full Application
Description of Development: Re-submission of application 15/00370/FUL with amendment to include entrance to annex
Site Address 2 BOURNE CLOSE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 24/06/2015
Decision: Grant Conditionally

Item No 45

Application Number: 15/00848/FUL **Applicant:** Mr and Mrs Gary Webster
Application Type: Full Application
Description of Development: Demolition of existing garage and erection of single-storey side extension
Site Address 111 WOODFORD AVENUE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 30/06/2015
Decision: Grant Conditionally

Item No 46

Application Number: 15/00852/FUL **Applicant:** Mr and Mrs M Ellis
Application Type: Full Application
Description of Development: Re-submission of 14/01988/FUL for amended rear extension
Site Address 102 STANBOROUGH ROAD PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 07/07/2015
Decision: Grant Conditionally

Item No 47

Application Number: 15/00862/FUL **Applicant:** Mr Ian Tytherleigh
Application Type: Full Application
Description of Development: Erection of detached bungalow
Site Address LAND ADJACENT 47 MILFORD LANE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/06/2015
Decision: Grant Conditionally

Item No 48

Application Number: 15/00864/FUL **Applicant:** Appeel Ltd
Application Type: Full Application
Description of Development: Replacement of windows to all elevations
Site Address 7 WYNDHAM STREET WEST PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 25/06/2015
Decision: Grant Conditionally

Item No 49

Application Number: 15/00867/FUL **Applicant:** Mr Aaron Pont
Application Type: Full Application
Description of Development: Installation of external wall insulation and loft window
Site Address 1 PENLEE ROAD STOKE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 50

Application Number: 15/00870/FUL **Applicant:** Marwood Group Pension Fund
Application Type: Full Application
Description of Development: Change of use of site to B8, providing warehouse, office and welfare facilities, car parking and other associated works'
Site Address ERNESETTLE INDUSTRIAL ESTATE,NORTH OF NORTHOLT AVENUE AND EAST OF ERNESETTLE LANE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 17/07/2015
Decision: Grant Conditionally

Item No 51

Application Number: 15/00876/FUL **Applicant:** Mrs Janet James
Application Type: Full Application
Description of Development: Retrospective application for hip to gable alterations with rear dormer, single storey rear extension and new front porch
Site Address 131 STADDISCOMBE ROAD PLYMOUTH
Case Officer: Kate Price
Decision Date: 22/06/2015
Decision: Grant Conditionally

Item No 52

Application Number: 15/00877/FUL **Applicant:** Mr James Garside
Application Type: Full Application
Description of Development: Demolition of chimney, insertion of flue and roof finish
Site Address GRANGE COTTAGES, GEORGE LANE PLYMOUTH
Case Officer: Kate Price
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 53

Application Number: 15/00878/LBC **Applicant:** Mr James Garside
Application Type: Listed Building
Description of Development: Demolition of chimney, insertion of new flue, and roof finish
Site Address GRANGE COTTAGES, GEORGE LANE PLYMOUTH
Case Officer: Kate Price
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 54

Application Number: 15/00884/PRDE **Applicant:** Mr and Mrs J and M Clark
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 108 GREEN PARK ROAD PLYMOUTH
Case Officer: Isabel Roberts
Decision Date: 03/07/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 55

Application Number: 15/00888/FUL **Applicant:** PEC Renewables Ltd
Application Type: Full Application
Description of Development: Installation of 1.1 metre high aluminium safety guardrail around the perimeter of the sports hall and dive tower roofs
Site Address PLYMOUTH LIFE CENTRE, MAYFLOWER DRIVE
PLYMOUTH
Case Officer: Robert Heard
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 56

Application Number: 15/00890/FUL **Applicant:** Mr Nicholas White
Application Type: Full Application
Description of Development: Replacement of windows, doors and gutterings
Site Address 85 DURNFORD STREET STONEHOUSE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 07/07/2015
Decision: Grant Conditionally

Item No 57

Application Number: 15/00891/LBC **Applicant:** Mr Nicholas White
Application Type: Listed Building
Description of Development: Replacement of windows, doors and gutterings
Site Address 85 DURNFORD STREET STONEHOUSE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 07/07/2015
Decision: Grant Conditionally

Item No 58

Application Number: 15/00898/PRDE **Applicant:** Mr & Mrs S Sheffield
Application Type: LDC Proposed Develop
Description of Development: Lawful development certificate for a loft conversion and rear dormer
Site Address 7 ORCHARD AVENUE PLYMOUTH
Case Officer: Isabel Roberts
Decision Date: 25/06/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 59

Application Number: 15/00900/FUL **Applicant:** Rolls-Royce Plc
Application Type: Full Application
Description of Development: Retention of two storey portacabin for a further two years
Site Address DEVONPORT DOCKYARD, SALTASH ROAD KEYHAM PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 26/06/2015
Decision: Grant Conditionally

Item No 60

Application Number: 15/00910/GPD **Applicant:** ASDA Stores Ltd
Application Type: GPDO Request
Description of Development: Notification for Prior Approval for the erection of a collection facility
Site Address 77 EXETER STREET PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 29/06/2015
Decision: Prior approval not req

Item No 61

Application Number: 15/00918/FUL **Applicant:** Mr Colin Lewis
Application Type: Full Application
Description of Development: Single storey rear extension, demolition of existing garage and construction of garage and hard standing. Access to the repositioned garage will be via the rear lane and not the main highway
Site Address 28 MOUNT BATTEN WAY PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 25/06/2015
Decision: Grant Conditionally

Item No 62

Application Number: 15/00919/FUL **Applicant:** Mr Jeremy Bunting
Application Type: Full Application
Description of Development: Change of use from C3 to C4
Site Address 7 CRANBOURNE AVENUE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 02/07/2015
Decision: Grant Conditionally

Item No 63

Application Number: 15/00920/PRDE **Applicant:** Mr P Antill
Application Type: LDC Proposed Develop
Description of Development: Single storey side extension
Site Address 7 GROSVENOR ROAD CROWNHILL PLYMOUTH
Case Officer: Isabel Roberts
Decision Date: 02/07/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 64

Application Number: 15/00921/FUL **Applicant:** Mr Christopher Holdsworth
Application Type: Full Application
Description of Development: Vehicle hardstanding
Site Address 26 PIKE ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 10/07/2015
Decision: Refuse

Item No 65

Application Number: 15/00924/PRDE **Applicant:** Mr Darren Dickson
Application Type: LDC Proposed Develop
Description of Development: Lawful development certificate for a loft conversion and rear dormer
Site Address 35 GANGES ROAD PLYMOUTH
Case Officer: Isabel Roberts
Decision Date: 25/06/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 66

Application Number: 15/00935/TPO **Applicant:** Mr Ron Wheeler
Application Type: Tree Preservation
Description of Development: Holm Oak - Fell
Site Address 18 KINGSLAND GARDENS CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 67

Application Number: 15/00937/FUL **Applicant:** Ms Rebecca Clarke
Application Type: Full Application
Description of Development: Proposed rear first floor extension and provision of new front drive for two vehicles
Site Address 16 DEAN PARK ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 17/07/2015
Decision: Grant Conditionally

Item No 68

Application Number: 15/00940/FUL **Applicant:** Mr and Mrs Thomas
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 11 GREAT BERRY ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 25/06/2015
Decision: Grant Conditionally

Item No 69

Application Number: 15/00943/GPD **Applicant:** Mr David Rea
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 5.95m, has a maximum height of 3m, and has an eaves height of 2.8m
Site Address 26 WINSTON AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 23/06/2015
Decision: Prior approval not req

Item No 70

Application Number: 15/00945/FUL **Applicant:** Mr Matthew Hill
Application Type: Full Application
Description of Development: Proposed side extension, front porch and alterations to front garden
Site Address 14 ROCKINGHAM ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 03/07/2015
Decision: Grant Conditionally

Item No 71

Application Number: 15/00946/FUL **Applicant:** Mr & Mrs Ian Walton
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 50 MERAFIELD ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 02/07/2015
Decision: Grant Conditionally

Item No 72

Application Number: 15/00949/FUL **Applicant:** Mr Terry Brookes
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 27 COBBETT ROAD HONICKNOWLE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 30/06/2015
Decision: Grant Conditionally

Item No 73

Application Number: 15/00952/FUL **Applicant:** Mr & Mrs Dean Wardle
Application Type: Full Application
Description of Development: Single storey rear and side extension
Site Address 38 LINKETTY LANE WEST PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 10/07/2015
Decision: Grant Conditionally

Item No 74

Application Number: 15/00953/FUL **Applicant:** Mr & Mrs Kevin Cooke
Application Type: Full Application
Description of Development: Single storey front extension and two storey side and rear extension
Site Address 26 POWDERHAM ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 14/07/2015
Decision: Grant Conditionally

Item No 75

Application Number: 15/00957/FUL **Applicant:** Great End Properties Limited
Application Type: Full Application
Description of Development: Variation of condition 6 of planning permission 14/02409/FUL to change the times of deliveries
Site Address LAND AT THE BROADWAY PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 06/07/2015
Decision: Grant Conditionally

Item No 76

Application Number: 15/00960/GPD **Applicant:** Plymouth Community Homes
Application Type: GPDO Request
Description of Development: Change of use from B1 office(s) to C3 residential – (1 dwelling)
Site Address 462 BUDSHEAD ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 26/06/2015
Decision: Prior approval required

Item No 77

Application Number: 15/00962/FUL **Applicant:** Mrs Gemma Mountjoy
Application Type: Full Application
Description of Development: Change of use from garage/store into an online clothing shop (B8 use with ancillary A1 use)
Site Address 61 SHALLOWFORD ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 03/07/2015
Decision: Grant Conditionally

Item No 78

Application Number: 15/00969/FUL **Applicant:** Mr Paul Woolridge
Application Type: Full Application
Description of Development: Change of use from one residential five-bed house into 3x one-bed starter flats & 1x two-bed starter flat with cycle/motorcycle spaces (Resubmission of application 15/00548/FUL)
Site Address 85 UNION STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 16/07/2015
Decision: Application Withdrawn

Item No 79

Application Number: 15/00971/TCO **Applicant:** Smiths Gore
Application Type: Trees in Cons Area
Description of Development: Remove fallen Goat Willow tree
Oak - Reduce limb over road by 3-4 metres
Site Address LAND ADJACENT THE COACH HOUSE, TAMERTON
FOLIOT ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 80

Application Number: 15/00972/FUL **Applicant:** Mr Eadie
Application Type: Full Application
Description of Development: Replacement of timber double-glazed windows and doors on south and west elevations with matching colour and style in uPVC
Site Address 16 SHACKLETON COURT PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 30/06/2015
Decision: Application Withdrawn

Item No 81

Application Number: 15/00973/FUL **Applicant:** Mr Gary Johns
Application Type: Full Application
Description of Development: Change of use from vacant shop to residential with associate changes
Site Address 54 BEACONFIELD ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 07/07/2015
Decision: Application Withdrawn

Item No 82

Application Number: 15/00974/FUL **Applicant:** Mr Lynch
Application Type: Full Application
Description of Development: Rear conservatory
Site Address 145 GREEN PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 08/07/2015
Decision: Grant Conditionally

Item No 83

Application Number: 15/00975/FUL **Applicant:** Mrs Sarah Richards
Application Type: Full Application
Description of Development: Proposed single storey rear extension
Site Address 123 HAWKINGE GARDENS PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 84

Application Number: 15/00976/FUL **Applicant:** Mrs Joyce Nicol
Application Type: Full Application
Description of Development: Single storey front extension
Site Address 26 WOLRIGE WAY PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 02/07/2015
Decision: Grant Conditionally

Item No 85

Application Number: 15/00980/FUL **Applicant:** Mr J Mitchelmore
Application Type: Full Application
Description of Development: Removal of existing single garage and construction of enlarged single vehicle garage
Site Address 28 TOR ROAD HARTLEY PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 02/07/2015
Decision: Grant Conditionally

Item No 86

Application Number: 15/00981/FUL **Applicant:** Mr and Mrs D Davies
Application Type: Full Application
Description of Development: Proposed rear and side extensions
Site Address 28 HAYE ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 08/07/2015
Decision: Grant Conditionally

Item No 87

Application Number: 15/00983/FUL **Applicant:** TSB Banking Group PLC
Application Type: Full Application
Description of Development: Installation of a new access ramp and steps within existing footpath
Site Address 36 MORSHEAD ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/07/2015
Decision: Refuse

Item No 88

Application Number: 15/00984/FUL **Applicant:** Mr Vic Laity
Application Type: Full Application
Description of Development: Proposed new pitched roof on garage to replace flat roof
Site Address 30 WOLRIGE WAY PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 02/07/2015
Decision: Grant Conditionally

Item No 89

Application Number: 15/00985/FUL **Applicant:** Mrs Sophie Roberts
Application Type: Full Application
Description of Development: Proposed single storey front extension, replacement rear extension and new pitched roof on garage to replace flat roof
Site Address 28 WOLRIGE WAY PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 02/07/2015
Decision: Grant Conditionally

Item No 90

Application Number: 15/00990/GPD **Applicant:** PEC Renewables Limited
Application Type: GPDO Request
Description of Development: Notification of prior approval for the installation, alteration, or replacement of solar photovoltaics equipment on the roofs of non-domestic buildings
Site Address TOR BRIDGE HIGH SCHOOL, MILLER WAY PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 25/06/2015
Decision: Prior approval not req

Item No 91

Application Number: 15/00995/GPD **Applicant:** PEC Renewables Ltd
Application Type: GPDO Request
Description of Development: Notification of prior approval for the installation, alteration, or replacement of solar photovoltaics equipment on the roofs of non-domestic buildings
Site Address MARINE ACADEMY PLYMOUTH, TREVITHICK ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 25/06/2015
Decision: Prior approval not req

Item No 92

Application Number: 15/00996/GPD **Applicant:** PEC Renewables Ltd
Application Type: GPDO Request
Description of Development: Notification of prior approval for the installation, alteration, or replacement of solar photovoltaics equipment on the roofs of non-domestic buildings (192kW)
Site Address MARINE ACADEMY PLYMOUTH, TREVITHICK ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 25/06/2015
Decision: Prior approval not req

Item No 93

Application Number: 15/01009/FUL **Applicant:** Mr and Mrs Rob Treeby
Application Type: Full Application
Description of Development: Side extension
Site Address 77 BELLINGHAM CRESCENT PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 94

Application Number: 15/01010/GPD **Applicant:** Mr B Parker
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellingshouse by 5.2m, has a maximum height of 3.15m, and has an eaves height of 2.82m.
Site Address 40 THORNYVILLE VILLAS PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/07/2015
Decision: Prior approval not req

Item No 95

Application Number: 15/01011/PRDE **Applicant:** Mr J Parkinson
Application Type: LDC Proposed Develop
Description of Development: Lawful development certificate for single-storey rear extension
Site Address 52 RESERVOIR ROAD PLYMSTOCK PLYMOUTH
Case Officer: Isabel Roberts
Decision Date: 15/07/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 96

Application Number: 15/01014/ADV **Applicant:** Marks and Spencer Plc
Application Type: Advertisement
Description of Development: 1no. two sided totem, 4no. window plaque, 1no. metal car park panel and 1no. Metal delivery sign
Site Address UNIT 4 CROWNHILL RETAIL PARK TAVISTOCK ROAD
PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 07/07/2015
Decision: Grant Conditionally

Item No 97

Application Number: 15/01015/FUL **Applicant:** Mr and Mrs A Mckee
Application Type: Full Application
Description of Development: Proposed side extension above existing garage and rear dormer
Site Address 20 HARTWELL AVENUE PLYMSTOCK PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 98

Application Number: 15/01017/FUL **Applicant:** Mr Paul Bartlett
Application Type: Full Application
Description of Development: Construction of hardstanding to allow parking of 2 vehicles
Site Address 302 TAUNTON AVENUE WHITLEIGH PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 02/07/2015
Decision: Grant Conditionally

Item No 99

Application Number: 15/01018/GPD **Applicant:** Mr Michael Pollard and Ms Amy
Application Type: GPDO Request
Description of Development: Change of use from B1 (office) to C3 (residential)
Site Address 34 DALE ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 02/07/2015
Decision: Prior approval not req

Item No 100

Application Number: 15/01019/GPD **Applicant:** PEC Renewables Ltd
Application Type: GPDO Request
Description of Development: Notification of prior approval for the installation, alteration, or replacement of solar photovoltaics equipment on the roofs of non-domestic buildings
Site Address PLYMOUTH LIFE CENTRE, MAYFLOWER DRIVE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 08/07/2015
Decision: Prior approval not req

Item No 101

Application Number: 15/01020/GPD **Applicant:** PEC Renewables LTD
Application Type: GPDO Request
Description of Development: Notification of prior approval for the installation, alteration, or replacement of solar photovoltaics equipment on the roofs of non-domestic buildings (145kW)
Site Address HELES SCHOOL, SEYMOUR ROAD PLYMPTON PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 08/07/2015
Decision: Prior approval not req

Item No 102

Application Number: 15/01026/TCO **Applicant:** Ms Susan Godefroy
Application Type: Trees in Cons Area
Description of Development: Monterey Cypress - Fell
Site Address 1A SEYMOUR DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 103

Application Number: 15/01029/GPD **Applicant:** PEC Renewables LTD
Application Type: GPDO Request
Description of Development: Notification of prior approval for the installation, alteration, or replacement of solar photovoltaics equipment on the roofs of non-domestic buildings.
Site Address COOMBE DEAN SCHOOL, CHARNHILL WAY PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 08/07/2015
Decision: Prior approval not req

Item No 104

Application Number: 15/01030/GPD **Applicant:** PEC Renewables LTD
Application Type: GPDO Request
Description of Development: Notification of prior approval for the installation, alteration, or replacement of solar photovoltaics equipment on the roofs of non-domestic buildings
Site Address MAYFLOWER COMMUNITY SCHOOL,41 HAM DRIVE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 08/07/2015
Decision: Prior approval not req

Item No 105

Application Number: 15/01033/FUL **Applicant:** Mr Frank Dore
Application Type: Full Application
Description of Development: Front extension for a porch and wc, and rear conservatory
Site Address 15 CUNLIFFE AVENUE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 17/07/2015
Decision: Grant Conditionally

Item No 106

Application Number: 15/01035/FUL **Applicant:** Mr Lee Damerell
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 33 NEWNHAM ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 10/07/2015
Decision: Grant Conditionally

Item No 107

Application Number: 15/01037/FUL **Applicant:** Mr and Mrs Neil Landsborough
Application Type: Full Application
Description of Development: Proposed side porch and garden room
Site Address 40 PLYMSTOCK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/07/2015
Decision: Grant Conditionally

Item No 108

Application Number: 15/01039/FUL **Applicant:** Mr William Wakeham
Application Type: Full Application
Description of Development: Construction of private motor garage
Site Address 24 ROCKY PARK ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 109

Application Number: 15/01043/TPO **Applicant:** Mr Edward Baxendale
Application Type: Tree Preservation
Description of Development: 2 Beech - Crown raise to 5m above ground level
2 Beech - Crown raise to 5m above ground level and reduce
branches over garden by 2-3m
4 Ash - Fell
Site Address THE WHITE HOUSE, PLYMBRIDGE ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 110

Application Number: 15/01044/FUL **Applicant:** Mr & Mrs Darren Pearson
Application Type: Full Application
Description of Development: Dormer extension to side
Site Address 14 HOLTWOOD ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 111

Application Number: 15/01052/FUL **Applicant:** Amigos Coffee
Application Type: Full Application
Description of Development: Change of use from A1 to A3 with external seating
Site Address 24 MOLESWORTH ROAD STOKE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 112

Application Number: 15/01055/24 **Applicant:** CTIL and Vodafone Ltd
Application Type: GPDO PT24
Description of Development: Installation of a replacement 17.50 metre high 'dual user' streetworks monopole together with replacement ground based ancillary equipment
Site Address LAND AT BEACON PARK ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 09/07/2015
Decision: Prior approval not req

Item No 113

Application Number: 15/01056/FUL **Applicant:** CTIL and Vodafone Ltd
Application Type: Full Application
Description of Development: Installation of replacement 15.00 metre high 'dual user' streetworks monopole together with replacement ground based ancillary equipment
Site Address LAND ADJACENT TO UNION STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 10/07/2015
Decision: Grant Conditionally

Item No 114

Application Number: 15/01058/TCO **Applicant:** Mr Melhuish
Application Type: Trees in Cons Area
Description of Development: Pine - Remove two low branches over no.6 and no.8 Thorn Park
Site Address 6 THORN PARK PLYMOUTH
Case Officer: Jane Turner
Decision Date: 14/07/2015
Decision: Grant Conditionally

Item No 115

Application Number: 15/01060/FUL **Applicant:** Mr Dean Cocker
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 282 ST PETERS ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 09/07/2015
Decision: Grant Conditionally

Item No 116

Application Number: 15/01063/FUL **Applicant:** Mr Ryan Dickson
Application Type: Full Application
Description of Development: Two storey side and front extensions, single storey rear extension and new garage in front garden and remodel of front elevation
Site Address 326 TAVISTOCK ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 117

Application Number: 15/01065/FUL **Applicant:** Mr Robert Coleman
Application Type: Full Application
Description of Development: Creation of a new double garage- including demolition of existing back wall
Site Address 11 BEECHWOOD TERRACE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 118

Application Number: 15/01072/FUL **Applicant:** Mrs J Yearling
Application Type: Full Application
Description of Development: New dwelling and detached garage in garden with amended access to the property via the service lane leading to the garages - as approved in application 15/00532/FUL
Site Address 11 WESTFIELD AVENUE PLYMSTOCK PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 119

Application Number: 15/01081/PRDE **Applicant:** Mrs Katja Robons
Application Type: LDC Proposed Develop
Description of Development: Lawful development certificate for loft conversion with rear dormer
Site Address 41 LESTER CLOSE PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 16/07/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 120

Application Number: 15/01082/ADV **Applicant:** Jacqui Thomson
Application Type: Advertisement
Description of Development: 1x illuminated fascia sign, 1x illuminated projecting sign and 1x illuminated ATM sign
Site Address 38 MORSHEAD ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 121

Application Number: 15/01083/FUL **Applicant:** Mr T Hollins
Application Type: Full Application
Description of Development: Re-submission of 14/01019/FUL for amended rear and side extension.
Site Address 55 UNDERLANE PLYMSTOCK PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 122

Application Number: 15/01092/FUL **Applicant:** Mr and 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: 16/07/2015
Decision: Grant Conditionally

Item No 123

Application Number: 15/01105/FUL **Applicant:** LTC Group87 Ltd
Application Type: Full Application
Description of Development: Demolition of existing outbuilding and formation of a detached three storey office building
Site Address LTC WIXENFORD FARM, COLESDOWN HILL PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 124

Application Number: 15/01107/GPD **Applicant:** Mrs J Whitnall
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.5m, has a maximum height of 3.011m, and has an eaves height of 2.235m
Site Address 17 RIFLEMAN WALK PLYMOUTH
Case Officer: Opani Mudalige
Decision Date: 01/07/2015
Decision: Application Withdrawn

Item No 125

Application Number: 15/01116/FUL **Applicant:** Premier Parking Solutions
Application Type: Full Application
Description of Development: Continue use of western zone as temporary pay and display car park for two years with boundary hoardings retained
Site Address FORMER SITE OF FOOT ANSTEY SARGENT DERRY'S CROSS PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 16/07/2015
Decision: Grant Conditionally

Item No 126

Application Number: 15/01202/GPD **Applicant:** Mr Daniel Axworthy
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 6m, has a maximum height of 3.1m, and has an eaves height of 2.3m
Site Address 76 BEARSDOWN ROAD EGGBUCKLAND PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 09/07/2015
Decision: Prior approval required

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

Application Number **13/02114/FUL**
Appeal Site **RADFORD QUARRY PLYMOUTH**
Appeal Proposal Development of site by erection of 57 new dwellings, provision of public open spaces, access road, and other associated works
Case Officer Simon Osborne

Appeal Category
Appeal Type
Appeal Decision Dismissed
Appeal Decision Date 09/06/2015
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector agreed with the Council that there would be an adverse impact on the landscape and character of the area and that the proposed development would be in conflict with Policies CS18 and CS34 of the Core Strategy which are essentially in accordance with the NPPF. The inspector also agreed that there would be a loss of important trees which would be in conflict with Policy CS18 of the Core Strategy.

The inspector agreed that the proposed development would be harmful to biodiversity and that it would be in conflict with Policy CS19 of the Core Strategy. There was insufficient focussed and clear survey work and the potential mitigation could not ensure the long term biodiversity interests of the appeal site in general and the County Wildlife Site in particular.

The inspector agreed that there would be harm arising from the increase in traffic resulting from the proposed development but did not consider this warranted a refusal reason in its own right.

The inspector considered that the setting of the listed Radford Castle would be adversely affected and this provided considerable weight against the proposed development.

In conclusion the inspector agreed with the Council that that the adverse impacts of the development described above significantly and demonstrably outweighed the significant benefit of housing which included 30% affordable homes.

Application Number **14/01279/FUL**
Appeal Site **GULLAND HOUSE, WINSTON AVENUE PLYMOUTH**
Appeal Proposal Demolition of single-storey building and erection of 3-storey student accommodation block (resubmission of 13/00873/FUL)
Case Officer Olivia Wilson

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 25/06/2015
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The Inspector concluded that the proposed building would be highly visually prominent and its height and massing would be made more dominant in the street scene due to the lack of a stepped design, unlike the adjacent dwellings in Winston Avenue which step down the hill. They concluded that the building would be a visually discordant presence. It would therefore have a harmful effect on the character and appearance of the area, contrary to policies CS02 and CS34. It would also conflict with paragraphs 17, 57, 58 and 64 of the NPPF.

Application Number **14/01530/FUL** **Page 100**
Appeal Site **56 STATION ROAD KEYHAM PLYMOUTH**
Appeal Proposal Change of use of first floor to 2 bedroom flat
Case Officer Rebecca Boyde

Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 22/06/2015
Conditions
Award of Costs Awarded To

Appeal Synopsis

PCC recommended refusal however the appeal was allowed. The inspector agreed that there will be some reliance on private car use but stated that a number of streets within close proximity can be used for parking as there are no restrictions in place. With this in mind the inspector did not consider that there would be illegal parking within Station Road due to the high volume of parking within the vicinity the proposal was there for deemed acceptable and conditions were attached relating to completion within three years and approved drawings. The inspector did not agree with the refusal reasons and policies CS28 and CS34.

Application Number **14/01884/FUL**
Appeal Site **60 WOODFORD AVENUE PLYMOUTH**
Appeal Proposal Erection of new dwelling
Case Officer

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 26/06/2015
Conditions
Award of Costs Awarded To

Appeal Synopsis

Appeal dismissed - Inspector agreed with the case officers decision based on policies CS02 and CS34. The inspector stated that the sub-division of this property and the creation of a new dwelling as proposed would be out of character with the existing layout and form of residential development prevalent in the area and harmful to local amenities. The inspector noted that a similar dwelling has been erected within the vicinity however this does not create a precedence for new dwelling within garden areas and the appeal was therefore dismissed.

Application Number **14/02068/FUL**
Appeal Site **854 WOLSELEY ROAD PLYMOUTH**
Appeal Proposal Retrospective application for extension and alterations to balcony (amendment to permission 14/00864/FUL)
Case Officer Liz Wells

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 16/06/2015
Conditions
Award of Costs Awarded To

Appeal Synopsis

The Inspector agreed with the Council that the screen, as erected, was inadequate to protect the residential amenity of the neighbouring occupiers in terms of privacy contrary to policy CS34 of the Plymouth Local Development Framework Core Strategy (2007) and a core principle of the National Planning Policy Framework, which is to always seek to secure a good

standard of amenity for all existing and future occupants of land and buildings. The Inspector carefully considered the impact relative to the situation before the balcony and made reference to the differences between the screen erected and the higher screen previously granted planning permission. He noted that although the ability of persons on the balcony to look directly into the neighbour's living space would be limited to a deliberate act of them craning their neck, their presence in this location would be visually intrusive and perceived as being highly invasive.

Appeal dismissed and harm identified so compliance with the permitted scheme will be pursued.

Note:

Copies of the full decision letters are available at <http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>.

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