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Democratic Support

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Published 15 September 2015

PLANNING COMMITTEE

Thursday 24 September 2015

4 pm

Council House, Plymouth (Next to the Civic Centre)

Members:

Councillor Stevens, Joint Chair in the Chair.

Councillor Nicholson, Joint Chair.

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

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

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Tracey Lee

Chief Executive

PLANNING COMMITTEE

AGENDA

PART I – PUBLIC MEETING

1. APOLOGIES

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

2. DECLARATIONS OF INTEREST

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

3. MINUTES (Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 27 August 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 SITE TO THE WEST OF ERNESETTLE LANE, PLYMOUTH (Pages 7 - 30) 15/01377/FUL

Applicant:	PEC Renewables Ltd
Ward:	Honicknowle
Recommendation:	Grant Conditionally

6.2 TREE PRESERVATION ORDER - LANDS PARK/CHURCH ROAD, PLYMOUTH (Pages 31 - 36)

Ward: Plymstock Radford
Recommendation: Confirm Tree Preservation Order 503

6.3 47A NORTH ROAD EAST, PLYMOUTH 15/01251/FUL (Pages 37 - 62)

Applicant: GE Developments Ltd
Ward: Drake
Recommendation: Grant Conditionally subject to S106 Obligation

7. PLANNING APPLICATION DECISIONS ISSUED (Pages 63 - 108)

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 17 August to 14 September 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 to view online at:
<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

8. 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.

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Planning Committee

Thursday 27 August 2015

PRESENT:

Councillor Nicholson, Joint Chair in the Chair.

Councillor Stevens, Joint Chair.

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

Also in attendance: Peter Ford (Planning Lead Officer), Mark Lawrence (Lawyer) and Helen Rickman (Democratic Support).

The meeting started at 4 pm and finished at 6.10 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.

30. DECLARATIONS OF INTEREST

In accordance with the code of conduct, the following declarations of interest were made in regards to an item under consideration at this meeting –

Name	Minute No. & Item	Reason	Interest
Councillor Stevens	Item 6.3 Meze Grill, Sutton Harbour, Plymouth, 15/01367/FUL	A public speaker on this item is known to him.	Personal
Councillor Tuohy	Item 6.3 Meze Grill, Sutton Harbour, Plymouth, 15/01367/FUL	A public speaker on this item is known to her.	Personal

31. MINUTES

Agreed that the minutes of the meeting held on 30 July 2015 were an accurate record of the meeting subject to a change to the voting schedule clarifying that both Councillors Ricketts and Jon Taylor were present at the meeting however were listed as 'absent' for items 6.4 or 6.5 due to them speaking to the Committee in their capacity as Ward Member:

Item 6.4	Land Adjacent Plumer Road, Plymouth 15/00303/FUL	Councillor Jon Taylor spoke to the Committee in his capacity as Ward Councillor for Budshead and therefore did not vote on this item.
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Item 6.5	44 Sutherland Road, Plymouth, 15/01003/FUL	Councillor Ricketts spoke to the Committee in his capacity as Ward Councillor for Drake and therefore did not vote on this item.
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32. **CHAIR'S URGENT BUSINESS**

Peter Ford (Planning Lead Officer) advised Members that amended plans for the 'Former Plymouth Preparatory School, Beechfield Grove, Plymouth, 15/01168/FUL' item had been submitted by developers following the site visit held on Tuesday 25 August 2015. It was considered that a further 14 day period of consultation was required to consider the amended plans therefore it was suggested that this item was deferred to a future Planning Committee meeting.

Members unanimously agreed to defer this item.

(Councillor Nicholson's proposal to defer the 'Former Plymouth Preparatory School, Beechfield Grove, Plymouth, 15/01168/FUL' item, having been seconded by Councillor Stevens, was put to the vote and declared carried).

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

There were no questions from members of the public.

34. **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.

35. **54 BEACONFIELD ROAD, PLYMOUTH, 15/01254/EXUS**

Mr Gary Johns
Decision:
Issue Certificate – Lawful Use Cert (Ex)

36. **15 CHALLOCK CLOSE, PLYMOUTH, 15/01224/PRDE**

Mr and Mrs S. Saunders
Decision:
Issue Certificate – Lawful Use Cert (Pro)

37. **MEZE GRILL, SUTTON HARBOUR, PLYMOUTH, 15/01367/FUL**

Mr Paris Oxiniou
Decision:

Application **REFUSED** on the grounds that the application was contrary to policies CS28 sub-section 2 and CS34.

(The Committee heard from Councillor Penberthy, Ward Member, speaking against the application).

Councillor Stevens' proposal to grant the application subject to a restriction in hours of usage (between 12-3pm and 5-10pm everyday), a restriction on the use of the decking (between April to September), restriction on the occupation of the decking, and a condition relating to the protection of the cobbles, having been seconded by Councillor Bridgeman, was put to the vote and declared lost).

A Planning Committee site visit was held on Tuesday 25 August 2015 in respect of this application).

38. **68-70 CORNWALL STREET, PLYMOUTH, 15/01184/FUL**

Winners

Decision:

Application **REFUSED** on the grounds that the application was contrary to policy CS10.

(The Committee heard from Councillor Tuffin, Ward Member, speaking against the application).

The Committee heard from a speaker in support of the application).

(Councillor Darcy's proposal to refuse the application on the basis on CS10, seconded by Councillor Ken Foster, was put to the vote and declared carried.)

39. **FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE, PLYMOUTH, 15/01168/FUL**

Agreed that this item is deferred.

Please refer to minute 32 'Chair's Urgent Business' for more information.

40. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 20 July to 16 August.

41. **APPEAL DECISIONS**

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

42. **EXEMPT BUSINESS**

There were no items of exempt business.

SCHEDULE OF VOTING

*****PLEASE NOTE*****

A schedule of voting relating to the meeting is attached as a supplement to these minutes.

PLANNING COMMITTEE – 27 August 2015

SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	54 Beaconfield Road, Plymouth 15/01254/EXUS	Unanimous				
6.2	15 Challock Close, Plymouth, 15/01224/PRDE	Unanimous				
6.3	Meze Grill, Sutton Wharf, Sutton Harbour, Plymouth 15/01367/FUL Proposal to grant the application	Councillors Bridgeman and Stevens.	Councillors Mrs Bowyer, Darcy, Sam Davey, Ken Foster, Jarvis, Kelly, Nicholson, Ricketts, Kate Taylor, Jon Taylor and Tuohy.	Councillor Ricketts.		
6.4	68-70 Cornwall Street, Plymouth 15/01184/FUL Proposal to refuse the application	Councillors Mrs Bowyer, Darcy, Sam Davey, Ken Foster, Jarvis, Kelly, Nicholson, Ricketts and Jon Taylor.	Councillors Bridgeman, Stevens, Kate Taylor and Tuohy.			
6.5	Former Plymouth Preparatory School, Beechfield Grove, Plymouth 15/01168/FUL Proposal to defer the application	Unanimous				

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PLANNING APPLICATION REPORT



Application Number 15/01377/FUL

Date Valid 22/07/2015

Item 01

Ward Honicknowle

Site Address

SITE TO THE WEST OF ERNESETTLE LANE, PLYMOUTH

Proposal

Solar Photo Voltaic farm development, capable of generating 4.1MW electricity including perimeter fencing, PV array and racking system, inverter houses, sub-stations, access track, CCTV and infra-red lighting, cabling, temporary construction compound and associated landscape and ecological mitigation and enhancement measures.

Applicant

PEC Renewables Ltd

Application Type

Full Application

Target Date

21/10/2015

Committee Date

**Planning Committee: 24
September 2015**

Decision Category

Recommendation is contrary to a Development Plan Proposal and the officer recommendation is to grant

Case Officer

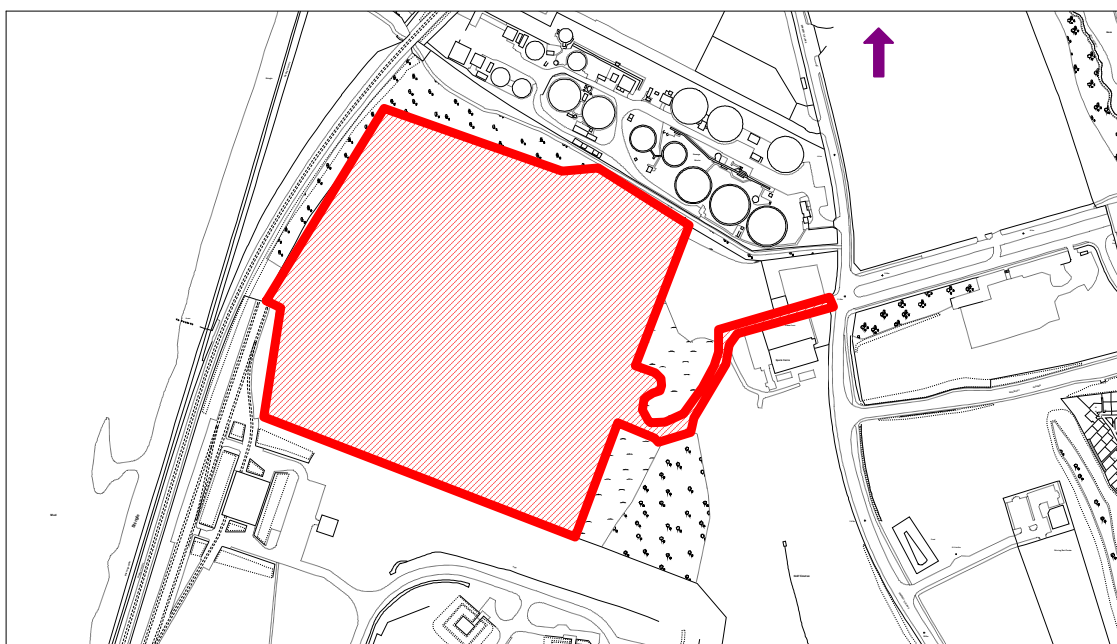
Robert McMillan

Recommendation

Grant Conditionally

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1. Description of site

The application site is in the west side of Ernesettle Lane between the South West Water (SWW) treatment works site to the north and the Ministry of Defence (MOD) Defence Storage and Distribution Agency (DSDA) armaments depot to the south. There is a motor cross circuit former sports hall to the east and the Plymouth to Gunnislake railway line on the western boundary beyond which is the River Tamar. There is commercial development further to the north and north east north east.

The site is 7.35 ha and was used for playing fields many years ago and there is an old goal post and fencing tall posts on the western part of the site. The vegetation is a mixture of rough grass, scrub and brambles. The Royal Albert Bridge grade I listed building and Tamar Bridge are visible to the south west as is the vegetation around Ernesettle Battery scheduled ancient monument to the south east.

The nearest dwellings lie 380m to the east in Chivenor Avenue and Gravesend Walk and 700m to the south east in Ernesettle Crescent.

In terms of ecological interest, there are no designated sites present within the site. The Plymouth Sound and Estuaries Special Area of Conservation (SAC), the Tamar Estuary Special Protection Area (SPA), the Tamar/Tavy Estuary Site of Special Scientific Interest (SSSI), and the Tamar Estuaries Marine Conservation Zone lie within 50m west of the Site. The Tamar Valley Area of Outstanding Natural Beauty (AONB) is approximately 300m to the north east. The site has been identified by PCC as a biodiversity network site as it acts as a buffer to the adjacent Ernesettle Complex County Wildlife Site grasslands.

2. Proposal description

The application is for a solar photo voltaic (PV) farm which is capable of generating approximately 4.1 MW of electricity per annum. Over the course of a year the proposal would generate approximately 4,260,000 kWh of renewable electricity, equivalent to the average annual demand from 1,014 homes. The carbon dioxide (CO₂) savings over 25 years would be 17,120 tonnes.

The PV panels will be sited in rows running west to east so that they face south. They will be in two blocks either side of the public sewer that crosses the site. They will be mounted on metal frames. Each panel will measure 1.36 by 1.16m with a maximum height of 2.9m above ground level including a ground clearance of 0.5m. There would be in the region of 16,000 panels. Other plant and equipment will include:

Four Inverter houses that convert the Direct Current (DC) generated by the solar panels to Alternating Current (AC) so that it can be exported to the local electricity network. Each unit will be up to 9m long by 3m wide by 3 m high;

A transformer building up to 6m long by 2.5m wide and 2.8m high. It will be located on the eastern edge of the site within the area identified for the temporary construction compound;

A district network operator (DNO) substation up to 6m long by 6m wide and 4m high in the eastern part of the site as close as possible to the connection point

but where it will be relatively visually contained;

Up to 15 CCTV camera with infra-red cameras mounted on poles 3.5 high around the perimeter of the site; and

Cabling.

The site will be bounded by a 2m high metal weld fence.

Access will be from the existing track off Ernesettle Lane.

3. Pre-application enquiry

There were pre-application discussions and correspondence in April and May 2015, reference 15/00574/MAJ. Officers alerted the applicant to the comments from consultees and the appraisals, surveys and reports required for the application. The main issues related to: the MOD safeguarding; the impact on the nature conservation designated sites and local ecology, the effect on the landscape and the impact on the historic environment. At this time the main controversial issue related to the loss of the playing pitches. Officers advised the applicant that if these issues could be resolved officers could be likely to make a favourable recommendation.

4. Relevant planning history

15/01135/ESR10 – Application for a screening opinion if the proposal is Environmental Impact Assessment (EIA) development – NOT EIA development.

In the past the land was reclaimed marshland, then used for landfill. More recently it was used as sports pitches for Plymouth University. This used ceased in 2002 and since then it has been unused and has returned to rough grassland, scrub and brambles.

5. Consultation responses

Ministry of Defence (MOD) Defence Infrastructure Organisation (DIO)

No objection.

The proposed site occupies the inner explosive safeguarding zone surrounding Defence Munitions Ernesettle. If permission is granted a condition should be attached to ensure that the applicant provides the schedule of works to the DIO to meet MOD explosives licensing requirements.

Natural England (NE)

Internationally and nationally designated sites

No objection

The application site is in close proximity to European designated sites (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect their interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application site is in close proximity to the Plymouth Sound and Estuaries Special Area of Conservation (SAC) and the Tamar Estuaries Complex Special

Protection Area (SPA) which are European sites. The Tamar Estuaries Complex SPA is also notified at a national level as the Tamar-Tavy Estuary Site of Special Scientific Interest (SSSI).

In advising the authority on the requirements relating to Habitats Regulations Assessment, and to assist you in screening for the likelihood of significant effects, based on the information provided, Natural England offers the following advice:

- the proposal is not necessary for the management of the European site; and
- that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment

Protected species

No objection

Natural England advises that the mitigation proposed in the Ecological Mitigation and Enhancement Strategy, updated August 2015 and submitted with this application, should be made a condition of any permission given for the development of this site.

Protected landscapes

No comment and the Authority should seek advice from the Tamar Valley AONB management team.

Other matters

The application should include measures to enhance the biodiversity of the site.

NE would expect the Authority to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

- local sites (biodiversity and geodiversity);
- local landscape character; and
- local or national biodiversity priority habitats and species.

Historic England (HE)

HE stated that there is limited information in the heritage assessment on the impact on the important heritage assets of the Royal Albert Bridge and Ernesettle Battery. It would have been extremely useful to have had a commentary provided on lines of sight from the battery, in terms of the defensive context of its setting. It is not clear how the screening vegetation between Ernesettle Battery and the application site is controlled and would be managed. The Authority should address these matters. It is not necessary to contact HE again.

Environment Agency

No objection subject to conditions on ground contamination

Marine Management Organisation

No comments received.

Network Rail (NR)

No objection in principle. NR would not want there to be risk of reflection distracting train drivers or affecting signalling. The safety of the railway is paramount and any potential risk from adjacent development should be minimised as far as possible.

Network Rail would expect the applicant to demonstrate that the panels are either not reflective or that appropriate fencing/mitigation or other screening is erected between the railway and the solar panels to avoid this happening.

Post-construction creation of vegetation piles, rubble piles and invertebrate habitats within 200m of Network Rail property may create future ecological issues, with regards to the presence of protected species etc.

Fencing at least 1.8m high should be provided on the boundary with the railway land to prevent trespass.

Drainage should not affect railway land. NR provides further standard points on layout, piling, excavations/earthworks, landscaping and plant scaffolding and cranes.

Cornwall County Council

No comments received.

Tamar Valley Area of Outstanding Natural Beauty Management Team

No comments received.

Local Highway Authority

No objection subject to a code of practice condition to include details of the expected number and times of daily construction vehicle movements to and from the application site.

Public Protection Service

No objection subject to the land quality condition.

Sport England (SE)

SE does not object. The land was last used as sports pitches. Although this ceased some time ago evidence on abandonment has not been fully considered.

The applicant has provided a response from the MOD DIO Safety Environment & Engineering on the MOD Explosives Safeguarding Zone. The MOD would object to the use of the land for designated sports pitches and associated facilities as it would put the public using such facilities at unnecessary increased risk of life.

The emerging Plymouth Plan for Pitches (Playing Pitch Strategy) notes a shortage of playing pitches but given the risks of the site within the MOD Safeguarding area it omits this site. SE sought the advice from the Football Association (FA). The FA concluded that given the constraints of the site it

is not a viable option to bring the playing pitches back into use and, even if it was there would be an objection from the MOD. SE concludes that the application meets one of its exceptions in its policy E3 as the development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch.

Economic Development Department

The Economic Development Department supports the application. This proposal provides economic activity whilst complying with the MOD's safeguarding restrictions. This development is a joint venture between two Plymouth based social enterprises where income is retained for community purposes across Plymouth including the neighbourhoods immediately adjacent to the site. This type of facility contributes to PCC's explicit goals of making Plymouth a 'green city.' There is opportunity for residents to share in the social project.

Police Architectural Liaison

No objections.

South West Water (SWW)

A public sewer crosses the site. No development should encroach within 4m of the sewer. If it does the sewer would need to be diverted at the developer's expense.

SWW would not allow surface water drainage to discharge to a combined or foul sewer so the development will need to include a sustainable urban drainage system (SUDS).

Wales and West Utilities (WWU)

There is a main gas pipe running along Ernesettle Lane. The applicant should consult with WWU before starting work.

Saltash Town Council

Noted.

6. Representations

There are two letters of representation making the following points:

1. Harm to the landscape especially when viewed from Saltash; and
2. The site is "teeming with wildlife" and would expect at the least that species surveys will be carried out.

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). In the case of this application, it also comprises Waste Development Plan Document.

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; and

8. Analysis

1. The application is reported to committee because it is substantively contrary to a proposal in the Local Development Framework – Proposal W2 of the Waste DPD, 2008 - and the officers' recommendation is to grant.

2. The report explains that this proposal now has limited weight as a material consideration owing to substantial changes to waste management since the Waste DPD was published.

Introduction

3. This application has been considered in the context of the development plan, the draft Plymouth Plan, the Framework, other policy documents as set out in Section 7 and other material considerations.

4. The main issues with this application are the principle of the development with regard to the site's allocation as a strategic waste site in the Waste DPD, the previous sports playing field use, MOD Defence Infrastructure Organisation (DIO) safeguarding policy and greenscape policy; impact on the international and national conservation designated sites and nature conservation; impact on the setting of historic assets; impact on the landscape; effect on the adjoining railway line; and effect on living conditions.

5. The policies applicable to this application are: Core Strategy policies CS01 Development of Sustainable Linked Communities, CS02 Design, CS03 Historic Environment, CS18 Plymouth's Green Space, CS19 Wildlife, CS20 Sustainable Resource Use, CS21 Flood Risk, CS22 Pollution, CS25 Provision of Waste Management, CS28 Local Transport Considerations, CS30 Sport, Recreation and Children's Play Facilities, CS33 Community Benefits/Planning Obligations and CS34 Planning Application Considerations; Waste Development Plan Document Proposal W2 Land West of Ernesettle Lane and Policy W9 Applications for development affecting existing, proposed or allocated waste management facilities; national Planning Policy Framework paragraphs 7,14, 17, 32, 56-58, 73-74, 93-94, 97-99, 103, 105, 109, 113, 115, 117-118, 120-121, 123, 126, 128-129 and 131-134; and Plymouth Plan policies 2 Delivering a city of sustainable linked neighbourhoods, 26 Enhancing Plymouth's sporting facilities, 27 Delivering Plymouth's natural network, 28 Reducing carbon emissions and adapting to climate change, 29 Dealing with flood risk, 31 Promoting Plymouth's heritage, 32 Place shaping and the equality of the built environment, 33 Safeguarding environmental quality, function and amenity, 39 Enhancing Plymouth's 'green city' credentials and 43 Principles for development in Plymouth's urban fringe.

Environmental Impact Assessment (EIA)

6. Officers screened the application as to whether the proposal is EIA development requiring an Environmental Assessment. This applies when schemes are:

- a. for major developments which are of more than local importance;
- b. for developments which are proposed for particularly environmentally sensitive or vulnerable locations ; and
- c. for developments with unusually complex and potentially hazardous environmental effects.

Officers decided that the proposal did not meet any of these criteria and is not EIA development.

Background

7. The Applicant is PEC Renewables Ltd, Community Benefit Society set up by Plymouth Energy Community (PEC) to fund and install community-owned renewable energy in Plymouth.

8. The development will also provide financial benefits to the Four Greens Community Trust (FGCT), a new Community Economic Development Trust. It aims to create more jobs, training and

enterprise opportunities and improve services and facilities in Ernesettle, Whitleigh, Honicknowle and Manadon.

9. The site is owned by PCC (the land owners) but there is an arrangement that FGCT will benefit from income from the ground rent from the solar development. The organisations aim to use this proposed development to raise funds for community benefit schemes in addition to achieving a return for local investors delivering vital renewable energy.

Community engagement

10. The applicant took part on pre-application discussions which informed the content of the application taking on board officer and consultee advice.

11. The Statement of Community engagement and benefit concluded that:

“The report tables the results of initial community consultation which shows very high levels of local support for the development proposal. Nine local community events have been held or attended with a view to exploring peoples support for the idea of a community owned solar array.

From the 127 people that have responded to a survey :

- 87% Agree or Strongly Agree that the site adjacent to Ernesettle Lane is appropriate for a solar array;*
- 82 % Agree or Strongly Agree feel the potential for community ownership of the solar array is important; and*
- 95% Agree or Strongly Agree feel that income from the solar array going to local organisations with a community purpose is important.”*

Principle of development

12. The site is unused land and is mixed rough grassland and scrub. It had been used by the University as playing fields. This use ended in 2002.

MOD Ernesettle Explosive Storage Area inner safeguarding zone

13. All of the site falls within the MOD Ernesettle Explosive Storage Area inner safeguarding zone where development is severely restricted. The MOD DIO does not object to the proposal because it would not lead to people congregating at the site and would not lead to increased risk of danger to life. But it would object if the playing field used resumed on a formal basis with regular use with associated facilities such as changing rooms and a club house.

Waste management

14. Core Strategy policy CS25 deals with waste management and seeks to identify sites to accommodate strategic waste management and treatment infrastructure to meet the needs for municipal, commercial and industrial and construction/demolition waste for the city and adjoining areas. It identifies land west of Ernesettle Lane as a potential area for such a site. Proposal W2 of the Waste DPD allocates as a strategic integrated waste management site to support the sustainable management of municipal waste and/or commercial and industrial waste arising from within Plymouth

and potentially from adjoining areas having regard to the plan period and beyond. Part 3.a accepts that development would be restricted in the western part - ie this application site – because of the MOD safeguarding area.

15. Since the adoption of the Core Strategy in 2007 an important material consideration is the completion of the North Yard Energy from Waste plant that will be fully operational this September. This takes up the capacity for strategic municipal waste for the city and adjoining area and for some of the strategic industrial and commercial waste.

As part of the Plymouth Plan process the Council commissioned the “Review of Waste Strategy, Future Needs and Sites, 2014” to inform the plan on strategic waste requirements. It concludes in 6.2 that:

“It is anticipated that no further municipal waste management capacity will be required during the lifetime of the plan”.

16. In 6.3 it states that:

“It is concluded that sufficient permitted capacity exists for management of commercial and industrial waste within Plymouth and just on its boundaries. As such it is recommended that the Plymouth Plan does not need to identify any additional sites for the treatment/disposal of commercial and industrial waste.”

17. On these findings it is fully expected that the land and adjoining land’s allocation as a strategic waste management site will be formally deleted in the Plymouth Plan.

18. Policy W9.2 of the Waste DPD states that development can be allowed on proposed waste management facilities if:

“The waste management facility, proposed or existing, is no longer required or is not suitably located in relation to its function and impacts, and there is adequate capacity in the City, or in proximity to the source of the waste, now and in the future to manage the waste that the facility treats.”

19. Officers believe that this exemption applies and that the proposed use is acceptable in waste management terms and that proposal W2 now has very limited weight as a material consideration.

Greenscape

20. The site is part of Greenscape area 46. It performs a number of greenscape functions. It has citywide significance for informal recreation, separation/buffer and as access corridor and district significance as an access corridor. When the analysis was done several years ago it identified the function of sport and formal recreation having citywide significance. Officers believe that this no longer applies in reality given the severe constraints imposed by the MOD safeguarding requirements.

21. The site will lose its open character as the solar panels will be sited closely together but it would be for a temporary period, albeit for 27 years so the land could revert to its open character if the solar farm use was not renewed.

22. The proposal would not improve the accessible green space but it is not accessible at the moment and is constrained by its safeguarding status. The nature conservation value of the site would be retained and enhanced as explained in the 'Local nature conservation issues' section below.

23. For these reasons officers believe that the proposals would not cause undue harm to the city's greenscape and would not conflict with Core Strategy policy CS18 and Plymouth Plan policy 27.

Former sporting use

24. At the pre-application stage Sport England (SE) raised objections on grounds of loss of the playing fields. Since then it has reviewed its position. It does not accept that a case for abandonment had been made. But it does accept that it would be unviable to put the land back into sporting use which would also raise objections from the MOD. As such it complies with Sport England's exceptions policy E3 in its "Policy on planning applications for development on playing fields". Core Strategy policy CS30 seeks a presumption against development leading to a loss of sporting facilities unless there is an excess of provision or alternative facilities would be provided. Officers agree with SE that the site cannot be considered as a viable and usable sporting facility as it would conflict with the MOD's safeguarding requirements. For this reason the site is excluded in the Council's draft Plan for Playing Pitches, 2015.

25. Officers do not believe that the restriction advised in paragraph 74 of the National Planning Policy Framework (The Framework) is not strictly applicable as officers no longer regard the land as a sporting facility. It is open space that will be developed but for a worthwhile use in accordance with other parts of the Framework. It is a temporary use, albeit for a lengthy period of 27 years, so it is possible that the land could revert to an open land use.

Renewable energy

26. The proposed solar farm would generate about 4.1MW of renewable electricity a year which equates to the average annual demand for just over 1,000 homes. The carbon dioxide (CO₂) savings over 25 years would be 17,120 tonnes. It fully complies with the agenda for promoting sustainable development by reducing the generation of CO₂ and mitigating and adapting to climate change to comply with CS policy CS20 and paragraph 7 of the Framework. Paragraphs 93 – 98 fully support the use and supply of renewable and low carbon energy making reference to supporting community-led initiatives for renewable and low carbon energy (97) and local planning authorities should approve such an application if its impacts are (or can be made) acceptable (98).

27. The government has produced recent advice on solar farms in the National Planning Policy Guidance (NPPG). It states that authorities should encourage them on brownfield land or non-agricultural land. Although the site is not brownfields land it is not farm land and has limited landscape value. The NPPG raises other matters including landscape, historic environment and living conditions which are covered in other sections of the report.

28. The proposal also complies with Draft Plymouth Plan policy 28 that seeks to reduce carbon emissions and adapting to climate change in particular:

"2. Supporting and enabling the installation of renewable and low carbon energy generation capacity, including encouraging community owned installations and identifying land for large scale renewable energy installations."

29. For all of the reasons outlined above officers believe that the principle of the proposed solar farm at this site is acceptable in compliance with national and local policy.

International and national designated nature conservation areas

30. The site is not in a sensitive location but is located close to several sensitive designated areas focussing on the River Tamar. These are:

Plymouth Sound and Estuaries Special Area of Conservation (SAC);

The Tamar Estuaries Complex Special Protection Area (SPA);

Tamar Estuary Sites Marine Conservation Zone (MCZ); and

The Tamar-Tavy Site of Special Scientific Interest (SSSI).

31. These are designated for the estuarine landscape and habitats which support associated species including overwintering wildfowl and waders, such as, overwintering avocet *Recurvirostra avosetta* and overwintering and passage little egret *Egretta garzetta* and their landscape quality.

32. The site is located approximately 50m at its closest point to Plymouth Sound and Estuaries Special Area of Conservation (SAC), Tamar Estuary (Tamar Tavy Estuary) Special Protection Area (SPA) and Tamar/Tavy Estuary Site of Special Scientific Interest (SSSI). These are primarily designated for their importance for over-wintering waterfowl. The applicant's ecologists and officers believe that the site is unlikely to support roosting or foraging wetland and wading birds as there is an absence of open grassland areas or saltmarsh which would allow waterfowl to have a clear view to avoid predation. Due to the proximity to the estuary, there is potential for indirect noise disturbance of overwintering birds during key points in construction. This would be mitigated by erecting the panels close to the designated sites in a limited number of sessions. Visual or direct disturbance such as operations linked to the setting of the racking posts into the ground is considered unlikely as the main railway line embankment is raised above the site, forming an effective screen between the site and the estuary.

33. In addition, in the absence of suitable control measures there is also potential for runoff effects during construction that may affect water quality of the estuary. This would be avoided by the construction phase following the best practice guidance including the Environment Agency's.

34. The application will have limited effects on the designated areas and protected species and both NE and officers and does not require a Habitats Regulations Assessment.

35. Natural England does not raise objections.

36. For these reasons officers believe that the proposal would not harm the international and national protected areas and species and complies with Core Strategy policy CS19 paragraphs 109, 113 and 118 of the Framework and Plymouth Plan policy 27.

Local nature conservation issues

37. In addition to the international and national designated sites the site is identified as a biodiversity network site as it acts as a buffer to the adjacent Ernesettle Complex County Wildlife Site grasslands.

38. The site comprises "mosaic" of flower semi-improved grassland bounded by scrub with areas of bare ground and piles of rubble. The surveys revealed that the site supports a population of slow

worms. There were no signs of badger activity and it is likely that the site is used by bats for commuting and foraging.

39. The main mitigation and enhancements include: retention of 0.4ha of scrub along the northern, southern and western boundaries; management of the scrub and grassland; and creation of three rubble piles and vegetation piles for use by invertebrates, amphibians, reptiles including slow worms and small mammals.

40. Officers are satisfied that these measures will safeguard the ecological interest and value of the site to comply with Core Strategy policy CS19, paragraphs 109, 113 and 118 of the Framework and Draft Plymouth Plan policy 27.

Landscape and Visual Impact

41. The Tamar Valley Area of Outstanding Natural Beauty (AONB) lies 350m to the east and 550m to the north. Solar farms have the potential to have a significant impact on the landscape as seen by the one nearby in the South Hams west of Tamerton Foliot north of Ernesettle.

42. The applicant has submitted a Landscape and Visual Appraisal that is consistent with the Guidelines for Landscape Visual Impact Assessment (GLVIA) 2013. The view points and photomontage locations were identified with the Local Authority during the pre-application process. The site is low lying situated between the MOD Defence Munitions site and South West Water treatment works with commercial and industrial land to the north and east. Officers agree with the conclusions of the appraisal that the substantial impacts are limited to the site itself and impacts on landscape character or visual impacts beyond the site are not substantial in nature. Whilst the change to the site will be substantial it is temporary and must be read in the context of the site which is an industrialised area with an 'urban fringe' character which currently contains a number of significant man-made structures.

43. Officers consider that the proposal would not cause harm to the wider landscape, in particular the Tamar Valley AONB and complies with Core Strategy policies CS01, CS02, CS18 and CS34, paragraphs 17 and 115 of the Framework, the relevant part of the Planning Policy Guidance and Draft Plymouth Plan policies 9, 32 and 43.

Impact on the historic environment

44. The following legislation and material considerations have been taken into account in addition to the policies cited above in the "Introduction" section: Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act; The National Planning Practice Guidance (NPPG) particularly the Section: Conserving and Enhancing the Historic Environment; The 2011 English Heritage publication: "*The Setting of Heritage Assets*"; and recent case law in particular *East Northamptonshire DC v. Secretary of State for Communities and Local Government* (known as the 'Barnwell Manor' case), 2014.

45. The designated heritage assets most likely to be affected by the development identified in the revised Heritage Statement dated August 2015, are:

Ernesettle Battery – mid 19th century extension of the Palmerston defences for Plymouth, with additional World War II additions – a Scheduled Ancient Monument;

Agaton Fort – a Palmerston Fort site – and a Scheduled Ancient Monument;

The Royal Albert Bridge – grade I listed – railway bridge designed by Brunel and completed in 1859, and which has recently undergone extensive refurbishment; and
St Budeaux Church – grade II* listed building.

46. Ernesettle Battery is completely clad and screened in vegetation and trees when viewed from inside and just outside the application site, and with the intervening MOD buildings too this presents a valuable screen. Officers visited the site of the Battery at close distance from the north side, off Ernesettle Crescent, and the Battery structure and any additions were impossible to perceive from the public realm in that direction, as viewed from just outside the MOD site. The apparent moth-balling of this structure by the MoD has had a good effect, if only by default of neglect.

47. Historic England comment is valid concerning the screening around the Battery. The Battery is not in the applicant's ownership so the applicant has no control over its retention. However the adjacent buildings owned by the MOD will also have potential to have an impact on the setting of the Battery if the vegetation were removed.

48. Agaton Fort is not visible from the site through vegetation and trees and, by virtue of distance and topography, is screened by extensive vegetation and there is no impact at all on this heritage asset.

49. The Royal Albert Bridge is a grade I listed structure and is visible when viewed from the site and is screened to a certain extent by Tamar (road) Bridge. The setting of this listed building is therefore to be given great weight in consideration of this application. The argument in the heritage statement that a person is not able to view the site from Royal Albert Bridge is not the only consideration with regard to setting and is only part of the consideration. The consideration is also how the heritage asset is viewed from the site itself or if both can be viewed together from elsewhere. In this instance officers consider there is not a significant impact on or from the heritage asset of the bridge.

50. The upper part of the grade II* listed Church of St Budeaux and its tower, is only just visible from the site where it is more open but there is no significant impact.

51. On the archaeological merits of the site officers agree with the applicant's consultant that, as this site is on reclaimed land, there is unlikely to be archaeological potential on this site.

52. The proposed development on this site, for the proposed solar array development, including the modestly sized buildings, will be suitably screened, and is near to significant industrial and commercial buildings and other structures, is not likely to have an adverse impact on the settings of the scheduled Ancient Monuments listed buildings nearest to the site. As such their settings will be protected and the application complies with Core Strategy policy CS03, paragraphs 126, 129 and 131-132 of the Framework and Draft Plymouth Plan policy 31.

Living conditions

53. The application will have limited impact on the living conditions of the occupiers of dwellings given the distance they are from the site. A few properties in Ernesettle Crescent, St Budeaux Green

and in the souther part of Ernesettle look down onto the site from a higher level. Glint and glare could possibly pose problems if the scheme was not sensitively designed. The applicant's Planning statement states that:

“Solar PV panels are purposely designed to absorb rather than reflect light. The surface of PV panels is intentionally rough to reduce reflection and facilitate absorption of the maximum quantity of sunlight. A study of solar panels demonstrated that at an angle of

30 degrees solar panels reflect only 3-5% of incoming sunlight compared to steel at about 46%, standard glass at about 10% and smooth water at about 5%. To limit reflection, panels are constructed of dark, light-absorbing materials and covered with anti-reflective coatings (ARCs). With ARCs, modern panels reflect as little as 2% of the incoming sunlight.”

54. Officers believe that the solar panels treated with the ARCs would not cause unacceptable harm to living conditions of homes looking down onto the site and consequently the application complies with Core Strategy policy CS34, paragraph 17 of the Framework and Plymouth Plan policy PP33.

Design

55. The PV solar panels have a relatively standard appearance. The main design matters relate to the siting of the proposal and its impact on the landscape and the limited glint and glare. These are dealt with the “Landscape and visual impact ” and “Living conditions” sections of this report. The site will be bounded on three sides by a 5m scrub margin that will partly shield the development from the surroundings. The design is acceptable in accordance with Core Strategy policies CS02 and CS34, paragraphs 56, 58 and 61 of the Framework and Plymouth Plan policy 32.

Transport

56. There are no transport concerns other than the applicant providing information in a condition on the number of construction traffic movements and times.

57. There is public footpath that runs along the northern site linking Ernesettle Lane to Warren Point (No 108/8/2 and the footpaths that borders the River Tamar and Tamerton Creek (Nos 108/8/1 and 108/7/1). The footpath is sunken relative to the site with scrub to the south of the footpath. The proposal would have very little, if any, visual impact on the footpath. As such the application complies with Core Strategy policy CS28, paragraphs 32 and 35 of the Framework and Plymouth Plan policies 27 and 33.

Other matters

58. As part of the site has been filled with imported material and is close to designated nature conservation areas the applicant will need to carry out a full intrusive ground investigation to include soil testing and ground gas monitoring.

59. Network Rail wishes to ensure that the proposal would not cause any distraction to train drivers from glint and glare. Given that this will be reduced to below levels associated with other materials and water as stated in the “Living conditions” section officers do not foresee this to be a problem. But to ensure that there are no safety concerns a condition and informative are attached to ensure that the applicant liaises with Network Rail before installing the PV solar panels and erecting the boundary treatment alongside the railway.

60. There are only two letters of representation. These raise concerns about the visual impact on Saltash. There were no objections from either Cornwall County Council or Saltash Town Council. The applicant's Landscape and visual appraisal notes that it will have limited impact on Saltash having viewed it from four vantage points there. Officers agree with this opinion as the case officer also viewed it from Saltash. The other point is that the site's wildlife would be affected. The applicant carried out surveys and officers agree with the applicant's ecologists that the retention of the grassland under the panels, the retention of scrub margins and other mitigation and enhancement measures will safeguard the wildlife interests of the site.

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

64 The development will assist the applicant's objective in tackling fuel poverty in the city. The local Four Greens Community Trust will receive financial contributions from the scheme that will help to fund economic, employment, community and social schemes that will benefit some of the less affluent residents of all equality groups.

13. Conclusions

The proposed solar farm would produce 4.01 megawatts of electricity each year from a renewable source, enough to supply just over 1,000 homes. The carbon dioxide savings over 25 years would be 17,120 tonnes. This would help in reducing greenhouses gases that contribute towards climate change. In addition it is a community based scheme that will also provide financial benefits to the Four Greens Community Trust to help fund local economic, employment, social and community projects. It is a proposal fully supported by national and local objectives in achieving environmental, economic and social sustainable development.

The use is compatible with the adjoining MOD Armaments Depot and meets the safeguarding area criteria.

The site is allocated as a strategic waste management site in the Waste DPD of 2008. Since then the North Yard Energy from Waste plant has been built and will be operational very shortly. A recent report on the need for strategic waste management sites concluded that there is now no longer a need for new strategic waste sites in the city. It is probable that the site will be de-allocated in the Draft Plymouth Plan in line with policy W2 of the Waste DPD. Consequently it is the officers' opinion that the site's strategic waste management allocation now has limited weight as a material consideration and the proposed development is considered to be acceptable.

The site is part of Greenscape area 46 but is in an area of fragmented urban fringe sandwiched between the MOD Armaments Depot and the SWW water treatment works with industrial and commercial development to the north and north east. It has limited value but is open land. The array of solar PV panels and associated small buildings would change the site's character but it is for a temporary period, albeit for 27 years. Much of the ground below the panels will remain as grassland. If the use ceases in 2042 and, is not renewed, it could revert to its open nature. The proposal would not result in an unacceptable conflict with the long term functions and character of the area and complies with Core Strategy policy CS18.

Although the land was last used as playing fields, as it is situated within the MOD's inner safeguarding area it is not suitable for re-use as sports pitches on safety or on viability grounds, an opinion shared by the Sports Council.

The site is close to the international and national designated nature conservations areas associated with the River Tamar. Given the nature of the site and the barrier provided by the railway line and embankment, the habitat is not suitable for the roosting or foraging of the protected wetland and wading birds. Officers and Natural England believe that the designated sites and protected birds would not be harmed and the proposal complies with Core Strategy policy CS19, paragraphs 109, 113 and 118 of the Framework and Plymouth Plan policy 27.

The proposed ecological mitigation and enhancement measures will ensure that the site's nature conservation value will be protected and enhanced to comply with Core Strategy policy CS19, paragraphs 109, 113 and 118 of the Framework and Plymouth Plan policy 27.

The applicant's landscape and visual appraisal concluded that as the site is low lying it will have limited impact on the wider landscape including the Tamar Valley AONB. It will have a substantial effect localised to the site itself but this is in a fragmented mixed urban fringe area. It will not harm the wider landscape and complies with Core Strategy policies CS01, CS02 CS18 and CS34, paragraphs 17 and 115 of the Framework, the relevant part of the Planning Policy Guidance and and Plymouth Plan policies 9, 32 and 43.

The main historic structures visible from the site are Ernesettle Battery Scheduled Ancient Monument and the grade I listed Royal Albert Bridge. Given the distance these are from the site and the nature and appearance of the surroundings between the proposal and these heritage assets their settings would be preserved in accordance with the legislation and Core Strategy policy CS03, paragraphs 126, 129 and 131-132 of the Framework and Plymouth Plan policy 31.

The adjoining footpath would not be affected as walkers using it will hardly notice the development, if at all.

The proposal is situated a considerable distance away from homes. The solar PV panels will have limited solar reflection which would be further reduced with their anti-reflective coating. Glint and glare would be limited so as not to harm living conditions or the safety of the use of the railway line to comply with Core Strategy policy CS34, paragraph 17 of the Framework and Plymouth Plan policy PP33.

In summary the application is a clear case of highly sustainable development that fully complies with national and local policy and, for all of the above reasons, officers recommend it for approval.

14. Recommendation

In respect of the application dated **22/07/2015** and the submitted drawings 9/01, 9/02, 9/03, 9/04, 9/06, 9/07, 9/08, small scale location plan, Planning Statement, Design and Access Statement, Contamination Desk Study Report, Flood Risk Assessment, Ecology Appraisal, Ecological mitigation and enhancement strategy revision 2, Method Statement Regarding Vegetation Clearance, Landscape and Visual Appraisal, Heritage Statement August 2015 update, Transport Statement,,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: 9/01, 9/02, 9/03, 9/04, 9/06, 9/07, 9/08 and small scale location plan.

Reason:

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

Pre-commencement Conditions

PRE-COMMENCEMENT: CONTAMINATED LAND

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

Section 1. Site Characterisation

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - adjoining land
 - groundwaters and surface waters
 - ecological systems
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

Section 2. Submission of Remediation Scheme

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

Section 3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise

agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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

Section 4. Reporting of Unexpected Contamination

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

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

Reason:

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

PRE-COMMENCEMENT: SCHEDULE OF WORKS AND CONSULTATION WITH THE MOD

(4) Prior to the commencement of development the applicant shall; first, liaise with the Ministry of Defence (MOD) Defence Infrastructure Organisation (DIO) on the proposed schedule of works; second, submit written evidence to the local planning authority that the MOD DIO agrees to the schedule of works; and third, submit the agreed schedule of works to and receive in writing the approval of the local planning authority to the schedule of works. The development shall be carried out in accordance with the agreed schedule of works.

Reason:

To meet the ongoing MOD explosives licensing requirements at the neighbouring Defence Munitions storage site in the interests of public safety to comply with policy CS34 of the adopted City of Plymouth Core Strategy Development Plan Document, 2007 and paragraphs 203 and 206 of the National Planning Policy Framework, 2012. It is necessary to avoid risk of danger and life to the public.

PRE-COMMENCEMENT: MANAGEMENT PLAN DURING CONSTRUCTION

(5) Prior to the commencement of the development hereby permitted, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority and shall: include the expected number and times of daily construction vehicle movements to and from the application site; methods for dealing with the removal of mud and material from the surrounding roads; details of wheel washing and methods for dealing with dust suppression. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and paragraph 32 and 123 of the National Planning Policy Framework, 2012. It is necessary to avoid risk of danger on the highway network and nuisance to other properties in the area.

PRE-DAMP PROOF COURSE: FURTHER DETAILS AND CONSULTATION WITH NETWORK RAIL

(6) Prior to the installation of the solar PV panels on their metal supports and the erection of the boundary treatment on the western boundary with the railway land the applicant shall: first, liaise Network Rail on the design and finish of the photo-voltaic panels and details of the boundary treatment along the boundary with the railway land; second, submit written evidence to the local planning authority that Network Rail agrees to these details on public safety grounds; and third, submit these agreed details to and receive in writing the approval of the local planning authority to these details. The development shall be carried out in accordance with these approved details.

Reason:

To ensure that train drivers are not distracted by any glint, glare or flicker from the development in the interests of public safety and in the interests of landscape and visual amenity to comply with policies CS01, CS02, 28 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document, 2007 and paragraphs 17, 29, 32 and 58 of the National Planning Policy Framework, 2012.

Other Conditions

CONDITION: TEMPORARY BUILDING: REINSTATEMENT

(7) The buildings, structures and solar photo voltaic panels hereby permitted shall be removed and the land restored to its former condition on or before 1 October 2042 in accordance with a scheme of work that shall be submitted to and approved in writing by the Local Planning Authority before any works commence on restoring the site to its former condition.

Reason:

In the opinion of the Local Planning Authority the temporary building to which this permission relates will by the said date have fulfilled its required purpose. This condition is imposed to comply with Policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61- 66 of the National Planning Policy Framework 2012.

CONDITION: SOLAR PHOTO-VOLTAIC PANELS

(8) The solar photo voltaic panels shall be covered with anti-reflective coatings at all times.

Reason:

To avoid solar reflection in the interests of landscape and visual amenity, living conditions and the safety of the users adjoining railway line to comply with policies CS01, CS02 and CS34 of the adopted City of Plymouth Core Strategy Development Plan Document, 2007 and paragraphs 17 and 58 of the National Planning Policy Framework, 2012.

CONDITION: BIODIVERSITY

(9) The development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy for the site (Devon Wildlife Consultants, report number 14/2767.02, Rev.02, August 2015).

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with policies CS01, CS19, CS34 of the adopted City of Plymouth Core Strategy Development Plan Document, 2007 paragraphs 109 and 118 of the National Planning Policy Framework, 2012.

CONDITION: PROTECTED SPECIES

(10) The development shall be carried out in accordance with the Method Statement regarding vegetation clearance for the site (Devon Wildlife Consultants, report number 14/2767.06, August 2015).

Reason:

To minimise the risk of killing and/or injury to reptiles, which are species protected under the Wildlife and Countryside Act 1981 (as amended) and in accordance with CS19 of the adopted City of Plymouth Core Strategy Development Plan Document, 2007 and paragraphs 109, 117 and 118 of the National Planning Policy Framework, 2012.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant including pre-application discussions including a Planning Performance Agreement and has negotiated amendments to the application 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 with particular reference to the adjoining railway land.

INFORMATIVE: SOUTH WEST WATER

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

INFORMATIVE: WALES AND WEST UTILITIES

(5) The developer's attention is drawn to the comments and/or requirements of Wales and West Utilities a copy of which will have been sent to the applicant or the applicant's agent.

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PLANNING APPLICATION REPORT

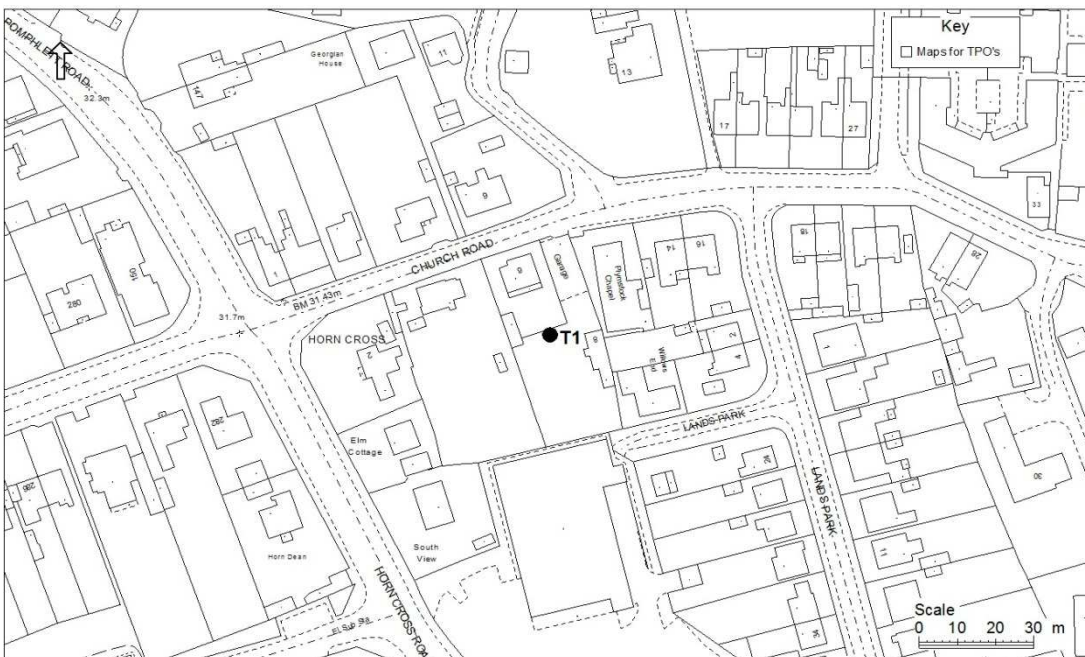


Application Number	N/A
Date Valid	

Item	02
Ward	Plymstock Radford

Site Address	LANDS PARK/CHURCH ROAD, PLYMOUTH		
Proposal	Request for a Tree Preservation Order to be made on a Monterey Cypress		
Applicant			
Application Type	Tree Preservation Order		
Target Date		Committee Date	Planning Committee: 24 September 2015
Decision Category	There are objections to the issuing of a TPO		
Case Officer	Jane Turner		
Recommendation	Confirm Tree Preservation Order 503		

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**City of Plymouth Tree Preservation Order No.503
Lands Park/Church Road,**

I. Description of site

Under delegated authority, on 7th April 2015, Tree Preservation Order No. 503 was made to protect a Monterey Cypress in the grounds of 8 Lands Park following a request from the owner. A site visit to assess the suitability of the tree for a Tree Preservation Order was carried out and around the same time an adjacent property owner at 6 Church Road asked the Officer to visit to discuss their concerns about the tree. This visit took place and it was evident that the neighbour was concerned about the safety of the tree mainly due to its height. The neighbour was informed that a request had been made for the tree to be protected.

The tree is a very prominent feature in the local area and makes a strong contribution to the visual amenity and character of the neighbourhood.

It was therefore considered expedient in the interest of public amenity that a Tree preservation Order was made.



Tree Preservation Order No. 503 viewed from Church Road



Tree Preservation Order No. 503: Order Map- showing location of tree.

2. Proposal description

A request was received from by the Council from the owner of the tree for a Tree Preservation Order to be made on a Monterey Cypress. The owner was being asked to reduce the height of the tree by a neighbouring property because of safety concerns. The tree is very prominent in the local area and it was considered expedient to make Tree Preservation Order No. 503 to protect the tree. An objection was received from the neighbouring property. It is considered that the reasons for objection do not outweigh the reasons for making the Order and it is recommended that the Order is confirmed without modification.

3. Pre-application enquiry

None

4. Relevant planning history

Tree Preservation Order No. 503

5. Consultation responses

None

6. Representations

The objections contained in three letters from a single objector are summarised below:

1. There were three Monterey Cypress, two have blown over in the past.
2. Several branches have fallen from the remaining tree.
3. Concerned about safety of the tree and the administrative requirements of the TPO reducing the chances of any necessary work being carried out to the tree.
4. It is the Council's policy to only protect trees that are under a direct threat.
5. Concerned about construction works that have taken place in the root protection area as defined in the BS:5837 2012
6. The objector does not consider they are a threat to the tree which would justify the Council making an order.

7. Relevant Policy Framework

Protecting trees enhances the quality of the City's environment by ensuring long-term tree cover. Trees help to reduce pollution and traffic noise providing cleaner air to breathe thereby helping to achieve the Council's corporate goal to create a healthy place to live and work and accords with its objective to improve health and wellbeing, as well as creating a more attractive environment.

8. Analysis

1. Outlined below is the Officer response to the objections.
2. Each tree has to be assessed on its own merits. The circumstances that led to the other two trees falling i.e. weather conditions and the individual trees condition at the time is unknown. It does not necessarily mean that this tree is also unsafe; indeed the fact that it is still standing after another 10 years would indicate that it is in reasonable condition. The owners have had the tree inspected by a competent Tree Surgeon and the person who inspected the tree was contacted about their opinion on its condition before the order was made. They considered the tree to be safe at the time of the last inspection.
3. The making of the Tree Preservation Order (TPO) does not alter the fact that the owner remains responsible for the tree whether there is a TPO in place or not. The owner has a 'duty of care' to those around them and must take reasonable care to avoid causing injury to people or damage to their property.
4. The serving of the TPO does not prevent a neighbour from applying for works to the part of the tree that overhangs their property – the Council is not likely to refuse consent for reasonable pruning works.

5. The Tree Preservation Order does not seek to prevent sensible management of trees – the owner can still apply to have the tree pruned. If any branches become dangerous/split there is an exemption under the TPO that allows any works to take place that are required to make the tree safe. The normal application for works is not required so the administrative element of the process should not cause any unnecessary delays.
6. With regards to the threat to the tree, it was evident that the objector was unlikely to change their view about their wish to have the height of the tree reduced due to their concerns about the safety of the tree. The fact that there is a fundamental disagreement about the best way to manage the tree between the owner and the neighbour is therefore considered enough of a threat to justify the TPO. If ownership of either property changes in the future then the TPO will ensure that any future works are carried out in accordance with good husbandry to maintain the wider amenity benefit of the tree.
7. With regards to the building works in the root protection area the officer visited to look at this and spoke to the owner – the extension was started over 20 years ago and the foundations were apparently inspected by a building control officer. Apparently no significant roots were present. After such a long period of time a decline in the foliage of the tree should be evident if root damage at the time was significant, no evidence of dieback on this side of the tree is evident. Other trees/shrubs are located between the extension and the tree.

9. Human Rights

None

10. Local Finance Considerations

The protection of trees by a Tree Preservation Order is a routine exercise for Planning Services. There are no additional financial costs arising from the imposition and administration of the Order that are not included in existing budgets.

11. Planning Obligations

This recommendation/request has no implications in relation to the CIL regulations.

12. Equalities and Diversities

None

13. Conclusions

It is concluded that the objections raised with regard to Monterey Cypress do not justify the Tree Preservation Order being removed from the tree. If the condition of the tree changes and work is required this can be dealt with through the application process and consent will not be withheld if sufficient, validated evidence is provided. If a branch breaks again in the future then the existence of the TPO will not hinder/works that may be required to make it safe.

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PLANNING APPLICATION REPORT



PLYMOUTH
CITY COUNCIL

Application Number 15/01251/FUL

Date Valid 04/08/2015

Item 03

Ward Drake

Site Address 47A NORTH ROAD EAST PLYMOUTH

Proposal Demolition of existing building and replace with student accommodation (39 apartments)

Applicant GE Developments Ltd

Application Type Full Application

Target Date 03/11/2015

Committee Date

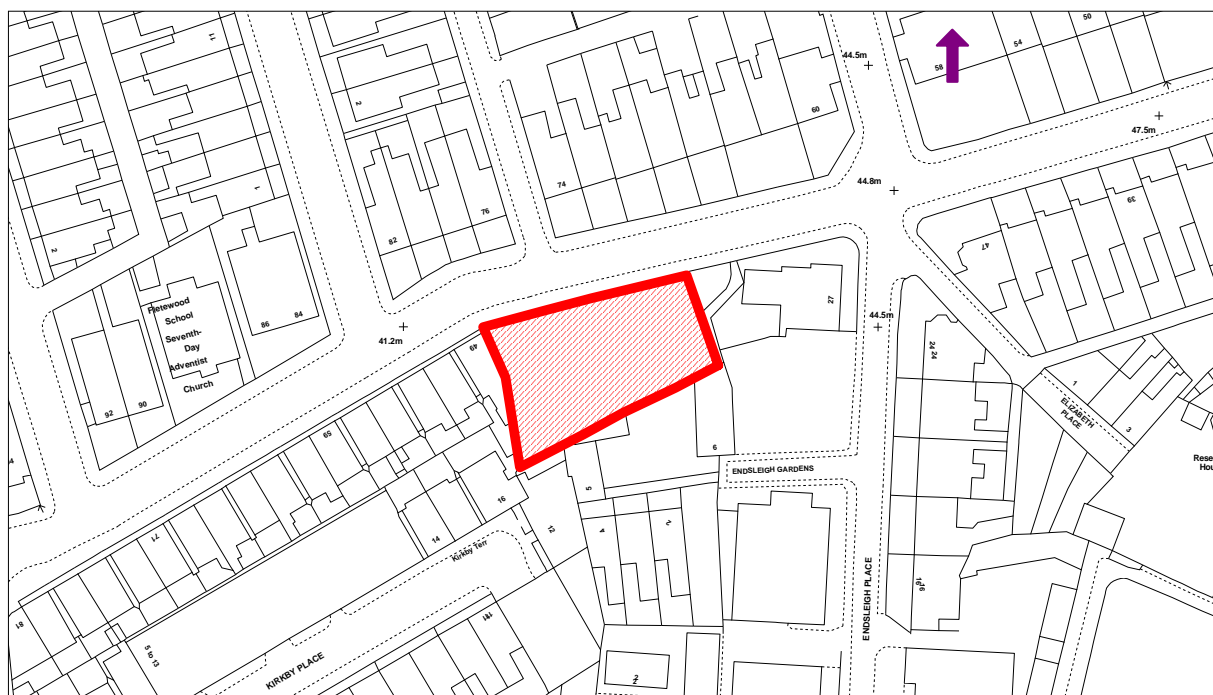
**Planning Committee: 24
September 2015**

Decision Category Member referral and Major with more than 5 LORs

Case Officer Christopher King

Recommendation Grant conditionally subject to S106 Obligation

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This application has been referred to Planning Committee as it has received more than 5 letters or representation, as well as being referred by Cllr Steve Ricketts

1. Description of site

Known as 'Reservoir Court', the application site is located on the southern side of North Road East, on the northern fringe of the City Centre and University Area Action Plan zone. The site currently provides a small, low quality single storey building with associated parking for an insurance company (A2 Use Class). The site has a Plymouth limestone wall running along all boundaries meaning the site is almost entirely obscured from the street view. The site is relatively level, with no specific amenity value to the area.

The adjacent and surrounding buildings are residential and University buildings, demonstrating a mix of 2 and 3 storey contemporary, early 20th century and Victorian buildings. North Road East contains some grade 2 listed buildings, although none are directly adjacent or opposite the application site.

2. Proposal description

Demolition of existing building and replace with student accommodation (39 apartments). The existing use of the site is as A2 (financial and professional services) employment space with associated car parking

3. Pre-application enquiry

This proposal was subject of a pre-application enquiry where officers established the acceptability of the principal of use on this site, and reviewed relatively detailed sketches of both the massing and layout. The application hereby submitted has considered officers advice, and have been presented with a scheme that is consistent with the pre-app proposals.

4. Relevant planning history

No relevant site planning history

5. Consultation responses

Local Highways Authority – Recommends Conditional Approval

Public Protection Service – Recommends Conditional Approval

Police Architectural liaison – No Objections

Plymouth University – No Objections

6. Representations

A total of ten letters of representation were received during the 21 day consultation period, all of which objected to the proposal. None were received this period.

Following the submission of revised layout plans demonstrating greater communal space and a secure parking arrangement after consultation with ward Councillors, the application was re-advertised for a further 14 days. This consultation period ends on the 18th September.

Thus far, an additional eight (8) letters have been received. Seven of these letters object to the proposal, and one makes observations, although comments suggest objection. The comments within these letters are covered in the above summary.

Below is a summary of the concerns and comments outlined in all the submitted letters of representation:-

- Building is too large, and out of character for the area, and not sympathetic
- Overdevelopment
- Could encourage anti-social behaviour
- Loss of sunlight to dwellings north of the site
- Increase overlooking
- Not enough parking is being provided and will therefore compound on street parking in nearby areas
- Parking layout will result in reversing manoeuvres onto the highway
- Loss of amenity to residents during construction
- Increase congestion on North Road East – Already very congested
- No lift provided for disabled persons
- Not enough communal space
- Too much communal space
- City Centre is becoming a student ghetto
- Loss of privacy to neighbouring residents
- Suitable management plan required
- On site warden is required
- Refuse removal is likely an issue
- Too many similar development in the area already
- Permanent residents are now a minority
- Contrary to the university's decreasing figures
- This area needs other types of residential accommodation, not more student accommodation
- Poor living conditions for students
- Unsustainable from a community and business perspective
- Students are not the quietest or most respectful residents
- Article 4 Directive isn't working
- Detrimental to the quality of life for local residents
- Developers should have carried out more public consultation
- Stone wall in situ should remain
- Flat roof could become a communal space
- Harmful to nearby guest house business
- Contained within one Letter of Representation was a request/recommendation that should the proposal be granted permission, the S106 money should go towards a 24/7 noise abatement team for the whole of the area.

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). In the case of this application, it also comprises City Centre & University Area Action Plan

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*
- *Planning Obligations & Affordable Housing 2nd Review Supplementary Planning Document*

8. Analysis

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.

- I. This application turns on the following policies of the Local Development Framework Core Strategy:-
CS01 – Sustainable Linked Communities

CS02 – Design
CS03 – Historic Environment
CS04 – Future Employment provision
CS05 – Development of Existing Sites
CS18 – Plymouths Greenspace
CS19 – Wildlife
CS20 – Sustainable Resource Use
CS21 – Flood Risk
CS22 – Pollution
CS32 – Designing Out Crime
CS33 – Planning Obligations
CS34 – Planning Application Considerations

2. This application also turns on the following proposals of the City Centre and University Area Action Plan:-
CC04 – A Sustainable City Centre Neighbourhood
CC05 - Combined Heat and Power, District Heating and Cooling
CC16 – University of Plymouth Campus
3. The principal issues relating to this application are considered to be impact towards residential amenity, design, massing and layout and character of the proposal on the street scene and area.

5 year housing supply

4. 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)
5. 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”
6. 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.”
7. 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.

8. 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.
9. 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.
10. 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”
11. 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.

Principle of Development and Policy Background

12. The Council's planning policy framework in the form of the adopted Core Strategy, AAPs and emerging Plymouth Plan supports the provision of purpose built student accommodation, as outlined below.
13. At the strategic level policy CS15 of the Core Strategy identifies that 17,250 new homes are required to be built in the city by 2021, and these are required to meet the current and future needs of the population including students.
14. The application site is located within the CCI6 allocation of the City Centre and University AAP which supports mixed use development and identifies that the area will evolve into a high quality mixed use campus with areas of student accommodation. Therefore this development would be supported in principle through the AAP subject to the development being of sufficient quality.
15. The AAP identifies that the focus of the activity within the campus will be ensuring that all first year students have the offer of purpose built accommodation. This proposal will help support this objective.
16. The Draft Plymouth Plan continues to welcome and support the Universities within the City and the student population. Policy I (5) identifies that it is important to that every student feels welcome and have access to quality accommodation near their place of study. Policy I5- Meeting local housing needs, supports purpose built student accommodation in the form of cluster flats and studio developments where these are in locations close to the education

establishment, support wider regeneration objectives, are acceptable in terms of impact on their existing residential areas, and which provide decent accommodation with support facilities.

17. This site is located within the University Campus and therefore is a very suitable location. As identified in the City Centre and University AAP this area is a focus for regeneration and the City Centre and University is identified within the Draft Plymouth Plan as a Strategic Growth Area.
18. Through the implementation of planning permissions for purpose built student accommodation there will inevitably be less pressure placed on the existing housing stock within the City. This will reduce the demand for student HMOs within communities. If these developments were not supported through planning policy then there would be a greater impact on the existing housing stock as the need generated from the student population would be met through existing houses.
19. Paragraph 2.8.46 of the Development Guidelines SPD adds that the Council will support purpose built student accommodation as long as it is well designed, provides a decent standard of accommodation and is suitably located to minimise any negative impacts on residential amenity.
20. In lieu of the above points, officers consider that the principle of the proposal is acceptable at this site, and as suggested in paragraph 10.2 of the Core Strategy will help achieve the goals of the Core Strategy by promoting 'a wide choice of housing types, to meet the needs of all members of the community'.
21. The University has indicated that this is a responsible proposal that would help to meet some of the unmet demand for student accommodation in the City, and the massing of the scheme seems in keeping and the layout, size and density of the rooms appear to be suitable for contemporary requirements.

Loss of Employment Land

22. The proposal would result in the loss of 322sqm of A2 office space and there is no provision within the proposed development for any future employment space other than ancillary employment associated with the buildings ongoing management (cleaners/manager for example). The office space in question has been fully occupied for 16 years by a high quality tenant in the financial services sector and there is no evidence to suggest it would be difficult to re-let. Officers recognise that the loss is contrary to policy CS04.
23. The development is in close proximity to the train station, the university and the vibrant mixed used employment space of North Hill, however as the site is relatively undeveloped, intensifying its use as office space would be unviable at current market rents. Therefore if the site were to remain as employment land, it is the view of officers that this would not be an efficient use of land, and on balance, the site would be better served, due to its location as Student Housing
24. The Economic Development Department has accepted the loss of employment space in principle to develop the site, providing there is a financial contribution to offset this loss. The financial contribution would help facilitate other employment generating projects in the locality, such as the redevelopment of the train station and is seen by officers as a positive

scheme for the area and accords with policy CS04 of the Core Strategy. Planning obligations have been sought in respect of the following matters:

- £17,889 to facilitate new employment space at, and redevelopment of, Plymouth Central train station.
25. Notwithstanding this, the applicant has not agreed to the loss of employment offset contribution, and the applicant has indicated that the tenant of the building (part of a major PLC) will be relocating to a smaller premises within Plymouth and they currently employ eight staff therefore the size of the office at this site exceeds their needs. It was the company's decision to relocate and they served notice on the owner prior to a planning application being made.
26. Whilst the loss of employment space is disappointing, officers recognise that the wider area has adequate office uses within, and around the city centre. North Hill for example is a key area for higher value employment types and it is likely that the business who currently occupies the application site will relocate in this area.
27. Officers consider that the proposal will help support the development of Plymouth learning infrastructure in accordance with policy CS04 (7), and outweighs to policy CS05 with specific regard to criteria 2 and 5.

Proposal

28. This planning application is for a purpose built, three and four storey student accommodation residence containing thirty nine self-contained studio and 1 bed apartments, including two apartments suitable for disabled students. The building includes 90m² of internal communal space at ground floor level, and an area of external amenity space for residents.
29. The ground floor includes:-
- Two x 1 Bed Accessible Apartments
 - Two x Studio Apartments
 - Communal Space x 90m²
 - Secure under-croft parking area providing parking five cars (one disabled space) and a couple of motorcycles.
 - Bin store, plant room and storage cupboard
 - 125m² outdoor amenity space
30. The First Floor includes:-
- Three x 1 Bed Apartments
 - Eleven x Studio Apartments
 - Cleaners Store
31. The Second Floor includes:-
- Three x 1 Bed Apartments
 - Eleven x Studio Apartments
 - Cleaners Store
32. The Third Floor includes:-
- Seven x 1 Bed Apartments
 - Cleaners Store

33. The two accessible flats are 44.2m² to 46.8m² in size; the 1 bed apartments range between 34.8m² and 40.6m²; and the studio flats are all 22.9m² in size. All flats have private bathrooms and kitchen facilities. The accessible apartments and the 1 bed apartments have separate bedroom and living room areas.
34. Within the rear of the site, secure undercover storage for 39 bikes is proposed. This area also provides additional outdoor amenity/communal space for residents, with some soft landscaping and bench seating to promote its use.

Design – Massing

35. The site is currently occupied by a single storey office building of limited architectural merit which is almost entirely obscured from the street scene by the stone wall. This proposal will see the demolition of this existing building and the lowering of the front wall to provide a three and four storey building with a footprint of 520m², and maximum height above ground level of 12.75m
36. The building is identified in three sections; with two wings attached to a taller central section. The western section is three storeys in height and allows the proposal to blend in with the adjacent Endsleigh Terrace as demonstrated in the Proposed Street Scene Plans.
37. The eastern section is four storeys in height, continuing the step created by the central section creating a bookend to the terrace. The medical school building on the corner of Endsleigh Place and North Road East is two storeys in height, and will be sandwiched between two taller buildings which in officer's view would not be detrimental to the appearance of the street scene.
38. The North Road East street scene is defined by uniform two, three and four storey terraces. Other surrounding buildings south of the site are slight less uniform. The proposed building is higher than some adjacent buildings; however it will not exceed the height of the tallest buildings within the immediate vicinity.
39. The massing is considered by officers to be at the upper limit of what is acceptable on the site. The stepping of the building is reflective of adjacent terraces, and softens the appearance of the building within the street scene. The proposed massing is therefore considered to accord with policy CS34 (4).

Design – Street Scene and Appearance

40. As noted, North Road East's street scene is defined by uniform two, three and four storey terraces. To accord with the policy CS02 (3), the front elevation of the proposal has attempted to reflect the 'bay' style features of the adjacent dwellings, which is further accentuated through a mixed palette materials and colours as noted in the Design and Access Statement. The materials will be conditioned to ensure they respect the character of the area.
41. A reduction in height of the front wall is considered a positive alteration, and in officers view will enhance the appearance of the proposed building, and provide an active frontage within the street scene. The stone will be reused in the plinth of the proposed building.
42. Officers consider that the design incorporates distinctive local building features into a modern, contemporary building which accords with policies CS01 (2) and CS34 (3) and paragraph 2.8.12 of the Development Guidelines SPD.

43. The rear and side elevations are simpler in appearance, but in officer's opinion do not detract from the architectural character of the area and will allow additional light into the building through the proposed windows.
44. The proposed windows (grey double glazed Upvc units) are considered acceptable by officers and will provide sufficient light into the apartments. The choice of colour is not considered harmful to the visual appearance of the building within its context. The addition of specialist Lumisty View Control Films to higher level windows will be conditioned to protect neighbouring residential amenity.

Design – Site Layout

45. The building is positioned at the front of the site (north), respecting the established building line along the south side of North Road East. The site is not a true rectangle, meaning the rear of the building is closer to the south east corner boundary, than it is to the south west corner boundary. This means that outdoor amenity space, and space for the secure storage of bikes can be provided here.
46. There is an area to the east of the building, within the site that is proposed to be used for storage, and is once again accessed through security gate.
47. Access to the rear amenity space is through a security gate located in the north west of the site and through the west elevation at ground floor level.
48. Soft planting is proposed along the south elevation; within the rear amenity space which officers consider will both improve biodiversity on the site, and as well as provide screening into the ground floor rooms. This will be conditioned.

Design - Conclusion

49. Having considered the proposed design and its future use, it is the view of officers that building design is acceptable in terms of materials, massing, layout and its impact on the character of the street.

Neighbouring Residential Amenity

50. The Letters of Representations have raised concerns with regards to neighbouring residential amenity which has been considered accordingly.
51. Anti-Social Behaviour, Noise and Litter:-
 - There is concern amongst neighbouring residents that the proposed use of the building will encourage anti-social behaviour, including excessive noise and litter being left on the street. A Student Accommodation Management Plan for the site was requested by public protection service, which has since been approved by officers, and its implementation will be conditioned.
 - This document sets out protocol of the building for the reporting of noise, and satisfactory refuse management. It is the view of officers that the implementation of the Student Accommodation Management Plan should minimise anti-social behaviour and will accord with policies CS22, CS32 and CS34 of the Core Strategy.
 - Officers also consider that the reduction in height of the front wall will increase street scene presence, reducing the risk of anti-social behaviour, an approach that has been agreed with the Police Architectural Liaison. Furthermore, the ground floor communal space provides an active frontage, which accords with proposal CCI6 of the City Centre and University AAP;

- The addition of the security gate to the undercroft parking area will also prevent the congregation of students, ensuring that they move away or inside the building, thus reducing noise at potentially unsociable hours in accordance with policy CS32 of the Core Strategy.
- The retention of the high stone wall around the east, west and southern boundaries will in officers' view prevent noise from emanating out of the site, especially at the rear where the outdoor amenity space proposed.
- It is the view of officers that the internal communal space will reduce students congregating outdoors, reducing noise emanating into the vicinity; acting as a controlled environment.
- These design features are considered satisfactory to protect the amenity for neighbouring residents.

52. Overlooking and privacy

- The rear of the proposed building is screened up to and including 1st floor level by the boundary walls, significantly reducing the buildings overlooking potential.
- The 2nd and 3rd floors exceed the height of the boundary walls, therefore applicant has proposed a specific film that is applied to windows to prevent overlooking into the dwellings directly south of the application site, whilst still provide satisfactory light into the accommodation. Fully obscured glazing would not be appropriate; therefore Lumisty View Control Film system will be conditioned to ensure it is in-situ at all times. There will also be a pre-occupation condition for officers to make sure that they are satisfied with its application.
- The installation of Lumisty View Control Films means that officer's do not consider the proposal will cause demonstrably harmful overlooking and loss of privacy into dwellings south of the site. In officers' view, the Lumisty View Control Film will ensure that privacy of all residents is protected.
- Officers are satisfied that overlooking to the east and west of the site will not be demonstrably harmful. The buildings directly east of the site are not residential dwellings, and the dwellings to the west will be protected by proposed film that will be attached to higher level windows.
- The presence of the wall significantly reduces future occupiers view into the amenity area of the southern dwellings, especially at the south western corner of boundary where the building is set further back further.

53. Light and Sunlight

- Officers do not consider that there will not be a loss of light or sunlight into the dwellings and amenity area south of the site
- The Letters or Representation has suggested that the proposal will cause a loss of light into the dwellings on north side of North Road East.
- Light and shadowing surveys have been undertaken and demonstrate this, and officers are of the view that the distances between the two frontages of each side of the road, and the height of the proposed building will not cause a demonstrable loss of light or sunlight into these dwellings in accordance with Development Guidelines SPD.
- The dwellings to the west will not be impacted in terms of light and sunlight by this proposal.

Future Residents Amenity

54. The development proposed 39 self-contained flats with a mix of sizes, all of which are considered by officers to be acceptable for the intended users. The Development Guidelines

SPD provides guidance on sizes for open market dwellings, and HMOs, however there is no specific size guidelines for purpose built student accommodation. Having reviewed similarly approved schemes within Plymouth, officers are satisfied that a good standard of private internal amenity is being provided for the prospective occupiers, and therefore accords with policy CS15 (5).

55. Furthermore, the addition of the communal space will enhance the living conditions for students, especially those occupying the studio apartments.
56. The amount of ground floor communal space being proposed was initially considered inadequate by drake ward members. Following successful negotiations with the applicant, who understood the concerns and therefore offered an additional 20% communal space which officers have now accepted.
57. The proposal is offering 125m² external amenity space, and 90m² of internal communal space (215m² total). Whilst officer recognise that the external amenity area falls slightly below the Development Guidelines SPD guidance, due to the sites location to both the university campus and numerous local public amenity spaces officers consider this to be acceptable.
58. Officer considers that future occupant will receive reasonable levels of light.

Amenity - Conclusion

59. The site is considered a city centre location, and as such, it is can be harder to mitigate the loss of amenity through developments where the density of the built environment is higher. The Development Guidelines SPD states that Council will support purpose built student accommodation as long as it is well designed, provides a decent of standard of accommodation and is suitably located to minimise any negative impacts on residential amenity, and do not consider this to be overdevelopment of the site.
60. The Student Accommodation Management Plan is a critical part to the proposal and in officer's view will significantly reduce any concerns raised by local residents. This plan is considered acceptable by Public Protection Service officers and will be conditioned.
61. Officers recognise that the site is located in close proximity to mix of residential dwellings, and is satisfied that the applicant has responded to neighbour concerns by agreeing ways to protect amenity. This has also been demonstrated by increasing the amount of internal communal space.
62. Officers are of the view that the proposal accords with the Development Guidelines SPD, and as such accords with Policy CS34 (6) which states that developments should protect the amenity of area, including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.
63. In officers' view, the proposal also accords with polices CS15, CS22 and CS32 of the Core Strategy with regards to amenity, safety and site security, and pollution.

Local Highways Authority

64. The Letters of Representation raised some concerns with regards to the parking and traffic.
65. The proposal will provide a small amount of car parking to serve the site, primarily to enable pick up and drop off of students and for servicing the site. The building will be excluded from the issue of parking permits within the residents parking zone in accordance with current policies. An informative will be added explaining this.

66. The access to the site will be via an existing dropped crossing into the site which will be widened. Cycle parking will be provided at the rear and will be conditioned. Gates will be provided to control vehicular entry to the site but these will be set back to allow vehicles to wait off the carriageway while waiting for gates to open. The 5 parking spaces, which are not being allocated to students, will mean that the amount of traffic accessing the site will be low. Officers' consider this will not demonstrably harm or prejudice the existing highways conditions, and the low amount of vehicular activity will further protect residential amenity.
67. Based on the above, the Local Highway Authority does not object to the proposal although planning conditions are recommended. A Travel Plan condition is also recommended to control the use of the parking areas to ensure they are not used as long stay parking spaces but instead used to service the flats, also to ensure that arrivals at the accommodation at the start of term are spread throughout the day as for other University Accommodation.
68. A local highways or strategic transport contribution for the city was not requested due to the sustainable location of the city, and the low pressures that future residents will place on public transport and road network.
69. Officers consider that the proposal accords with policies CS28 and CS34 (8) of the Core Strategy, as well as the Development Guidelines SPD guidance on parking and cycle provision.

Natural Environment and Wildlife

70. It was demonstrated that the site has a low ecological value, being almost entirely covered in hard surface with very little identifiable biodiversity.
71. The application has an accompanying Environmental Mitigation and Enhancement Strategy (EMES) which has been accepted by officers; however further information with regards to soft landscaping proposals (species and numbers etc.), and its implementation will be required. A Landscape Management will also be required and will be dealt with by way of condition.
72. Officer considers that the proposal accords with policy CS19, specifically criteria 5 as the proposal will ensure biodiversity net gain within the application site.

Drainage and SUDs

73. The site is a brownfield site currently occupied by offices and car parking and no details have been submitted describing the existing drainage for the site. The site is located in an area identified by the Environment Agency as a Critical Drainage Area where the existing sewerage system is at or close to its capacity. The site is also located in an area of potential contaminated land and therefore the risk of pollution to any receiving water bodies should be assessed and will be conditioned.
74. This application proposes to use a combination of permeable surfaces, an appropriately sized attenuation tank (to specialist design), and rain water harvesting using water butts which will feed into the raised planting beds.
75. Officers are satisfied that the proposal will be an improvement on the existing drainage scenario on the site, however further details will be required and conditioned to ensure it will work effectively and as designed.

Sustainable Resource – CS20

76. By virtue of the site location, proposal CC05 of the City Centre and University AAP should be the consideration for this proposal when setting out a sustainable energy strategy.
77. Notwithstanding this, the applicant has addressed policy CS20 of the Core Strategy instead, and has proposed solar panels which will offset at least 15% of the emissions of the building. The panels will be positioned on the roof, however further information regarding the exact location will be required which will be dealt with by condition.
78. The applicant has suggested that when the University district heating system becomes operational, the building will look to have the relevant services installed to connect to the system. There is space (voids etc.) within the building at present to allow this to be done, and would the comply with proposal CC05.
79. Officers are therefore satisfied that the energy strategy for the building has been positively engineered to meet the relevant policy requirements of the Core Strategy and the AAP.

9. Human Rights

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

10. Local Finance Considerations

The provisional Community Infrastructure Levy liability (CIL) for this development is £79,505.3571 (index-linking applied, but subject to change before final liability confirmed).

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

Further evidence of the nature and timings of the use may be required as part of the CIL liability process.

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.

Obligations have been requested by council officers with respect to natural infrastructure projects. These were raised during the pre-app process, and have been agreed in principle:

- £9,547.20 for Local Greenspace, for the provision and maintenance of greenspace and access improvements at Victoria Park
- £17,318.34 for Playing Pitches for the provision and maintenance of baseball facilities at Central Park

The Management fee been calculated as £3997.34 based on gross proposed floor space of 1,486m² charged at £2.69m² as per the Fees Policy 2013

12. Equalities and Diversities

This proposal has considered that there is a wide range of prospective students that university will look to find accommodation for by providing two accessible units for persons with disabilities, located on the ground floor of the building.

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 the Local Development Framework and the City Centre and university AAP and is therefore recommended for conditional approval subject to the signing of a S106

14. Recommendation

In respect of the application dated **04/08/2015** and the submitted drawings Site Location Plan 914-300; Existing Site Layout 914-301; Existing Elevations 914-302; Existing Sections 914-303; Proposed Site Layout and Roof Plan 914-401; Proposed Plans 914-402 RevC; Proposed Elevations 914-403; Proposed Street Scenes 914-404; Existing Trevi Courtyard Detail; Proposed Trevi Courtyard Detail; Proposed Rear Elevation (Additional Info); Proposed Sections; Shadows Study - October Middy; Shadows Study - October 9am; Shadows Study - October 3pm; Design and Access Statement; CS20 Energy Statement; Preliminary Ecological Appraisal; Ecological Mitigation and Enhancement Scheme; Phase I Environmental Desktop Report; Student Accommodation Management Plan, it is recommended to: **Grant conditionally subject to S106 Obligation**

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 914-300; Proposed Site Layout and Roof Plan 914-401; Proposed Plans 914-402 RevC; Proposed Elevations 914-403; Proposed Street Scenes 914-404; Design and Access Statement; CS20 Energy Statement; Ecological Mitigation and Enhancement Scheme; Student Accommodation Management Plan

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: DRAINAGE

(3) No development shall take place until drainage, flood and water disposal information relating to the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details should include:-

(a) A Flood Risk Assessment (FRA) should be submitted for the site to provide evidence that the proposed drainage system can provide a 1% AEP standard of protection plus a 30% allowance for climate change with suitably designed flow control and attenuation as required. Calculations and modelling data should be produced in support of any drainage design showing that the drainage system is designed to the required standard, taking into account permeable areas;

NB: As a brownfield site, the PCC LFRMS requires that rate of discharge from the site is limited to greenfield rates with a 30% allowance for climate change. Exceedance flow routes should be included in the FRA. Any exceedance flows should be contained on site and directed away from public areas.

(b) A detailed design of the proposed drainage systems should be submitted, including pipe types and sizes, manhole schedule and details of silt traps and interceptors. Pipe types and sizes for the proposed drainage system should be identified. The surface water drainage system including manholes and pipes should be designed in accordance with Sewers for Adoption 7th Edition (WRC 2012) where appropriate. As built record information will be required for the proposed drainage system including attenuation systems. A maintenance schedule should also be submitted for the proposed attention system.

(c) A CCTV condition survey of any existing drainage system should be undertaken with reference to SWW where it is to be utilised;

(d) Evidence of approval by SWW to connect to their combined sewerage system should be submitted.

Reason:

To enable consideration to be given to any effects of the drainage regime on the environment and landscape features in accordance with Policy CS20 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.

NB: To ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure.

PRE-COMMENCEMENT: ACCESS (CONTRACTORS)

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

Reason:

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

NB: To ensure that the development can ensure the safety of road users and pedestrians can be maintained during construction

PRE-COMMENCEMENT: CONTAMINATED LAND

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

Section 1. Site Characterisation

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes

- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments;

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

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

Section 2. Submission of Remediation Scheme

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

Section 3. Implementation of Approved Remediation Scheme

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

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

Section 4. Reporting of Unexpected Contamination

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

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

Reason:

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

Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 – 123 of the National Planning Policy Framework 2012.

NB: To ensure that risks to health through contamination are properly considered and addressed before building works commence.

PRE-COMMENCEMENT: CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

(6) No development shall take place until a construction environment management plan incorporating method statements to demonstrate how the new drainage system and water environment is protected during the construction phase has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before construction commences

Reason:

To enable consideration to be given to any effects of the drainage regime on the environment and landscape features in accordance with Policy CS20 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.

NB: To demonstrate that the water environment is not subjected to any adverse effects as a result of the construction process

PRE-COMMENCEMENT: LANDSCAPE DESIGN PROPOSALS

(7) 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: To ensure the landscaping can be properly incorporated within the development proposals.

PRE-COMMENCEMENT: EXTERNAL MATERIALS

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

Reason:

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

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

Pre-occupation Conditions

PRE-OCCUPATION: CAR PARKING PROVISION

(9) The building shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

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

PRE-OCCUPATION: LUMISTY VIEW CONTROL FILM

(10) Prior to the occupation the building hereby approved, the Local Planning Authority shall visit the development to ensure that the approved Lumisty MFW View Control Film has been installed satisfactorily. The View Control Films application shall ensure that:

- (a) The angle of view control is not detrimental to future occupiers so that they are provided with sufficient light into the rooms and are also provided with reasonable outlook;
- (b) Residents to the south of the approved buildings do not suffer from overlooking or loss of privacy.

Reason:

To ensure future occupiers amenity is not demonstrably impacted, and in order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 61 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: TRAVEL PLAN

(11) The building hereby permitted shall not 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 students, staff and all site users to use modes of transport other than the private car to get to and from the premises. 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 building manager 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

PRE-OCCUPATION: ENERGY

(12) Unless otherwise agreed previously in writing with the Local Planning Authority, the development shall be completed in accordance with the CS20 Energy Statement prepared by Energy Compliance Ltd (26-06-2015). This identifies and proposes the use of Photovoltaic Cells as the preferred method of incorporating onsite renewable energy production.. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise agreed in writing, the approved on-site renewable energy production methods (in this case Photovoltaic Cells) shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to offset at least 15% of predicted carbon emissions for the period 2010-2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within PPS22

PRE-OCCUPATION: CYCLE PROVISION

(13) The building shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for 39 bicycles to be securely parked in a secure and covered location. 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: LANDSCAPE WORKS IMPLEMENTATION

(14) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscaping 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.

PRE-OCCUPATION: LANDSCAPE MANAGEMENT PLAN

(15) A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason:

To ensure that satisfactory landscaping 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.

Other Conditions

CONDITION: ACCOMMODATION MANAGEMENT

(16) The development hereby permitted shall be managed in accordance with the submitted Student Accommodation Management Plan at first occupation. Thereafter, the property shall continue to be managed permanently in accordance with the approved management arrangements, unless the Local Planning Authority gives written approval to any variation of the arrangements.

The management plan for the operation of the accommodation hereby approved, includes 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. The management plan shall be adhered to strictly at all times.

Reason:

To assist in protecting the residential amenities of the area, in accordance with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

CONDITION: NOISE

(17) The noise emanating from any plant (LAeqT) should not exceed the background noise level (LA90) at anytime as measured at the façade of the nearest adjacent residential properties.

To protect the amenity of future residents and to avoid conflict with Policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CONDITION: GLAZING: LUMISTY VIEW CONTROL FILM

(18) Notwithstanding the provisions of Article 3 and Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the windows at Second and Third floor level in the South elevation of the proposed building shall at all times be glazed using Lumsity MFW View Control Film.

Reason:

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

CONDITION: BIODIVERSITY

(19) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy (Green Ecology, July 2015) for the site.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and Government advice contained in the NPPF paragraphs 109, 118.

CONDITION: SOFT LANDSCAPE WORKS

(20) Soft landscape works shall include 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 landscaping 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.

CONDITION: STUDENT ACCOMMODATION

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

Reason:

The accommodation is considered to be suitable for students in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 61 of the National Planning Policy Framework 2012, but its occupation by any other persons would need to be the subject of a further planning application for consideration on its merits.

CONDITION: PRESERVATION OF SIGHT LINES

(22) No structure, erection or other obstruction exceeding 600mm in height shall be placed, and no vegetation shall be allowed to grow above that height, within the approved sight lines to the site access at any time.

Reason:

To preserve adequate visibility for drivers of vehicles at the road junction in the interests of public safety in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

CONDITION: STONE

(23) The stone removed from the front wall as part of the approved plans shall be retained and neatly stored onsite until construction begins. The retained stone shall be used in the construction of the building hereby approved unless otherwise agreed in writing by the local planning authority.

Reason:

To ensure that the materials used are in keeping with the appearance and 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.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

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

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

INFORMATIVE: KERB LOWERING

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

INFORMATIVE: NOISE IMPACT ASSESSEMENT: PLANT ROOM

(4) The applicant should carry out a noise impact assessment prior to construction to identify if the plant room is likely to cause an impact on neighbouring residents. This will help assess if any further mitigation is required in the design and construction of the development, to ensure that the above condition is met.

INFORMATIVE: CODE OF PRACTICE

(5) The development approved by this planning permission shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working. The proposed site is in immediate vicinity to existing residential properties, whose occupants will likely be disturbed by noise and/or dust during demolition or construction work and to avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE: MANAGEMENT PLAN

(6) 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. Please note that should a noise nuisance be created at the property, then action may be taken in line with statutory nuisance provisions under the Environmental Protection Act 1990.

INFORMATIVE: WATER POLLUTION

(7) Opportunities to eliminate pollution from surface water run off should be taken. To minimise pollution being discharged into the sewer network, Plymouth Local Flood Risk Management Strategy separate systems for roof and highway drainage is recommended. The highway and parking surface water run off should be discharged via an interceptor or other method to remove potential pollutants.

INFORMATIVE: RESIDENT PARKING PERMIT SCHEME

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

PLANNING COMMITTEE

Decisions issued for the following period: 17 August 2015 to 14 September 2015

Note - This list includes:

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

Item No 1

Application Number: 14/01448/OUT **Applicant:** English Cities Fund

Application Type: Outline Application

Description of Development: Outline mixed use development comprising up to 600 dwellings (Class C3), up to 8,600sqm Class A1, A2, A3, A4, A5 and D1, up to 12,500sqm office use (Class B1), hotel (Class C1), multi-storey car park for up to 600 cars, with associated engineering works, highway improvements, public realm and landscaping

Site Address LAND AT MILLBAY, MILLBAY ROAD PLYMOUTH

Case Officer: Katherine Graham

Decision Date: 07/09/2015

Decision: Grant Subject to S106 Obligation - Outline

Item No 2

Application Number: 15/00121/FUL **Applicant:** Chapter 1 Housing Association

Application Type: Full Application

Description of Development: Variation of condition 2 of application 13/02395/FUL to change cladding on building

Site Address FORMER GOVERNMENT OFFICES, HOEGATE STREET
PLYMOUTH

Case Officer: Rebecca Boyde

Decision Date: 08/09/2015

Decision: Application Withdrawn

Item No 3

Application Number: 15/00437/FUL **Applicant:** Leander Developments
Application Type: Full Application
Description of Development: Variation of conditions 16, 17, 19, 23 and 24 of application 13/01363/FUL to alter timing of submission of information from pre-commencement to pre damp-proof course level
Site Address 5 HILL LANE HARTLEY PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 14/09/2015
Decision: Grant Conditionally

Item No 4

Application Number: 15/00657/FUL **Applicant:** Spectrum Hosing Group
Application Type: Full Application
Description of Development: Conversion from 45 student flats to 19 self contained dwellings
Site Address 14A HASTINGS TERRACE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 14/09/2015
Decision: Application Withdrawn

Item No 5

Application Number: 15/00748/FUL **Applicant:** Woodside Animal Trust
Application Type: Full Application
Description of Development: Conversion of shop store to dwelling
Site Address 2A/B PEMROS ROAD ST BUDEAUX PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 19/08/2015
Decision: Application Withdrawn

Item No **6**

Application Number: 15/00805/FUL **Applicant:** Devon Residential LTD
Application Type: Full Application
Description of Development: Construction of 2 new houses and conversion of existing building to 2 houses
Site Address RINGMORE WAY FAMILY CENTRE, 41 RINGMORE WAY
WEST PARK PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 25/08/2015
Decision: Application Withdrawn

Item No **7**

Application Number: 15/00904/LBC **Applicant:** GO (Great Opportunities) Toget
Application Type: Listed Building
Description of Development: Repairs and refurbishment to the building to make safe and watertight
Site Address PALACE THEATRE/HOTEL, 119-123 UNION STREET
PLYMOUTH
Case Officer: Kate Price
Decision Date: 18/08/2015
Decision: Grant Conditionally

Item No **8**

Application Number: 15/00948/FUL **Applicant:** Mr Jones
Application Type: Full Application
Description of Development: Retention of car sales business and addition of hand car wash and valeting business
Site Address YEALMPTON CAR SALES, 73 PLYMOUTH ROAD
PLYMPTON PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 18/08/2015
Decision: Grant Conditionally

Item No 9

Application Number: 15/00958/REM **Applicant:** Linden Sherford LLP
Application Type: Reserved Matters
Description of Development: Reserved matters application for 25 residential dwellings, on parcel U, including associated parking along with all necessary infrastructure including landscaping, open space, playing fields, drainage, ecological mitigation, highways, substations, pumping station and gas governor, and including modifications to original phasing, as part of Phase 1.1 of the Sherford new community pursuant to outline approvals ref 7.49/2426/06/0 (SHDC) and 06/02036/OUT (PCC)
Site Address "SHERFORD NEW COMMUNITY" LAND
SOUTH/SOUTHWEST OF A38 PLYMOUTH
Case Officer: Ian Sosnowski
Decision Date: 18/08/2015
Decision: Grant Conditionally

Item No 10

Application Number: 15/01002/FUL **Applicant:** Westcountry Storage Solutions L
Application Type: Full Application
Description of Development: Change of use to mixed storage facility (B8) including storage containers, fencing, lighting and other storage.
Site Address PLYMOUTH ENTERPRISE PARK PHASE 1, ERNESETTLE
LANE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 28/08/2015
Decision: Grant Conditionally

Item No 11

Application Number: 15/01049/FUL **Applicant:** Mr & Mrs Jim Woodley
Application Type: Full Application
Description of Development: Change of use to single family dwelling
Site Address 37 MILEHOUSE ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 19/08/2015
Decision: Grant Conditionally

Item No 12

Application Number: 15/01059/FUL **Applicant:** Mrs Heather Leek
Application Type: Full Application
Description of Development: Change of use from family dwelling to house in multiple occupation
Site Address 35 SOUTHERN TERRACE MUTLEY PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/08/2015
Decision: Refuse

Item No 13

Application Number: 15/01064/FUL **Applicant:** Mr Mark Aquilina
Application Type: Full Application
Description of Development: Proposed single storey side extension and porch roof to front
Site Address 31 FLETEMOOR ROAD PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 21/08/2015
Decision: Application Withdrawn

Item No 14

Application Number: 15/01109/TPO **Applicant:** Mr Cris Cowburn
Application Type: Tree Preservation
Description of Development: Pruning work and thinning out trees by felling selected trees.
Site Address 1 HOOE MANOR, BELLE VUE ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 28/08/2015
Decision: Grant Conditionally

Item No 15

Application Number: 15/01124/TPO **Applicant:** Armada Surgery
Application Type: Tree Preservation
Description of Development: Purple leaved plum - raise crown to give 3m clearance above ground level
Site Address 28 OXFORD PLACE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 25/08/2015
Decision: Grant Conditionally

Item No 16

Application Number: 15/01125/TPO **Applicant:** Milehouse Dental Care Ltd
Application Type: Tree Preservation
Description of Development: Holm Oak - reduce crown by 2-2.5m to natural growth points and raise over car park to 3m above ground level and 5m above road level.
Lime - reduce by 3m
Site Address 42 MILEHOUSE ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 26/08/2015
Decision: Grant Conditionally

Item No 17

Application Number: 15/01134/ADV **Applicant:** National Trust
Application Type: Advertisement
Description of Development: Three free-standing signs
Site Address SALTRAM, MERAFIELD ROAD PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 18/08/2015
Decision: Grant Conditionally

Item No 18

Application Number: 15/01141/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Removal of existing external lights with installation of new lights
Site Address PLUMER HOUSE, TAILYOUR ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 19

Application Number: 15/01143/FUL **Applicant:** Knightsbridge Student Housing L
Application Type: Full Application
Description of Development: Variation of condition 2 (plans condition) of 14/01329/FUL to allow for reduction in size of basement, provision of mezzanine and changes to lower ground and ground floor layout.
Site Address BECKLEY COURT, ARMADA WAY PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 02/09/2015
Decision: Grant Subject to S106 Obligation - Full

Item No 20

Application Number: 15/01148/FUL **Applicant:** Victoria Group Ltd
Application Type: Full Application
Description of Development: Bulk cement storage and distribution terminal including construction of silos and associated works, to be partly constructed over disused Cattedown rail freight line
Site Address CORPORATION WHARF, FINNIGAN ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 18/08/2015
Decision: Grant Conditionally

Item No 21

Application Number: 15/01149/PRDE **Applicant:** Ms Ruth Abbott
Application Type: LDC Proposed Develop
Description of Development: Conversion of an integral garage to additional living accommodation serving the residential dwelling
Site Address 146 DUNSTONE VIEW PLYMOUTH
Case Officer: Liz Wells
Decision Date: 25/08/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 22

Application Number: 15/01152/FUL **Applicant:** J D Wetherspoon Plc
Application Type: Full Application
Description of Development: To extend existing beer garden to rear of premises
Site Address 1 WOLSELEY ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 27/08/2015
Decision: Grant Conditionally

Item No 23

Application Number: 15/01159/FUL **Applicant:** Mr Andrew Dawson
Application Type: Full Application
Description of Development: Proposed rear extension to first floor apartment with access to a balcony roof terrace
Site Address FIRST FLOOR FLAT, 13 UNDERWOOD ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 28/08/2015
Decision: Grant Conditionally

Item No 24

Application Number: 15/01161/FUL **Applicant:** Mr Matthew Conyers
Application Type: Full Application
Description of Development: Installation of first floor rear extension
Site Address 46 ADMIRALTY STREET STONEHOUSE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 25/08/2015
Decision: Grant Conditionally

Item No 25

Application Number: 15/01167/FUL **Applicant:** Mrs Yvonne Battle
Application Type: Full Application
Description of Development: Proposed raising of walls to existing garage to provide storage area and new pitched roof
Site Address FIRST FLOOR FLAT, 37 CONNAUGHT AVENUE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 26

Application Number: 15/01171/FUL **Applicant:** Mr Ian Philipson
Application Type: Full Application
Description of Development: Single storey extension to front elevation, garage extension and roof alteration
Site Address 2 WALTERS ROAD PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 18/08/2015
Decision: Grant Conditionally

Item No 27

Application Number: 15/01176/PRDE **Applicant:** Mr Chris Carter
Application Type: LDC Proposed Develop
Description of Development: Convert garage to room with rear decking
Site Address 10 BELLE VUE RISE HOOE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 07/09/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 28

Application Number: 15/01183/LBC **Applicant:** Seven Stars Inn
Application Type: Listed Building
Description of Development: Change of roofing materials on the conservatory to natural slate tiles including the installation of conservation roof lights
Site Address SEVEN STARS INN TAMERTON FOLIOT PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 19/08/2015
Decision: Grant Conditionally

Item No 29

Application Number: 15/01184/FUL **Applicant:** Winners
Application Type: Full Application
Description of Development: Change of use from shop (A1) to amusement centre (sui generis)
Site Address 68-70 CORNWALL STREET CITY CENTRE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 01/09/2015
Decision: Refuse

Item No 30

Application Number: 15/01185/FUL **Applicant:** The Co-operative Group
Application Type: Full Application
Description of Development: Installation of new roller shutters
Site Address CO-OPERATIVE RETAIL SERVICES LTD, 2 AUSTIN CRESCENT PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 18/08/2015
Decision: Grant Conditionally

Item No 31

Application Number: 15/01187/FUL **Applicant:** Mr and Mrs Harrison
Application Type: Full Application
Description of Development: Single storey rear extension and side extension with widening of existing porch.
Site Address 8 MOORLAND DRIVE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 32

Application Number: 15/01188/FUL **Applicant:** Mr Mark Costello
Application Type: Full Application
Description of Development: Rear decking and fencing alteration
Site Address 2 YEOMANS WAY PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 21/08/2015
Decision: Grant Conditionally

Item No 33

Application Number: 15/01193/OUT **Applicant:** Mr and Mrs M Leisching
Application Type: Outline Application
Description of Development: Outline consent for the erection of a dwelling
Site Address 505 TAVISTOCK ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 26/08/2015
Decision: Grant Conditionally

Item No 34

Application Number: 15/01195/FUL **Applicant:** ReSound (Health) Limited
Application Type: Full Application
Description of Development: Erection of fencing
Site Address GLENBOURNE, MORLAIX DRIVE PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 27/08/2015
Decision: Grant Conditionally

Item No 35

Application Number: 15/01196/FUL **Applicant:** Mr & Mrs Michelle Martin
Application Type: Full Application
Description of Development: Two storey side extension replacing the existing converted garage and sheds
Site Address 22 CAMPBELL ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 27/08/2015
Decision: Refuse

Item No 36

Application Number: 15/01199/FUL **Applicant:** Moorview Property
Application Type: Full Application
Description of Development: Change of use to a 2 bedroom apartment and a 6 bed HMO
Site Address 48 EMMA PLACE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 26/08/2015
Decision: Grant Conditionally

Item No 37

Application Number: 15/01200/LBC **Applicant:** Moorview Property
Application Type: Listed Building
Description of Development: Change of use to a 2 bedroom apartment and a 6 bed HMO
Site Address 48 EMMA PLACE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 26/08/2015
Decision: Grant Conditionally

Item No 38

Application Number: 15/01203/ADV **Applicant:** Plymouth University
Application Type: Advertisement
Description of Development: 2x free standing non-illuminated signs
Site Address MAYFLOWER COMMUNITY SCHOOL,41 HAM DRIVE
PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 39

Application Number: 15/01216/FUL **Applicant:** Mr and Mrs D Lawson
Application Type: Full Application
Description of Development: Rear extension, rear roof terraces and alterations to dwelling
Site Address MELBURY, FERNLEIGH ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 02/09/2015
Decision: Refuse

Item No 40

Application Number: 15/01219/PRDE **Applicant:** Mr & Mrs Lee Collis
Application Type: LDC Proposed Develop
Description of Development: Lawful Development Certificate for a hip to gable and rear dormer
Site Address 24 FANSHAWE WAY PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 27/08/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 41

Application Number: 15/01221/PRDE **Applicant:** Mr Bradley Brown
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 79 DOWNFIELD DRIVE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 27/08/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 42

Application Number: 15/01222/FUL **Applicant:** Mr Martin Soper
Application Type: Full Application
Description of Development: Single storey rear extension and loft conversion including front and rear dormers
Site Address 12 AGATON ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 18/08/2015
Decision: Grant Conditionally

Item No 43

Application Number: 15/01224/PRDE **Applicant:** Mr and Mrs S Saunders
Application Type: LDC Proposed Develop
Description of Development: Single storey rear extension
Site Address 15 CHALLOCK CLOSE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 28/08/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 44

Application Number: 15/01225/FUL **Applicant:** Atlee Sinclair Ltd
Application Type: Full Application
Description of Development: Change of use of restaurant to two cluster flats (7 bed spaces in total) for student accommodation including provision of storage and cycle storage
Site Address ROYAL INSURANCE BUILDING PLYMOUTH
Case Officer: Jon Fox
Decision Date: 26/08/2015
Decision: Grant Conditionally

Item No 45

Application Number: 15/01226/FUL **Applicant:** St Lukes Hospice
Application Type: Full Application
Description of Development: Provision of air conditioning unit condenser to north west elevation
Site Address BROOKLANDS, 680 BUDSHEAD ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 19/08/2015
Decision: Grant Conditionally

Item No 46

Application Number: 15/01228/FUL **Applicant:** Mr & Mrs M Tonkiss
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 18 DOVER ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 27/08/2015
Decision: Grant Conditionally

Item No 47

Application Number: 15/01229/FUL **Applicant:** Ms Baker
Application Type: Full Application
Description of Development: Disabled scooter store
Site Address 28 NORMANDY WAY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 24/08/2015
Decision: Grant Conditionally

Item No 48

Application Number: 15/01230/TPO **Applicant:** Mr John Poat
Application Type: Tree Preservation
Description of Development: Copper Beech and Sycamore - reduce by 2-3 metres
Site Address 6 PLYMSTOCK ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 28/08/2015
Decision: Refuse

Item No 49

Application Number: 15/01232/PRDE **Applicant:** Mr & Mrs Norbury-Giarchi
Application Type: LDC Proposed Develop
Description of Development: Single storey side extension
Site Address 17 DEAN PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 01/09/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 50

Application Number: 15/01233/FUL **Applicant:** Mr Nigel Sweet
Application Type: Full Application
Description of Development: Change of use to A3 with ancillary A5 use
Site Address 17 VICTORIA ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 25/08/2015
Decision: Application Withdrawn

Item No 51

Application Number: 15/01234/TPO **Applicant:** Mr Philip Rump
Application Type: Tree Preservation
Description of Development: Holm Oak 3206 - Reduce South facing limbs by 2-3metres.
Holm Oak 3293 - Reduce by 40-50%
Site Address BELMONT HOUSE, BELMONT PLACE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 28/08/2015
Decision: Grant Conditionally

Item No 52

Application Number: 15/01235/FUL **Applicant:** Mr S O'Higgins
Application Type: Full Application
Description of Development: Erection of dwelling
Site Address 56 VINERY LANE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 26/08/2015
Decision: Grant Conditionally

Item No 53

Application Number: 15/01236/FUL **Applicant:** PISA Ltd
Application Type: Full Application
Description of Development: Change of use from A1 to A5
Site Address 63 TORRIDGE WAY PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 21/08/2015
Decision: Grant Conditionally

Item No 54

Application Number: 15/01239/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Re-instatement of footbridge within Kinterbury Creek linking existing footpath to foreshore
Site Address KINTERBURY CREEK PLYMOUTH
Case Officer: Adam Williams
Decision Date: 25/08/2015
Decision: Grant Conditionally

Item No 55

Application Number: 15/01240/ADV **Applicant:** Bonmarche
Application Type: Advertisement
Description of Development: Replacement fascia sign and 1 new double-sided projection sign - all illuminated
Site Address 93 NEW GEORGE STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 25/08/2015
Decision: Grant Conditionally

Item No 56

Application Number: 15/01242/FUL **Applicant:** Tamar Bridge & Torpoint Ferry J
Application Type: Full Application
Description of Development: Removal of temporary buildings and erection of new two-storey building for Tamar Bridge Offices, including control room and ancillary facilities; refurbishment and remodelling of existing building to accommodate staff facilities and new education suite; new covered link and parking, landscaping and public realm improvements
Site Address TAMAR BRIDGE OFFICES, TAMAR BRIDGE PLYMOUTH
Case Officer: Jon Fox
Decision Date: 01/09/2015
Decision: Grant Conditionally

Item No 57

Application Number: 15/01248/FUL **Applicant:** Wrekin Windows
Application Type: Full Application
Description of Development: Replacement of existing windows
Site Address 34-41 WELLHAY CLOSE PLYMOUTH
Case Officer: Simon Pickstone
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 58

Application Number: 15/01250/ADV **Applicant:** Mr Chris Orton
Application Type: Advertisement
Description of Development: Retrospective application for directional signage and 1x totem sign
Site Address THE MARSH MILL, 300 PLYMOUTH ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 59

Application Number: 15/01254/EXUS **Applicant:** Mr Gary Johns
Application Type: LDC Existing Use
Description of Development: Establish existing use as a single family dwelling
Site Address 54 BEACONFIELD ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 28/08/2015
Decision: Issue Certificate - Lawful Use

Item No 60

Application Number: 15/01257/FUL **Applicant:** Trustees of Plymstock Communi
Application Type: Full Application
Description of Development: Installation of canopy over existing rear terrace and erection of a security fence
Site Address PLYMSTOCK COMMUNITY CENTRE, 6 MEMORY LANE
PLYMSTOCK PLYMOUTH
Case Officer: Mike Stone
Decision Date: 27/08/2015
Decision: Grant Conditionally

Item No 61

Application Number: 15/01258/FUL **Applicant:** Mr Phil Curtis
Application Type: Full Application
Description of Development: Change of use of agricultural building to B1(c) use
Site Address NEW BARN FARM PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 26/08/2015
Decision: Grant Conditionally

Item No 62

Application Number: 15/01262/FUL **Applicant:** KARST
Application Type: Full Application
Description of Development: Temporary consent for public art sculpture
Site Address PLYMOUTH SCHOOL OF CREATIVE ART, 22 MILLBAY
ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 63

Application Number: 15/01263/TPO **Applicant:** Plymouth City Council
Application Type: Tree Preservation
Description of Development: Various tree works including felling, re-pollarding, reduction and pruning
Site Address R/O 34-40 HURRABROOK GARDENS PLYMOUTH
Case Officer: Jane Turner
Decision Date: 27/08/2015
Decision: Grant Conditionally

Item No 64

Application Number: 15/01264/TPO **Applicant:** Plymouth City Council
Application Type: Tree Preservation
Description of Development: Woodland management works
Site Address R/O 23-31 SPARKE CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 01/09/2015
Decision: Grant Conditionally

Item No 65

Application Number: 15/01265/FUL **Applicant:** Mr & Mrs Mac & Carole McLaug
Application Type: Full Application
Description of Development: Proposed two storey and single storey rear extensions and two storey side extension
Site Address 12 BERRY HEAD GARDENS CROWNHILL PLYMOUTH
Case Officer: Liz Wells
Decision Date: 28/08/2015
Decision: Application Withdrawn

Item No 66

Application Number: 15/01266/FUL **Applicant:** Mr Justin Andrews
Application Type: Full Application
Description of Development: Conversion and extension of water tower to dwelling
Site Address THE TOWER, WASHBOURNE CLOSE DEVONPORT
PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 67

Application Number: 15/01268/FUL **Applicant:** Drake Circus Ltd
Application Type: Full Application
Description of Development: Conversion of existing 5 storey building to 3 floors of living accommodation, with retention of basement and ground floor as office and ancillary accommodation and rear extension to 4 floors
Site Address 50 DRAKE CIRCUS PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 04/09/2015
Decision: Application Withdrawn

Item No 68

Application Number: 15/01272/ADV **Applicant:** Connells Residential
Application Type: Advertisement
Description of Development: 1x illuminated fascia sign and 1x illuminated projecting sign
Site Address 110 RIDGEWAY PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 69

Application Number: 15/01273/LBC **Applicant:** Mr G Coope
Application Type: Listed Building
Description of Development: Internal alterations and re-instatement of bricked-up doorway with glass screen
Site Address 3 THE SQUARE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 25/08/2015
Decision: Grant Conditionally

Item No 70

Application Number: 15/01274/TPO **Applicant:** Mrs Susan Vickery
Application Type: Tree Preservation
Description of Development: Beech tree - Crown reduce by 2 metres, crown lift by 2 metres
Site Address 7 BROMHEAD COURT PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 28/08/2015
Decision: Grant Conditionally

Item No 71

Application Number: 15/01276/TPO **Applicant:** Mr Steven Harvey
Application Type: Tree Preservation
Description of Development: Beech Tree: Reduce by 30%
Site Address THE STABLES, 41 CONQUEROR DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 07/09/2015
Decision: Grant Conditionally

Item No 72

Application Number: 15/01283/TCO **Applicant:** Richard Prowse
Application Type: Trees in Cons Area
Description of Development: 3 young Ash pollard to height of 6-7 m
1 semi mature Ash with wound on stem reduce crown by up to a half and shape.
Site Address SEVEN STARS INN, SEVEN STARS LANE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 18/08/2015
Decision: Grant Conditionally

Item No 73

Application Number: 15/01288/FUL **Applicant:** Mr M Fawzi
Application Type: Full Application
Description of Development: Conversion of lap dancing club to 7 apartments, retention of commercial store underneath
Site Address 38 UNION STREET PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 10/09/2015
Decision: Application Withdrawn

Item No 74

Application Number: 15/01289/FUL **Applicant:** Tribal Voice
Application Type: Full Application
Description of Development: Alterations to entrance doors
Site Address 114 NEW GEORGE STREET PLYMOUTH
Case Officer: Kate Price
Decision Date: 14/09/2015
Decision: Grant Conditionally

Item No 75

Application Number: 15/01296/FUL **Applicant:** Mr & Mrs Michael Mahoney
Application Type: Full Application
Description of Development: Two storey rear extension together with raised terrace
Site Address 92 RADFORD PARK ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 26/08/2015
Decision: Grant Conditionally

Item No 76

Application Number: 15/01298/TPO **Applicant:** University Plymouth
Application Type: Tree Preservation
Description of Development: 1 Holm Oak - reduce to previous points
7 Silver Birch, 6 Cherry - 1-2m prune to clear building and crown raise to give 2.5m clearance above ground level
Site Address 3-10, 16, and 20 PORTLAND VILLAS PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/09/2015
Decision: Grant Conditionally

Item No 77

Application Number: 15/01299/FUL **Applicant:** Wrigley Company Limited
Application Type: Full Application
Description of Development: Erection of timber framed plant room clad in roofing membrane
Site Address WRIGLEY'S FACTORY, ESTOVER ROAD PLYMOUTH
Case Officer: Simon Pickstone
Decision Date: 11/09/2015
Decision: Grant Conditionally

Item No 78

Application Number: 15/01302/FUL **Applicant:** Mr Paul Collicott
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 36 TREVENEAGUE GARDENS PLYMOUTH
Case Officer: Mike Stone
Decision Date: 27/08/2015
Decision: Grant Conditionally

Item No 79

Application Number: 15/01307/TPO **Applicant:** Mr Anthony Radley
Application Type: Tree Preservation
Description of Development: Ash - Fell
Sycamore - Fell
Ash - Reduce branches over neighbours garden to south by 2-3m to natural growth points.
Site Address 29 CARADON CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 09/09/2015
Decision: Grant Conditionally

Item No 80

Application Number: 15/01309/LBC **Applicant:** Plymouth City Council
Application Type: Listed Building
Description of Development: Temporary banner signage above main entrance
Site Address THE GUILDHALL, ARMADA WAY PLYMOUTH
Case Officer: Kate Price
Decision Date: 07/09/2015
Decision: Grant Conditionally

Item No 81

Application Number: 15/01311/ADV **Applicant:** Plymouth City Council
Application Type: Advertisement
Description of Development: Temporary banner signage above main entrance
Site Address THE GUILDHALL, ARMADA WAY PLYMOUTH
Case Officer: Kate Price
Decision Date: 07/09/2015
Decision: Grant Conditionally

Item No 82

Application Number: 15/01313/FUL **Applicant:** Vicar Rod Thomas
Application Type: Full Application
Description of Development: Installation of disabled access ramp
Site Address ST MATTHEWS CHURCH, SHERFORD ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 83

Application Number: 15/01316/FUL **Applicant:** Mr Tony Robinson
Application Type: Full Application
Description of Development: Single storey rear extension, raised patio and screening fence
Site Address 3 THE SPINNEY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 25/08/2015
Decision: Grant Conditionally

Item No 84

Application Number: 15/01319/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: Internally illuminated fascia and projecting sign
Site Address 14-16 RADFORD PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 08/09/2015
Decision: Grant Conditionally

Item No 85

Application Number: 15/01322/FUL **Applicant:** Mr Tim Rowbotham
Application Type: Full Application
Description of Development: Conversion of existing shop into a self-contained flat, with associated external alterations
Site Address 50 CATTEDOWN ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 25/08/2015
Decision: Grant Conditionally

Item No 86

Application Number: 15/01326/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: Three fascia signs and one illuminated projecting sign
Site Address 638 WOLSELEY ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 87

Application Number: 15/01327/FUL **Applicant:** Mr G Treeby
Application Type: Full Application
Description of Development: Conservatory
Site Address PLOT 1, THE OLD WHARF PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 88

Application Number: 15/01328/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: Two fascia signs, one projecting sign, one menu board, two vinyl sticker signs and one free-standing sign
Site Address 4 MEAVY WAY PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 89

Application Number: 15/01330/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: Internally illuminated fascia and projecting signs, and one vinyl sticker
Site Address 7 HORNCHURCH ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 27/08/2015
Decision: Grant Conditionally

Item No 90

Application Number: 15/01334/TCO **Applicant:** Mrs J Gilding
Application Type: Trees in Cons Area
Description of Development: Lime Tree: Pollard at 20-25ft above ground level
Site Address 93 MANNAMEAD ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 28/08/2015
Decision: Grant Conditionally

Item No 91

Application Number: 15/01337/LBC **Applicant:** Tribal Voice
Application Type: Listed Building
Description of Development: Alterations to entrance doors
Site Address 114 NEW GEORGE STREET PLYMOUTH
Case Officer: Kate Price
Decision Date: 14/09/2015
Decision: Grant Conditionally

Item No 92

Application Number: 15/01339/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: One illuminated fascia and two vinyl stickers for the existing totem sign
Site Address UNIT 4, CHADDLEWOOD DISTRICT SHOPPING CENTRE, GLEN ROAD PLYMPTON PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 93

Application Number: 15/01340/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: Internally illuminated fascia and projecting sign
Site Address 53 TORRIDGE WAY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 10/09/2015
Decision: Grant Conditionally

Item No 94

Application Number: 15/01341/FUL **Applicant:** EE Ltd
Application Type: Full Application
Description of Development: Relocation of 1no. 20m lattice mast, 3no. antennas, 4no. 0.6m dia dishes, 6no. cabinets and ancillary equipment thereto, enclosed within 2m high chainlink fence around 8 x8 area in a 7 x 4.4 compound with 1no. meter cabinet with fence line
Site Address LAND AT SOUTHWAY SECONDARY SCHOOL,
ROCKFIELD AVENUE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 95

Application Number: 15/01343/FUL **Applicant:** Mr Gary Coumbe
Application Type: Full Application
Description of Development: Front porch extension.
Site Address 21 RASHLEIGH AVENUE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 27/08/2015
Decision: Grant Conditionally

Item No 96

Application Number: 15/01344/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: One internally illuminated fascia and one internally illuminated projecting sign.
Site Address 31 RIDGEWAY PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 97

Application Number: 15/01345/FUL **Applicant:** Mrs Kerry Buchan
Application Type: Full Application
Description of Development: Formation of driveway and hardstanding.
Site Address 1 SOUTH HILL HOOE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/09/2015
Decision: Refuse

Item No 98

Application Number: 15/01347/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Demolition of two dwellings and construction of two new affordable units
Site Address 19 WREN GARDENS PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 99

Application Number: 15/01351/ADV **Applicant:** Finance, Efficiencies, Tech & As
Application Type: Advertisement
Description of Development: 1x fascia sign and 2x free standing signs
Site Address ST MATTHEWS ACADEMY, BREST ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 27/08/2015
Decision: Grant Conditionally

Item No 100

Application Number: 15/01352/FUL **Applicant:** Mrs K Thurston
Application Type: Full Application
Description of Development: Alterations to tenement roofs and formation of roof terrace (resubmission of approved scheme 14/01453/FUL)
Site Address 11 ST JAMES PLACE EAST PLYMOUTH
Case Officer: Mike Stone
Decision Date: 01/09/2015
Decision: Application Withdrawn

Item No 101

Application Number: 15/01354/GPD **Applicant:** Mr Colin Keam
Application Type: GPDO Request
Description of Development: A single storey rear extension which extends beyond the rear wall of the original dwellinghouse by 6.6m, has a maximum height of 4m and has an eaves height of 3.4m.
Site Address 12 BROCKTON GARDENS PLYMOUTH
Case Officer: Liz Wells
Decision Date: 19/08/2015
Decision: Prior approval not req

Item No 102

Application Number: 15/01355/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: Externally illuminated fascia and projecting sign and non-illuminated service board and window signs
Site Address 324 OLD LAIRA ROAD PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 103

Application Number: 15/01356/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: 1x internally illuminated fascia sign
Site Address 97 KING STREET PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 104

Application Number: 15/01359/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: Two non-illuminated fascia, one non-illuminated projecting sign and one service-menu board.
Site Address THE COOPERATIVE PHARMACY, ST BUDEAUX HEALTH CENTRE, STIRLING ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 105

Application Number: 15/01360/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: One internally illuminated fascia and one internally illuminated projecting sign
Site Address 6 BAMPFYLDE WAY PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 20/08/2015
Decision: Grant Conditionally

Item No 106

Application Number: 15/01363/FUL **Applicant:** Beechy Development (SW) Ltd
Application Type: Full Application
Description of Development: Erection of 2 storey detached dwelling with integral garage and new access from Compton Avenue
Site Address GARDEN PLOT BETWEEN NO.S 74 & 78 COMPTON AVENUE, (FORMER GARDEN TO 46 ROCKINGHAM ROAD) PLYMOUTH
Case Officer: Christopher King
Decision Date: 08/09/2015
Decision: Grant Conditionally

Item No 107

Application Number: 15/01365/FUL **Applicant:** Mr Chris Gilbey
Application Type: Full Application
Description of Development: Change of use to convert Flat 3 into a two-bedroom flat and to convert Flat 2 into a studio-flat.
Site Address 195 NORTH ROAD WEST PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 27/08/2015
Decision: Grant Conditionally

Item No 108

Application Number: 15/01367/FUL **Applicant:** Mr Paris Oxiniou
Application Type: Full Application
Description of Development: Retrospective construction of decking and balustrading
Site Address MEZE GRILL, SUTTON WHARF, SUTTON HARBOUR PLYMOUTH
Case Officer: Kate Price
Decision Date: 04/09/2015
Decision: Refuse

Item No 109

Application Number: 15/01375/FUL **Applicant:** Mr Tony Weaving
Application Type: Full Application
Description of Development: Change of use of furniture store into residential use attached to existing dwelling
Site Address 326 OLD LAIRA ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 110

Application Number: 15/01387/FUL **Applicant:** Babcock International Group
Application Type: Full Application
Description of Development: Construction of slab base and installation of temporary modular building
Site Address DEVONPORT DOCKYARD, SALTASH ROAD KEYHAM PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 111

Application Number: 15/01389/FUL **Applicant:** Mr Ian & Mrs Nina George
Application Type: Full Application
Description of Development: Enlargement of rear kitchen extension and creation of first floor extension above
Site Address 59 PLYMSTOCK ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 27/08/2015
Decision: Grant Conditionally

Item No 112

Application Number: 15/01390/FUL **Applicant:** Mr John Waite
Application Type: Full Application
Description of Development: Conversion of rear kitchen into a garage and reduction of second-floor rear tenement extension
Site Address FOSTER HOUSE, 26 GRAND PARADE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 113

Application Number: 15/01394/PRDE **Applicant:** Mr Jeffery Marsh
Application Type: LDC Proposed Develop
Description of Development: Enlarge existing detached garage
Site Address 31 POMPHLETT ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 27/08/2015
Decision: Issue Certificate - Lawful Use (Pro)

Item No 114

Application Number: 15/01396/FUL **Applicant:** Peverell Park Surgery
Application Type: Full Application
Description of Development: Internal alterations to existing GP surgery to provide one additional consultant room and additional allied spaces involving adaptations to one existing opening
Site Address POUNDS HOUSE, 162 OUTLAND ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 115

Application Number: 15/01399/FUL **Applicant:** Mr Martyn Wills
Application Type: Full Application
Description of Development: New Garage
Site Address 48 DUNSTONE ROAD PLYMSTOCK PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 10/09/2015
Decision: Grant Conditionally

Item No 116

Application Number: 15/01400/FUL **Applicant:** Mr & Mrs R Palmer
Application Type: Full Application
Description of Development: First floor rear extension
Site Address 17 DUNSTONE ROAD ST BUDEAUX PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 04/09/2015
Decision: Grant Conditionally

Item No 117

Application Number: 15/01401/FUL **Applicant:** Mr S Curnow
Application Type: Full Application
Description of Development: Change of use to Canine Hydrotherapy Unit (Sui Generis)
Site Address UNIT 5, ALDER COURT, 3 BELL CLOSE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 28/08/2015
Decision: Grant Conditionally

Item No 118

Application Number: 15/01402/FUL **Applicant:** Hyde Park Infant School
Application Type: Full Application
Description of Development: New build classroom, demolition and replacement of toilet block and associated facilities
Site Address HYDE PARK INFANT SCHOOL, HYDE PARK ROAD
 PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 11/09/2015
Decision: Grant Conditionally

Item No 119

Application Number: 15/01412/ADV **Applicant:** Hyde Park Social Club
Application Type: Advertisement
Description of Development: Advertisement relating to business on the premises
Site Address HYDE PARK SOCIAL CLUB, ST GABRIELS AVENUE
 PLYMOUTH
Case Officer: Liz Wells
Decision Date: 09/09/2015
Decision: Grant Conditionally

Item No 120

Application Number: 15/01413/FUL **Applicant:** Dr Frank Williamson
Application Type: Full Application
Description of Development: Change of use from C3 (private dwelling house) to C4 (HMO)
Site Address 2 THE SQUARE PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 03/09/2015
Decision: Application Withdrawn

Item No 121

Application Number: 15/01414/ADV **Applicant:** Bestway Group
Application Type: Advertisement
Description of Development: Non-illuminated fascia sign and internally illuminated projecting sign
Site Address JUBILEE BUILDINGS, PEVERELL PARK ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 122

Application Number: 15/01415/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Convert housing office to two bungalows
Site Address 101 WHITLEIGH GREEN WHITLEIGH PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/09/2015
Decision: Grant Conditionally

Item No 123

Application Number: 15/01417/FUL **Applicant:** Mr Robert Cuffe
Application Type: Full Application
Description of Development: New garage and rear conservatory
Site Address 2 HADDINGTON ROAD STOKE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 07/09/2015
Decision: Grant Conditionally

Item No 124

Application Number: 15/01421/FUL **Applicant:** Mr D Nott
Application Type: Full Application
Description of Development: Proposed hardstanding at front of property
Site Address 276 CROWNHILL ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 14/09/2015
Decision: Application Withdrawn

Item No 125

Application Number: 15/01423/GPD **Applicant:** J M Baber
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.44m, has a maximum height of 3.655m, and has an eaves height of 2.25m
Site Address 17 WIDEY COURT PLYMOUTH
Case Officer: Liz Wells
Decision Date: 28/08/2015
Decision: Prior approval not req

Item No 126

Application Number: 15/01432/FUL **Applicant:** Mr John Morriss
Application Type: Full Application
Description of Development: Single storey front extension with porch
Site Address 81 COMPTON AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 14/09/2015
Decision: Grant Conditionally

Item No 127

Application Number: 15/01435/FUL **Applicant:** Mr & Mrs Andrew Kent
Application Type: Full Application
Description of Development: New dwelling on disused agricultural land
Site Address LAND ADJACENT MILL COTTAGE, STATION ROAD
TAMERTON FOLIOT PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 14/09/2015
Decision: Grant Conditionally

Item No 128

Application Number: 15/01438/FUL **Applicant:** Mr J Scholes
Application Type: Full Application
Description of Development: Replace existing single storey rear extension with a two storey rear extension
Site Address 12 LOUGHBORO ROAD ST BUDEAUX PLYMOUTH
Case Officer: Liz Wells
Decision Date: 08/09/2015
Decision: Grant Conditionally

Item No 129

Application Number: 15/01439/FUL **Applicant:** Mr Mark Reburn
Application Type: Full Application
Description of Development: First floor level side extension
Site Address 31 ROCKINGHAM ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 130

Application Number: 15/01443/FUL **Applicant:** Mr Brian Briggs
Application Type: Full Application
Description of Development: Demolition of existing porch and erection of porch with balcony above
Site Address 5 THE QUAY PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 131

Application Number: 15/01446/FUL **Applicant:** Ryan White
Application Type: Full Application
Description of Development: Single storey side extension and decking
Site Address 28 MOORLAND VIEW DERRIFORD PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 03/09/2015
Decision: Grant Conditionally

Item No 132

Application Number: 15/01451/TCO **Applicant:** Mead Dental Practice
Application Type: Trees in Cons Area
Description of Development: Western red cedar - Pruning and reduction works
Site Address MEAD DENTAL PRACTICE, THE MEAD, 61 MANNAMEAD ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 10/09/2015
Decision: Grant Conditionally

Item No 133

Application Number: 15/01454/FUL **Applicant:** Mr Ray Moyse
Application Type: Full Application
Description of Development: Two storey rear extension
Site Address 14 NORTHUMBERLAND STREET PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/09/2015
Decision: Grant Conditionally

Item No 134

Application Number: 15/01468/FUL **Applicant:** Mr & Mrs N Burnett
Application Type: Full Application
Description of Development: Proposed dining room extension and internal alterations
Site Address 31 GLENHOLT ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 11/09/2015
Decision: Grant Conditionally

Item No 135

Application Number: 15/01481/FUL **Applicant:** Mr John Shore
Application Type: Full Application
Description of Development: Create loft conversion with roof lights
Site Address 45 FORE STREET PLYMPTON PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 10/09/2015
Decision: Grant Conditionally

Item No 136

Application Number: 15/01482/FUL **Applicant:** Mr Mark Gadd
Application Type: Full Application
Description of Development: First floor extension over existing rear single storey tenement
Site Address 65 OLD LAIRA ROAD PLYMOUTH
Case Officer: Debbie Fuller
Decision Date: 10/09/2015
Decision: Grant Conditionally

Item No 137

Application Number: 15/01484/ADV **Applicant:** Stonegate
Application Type: Advertisement
Description of Development: 3x internally illuminated menu cases and 1x lantern on bracket and 3 hanging lanterns
Site Address BRASS MONKEY, 12-14 ROYAL PARADE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/09/2015
Decision: Grant Conditionally

Item No 138

Application Number: 15/01492/FUL **Applicant:** Mr D Hambley
Application Type: Full Application
Description of Development: Side extension at first floor level, rear dormer and new front porch
Site Address 46 ROCKINGHAM ROAD MANNAMEAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/09/2015
Decision: Grant Conditionally

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