



#plymplanning



**Democratic Support**

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Published 05 January 2016

## PLANNING COMMITTEE

Thursday 14 January 2016  
4.00 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 - TO FOLLOW

The Committee will be asked to confirm the minutes of the meeting held on 17 December 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. 133 COMPTON AVENUE, PLYMOUTH - 15/02142/FUL

**(Pages 1 - 6)**

Applicant:	Mr David Freeman
Ward:	Compton
Recommendation:	Grant Conditionally

**6.2. SIGNS AT THE ROYAL WILLIAM YARD - I5/02028/ADV (Pages 7 - 14)**

Applicant: Urban Splash  
Ward: St Peter & The Waterfront  
Recommendation: Grant Conditionally

**6.3. COOMBE HOUSE, THE QUAY, PLYMOUTH - I5/02098/FUL (Pages 15 - 24)**

Applicant: Mr and Mrs R Tooze  
Ward: Plymstock Radford  
Recommendation: Refuse

**6.4. FORMER CHINA CLAY MARSH MILLS WORKS, COYPOOL - TPO506 (Pages 25 - 32)**

Applicant:  
Ward: Plympton St Mary  
Recommendation: To confirm TPO 506 with modification to order map.

**7. PLANNING APPLICATION DECISIONS ISSUED (Pages 33 - 60)**

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 7 December 2015 to 3 January 2016 –

- 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. APPEAL DECISIONS (Pages 61 - 62)**

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that these Delegated Planning Applications are available to view online at:  
<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

**9. EXEMPT BUSINESS**

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

## **PART II - PRIVATE MEETING**

### **AGENDA**

#### **MEMBERS OF THE PUBLIC TO NOTE**

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

NIL.

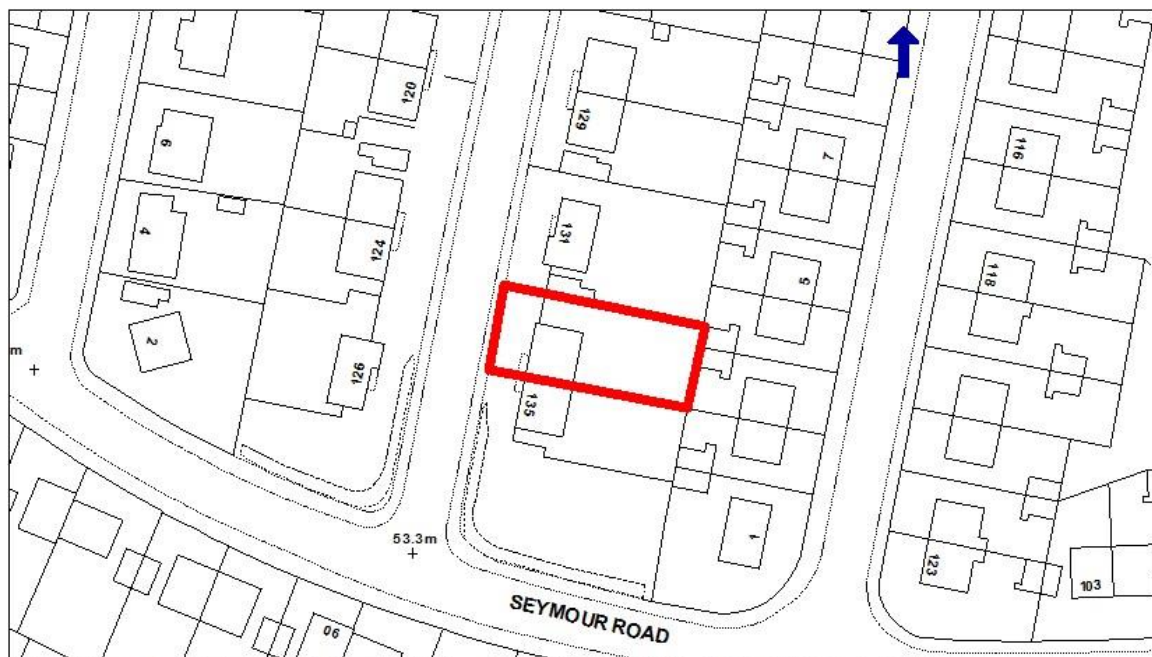
# PLANNING APPLICATION REPORT



<b>Application Number</b>	15/02142/FUL	<b>Item</b>	01
<b>Date Valid</b>	26/11/2015	<b>Ward</b>	Compton

<b>Site Address</b>	133 COMPTON AVENUE PLYMOUTH		
<b>Proposal</b>	Single storey rear extension and detached side garage		
<b>Applicant</b>	Mr David Freeman		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>21/01/2016</b>	<b>Committee Date</b>	<b>Planning Committee: 14 January 2016</b>
<b>Decision Category</b>	Member/PCC Employee		
<b>Case Officer</b>	Alumeci Tuima		
<b>Recommendation</b>	Grant Conditionally		

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The application has been referred to Planning Committee as the applicant's wife is an Employee of the Council.

### 1. Description of site

133 Compton Avenue is a semi-detached dwelling located in the Compton neighbourhood. The area is predominantly residential.

### 2. Proposal description

The proposal seeks a single storey rear extension, detached side garage and an external decking.

### 3. Pre-application enquiry

None requested

### 4. Relevant planning history

14/01524/FUL: Single storey side and rear extension: Approved;

13/00865/FUL: Two storey rear extension and replace car port with garage: Approved;

12/01376/FUL: Single storey rear extension, two storey side extension and alterations to front garden including the formation of a vehicle hard standing (amended scheme): Approved;

11/01004/FUL: Single storey rear extension, two storey side extension and alterations to front garden including the formation of a vehicle hard standing : Approved

### 5. Consultation responses

Transport: No objection except that there will be no further extension to existing footway crossing

### 6. Representations

No letters of representation received

### 7. Relevant Policy Framework

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

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

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One was approved by the City Council in September 2015. The Plan, which incorporates draft development plan policy, has been prepared following a consultation process. 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 a relatively early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given).

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

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

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

- Development Guidelines Supplementary Planning Document

### 8. Analysis

1. This application has been considered in the context of the development plan, the draft Plymouth Plan, the Framework and other material policy documents as set out in Section 7.
2. The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 1st review (2013), and the National Planning Policy Framework. The primary planning considerations in this case are the impact on neighbour amenity and the impact on the character and appearance of the area.
3. The proposed rear extension will form additional Day Room space on the east elevation with dimensions of approximately 3.2m (height) x 6.9m (width) x 3.8m (length), in situ at 0.6m off the adjoining boundary wall to the south of the property. On the north elevation a proposed detached garage, will be constructed for the provision of off road parking including a 'Man Cave' (hobby room) and an adjoining external decking levelled against the existing garage foundation of approximately 0.5 metres height.
4. The rear extension design wraps around the side and rear of the house, mono pitched roof including roof lights and bi folding doors fronting the garden. The separation distance between the rear elevation and the nearest habitable room to the east is approximately 21m

and is deemed acceptable according to Supplementary Planning Guidelines paragraph 2.2.23 which is 21m for a two storey extension.

5. The proposed detached side garage would be approximately 7.6 metres in length and 3.1 metres wide, flat roof and concrete render finish. Given the garage proximity to the boundary wall, a Party Wall Act will be conditioned to safeguard proposed works on shared boundary.
6. The proposed extension is not considered to significantly impact upon the surrounding neighbours amenity. The development does not meet the 45 degree SPD guideline but is considered to be acceptable having taken into account the position and orientation of the proposal and the position and type of neighbouring window.
7. It is not considered that the extension will have a detrimental impact upon the neighbouring properties or the character of the area. The form, detailing and materials of the proposal match the existing dwelling and are not considered to detract from the visual appearance of the surrounding area. The proposal has no significant impact on the neighbouring properties due to its size and is generally acceptable in appearance.
8. Consultation response from the Transport and Highways Agency to be noted in that there will be no further considerations/approval for an extended vehicle crossing at the property.

### 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

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.

### 12. Equalities and Diversities

None

### 13. Conclusions

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



#### 14. Recommendation

In respect of the application dated **26/11/2015** and the submitted drawings Winch/DF/EL01/2014; Winch/DF/EL02/2014; Winch/DF/EL03/2014; Winch/DF/EL04/2014; Winch/DF/EL05/2014; Winch/DF/EL06/2014; Winch/DF/PL01/2014; Winch/DF/PL02/2014, 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: Winch/DF/EL01/2014; Winch/DF/EL02/2014; Winch/DF/EL03/2014; Winch/DF/EL04/2014; Winch/DF/EL05/2014; Winch/DF/EL06/2014; Winch/DF/PL01/2014; Winch/DF/PL02/2014.

Reason:

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

#### Informatives

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

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

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

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

INFORMATIVE: PROPERTY RIGHTS

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

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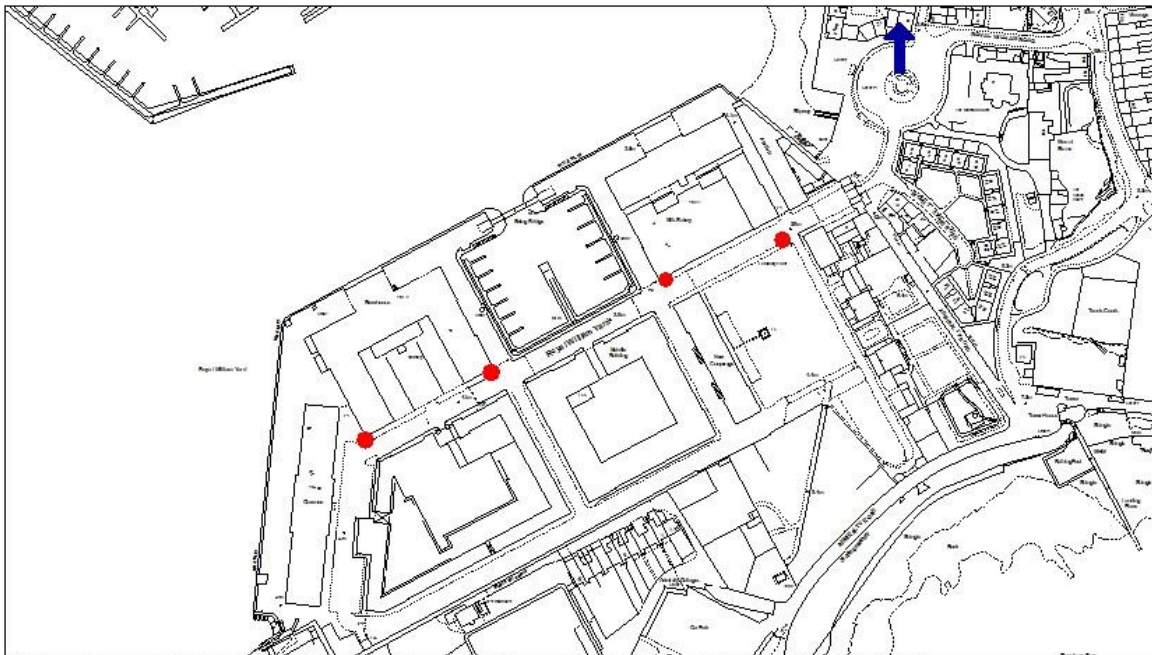
# PLANNING APPLICATION REPORT



<b>Application Number</b>	15/02028/ADV	<b>Item</b>	02
<b>Date Valid</b>	04/11/2015	<b>Ward</b>	St Peter & The Waterfront

<b>Site Address</b>	ROYAL WILLIAM YARD PLYMOUTH		
<b>Proposal</b>	Retrospective application to relocate signage approved in application 11/00155/ADV		
<b>Applicant</b>	Urban Splash		
<b>Application Type</b>	Advertisement		
<b>Target Date</b>	<b>30/12/2015</b>	<b>Committee Date</b>	<b>Planning Committee: 14 January 2016</b>
<b>Decision Category</b>	Assistant Director of Strategic Planning and Infrastructure Referral		
<b>Case Officer</b>	Aidan Murray		
<b>Recommendation</b>	Grant Conditionally		

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

### 1. Description of site

The four public information points are situated along the main street running through the historically important Royal William Yard. The subject street runs from the main entrance gateway past the New Cooperage along to the Brewhouse.

### 2. Proposal description

The four signs in question have recently been installed. This is therefore a retrospective application for advertisement consent.

### 3. Pre-application enquiry

No formal pre-application advice was sought for the advertisements in their current locations. This application has come about as a result of an enforcement complaint received following the unauthorised commencement of works. During the enforcement process, advice was given to the applicants advising them to either comply with previously approved plans or to apply for advertisement consent.

Application 11/00155/ADV previously approved similar advertisements however in different locations. Pre-application advice was given prior to the submission of the 2011 application with discussions being held with Historic Environment Officers, Planning Officers and English Heritage (now known as Historic England). This application was not implemented.

### 4. Relevant planning history

12/02298/ADV - 1x externally illuminated individual letter fascia sign, 1x non-illuminated projecting signs – Permitted

11/01684/ADV - Advertisement consent for temporary composite aluminium sales and marketing signage – Permitted

11/01683/ADV - Banner signs on 23 lamp posts adjacent to Clarence and Brewhouse buildings, and adjacent to yard dock basin – Permitted

11/01682/ADV - Advertisement consent for signage to commercial and retail entrance points (Signage type 1 Corten projecting blade and signage type 2 Corten individual letters with illuminations) – Permitted

11/00806/ADV - Non illuminated fascia 'text' sign (approved) and an internally illuminated 'menu' pillar signs – Refused

11/00155/ADV - Application for consent to display advertisement for four public information points – Permitted

### 5. Consultation responses

Historic Environment – No Objections

Local Highway Authority – No Objections

Public Protection – No Comments

Historic England – Awaiting response

## 6. Representations

Two Letters of Representation have been received for this application from one local resident raising the following concerns:

- Highway Safety Concerns
- Impact on Listed Building
- Lack of Listed Building Consent

Officers have replied to the complainant clarifying the legal position regarding this last point which does not apply.

## 7. Relevant Policy Framework

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

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

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One was approved by the City Council in September 2015. The Plan, which incorporates draft development plan policy, has been prepared following a consultation process. 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 a relatively early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given).

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

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

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

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

### **8. Analysis**

1. This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework Core Strategy 2007 policies CS02, CS03 and CS34, and is considered to be compliant with National Planning Policy Framework guidance.
2. The key planning considerations in respect of this application include impact to visual amenity and public safety, mainly in terms of highway safety
3. Retrospective advertisement consent is sought for four public information points constructed of dark coloured steel with white text. The signs are internally illuminated. The signs stand at 3.2metres.
4. Similar signs have previously been approved under application number 11/00155/ADV. That consent was for similarly designed signage on the opposite side of the road.
5. Having visited the site both before and after the signs were erected it is the opinion of officers that the advertisements are visually appropriate in terms of their design, size and location and raise no concerns in respect of impact to visual amenity or public safety.

#### *Impact on Historic Environment*

6. The installed signs do not require Listed Building Consent as they are not physically attached to any listed building. The footpath which the signage has been erected on is a modern addition and so does not require LBC.
7. Pre-application discussions were carried out with Historic Environment Officers, Planning Officers and Historic England during the 2011 application. According to the application, issues such as location, materials and height of the signs were considered and deemed acceptable with the application being granted approval. This current application presents similar design to that previously approved with the location being different in that 3 of the signs are positioned on the opposite site on the main road which runs through Royal William Yard.
8. It should also be noted that the signs have been designed in consultation with English Heritage, Urban Splash, Highway Authority as well as the Historic Environment Officers within Plymouth City Council, and are not deemed to be detrimental to the Historic Environment.

## *Highways Concerns and General Amenity*

9. The Highway Authority has raised no objections to the proposal. Officers have been advised by the applicant that the delivery bay locations by Mills Bakery and the Brewhouse are currently under review as part of a wider public realm project. It is felt that this will address related concerns raised in the representation.
10. Having visited the site at night when the signs are illuminated, Officers feel that brightness of the signage is too great and as such have informed the applicant that this would be required to be dimmed. A condition has therefore been added to ensure that the brightness of the signs are controlled. This is felt to protect the residential amenity given the location of these signs being location outside of residential flats.
11. Therefore the application is considered to comply with Policy CS02 (Design), CS03 (Historic Environment) CS34 (Planning Application Considerations) of the Core Strategy, as well as the guidance set out in the Development Guidelines SPD first review 2013.

### **9. Human Rights**

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

### **10. Local Finance Considerations**

None

### **11. Planning Obligations**

None

### **12. Equalities and Diversities**

N/A

### **13. Conclusions**

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and specifically CS02, CS03 and CS34 of the Core Strategy and is recommended for approval.

### **14. Recommendation**

In respect of the application dated **04/11/2015** and the submitted drawings Proposed Signage Location Dwg No. GA-601 Rev PL3, Information Points Dwg No. GA-010 C2, Information Points Dwg No. GA-011 Rev C2, Info Points Totems Sheet 1- 3 Dwg No. 17593 Rev C, it is recommended to: **Grant Conditionally**

## 15. Conditions

### CONDITION: 5 YEAR CONSENT

(1) This consent shall enure for five years from the date of this notice.

### CONDITION: APPROVED PLANS

(2) The signs hereby permitted shall be displayed in accordance with the following approved plans: Proposed Signage Location Dwg No. GA-601 Rev PL3, Information Points Dwg No. GA-010 C2, Information Points Dwg No. GA-011 Rev C2, Info Points Totems Sheet 1- 3 Dwg No. 17593 Rev C

#### 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 paragraph 67 of the National Planning Policy Framework 2012.

### CONDITION: PERMISSION OF OWNER

(3) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

### CONDITION: TRANSPORT AND SURVEILLANCE

(4) No advertisement shall be sited or displayed so as to:

a: endanger persons using any highway, railway, waterway, dock, harbour, or aerodrome (civil or military);

b: obscure, or hinder the ready interpretation of, any traffic sign, railway sign or aid to navigation by water or air; or

c: hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

### CONDITION: MAINTENANCE

(5) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

### CONDITION: REMOVAL

(6) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

### CONDITION: LIGHTING SCHEME

(7) A scheme for the control of the intensity of the illumination of the advertisement, to include a dimmer control mechanism and a photo cell which shall constantly monitor ambient light conditions and adjust brightness accordingly, shall be submitted to, and agreed in writing by the Local Planning Authority within one month of the date of this decision. The advertisements shall be displayed in accordance with the agreed scheme thereafter.



Reason: To protect residential amenity in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 67 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 and has imposed planning conditions to enable the grant of planning permission.

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

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

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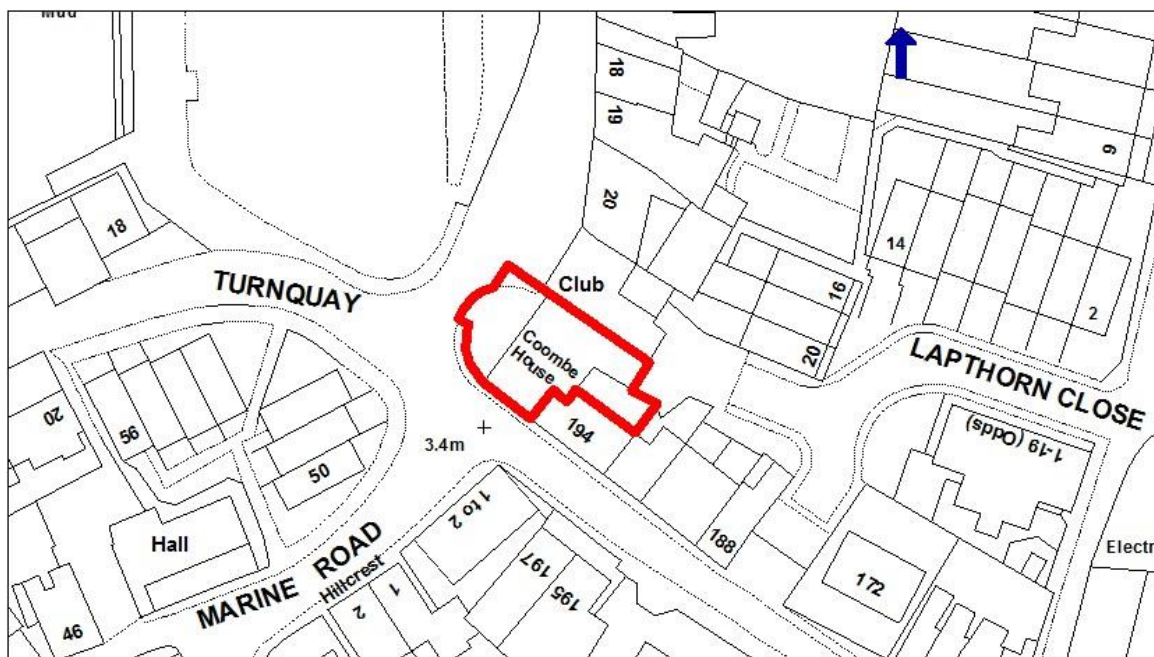
# PLANNING APPLICATION REPORT



<b>Application Number</b>	15/02098/FUL	<b>Item</b>	03
<b>Date Valid</b>	09/11/2015	<b>Ward</b>	Plymstock Radford

<b>Site Address</b>	COOMBE HOUSE, THE QUAY PLYMOUTH		
<b>Proposal</b>	Change of use from dwelling to 4no self contained flats		
<b>Applicant</b>	Mr and Mrs R Tooze		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>22/01/2016</b>	<b>Committee Date</b>	<b>Planning Committee: 14 January 2016</b>
<b>Decision Category</b>	Member Referral		
<b>Case Officer</b>	Christopher King		
<b>Recommendation</b>	Refuse		

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This application has been referred to planning committee by Cllr Michael Leaves

## 1. Description of site

Coombe House is a large three-storey, corner terrace property located in the Oreston area of the City and at the junction of Marine Road, Turnquay, and The Quay. The dwelling is situated in a waterfront position and is bounded to the northeast and rear by neighbouring properties. The property can be accessed from the rear via Laphorne Close.

The property is a large 8 bedroom family dwelling; and by virtue of being located on the 'The Quay', adjacent to the water, the property receives a generous vista, to the appeal of the area's historic character, although The Quay is not recognised as a conservation area.

## 2. Proposal description

Change of use from single family dwelling (Use Class C3) to four self-contained flats (Use Class C3)

## 3. Pre-application enquiry

No Pre Application advice was sought with regards to this proposal, however there was post refusal meeting following the refusal of application 14/01878/FUL. Officers advised that it did not seem possible to accommodate the level of parking required for a proposal of this nature. As is explained below, the proposal that has been submitted does not appear to address the issues that were raised.

## 4. Relevant planning history

15/01208/FUL - Replacement of existing dwellings 18 & 19 The Quay with three dwellings – Granted

14/01878/FUL - Change of use from single dwelling to four self-contained flats - Refused

06/01953/FUL - Enlargement of dormer and provision of balcony to enlarged dormer accessed by three sets of French doors - Granted

87/02248/FUL – Change of use of dwelling in to two maisonettes – Granted

86/01456/FUL – Change of use from dwelling house in to home for 10 persons with special needs – Withdrawn

84/00517/FUL – Change of use from private dwelling house to residential home for the elderly – Refused

79/00104/FUL - Change of use and conversion of shop with living accommodation over to snack bar and guest house - Refused

## 5. Consultation responses

Local Highway Authority – Recommends Refusal

Public Protection Service – No Objections

Lead Local Flood Authority – No Objections

Natural Infrastructure Team – No Objections

Health and Safety Executive – No objections

MOD Safeguarding – Response has not yet been received

## 6. Representations

Five letters of representation have been received, two of which object to the proposal, and three are supportive. The letters of objection are summarised as follows:-

- Highways and Parking issues, and images in the application are misleading
- Out of character
- Overdevelopment
- Design issues
- The space which is directly outside of this property is a public pavement and this land is not owned by the current owner
- Recent concerns have been raised with the parking department in relation to concerns of public use for wheelchair and pushchair access
- It is not clear which road runs behind this property for refuse collection
- If this Application is granted, why were Bed & Breakfast applications always refused

The letters of support are summarised as follows:-

- The village is quiet with low volumes of traffic
- Vehicle frequency and speeds tend to be comparatively low in this area, and on-street parking is a common occurrence
- There has always been on street parking availability at all times along the Quay and the proposal to reduce the number of bedrooms would limit the number of road users
- This conversion would be of benefit to the community
- The village is very quiet with little traffic movement
- Conversion would be the best option as the house seems too big for an average family home
- Converting this building would provide much needed accommodation for others at a time when, we are told, property for dwellings are desperately needed to service a shortage of quality such properties
- The City Council having allowed a nearby property to be converted similarly has, by so doing, set a precedent in favour of this logical development

## 7. Relevant Policy Framework

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

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

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One was approved by the City Council in September 2015. The Plan, which incorporates draft development plan policy, has been prepared following a consultation process. 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 a relatively early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given).

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

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

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

- *Development Guidelines Supplementary Planning Document*

### **8. Analysis**

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.

The principal issues with regards to this proposal relate to the impact towards residential amenity; the character of the area, and highways and parking constraints.

1. This application turns upon policies CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) of the Local Development Framework Core Strategy; and Part 2 and Part 8 of the Development Guidelines Supplementary Planning Document (SPD). This proposal has also been considered in the context of Policy 30 of the emerging Plymouth Plan Part One

#### Site Planning History

2. The local planning authority considered an almost identical proposal in 2014 for the conversion of Coombe House into 4 self-contained dwellings. The application proposed four parking spaces; one in the garage, one in front of the garage and two on the public highway/footpath, resulting effectively in a configuration where one of the proposed dwellings

was not provided with a parking space and two of the dwellings allocated parking spaces on the public highway.

3. Planning application I4/01878/FUL was subsequently refused by the Local Planning Authority for the following two reasons:-
  - No adequate provision has been proposed for the parking of cars of persons residing at or visiting the development. Vehicles used by such persons would therefore have to stand on the public highway giving rise to conditions likely to cause:-
    - (a) Damage to amenity;
    - (b) Prejudice to public safety and convenience;
    - (c) Interference with the free flow of traffic on the highway which is contrary to Policy CS28 and CS34
  - The development would result in an increase in the number of vehicular movements taking place at and in the vicinity of the application site. The Local Planning Authority considers that the increase in vehicular movements arising from development would give rise to conditions likely to cause:-
    - (a) Prejudice to public safety and convenience;
    - (b) Interference with the free flow of traffic on the highway;
    - (c) Unwarranted hazard to vehicular traffic; which is contrary to Policy CS28 and CS34
4. More recently, planning application I5/01208/FUL at 18 & 19 The Quay for the replacement of existing dwellings with three dwellings, with the provision of one parking space was approved. This application resulted in the loss of a retail unit, which has a much higher vehicle demand than a dwelling, therefore is significantly different to the proposal at Coombe House; a view that has been confirmed by the Local Highways Authority.

### Proposed Dwellings

5. This application proposes the conversion of a large, 8 bedroom single family dwelling into four self-contained flats. The ground floor flat will be a 1 bedroom flat, whilst the other three flats will be 2 bedroom flats.
6. Only one of the proposed dwellings has been provided with off street parking, which is of concern to the LPA and is discussed later on in this report.
7. The internal layouts provide adequate space for the occupiers in accordance with the Development Guidelines SPD, with sufficient levels of light afforded to them without the need for the addition of new windows. The additions of the balconies are considered acceptable and provide the upper flats with additional private amenity space. However the Local Highways Authority has expressed concerns over the lower balcony and its impact on the highway, and is discussed in more detail in paragraph 22 of the report.
8. The ground floor flat will have direct access to the rear amenity space; whilst the other flats will have shared access through a shared access way. Within the rear courtyard, provision has been made for the secure storage of two bicycles, and adequate provision has been made for the storage of refuse.

### Amenity and Character

9. The amenity afforded to the future occupiers of the flats is considered acceptable, according with Council's Development Guidelines SPD. Furthermore, officers consider that the impact of the proposal will not have a detrimental impact towards neighbouring residential amenity; and will not give rise to overlooking and privacy issues to those using the public space to the front of the property.
10. The visual appearance of the property will change slightly with the addition of the balconies, however in officers view does not cause harm to the visual character of the area, and as such accords with policy CS34.
11. The intensification of the building, going from 1 dwelling to 4 dwellings may give rise to additional vehicular movements however, which could reduce the general amenity of the area, but not of a significant nature, and as such would not be a valid reason for refusal.

### Public Protection

12. It is recommend that that the apartments are built in accordance with BS8233:2014, which ensures suitable noise insulation is provided to protect amenity for future occupiers. Given the scale of the project and works required, it would be too onerous to condition the use of a Code of Practice; however it is recommended that if members consider that the application was acceptable in other respects a condition would need to be added to give specific regard to hours of work to reduce the likelihood of receiving a noise complaint be addressed.

### Legal Dispute – Highway Maintained and Public Expense (HMPE)

13. Officers are aware that there is currently a dispute over the ownership of this parcel of land between the applicant and the Council. At this time, the Council continues to contend that this area of land is highway maintainable at the public expense and not in private ownership.
14. If members were to consider this application acceptable in other regards, the Local Planning Authority would need to require the applicant to properly give notice the landowner (PCC) as part of the requirements of Certificate of Ownership of the Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14.
15. The applicant maintains that they have a right of way over the land and so a right to park on it. However, there is a Traffic Regulation Order in place and through this Order double yellow lines are in situ. A resolution has not yet been reached in relation to the dispute which is ongoing.
16. Furthermore, the Local Planning Authority is aware that vehicles have been parked here illegally, and whilst not a planning matter, officers will ensure that illegal parking is brought the attention of relevant departments.

### Local Highways Authority

17. The site is located in an area which currently has a significant amount of on street parking. The plans have proposed just two vehicle spaces, one in the garage and one in front of the garage where the Local Highway Authority acknowledges that the occupier has a right to park. This configuration however only provides parking for one of the flats, as it is not convenient or reasonable to expect separate flats to have stacked parking spaces as proposed. A minimum of four off street parking spaces would normally be provided for developments of this nature, one per flat, therefore there is a shortfall of 3 vehicle parking



spaces which is considered contrary to policy CS34 (8) of the Core Strategy, and part 8.2 of the Development Guidelines SPD.

18. The application red line does include a larger area to the front of the property; however the applicant does not propose that occupiers of the proposed flats park their vehicles there. Furthermore, and to the LPAs knowledge, as advised in the Local Highways Authority's consultation response, the area to the front is HMPE (Highway Maintained and Public Expense); therefore no vehicles are permitted to legally park here.
19. Having still not provided satisfactory evidence to prove that the applicant has a right to park any vehicles on the HMPE strip, the proposed amount of parking for use in relation to the change of use is considered unsatisfactory by officers, as only two spaces have essentially been provided. Until a solution whereby at least four vehicles can be safely parked, without conflict between each other's access is established, and this can then be secured long-term by planning condition, officers consider the application should be refused.
20. Paragraph 8.2.5 of the Development Guidelines SPD states that the level of parking provision should reflect the accessibility of the location by public transport. The development has low accessibility by bus, and in the applications 'Planning Statement', paragraph 2.16 acknowledges both the existing and the expected high reliance on the use of the car, car parking within the existing street, and the overspill car parking by occupiers and visitors to which the development would give rise. This is considered unacceptable by officers.
21. Part of the proposed first floor balcony structure on The Quay that would over-sail the public highway fails to provide the minimum clearance of 2.4 metres required between the underside of the lowest part of the supporting struts of the balcony and the surface of the highway to ensure public safety and in officers' view this would result in an unacceptable impact.
22. In conclusion, the proposed development does not provide sufficient car parking spaces for the proposed development. Furthermore, officers consider that the application site is in a location with low accessibility, meaning future occupiers would rely on the car, resulting in additional car parking within the public highway.
23. The proposed development is therefore considered contrary to the Council's Core Strategy policies CS28 & CS34 and the advice contained within the NPPF, and as such the Local Highway Authority recommends that the application is refused.
24. If the highways and parking issues can be resolved in the future; or alternative means of legally parking 4 cars (minimum requirement) can be established, then the proposal may be considered acceptable to the local planning authority. Until this time, the local planning authority cannot support a proposal that compromises highway and pedestrian safety.
25. Cycle storage is welcomed to encourage the use of cycling as a sustainable means of travel, and if members were to consider this application acceptable in other regards, the Local Planning Authority would require the applicant to provide provide a minimum of two secure and covered cycle spaces, which would need to be accessible to all occupiers at all times.

## 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 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).

## 11. Planning Obligations

N/A

## 12. Equalities and Diversities

No equality or diversity issues to be considered

## 13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal does not accord with policy and national guidance and specifically the Local Development Framework Core Strategy and the Development Guidelines SPD and is therefore recommended for refusal.

## 14. Recommendation

In respect of the application dated **09/11/2015** and the submitted drawings Existing Plans and Elevations P673-01; Proposed Plans and Elevations P673-02; Design and Access Statement; Planning Statement, it is recommended to: **Refuse**

## 15. Reasons

### INADEQUATE PROVISION OF PARKING

(1) No adequate provision is proposed to be made for the parking of cars of persons residing at or visiting the development. Vehicles used by such persons would therefore have to stand on the public highway giving rise to conditions likely to cause:-

- (a) Damage to amenity;
- (b) Prejudice to public safety and convenience;
- (c) Interference with the free flow of traffic on the highway (including pedestrians and cyclists).

The proposal is therefore contrary to Policy CS28 and CS34 of the Local Development Framework Core Strategy adopted April 2007; and contrary to the National Planning Policy Framework (NPPF) paragraph 9 & 35.2 & 35.3 & 35.5 that requires developments to:- seek positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life', and

includes; improving the conditions in which people live, work, travel and take leisure; and to provide safe and suitable access and to minimize conflicts between traffic and cyclists and pedestrians.

### BALCONY STRUCTURE INTERFERING WITH PUBLIC SAFETY

(2) Part of the proposed first floor balcony structure on The Quay that would over-sail the public highway fails to provide the minimum clearance of 2.4 metres required between the underside of the lowest part of the supporting struts of the balcony and the surface of the highway to ensure public safety; and would result in an unacceptable impact, therefore the proposal is contrary to Policy CS34.7 of the adopted Local Development Framework Core Strategy adopted April 2007; including paragraph 16.14.

### INFORMATIVE: REFUSAL

(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 and has looked for solutions to enable the grant of planning permission. However the proposal remains contrary to the planning policies set out in the reasons for refusal and was not therefore considered to be sustainable development.

### INFORMATIVE: ILLEGALLY PARKED VEHICLES

(2) The Local Planning Authority is aware that vehicles have been parked here illegally, and whilst not a planning matter, officers will ensure that illegal parking is brought to the attention of relevant departments.

### Relevant Policies

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

CS28 - Local Transport Consideration

CS34 - Planning Application Consideration

NPPF - National Planning Policy Framework March 2012

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# TREE PRESERVATION ORDER REPORT



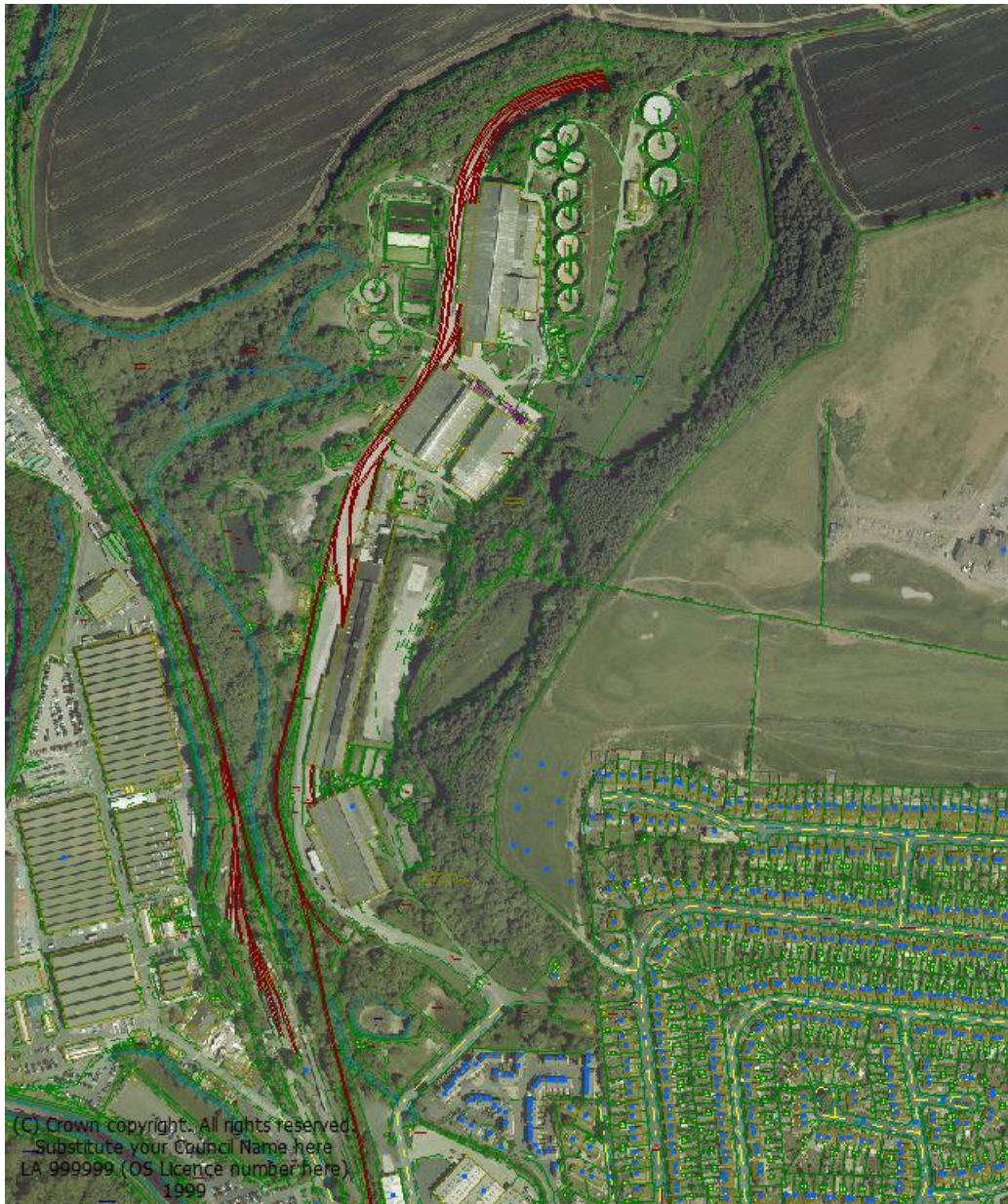
<b>Application Number</b>	<b>TPO 506</b>	<b>Item</b>	<b>04</b>
<b>Date Valid</b>		<b>Ward</b>	<b>Plympton St Mary</b>

<b>Site Address</b>	<b>Former China Clay Marsh Mills Works, Coypool</b>		
<b>Proposal</b>	<b>To protect an area of woodland around the former Marsh Mills China Clay Works, Coypool through a Tree Preservation Order (TPO)</b>		
<b>Applicant</b>	N/A		
<b>Application Type</b>	N/A		
<b>Target Date</b>	<b>31/01/016</b>	<b>Committee Date</b>	<b>Planning Committee 14<sup>th</sup> January 2016</b>
<b>Decision Category</b>	<b>TPO Objection</b>		
<b>Case Officer</b>	<b>Jane Turner</b>		
<b>Recommendation</b>	To confirm TPO 506 with modification to order map.		

<b>Click for documents</b>	<a href="http://www.plymouth.gov.uk">www.plymouth.gov.uk</a>
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## I. Description of site

- 1.1 Under delegated authority, on 31<sup>st</sup> July 2015, Tree Preservation Order No. 506 was made to protect an area of deciduous and evergreen woodland around the former Marsh Mills China Clay Works, Coypool, plus a group of trees on land near the entrance to the site. The order has been made following the receipt of a pre-application enquiry. The Local Planning Authority (LPA) has a duty to make orders where trees may be under threat. A site visit to assess the suitability of the tree for a Tree Preservation Order was carried out and the usual assessment criteria applied.
- 1.2 The woodland (W1 on plan) is visible from several locations in the local area and is a significant feature of the landscape when viewed from the other side of the valley, effectively screening an industrial site.
- 1.3 The group of trees (G1 on plan) at the entrance to the site is of high amenity value to the adjacent residential properties and form a feature at the entrance to the site. It was therefore considered expedient in the interest of public amenity that a Tree Preservation Order was made. An objection to the Order was received from one of the owners of part of the site which has not been resolved. In accordance with the Council's delegation procedures the objection is being reported to Planning Committee.



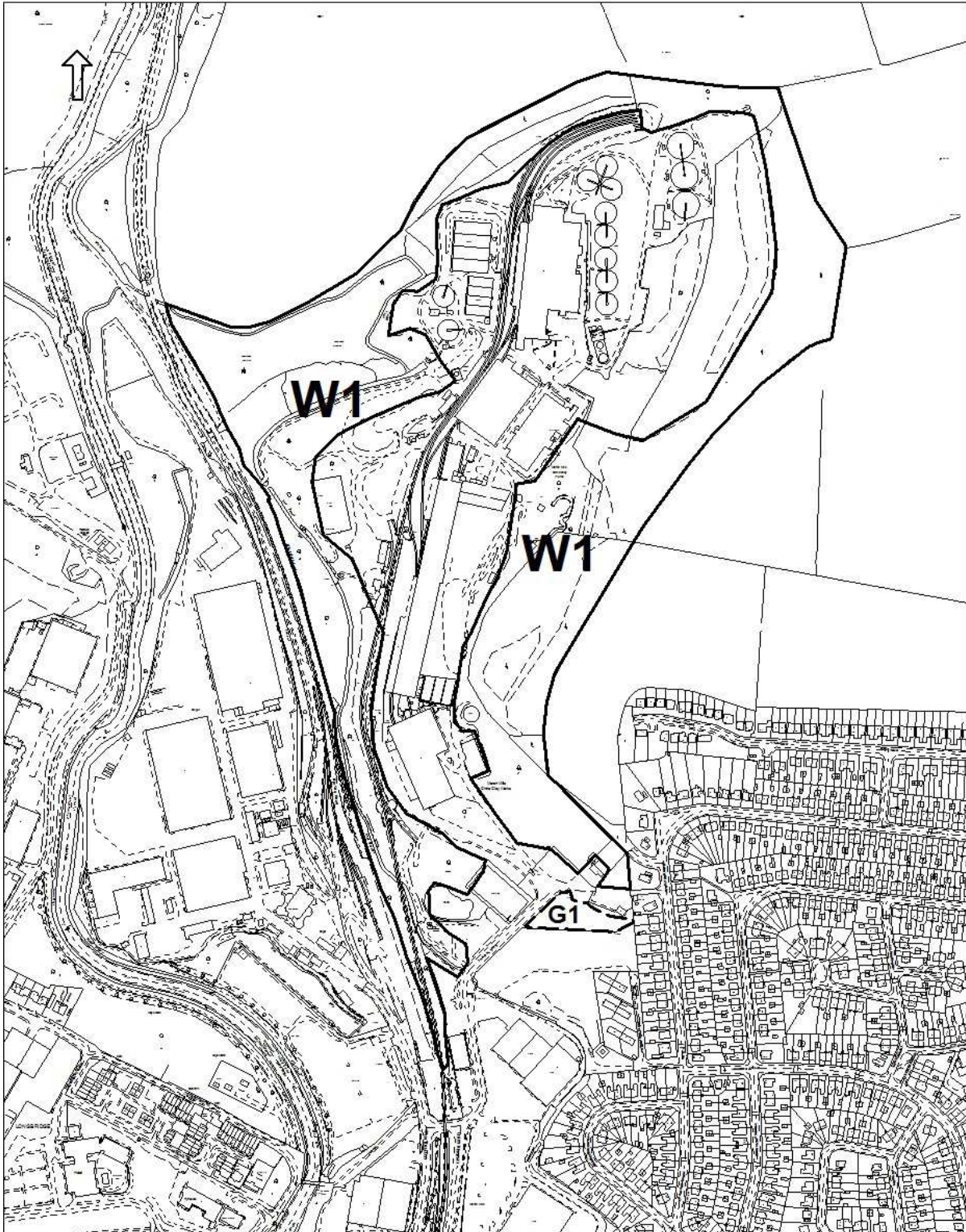
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**Aerial image of former China Clay Marsh Mills Works, Coypool**



**TPO 506 viewed from inside the site**





**City of Plymouth Tree Preservation Order No.506  
Former China Clay Marsh Mills Works, Coypool**

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**Tree Preservation Order No. 506: Order Map - showing location of woodland (W1) and group (G1).**



## 2. Proposal description

A Tree Preservation Order was made by the LPA in response to a development enquiry to develop the land. It was considered important to ensure the woodland surrounding the site was protected due to its prominence in the local landscape of this part of Plympton. An objection was received from one of the owners of the land concerned about the extent of the woodland designation and other matters. It is considered that one of the reasons for objection is valid where the woodland has been affected by the restoration works taking place on the site and that the order map should be modified to reflect this. It is recommended that the Order therefore is confirmed with modification to the boundary of WI.

## 3. Pre-application enquiry

N/A

## 4. Relevant correspondence

Tree Preservation Order No. 506

Letters of objection:

27/08/15 Aspect Tree consultancy on behalf of Concise Construction

Council Correspondence:

5/10/15 Mrs J Turner - response.

## 5. Consultation responses

N/A

## 6. Representations

### Objections

The objections contained in a letter from Aspect Tree Consultancy on behalf of Concise Construction Ltd are summarised below:

- a) *The order is premature as the site is likely to have a significant change of use in the foreseeable future*
- b) *Removal of significant internal areas would not have any detrimental effect upon public amenity*
- c) *The boundary line of the woodland (WI on the TPO schedule) does not relate accurately to the site and includes large areas of land without any tree cover*
- d) *Reason given for the order is inappropriate as it relate to a 'street scene' contribution*
- e) *No evidence of an amenity assessment of the trees*
- f) *The location is not appropriate for the long term retention of many of the trees due to risk to structures, shading, domination and whole tree failure*
- g) *The planned redevelopment work is consistent with good arboricultural practice*

*h) Confirmation of the order in its current state is not expedient in the interest of public amenity*

## **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. Policy CS18 of the Core Strategy applies.

## **8. Analysis**

Outlined below is the Officer response to the objections.

- a) The order is premature as the site is likely to have a significant change of use in the foreseeable future:* the future of the site is far from certain and it cannot just be assumed that it will have a significant change of use in the future. There have been pre application discussions about **part** of the site covered by the woodland TPO but no firm proposals have been submitted in the form of a Planning Application. The Council has a duty to protect trees that may be under threat in the interest of public amenity, the removal of this woodland would have a negative impact on the local environment and they bring a reasonable degree of public benefit. They are visible from a public place and form an important part of the local landscape of Plympton. It is not therefore considered inappropriate or premature.
- b) Removal of significant internal areas would not have any detrimental effect upon public amenity:* most of the internal level area of the site is previously developed land that is being currently decontaminated and restored. It is accepted that clumps of trees in this area will be lost due to restoration and these have not been protected. The adjacent new housing estates of Triumphal Crescent and Cundy Close all enjoy views into the site and can see the lower slopes of the woodland particularly near the entrance.
- c) The boundary line of the woodland (W1 on the TPO schedule) does not relate accurately to the site and includes large areas of land without any tree cover:* It is accepted that there is an area near the tank to the south west of the entrance that now has few trees due to the decontamination works. Following a recent detailed site visit, there are additional areas of land with little tree cover presently included within the boundary of the part of the woodland in the objector's ownership. This is as a result of the removal of additional trees due to essential decontamination works. The LPA is happy for the boundary of the order map to be amended to reflect this by modifying the order map (see revised TPO map at end of report).
- d) Reason given for the order is inappropriate as it relate to a 'street scene' contribution:* It is agreed that this description is not appropriate and was unfortunately retained in the standard letter from a previous TPO where the description did apply. The original memo to Legal Services who make the order stated the reason was due to its wider landscape value.
- e) No evidence of an amenity assessment of the trees:* an assessment of the amenity value of the tree was undertaken and can be provided.
- f) The location is not appropriate for the long term retention of many of the trees due to risk to structures, shading, domination and whole tree failure:* not many of the trees are close enough to existing structures to cause concern. Shading and domination does not apply to industrial

buildings, this objection is assuming any future housing is going to be built **too** close to trees. A good site layout design of any future scheme should ensure such conflict is minimised.

- g) *The planned redevelopment work is consistent with good arboricultural practice?* Not sure if this is a ground for objection - needs clarification.
- h) *Confirmation of the order in its current state is not expedient in the interest of public amenity.* The LPA does not agree that this is the case but does concede that the boundary of WI needs to be modified.

## **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**

N/A

## **12. Conclusions**

It is concluded that the objections raised cannot be accepted in their entirety. Objection c) relating to the extent of the woodland order is not however unreasonable as additional trees have had to be removed due to decontamination works. Following a site visit with the objector's tree consultant it was agreed that the boundary of the woodland part of the TPO should be amended to more accurately reflect the extent and nature of the woodland. The order map can be modified accordingly. The other grounds raised in objection are not accepted as justification to remove the order.

## **13. Recommendation**

To confirm TPO 506 with a modification to the order map as outlined in paragraph 8c) to accurately reflect the extent of the wooded area.

## **14. Conditions**

N/A



**City of Plymouth Tree Preservation Order No.506  
Modified TPO map (hatched areas removed)**

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Published 2016

Scale 1:5000

Map indicating proposed changes to the TPO map 506. Hatched areas are to be removed from the map.

**PLANNING COMMITTEE**

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Decisions issued for the following period: 7 December 2015 to 3 January 2016

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**Note - This list includes:**

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

**Item No 1**

**Application Number:** 15/01332/FUL **Applicant:** Galliford Try Partnership Ltd & D  
**Application Type:** Full Application  
**Description of Development:** Erection of 92 dwellings and associated infrastructure including public open space  
**Site Address** FORMER TAMERTON VALE SCHOOL PLYMOUTH  
**Case Officer:** Kate Saunders  
**Decision Date:** 18/12/2015  
**Decision:** Grant Subject to S106 Obligation - Full

---

**Item No 2**

**Application Number:** 15/01630/FUL **Applicant:** HSK Developments Ltd  
**Application Type:** Full Application  
**Description of Development:** Erection of 6 terrace dwellings with off road parking  
**Site Address** LAND ADJACENT (EAST) TO 790 WOLSELEY ROAD PLYMOUTH  
**Case Officer:** Rebecca Boyde  
**Decision Date:** 18/12/2015  
**Decision:** Grant Conditionally

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**Item No 3**

**Application Number:** 15/01748/FUL **Applicant:** Miss Gemma Thomas  
**Application Type:** Full Application  
**Description of Development:** Extension of driveway  
**Site Address** 6 VALLEY VIEW ROAD PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 18/12/2015  
**Decision:** Grant Conditionally

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**Item No 4**

**Application Number:** 15/01749/FUL **Applicant:** Maisonette Management Ltd  
**Application Type:** Full Application  
**Description of Development:** Wooden replacement windows and door  
**Site Address** FLAT 1, FLAT 2 AND FLAT 3, 55 EMBANKMENT ROAD  
PLYMOUTH  
**Case Officer:** Jess Maslen  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

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**Item No 5**

**Application Number:** 15/01750/LBC **Applicant:** Maisonette Management Ltd  
**Application Type:** Listed Building  
**Description of Development:** Wooden replacement windows and door  
**Site Address** FLAT 1, FLAT 2 AND FLAT 3, 55 EMBANKMENT ROAD  
PLYMOUTH  
**Case Officer:** Jess Maslen  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

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**Item No 9**

**Application Number:** 15/01804/FUL **Applicant:** City College Plymouth  
**Application Type:** Full Application  
**Description of Development:** Proposed new 5 storey building and atrium  
**Site Address** CITY COLLEGE PLYMOUTH, KINGS ROAD DEVONPORT PLYMOUTH  
**Case Officer:** Karen Gallacher  
**Decision Date:** 16/12/2015  
**Decision:** Grant Conditionally

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**Item No 10**

**Application Number:** 15/01844/LBC **Applicant:** Mr Daniel Baugh  
**Application Type:** Listed Building  
**Description of Development:** Demolition of building N115  
**Site Address** BUILDING N115, DEVONPORT DOCKYARD, SALTASH ROAD KEYHAM PLYMOUTH  
**Case Officer:** Jess Maslen  
**Decision Date:** 15/12/2015  
**Decision:** Application Withdrawn

---

**Item No 11**

**Application Number:** 15/01853/FUL **Applicant:** B & M Retail Ltd  
**Application Type:** Full Application  
**Description of Development:** Variation of condition 7 of planning application 87/03482/REM to allow the sale of pet foods, food and drink, toiletries, toys, homewares and household goods, non-fashion clothing and footwear  
**Site Address** UNIT 1, COYPOOL RETAIL PARK, COYPOOL ROAD PLYMOUTH  
**Case Officer:** Ali Wagstaff  
**Decision Date:** 08/12/2015  
**Decision:** Application Withdrawn

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**Item No 12**

**Application Number:** 15/01867/FUL **Applicant:** Mr Peter Stapleton  
**Application Type:** Full Application  
**Description of Development:** External wall insulation  
**Site Address** 16 FREDERICK STREET EAST PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 22/12/2015  
**Decision:** Grant Conditionally

---

**Item No 13**

**Application Number:** 15/01869/FUL **Applicant:** Mr Peter Stapleton  
**Application Type:** Full Application  
**Description of Development:** External wall insulation  
**Site Address** 10 CARLTON TERRACE, ELDAD HILL PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 22/12/2015  
**Decision:** Grant Conditionally

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**Item No 14**

**Application Number:** 15/01870/FUL **Applicant:** Mr Peter Stapleton  
**Application Type:** Full Application  
**Description of Development:** External wall insulation  
**Site Address** 151 BEAUMONT ROAD ST JUDES PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

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**Item No 15**

**Application Number:** 15/01871/FUL **Applicant:** Mr Peter Stapleton  
**Application Type:** Full Application  
**Description of Development:** External wall insulation  
**Site Address** 40 PRINCE MAURICE ROAD LIPSON PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 21/12/2015  
**Decision:** Grant Conditionally

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**Item No 16**

**Application Number:** 15/01872/FUL **Applicant:** Mr Peter Stapleton  
**Application Type:** Full Application  
**Description of Development:** External wall insulation  
**Site Address** 12 CARLTON TERRACE, ELDAD HILL MILLBRIDGE  
PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 22/12/2015  
**Decision:** Grant Conditionally

---

**Item No 17**

**Application Number:** 15/01878/FUL **Applicant:** Mr Simon Soady  
**Application Type:** Full Application  
**Description of Development:** Addition of first floor over existing bungalow, two storey front extension, enlargement of garage, front decking and ancillary works  
**Site Address** 2 SOUTH VIEW CLOSE PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 16/12/2015  
**Decision:** Refuse

---

**Item No 18**

**Application Number:** 15/01879/FUL **Applicant:** Mr Derick Reynolds  
**Application Type:** Full Application  
**Description of Development:** Convert garage to residential accommodation including internal alteration  
**Site Address** 11 ADELAIDE LANE PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 19**

**Application Number:** 15/01880/LBC **Applicant:** Mr Derick Reynolds  
**Application Type:** Listed Building  
**Description of Development:** Convert garage to residential accommodation including internal alteration  
**Site Address** 11 ADELAIDE LANE PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 20**

**Application Number:** 15/01882/TPO **Applicant:** Mrs Rosemary Green  
**Application Type:** Tree Preservation  
**Description of Development:** T1 Turkey Oak  
No height reduction at present.  
Shorten side branches to achieve 2 metres clearance of house walls and roof.  
  
T2 Holly Oak  
Shorten over-extended side branches by 2-3 metres.  
**Site Address** 15 WELLSBOURNE PARK MANNAMEAD PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 11/12/2015  
**Decision:** Grant Conditionally

---

**Item No 21**

**Application Number:** 15/01889/TPO **Applicant:** Mrs Heather Barriball  
**Application Type:** Tree Preservation  
**Description of Development:** Turkey Oak - various pruning works  
**Site Address** 2 WELLSBOURNE PARK MANNAMEAD PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 11/12/2015  
**Decision:** Refuse

---

**Item No 22**

**Application Number:** 15/01890/FUL **Applicant:** Mr Nick Hellings  
**Application Type:** Full Application  
**Description of Development:** New vehicular entrance off highway  
**Site Address** THE COACH HOUSE, SEYMOUR DRIVE MANNAMEAD  
PLYMOUTH  
**Case Officer:** Jess Maslen  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 23**

**Application Number:** 15/01895/LBC **Applicant:** Mr Nick Hellings  
**Application Type:** Listed Building  
**Description of Development:** New vehicular entrance off highway  
**Site Address** THE COACH HOUSE, SEYMOUR DRIVE MANNAMEAD  
PLYMOUTH  
**Case Officer:** Jess Maslen  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 24**

**Application Number:** 15/01896/FUL **Applicant:** Marazion Developments Ltd  
**Application Type:** Full Application  
**Description of Development:** Change of use from A1 (shops) to A5 (hot food takeaway) and associated alterations  
**Site Address** UNIT 1 SEYMOUR STORES, 1 SEYMOUR ROAD  
PLYMPTON PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 21/12/2015  
**Decision:** Refuse

---

**Item No 25**

**Application Number:** 15/01907/FUL **Applicant:** Mr Daniel Fellows  
**Application Type:** Full Application  
**Description of Development:** External wall insulation  
**Site Address** 70-78 EMBANKMENT ROAD PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

---

**Item No 26**

**Application Number:** 15/01913/FUL **Applicant:** Mr J P Reed  
**Application Type:** Full Application  
**Description of Development:** New dwelling  
**Site Address** LAND ADJACENT TO 1 SALISBURY LODGE, SALISBURY ROAD PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 10/12/2015  
**Decision:** Refuse

---

**Item No 27**

**Application Number:** 15/01916/FUL **Applicant:** Mr Scott Bingham  
**Application Type:** Full Application  
**Description of Development:** Rear extension and raised decking  
**Site Address** 33 VAPRON ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

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**Item No 28**

**Application Number:** 15/01920/FUL **Applicant:** JEM Scaffolding Holdings Limite  
**Application Type:** Full Application  
**Description of Development:** Change of use from 1st and 2nd floor offices to residential flat  
**Site Address** 246 DEAN CROSS ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 23/12/2015  
**Decision:** Grant Conditionally

---

**Item No 29**

**Application Number:** 15/01936/FUL **Applicant:** Mrs Adele Mayne  
**Application Type:** Full Application  
**Description of Development:** Removal of 3 UPVC windows and replacement with timber windows  
**Site Address** FLAT 2, 18 NORTH ROAD EAST PLYMOUTH  
**Case Officer:** Kate Price  
**Decision Date:** 11/12/2015  
**Decision:** Grant Conditionally

---

**Item No 30**

**Application Number:** 15/01937/LBC **Applicant:** Plymouth Gin  
**Application Type:** Listed Building  
**Description of Development:** General interior refurbishment works  
**Site Address** 60 SOUTHSIDE STREET PLYMOUTH  
**Case Officer:** Jess Maslen  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 31**

**Application Number:** 15/01938/LBC **Applicant:** Mrs Adele Mayne  
**Application Type:** Listed Building  
**Description of Development:** Removal of 3 UPVC windows & replacement with timber windows  
**Site Address** FLAT 2, 18 NORTH ROAD EAST PLYMOUTH  
**Case Officer:** Kate Price  
**Decision Date:** 11/12/2015  
**Decision:** Grant Conditionally

---

**Item No 32**

**Application Number:** 15/01941/FUL **Applicant:** Mr Ian O'Gorman  
**Application Type:** Full Application  
**Description of Development:** Variation of condition 6 & 7 of planning permission  
15/01524/FUL to change hours of delivery and opening hours  
**Site Address** TRANSIT WAY PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 33**

**Application Number:** 15/01955/FUL **Applicant:** Mr Billy Hughes  
**Application Type:** Full Application  
**Description of Development:** Two storey side extension  
**Site Address** 22 ROYAL NAVY AVENUE PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 09/12/2015  
**Decision:** Grant Conditionally

---

**Item No 34**

**Application Number:** 15/01966/FUL **Applicant:** Mr Stephen Arnold  
**Application Type:** Full Application  
**Description of Development:** Retention of front porch  
**Site Address** 37 WESTON MILL ROAD PLYMOUTH  
**Case Officer:** Alumecci Tuima  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 35**

**Application Number:** 15/01973/31 **Applicant:** TEC Construction  
**Application Type:** GPDO PT31  
**Description of Development:** Demolition of public toilets  
**Site Address** PUBLIC TOILETS, HOOE ROAD PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 10/12/2015  
**Decision:** Prior approval not req

---

**Item No 36**

**Application Number:** 15/01974/31      **Applicant:** TEC Construction  
**Application Type:** GPDO PT31  
**Description of Development:** Demolition of public toilets  
**Site Address** PUBLIC TOILETS, OUTLAND ROAD PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 10/12/2015  
**Decision:** Prior approval not req

---

**Item No 37**

**Application Number:** 15/01979/FUL      **Applicant:** Mrs Lisa Bishop  
**Application Type:** Full Application  
**Description of Development:** Front extension  
**Site Address** 4 HAYES PLACE EGGBUCKLAND PLYMOUTH  
**Case Officer:** Alumeci Tuima  
**Decision Date:** 09/12/2015  
**Decision:** Grant Conditionally

---

**Item No 38**

**Application Number:** 15/01983/FUL      **Applicant:** Design Development Ltd  
**Application Type:** Full Application  
**Description of Development:** Internal & external alterations & improvements including the creation of 1.no additional dwelling  
**Site Address** HANOVER COURT, NEW STREET PLYMOUTH  
**Case Officer:** Christopher King  
**Decision Date:** 14/12/2015  
**Decision:** Grant Conditionally

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**Item No 39**

**Application Number:** 15/01986/ADV **Applicant:** The Gym Group  
**Application Type:** Advertisement  
**Description of Development:** Various illuminated and non-illuminated signage to front, side and rear  
**Site Address** 31 DERRYS CROSS PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

---

**Item No 40**

**Application Number:** 15/01988/FUL **Applicant:** The Co-operative Group  
**Application Type:** Full Application  
**Description of Development:** Remodelling of rear yard inc, levelling, fence/gate alterations, new drain, barrier rail & access ramp  
**Site Address** CO-OP STORE, 27 MORSHEAD ROAD PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

---

**Item No 41**

**Application Number:** 15/01991/FUL **Applicant:** Plymouth College & St Dunstons  
**Application Type:** Full Application  
**Description of Development:** Formation of new vehicle access to Ford Park Road and formation of drop off/pick up parking bays, pedestrian shelter and landscaping; installation of vehicle control barrier across Ford Park; associated highway works and highway extinguishment  
**Site Address** PLYMOUTH COLLEGE, FORD PARK PLYMOUTH  
**Case Officer:** Jon Fox  
**Decision Date:** 21/12/2015  
**Decision:** Application Withdrawn

---

**Item No 42**

**Application Number:** 15/02007/FUL **Applicant:** AJD Living Ltd  
**Application Type:** Full Application  
**Description of Development:** Two semi-detached dwellings  
**Site Address** 20 BEDFORD ROAD PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 23/12/2015  
**Decision:** Grant Conditionally

---

**Item No 43**

**Application Number:** 15/02009/FUL **Applicant:** Mr & Mrs John Douglass  
**Application Type:** Full Application  
**Description of Development:** Single storey extension - revision to application 14/02148/FUL  
**Site Address** 20 ST JOHNS DRIVE PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 21/12/2015  
**Decision:** Grant Conditionally

---

**Item No 44**

**Application Number:** 15/02010/TPO **Applicant:** Mrs Rachael Green  
**Application Type:** Tree Preservation  
**Description of Development:** Sycamore Tree: Fell  
**Site Address** 6 LODGE GARDENS PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 14/12/2015  
**Decision:** Refuse

---

**Item No 45**

**Application Number:** 15/02011/ADV **Applicant:** Sound Financial Management Lt  
**Application Type:** Advertisement  
**Description of Development:** New signage to front elevation  
**Site Address** 5 WINDSOR VILLAS, LOCKYER STREET PLYMOUTH  
**Case Officer:** Jess Maslen  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 46**

**Application Number:** 15/02012/LBC **Applicant:** Sound Financial Management Lt  
**Application Type:** Listed Building  
**Description of Development:** New signage to front elevation  
**Site Address** 5 WINDSOR VILLAS, LOCKYER STREET PLYMOUTH  
**Case Officer:** Jess Maslen  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 47**

**Application Number:** 15/02016/PRDE **Applicant:** Mr David Clewer  
**Application Type:** LDC Proposed Develop  
**Description of Development:** Rear dormer  
**Site Address** 36 RASHLEIGH AVENUE PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 23/12/2015  
**Decision:** Issue Certificate - Lawful Use (Pro)

---

**Item No 48**

**Application Number:** 15/02021/PRDE **Applicant:** Mr David Oats  
**Application Type:** LDC Proposed Develop  
**Description of Development:** Hip to gable roof conversion and rear dormer  
**Site Address** 84 COMPTON AVENUE PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 10/12/2015  
**Decision:** Issue Certificate - Lawful Use (Pro)

---

**Item No 49**

**Application Number:** 15/02024/TPO **Applicant:** Mr Nicholas Baigent  
**Application Type:** Tree Preservation  
**Description of Development:** Oak: Target prune by 3m over extended branches adjacent nearest building and garages  
**Site Address** 16 ULLSWATER CRESCENT DERRIFORD PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 21/12/2015  
**Decision:** Refuse

---

**Item No 50**

**Application Number:** 15/02039/FUL **Applicant:** Mr Charles Howeson  
**Application Type:** Full Application  
**Description of Development:** Installation of 12 solar panels  
**Site Address** 91 CRAIGIE DRIVE PLYMOUTH  
**Case Officer:** Kate Price  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 51**

**Application Number:** 15/02040/LBC **Applicant:** Mr Charles Howeson  
**Application Type:** Listed Building  
**Description of Development:** Installation of 12 solar panels  
**Site Address** 91 CRAIGIE DRIVE PLYMOUTH  
**Case Officer:** Kate Price  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 52**

**Application Number:** 15/02042/ADV **Applicant:** Bestway Panacea Healthcare Li  
**Application Type:** Advertisement  
**Description of Development:** 1x illuminated fascia sign, 1x illuminated projecting sign and window vinyl  
**Site Address** 91 WOLSELEY ROAD PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

---

**Item No 53**

**Application Number:** 15/02044/FUL **Applicant:** Mr Peter Thompson  
**Application Type:** Full Application  
**Description of Development:** Replace rear roof window with dormer window  
**Site Address** FIRST FLOOR FLAT, 6 PLYM STREET PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

---

**Item No 54**

**Application Number:** 15/02049/TPO **Applicant:** Mrs Anne Bell  
**Application Type:** Tree Preservation  
**Description of Development:** Oak Tree- Reduce 3 branches by 1-2m adjacent corner of house.  
**Site Address** 35 WHITLEIGH VILLAS PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 14/12/2015  
**Decision:** Grant Conditionally

---

**Item No 55**

**Application Number:** 15/02050/FUL **Applicant:** Mr & Mrs Hunt  
**Application Type:** Full Application  
**Description of Development:** Erection of detached dwellinghouse with integral private motor garage  
**Site Address** 28 PETERSFIELD CLOSE PLYMOUTH  
**Case Officer:** Jon Fox  
**Decision Date:** 23/12/2015  
**Decision:** Grant Conditionally

---

**Item No 56**

**Application Number:** 15/02051/GPD **Applicant:** L Keane  
**Application Type:** GPDO Request  
**Description of Development:** A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4m, has a maximum height of 2.4m and has an eaves height of 2.4m.  
**Site Address** 4 QUARRY PARK AVENUE PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 07/12/2015  
**Decision:** Prior approval not req

---

**Item No 57**

**Application Number:** 15/02052/FUL **Applicant:** Mr K Bolam  
**Application Type:** Full Application  
**Description of Development:** Replace 1 set of double doors and 2no windows  
**Site Address** 3 HARBOURSIDE COURT THE BARBICAN PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

---

**Item No 58**

**Application Number:** 15/02055/ADV **Applicant:** Mr Ian O'Gorman  
**Application Type:** Advertisement  
**Description of Development:** Illuminated pylon  
**Site Address** TRANSIT WAY PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 18/12/2015  
**Decision:** Grant Conditionally

---

**Item No 59**

**Application Number:** 15/02060/TPO **Applicant:** The Woodland Trust  
**Application Type:** Tree Preservation  
**Description of Development:** Woodland management works as detailed in the work description and proposal dated September 2015.  
**Site Address** HARDWICK WOOD PLYMOUTH  
**Case Officer:** Jane Turner  
**Decision Date:** 21/12/2015  
**Decision:** Grant Conditionally

---

**Item No 60**

**Application Number:** 15/02061/FUL **Applicant:** Mr Trevor Gabriel  
**Application Type:** Full Application  
**Description of Development:** Extension and enlargement of existing rear extension at ground floor and first floor levels  
**Site Address** 7 WESTBOURNE ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

---

**Item No 61**

**Application Number:** 15/02062/FUL **Applicant:** Mr Andy Stocke  
**Application Type:** Full Application  
**Description of Development:** New dwelling  
**Site Address** 67 RIDGEWAY PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 11/12/2015  
**Decision:** Grant Conditionally

---

**Item No 62**

**Application Number:** 15/02064/FUL **Applicant:** Tesco Stores Ltd  
**Application Type:** Full Application  
**Description of Development:** Installation of bollards  
**Site Address** FORMER VALE SERVICE STATION ALEXANDRA ROAD  
MUTLEY PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 18/12/2015  
**Decision:** Grant Conditionally

---

**Item No 63**

**Application Number:** 15/02066/FUL **Applicant:** Mr & Mrs S Shepherd  
**Application Type:** Full Application  
**Description of Development:** Rear extension with Juliet balcony.  
**Site Address** 58 PALMERSTON STREET PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

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**Item No 64**

**Application Number:** 15/02069/FUL **Applicant:** Tesco Stores Ltd  
**Application Type:** Full Application  
**Description of Development:** Installation of lighting  
**Site Address** FORMER VALE SERVICE STATION, ALEXANDRA ROAD  
MUTLEY PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 18/12/2015  
**Decision:** Grant Conditionally

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**Item No 65**

**Application Number:** 15/02072/FUL **Applicant:** Mr & Mrs G Price  
**Application Type:** Full Application  
**Description of Development:** Side extension and detached garage  
**Site Address** 1 SOUTH VIEW PARK PLYMPTON PLYMOUTH  
**Case Officer:** Alumeci Tuima  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

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**Item No 66**

**Application Number:** 15/02074/FUL **Applicant:** Mr & Mrs James Wing  
**Application Type:** Full Application  
**Description of Development:** First floor side extension, three storey rear extension and garage conversion into living accommodation  
**Site Address** 18 TORLAND ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

---

**Item No 67**

**Application Number:** 15/02081/FUL **Applicant:** Mayflower Properties SW Ltd  
**Application Type:** Full Application  
**Description of Development:** Alterations and extensions to form a two bedroom self-contained flat  
**Site Address** QUEEN ANNE TERRACE, NORTH HILL PLYMOUTH  
**Case Officer:** Aidan Murray  
**Decision Date:** 22/12/2015  
**Decision:** Grant Conditionally

---

**Item No 68**

**Application Number:** 15/02086/FUL **Applicant:** Mr Peter Thompson  
**Application Type:** Full Application  
**Description of Development:** Replacement rear dormer windows  
**Site Address** FIRST FLOOR FLAT, 28 MILDMAY STREET PLYMOUTH  
**Case Officer:** Alumeci Tuima  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

---

**Item No 69**

**Application Number:** 15/02091/TPO **Applicant:** Plympton Health Centre  
**Application Type:** Tree Preservation  
**Description of Development:** Sweet Chestnut - Removal of large epicormic growth from base of tree  
**Site Address** LAND ADJ TO PLYMPTON HEALTH CENTRE, MUDGE WAY PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 21/12/2015  
**Decision:** Grant Conditionally

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**Item No 70**

**Application Number:** 15/02093/FUL **Applicant:** Plymouth Community Homes  
**Application Type:** Full Application  
**Description of Development:** Change of use to provide parking  
**Site Address** SKERRIES ROAD, ALDERNEY ROAD & INCHKEITH ROAD PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 18/12/2015  
**Decision:** Grant Conditionally

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**Item No 71**

**Application Number:** 15/02104/FUL **Applicant:** Mr Mark Nicholson  
**Application Type:** Full Application  
**Description of Development:** Two storey extension and associated landscaping  
**Site Address** 3 RASHLEIGH AVENUE PLYMOUTH  
**Case Officer:** Alumecci Tuima  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

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**Item No 72**

**Application Number:** 15/02107/FUL **Applicant:** Mr Nick Kenworthy  
**Application Type:** Full Application  
**Description of Development:** Rear and side extensions  
**Site Address** 23 REDDINGTON ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

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**Item No 73**

**Application Number:** 15/02114/TPO **Applicant:** Mr David McManus  
**Application Type:** Tree Preservation  
**Description of Development:** Corsican Pine - Fell  
**Site Address** 45 GREAT WOODFORD DRIVE PLYMOUTH  
**Case Officer:** Chris Knapman  
**Decision Date:** 21/12/2015  
**Decision:** Grant Conditionally

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**Item No 74**

**Application Number:** 15/02115/ADV **Applicant:** Stonegate Pub Co  
**Application Type:** Advertisement  
**Description of Development:** Retrospective application for various illuminated and non-illuminated signage  
**Site Address** REFLEX, 18 UNION STREET PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

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**Item No 75**

**Application Number:** 15/02116/FUL **Applicant:** Stonegate Pub Co  
**Application Type:** Full Application  
**Description of Development:** Retrospective application for 4no remote condensers for internal A/C system  
**Site Address** 12-14 ROYAL PARADE PLYMOUTH  
**Case Officer:** Chris Cummings  
**Decision Date:** 10/12/2015  
**Decision:** Grant Conditionally

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**Item No 76**

**Application Number:** 15/02117/FUL **Applicant:** Mr Kevan Lawson  
**Application Type:** Full Application  
**Description of Development:** Replace existing rear conservatory with single storey extension and alterations to garage  
**Site Address** 4 COPPARD MEADOWS PLYMOUTH  
**Case Officer:** Amy Thompson  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

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**Item No 77**

**Application Number:** 15/02123/FUL **Applicant:** Mr and Mrs Kowtuniw  
**Application Type:** Full Application  
**Description of Development:** Retrospective application for balcony and dormer  
**Site Address** 110 MOUNT GOULD ROAD PLYMOUTH  
**Case Officer:** Chris Cummings  
**Decision Date:** 18/12/2015  
**Decision:** Grant Conditionally

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**Item No 78**

**Application Number:** 15/02132/FUL **Applicant:** WM Morrison Supermarkets Plc  
**Application Type:** Full Application  
**Description of Development:** Variation of condition 1 of application 98/00780/FUL to allow temporary extended hours of 0600 to 2400 for 4 days prior to Christmas  
**Site Address** 282 OUTLAND ROAD PLYMOUTH  
**Case Officer:** Christopher King  
**Decision Date:** 18/12/2015  
**Decision:** Grant Conditionally

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**Item No 79**

**Application Number:** 15/02136/FUL **Applicant:** Mr Sid Hill  
**Application Type:** Full Application  
**Description of Development:** Side garage  
**Site Address** 127 CROWNHILL ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 15/12/2015  
**Decision:** Application Withdrawn

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**Item No 80**

**Application Number:** 15/02145/FUL **Applicant:** Mr Scott McDonald  
**Application Type:** Full Application  
**Description of Development:** Rear extension and garage  
**Site Address** 5 GREATFIELD ROAD PLYMOUTH  
**Case Officer:** Alumecci Tuima  
**Decision Date:** 17/12/2015  
**Decision:** Grant Conditionally

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**Item No 81**

**Application Number:** 15/02146/FUL **Applicant:** South West Highways  
**Application Type:** Full Application  
**Description of Development:** Temporary change of use from shop (A1) to office (B1)  
**Site Address** 107 MAYFLOWER STREET PLYMOUTH  
**Case Officer:** Aiden Murray  
**Decision Date:** 23/12/2015  
**Decision:** Grant Conditionally

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**Item No 82**

**Application Number:** 15/02191/GPD **Applicant:** PEC Renewables Ltd  
**Application Type:** GPDO Request  
**Description of Development:** Notification of prior approval for the installation, alteration, or replacement of solar photovoltaics equipment on the roofs of non-domestic buildings  
**Site Address** UNIVERSITY OF ST MARK AND ST JOHN DERRIFORD ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 24/12/2015  
**Decision:** Prior approval not req

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**Item No 83**

**Application Number:** 15/02196/GPD **Applicant:** PEC Renewables Ltd  
**Application Type:** GPDO Request  
**Description of Development:** Notification of prior approval for the installation, alteration, or replacement of solar photovoltaics equipment on the roofs of non-domestic buildings  
**Site Address** UNIVERSITY OF ST MARK and ST JOHN, DERRIFORD ROAD PLYMOUTH  
**Case Officer:** Mike Stone  
**Decision Date:** 24/12/2015  
**Decision:** Prior approval not req

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**Item No 84**

**Application Number:** 15/02219/GPD **Applicant:** Mr A Miller

**Application Type:** GPDO Request

**Description of Development:** A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4.3m, has a maximum height of 4m, and has an eaves height of 3.6m.

**Site Address** 44 FURZEHATT WAY PLYMOUTH

**Case Officer:** Alumeci Tuima

**Decision Date:** 23/12/2015

**Decision:** Prior approval not req

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

Application Number	<b>15/00623/TPO</b>
Appeal Site	<b>21 MUTLEY ROAD PLYMOUTH</b>
Appeal Proposal	One lime tree - Fell
Case Officer	Jane Turner
Appeal Category	
Appeal Type	Written Representations
Appeal Decision	Dismissed
Appeal Decision Date	03/11/2015
Conditions	
Award of Costs	Awarded To

Appeal Synopsis

The inspector concluded that the removal of the Lime would have some impact upon the appearance and setting of the Mannamead Conservation Area.

In addition the relationship of the tree to the consented but not yet built dwelling may or may not be satisfactory. However at the present time there is no guarantee that a building will be erected.

The inspector therefore considered that the proposal to remove the tree was premature and accordingly dismissed the appeal. The outcome supports Core Strategy Policy CS03 and CS18 (4).

Note:

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

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