



Democratic Support

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PLANNING COMMITTEE

Thursday 9 June 2016
4.00 pm
Council House, Plymouth

Members:

Councillor Wogens, Chair
Councillor Mrs Bridgeman, Vice Chair
Councillors Cook, Sam Davey, Fletcher, Kelly, Martin Leaves, Mrs Pengelly, Sparling, 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. To note the appointment of Chair and Vice Chair

To note the appointment of Chair and Vice Chair for the municipal year 2016 – 2017.

2. Apologies

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

3. Declarations of interest

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

4. Minutes

(Pages 1 - 8)

The Committee will be asked to confirm the minutes of the meeting held on 7 April 2016.

5. Chair's urgent business

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

6. Questions from members of the public

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

7. Planning applications for consideration

The Assistant Director for Strategic Planning and Infrastructure will submit a schedule asking Members to consider Applications, Development proposals by Local Authorities and statutory consultations under the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990.

- 7.1. 139 Blandford Road, Plymouth - 16/00153/FUL (Pages 9 - 14)**
- Applicant: Miss Claire Rushmere
Ward: Compton
Recommendation: Grant Conditionally
- 7.2. 22 Radford Park Road, Plymstock, Plymouth - 16/00365/FUL (Pages 15 - 20)**
- Applicant: Mr Leslie Allen
Ward: Plymstock Radford
Recommendation: Grant Conditionally
- 7.3. The Garden House, Glen Road, Mannamead, Plymouth - 16/00444/FUL (Pages 21 - 26)**
- Applicant: Mr Frederick Hill
Ward: Compton
Recommendation: Grant Conditionally
- 7.4. Riverford, Estover Close, Plymouth - 15/02379/FUL (Pages 27 - 38)**
- Applicant: Mr David Daley
Ward: Moor View
Recommendation: Minded to Grant/Defer/Del auth
- 7.5. Ridgeway School, Moorland Road, Plymouth - 16/00039/FUL (Pages 39 - 54)**
- Applicant: Ridgeway School
Ward: Plympton St Mary
Recommendation: Grant Conditionally
- 7.6. Former Downham Special School, Horn Lane, Plymouth - 15/01520/FUL (Pages 55 - 72)**
- Applicant: Rebecca Millman
Ward: Plymstock Radford
Recommendation: Grant Conditionally Subject to a S106 Obligation
- 7.7. Land adjacent Plumer Road, Plymouth - 16/00163/FUL (Pages 73 - 98)**
- Applicant: Mr Anthony Gal
Ward: Budshead
Recommendation: Grant Conditionally Subject to a S106 Obligation

7.8. Bretonside Bus Station, Bretonside, Plymouth - (Pages 99 - 110)
15/01785/S257

Applicant: Peter Brett Associates
Ward: St Peter & The Waterfront
Recommendation: Confirm Public Path Stopping Order

7.9. City Museum & Art Gallery, Drake Circus, Plymouth - (Pages 111 - 138)
16/00393/FUL

Applicant: Plymouth City Council
Ward: Drake
Recommendation: Minded to Grant subject to Referral to National Casework Unit

7.10. City Museum & Art Gallery, Drake Circus, Plymouth - (Pages 139 - 162)
16/00394/LBC

Applicant: Plymouth City Council
Ward: Drake
Recommendation: Minded to Grant subject to Referral to National Casework Unit

8. Planning application decisions issued (Pages 163 - 216)

The Assistant Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued from 13 April 2016 to 26 May 2016 including –

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

Please note that these Delegated Planning Applications are available to view online at:
<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

9. Appeal decisions (Pages 217 - 218)

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>

Planning Committee**Thursday 7 April 2016****PRESENT:**

Councillor Nicholson, Joint Chair in the Chair.

Councillor Stevens, Joint Chair.

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

Also in attendance: Kristin Barnes (Democratic Support Officer), Mark Lawrence (Lawyer) Peter Ford (Head of Development Management, Strategic Planning and infrastructure).

The meeting started at 4.00 pm and finished at 7.20 pm.

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

128. Declarations of Interest

There were no declarations of interest in respect of items on this agenda.

129. Minutes

Agreed the minutes of the meeting held on 10 March subject to an amendment showing that Councillor K Foster abstained from voting on agenda item 6.4 – Drake's Island.

130. Chair's Urgent Business

Councillor Nicholson raised that as this was the last meeting it was usual to give an overview of the committee's performance for the preceding 12 months. 95% of major, 91% minor and 96% of "other" planning applications were determined in time. Councillor Nicholson expressed his appreciation to the department and the Committee for contributing to this performance. The Council has been nationally recognised for its excellent work by winning the Planning Resource Planning Team of the Year award and Strategic Planning award for the Plymouth Plan.

Councillor Nicholson also voiced his appreciation to Councillor Stevens as his co-chair.

Councillor Stevens echoed Councillor Nicholson's words.

Councillor Darcy agreed that this year has been unique and has been a positive and productive year.

131. **Questions from Members of the Public**

There were no questions from members of the public.

132. **Planning Applications for Consideration**

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

133. **47 Hemerdon Heights, Plymouth - I6/00196/FUL**

Mr Nick Cox

Decision:

Application GRANTED conditionally.

134. **51 Furzehill Road, Plymouth - I6/00260/FUL**

Mr Andrew Chan

Decision:

Application Refused due to the overconcentration of Houses of Multiple Occupation (HMOs) in the area.

135. **Derrys Department Store, 88 Royal Parade, Plymouth - I6/00030/FUL**

Thames Bank Property Company Ltd

Decision:

Application **GRANTED** conditionally subject to S106 Obligation – approval subject to the completion of a S106 agreement delegated to the Assistant Director for Strategic Planning and Infrastructure to refuse if not signed by target date (11 April 2016) or other date agreed through an extension of time.

Paragraph 5 of the report deleted as not relevant to the application.

Conditions 3, 19, 20, 25 and 27 amended to clarify that the conditions do not relate to existing occupiers of the retail units.

(The Committee heard representations against the application)

(The Committee heard representations in support of the application)

(Councillor Nicholson's proposal to amend the conditions of the application, having been seconded by Councillor Stevens, was put to the vote and declared carried)

136. **Derrys Department Store, 88 Royal Parade, Plymouth - I6/00028/FUL**

Thames Bank Property Company Ltd

Decision:

Application **GRANTED** conditionally subject to a S106 Obligation – approval subject to the completion of a S106 agreement delegated to the Assistant Director for Strategic Planning & Infrastructure to refuse if not signed by target date (11 April 2016) or other date agreed through an extension of time.

Paragraph 5 of the report deleted as not relevant to the application.

Conditions 3, 19, 20, 25 and 27 amended to clarify that the conditions do not relate to existing occupiers of the retail units.

(The Committee heard representations against the application)

(The Committee heard representations in support of the application)

(Councillor Nicholson's proposal to amend the conditions of the application, having been seconded by Councillor Stevens, was put to the vote and declared carried)

137. **282 Outland Road, Plymouth - I5/01619/FUL**

WM Morrison Supermarkets Plc

Decision:

Application **Deferred** to ask the applicant to amend the description to state that delivery hours should only be amended to 0700 to 2130 Monday to Friday and for the current delivery hours on Saturday to remain the same. Delegated authority to the Assistant Director of Strategic Planning and Infrastructure to determine subject to any further letters of representation received. If the applicant is not willing to amend the description delegated to the Assistant Director of Strategic Planning and Infrastructure to refuse.

(The Committee heard from Councillor John Mahony, ward councillor, speaking against the application)

(Councillor Nicholson's proposal to defer for the applicant to consider amending the description of the application, having been seconded by Councillor Darcy, was put to the vote and declared carried)

138. **Former Downham Special School, Horn Lane, Plymouth - I5/01520/FUL**

Rebecca Millman

Decision:

Application **Deferred** for the Applicant to consider a reduction in height or repositioning of the three story units within the development.

(The Committee heard from Councillor Michael Leaves, ward councillor, speaking against the application)

(The Committee heard representations against the application)

(The Committee heard representations in support of the application)

139. **Former Hooe Lake Quarry, Land off Barton Road, Plymouth - I6/00175/FUL**

Barratt David Wilson

Decision:

Application **GRANTED** Conditionally subject to a S106 Obligation in accordance with agreed timescales. Delegated authority to the Assistant Director of Strategic Planning & Infrastructure to refuse if not met.

(The Committee heard representations against the application)

(The Committee heard representations in support of the application)

140. **Longroom, I Pound Street, Plymouth - I5/01729/FUL**

Miss Lorna Rice

Decision:

Application **GRANTED** conditionally

An additional condition to be added to state that the new gates to the car-parking area shall remain closed at all times when not in use.

(The Committee heard from Councillor Tuffin, ward councillor, speaking against the application)

(A Planning Committee site visit was held on Wednesday 6 April 2016 in respect of this application)

141. **Longroom, I Pound Street, Plymouth - I5/01730/LBC**

Miss Lorna Rice

Decision:

Application **GRANTED** conditionally

(A Planning Committee site visit was held on Wednesday 6 April 2016 in respect of this application)

142. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 1 March 2016 to 23 March 2016.

143. **Appeal Decisions**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate. Peter Ford brought to Members' attention that the appeal at Cundy Close (15/00414/FUL) was dismissed and therefore the condition relating to photo voltaic cells will need to be implemented by the developer. Also the appeal at Aberdeen Avenue (15/01380/FUL) was upheld and full costs have been awarded against the Council.

SCHEDULE OF VOTING

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PLANNING COMMITTEE – 7 April 2016

SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	47 Hemerdon Heights, Plymouth - 16/00196/FUL Grant Conditionally	Unanimous				
6.2	51 Furzehill Road, Plymouth - 16/00260/FUL Refuse	Unanimous				
6.3	Derrys Department Store, 88 Royal Parade, Plymouth - 16/00028/FUL Grant conditionally subject to S106 Obligation - approval subject to the completion of a S106 agreement delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if not signed by target date (11th April 2016) or other date agreed through an extension of time	Councillors Mrs Aspinall, Mrs Bowyer, Bridgeman, Darcy, Sam Davey, Ken Foster, Jarvis Kelly, Nicholson, Jon Taylor, Kate Taylor, Stevens		Councillor Ricketts		
6.4	Derrys Department Store, 88 Royal Parade, Plymouth - 16/00030/FUL Grant conditionally subject to S106 Obligation - approval subject to the completion of a S106 agreement delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if not signed by target date (11th April 2016) or other date agreed through an extension of time	Councillors Mrs Aspinall, Mrs Bowyer, Bridgeman, Darcy, Sam Davey, Foster, Jarvis Kelly, Nicholson, Jon Taylor, Kate Taylor & Stevens		Councillor Ricketts		

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.5 282 Outland Road, Plymouth - 15/01619/FUL Defer for the Applicant to consider amending the description of their application. Delegated authority to the Assistant Director of Strategic Planning & Infrastructure to refuse if applicants are unwilling to amend the description.	Unanimous				
6.6 Former Downham Special School, Horn Lane, Plymouth - 15/01520/FUL Deferred for the Applicant to consider a reduction in height or repositioning of the three story units within the development.	Councillors Mrs Bowyer, Mrs Bridgeman, Darcy, Foster, Kelly, Nicholson, , & Ricketts	Councillors Mrs Aspinall, Sam Davey, Jarvis, Stevens & Kate Taylor	Jon Taylor		
6.7 Former Hooe Lake Quarry, Land off Barton Road, Plymouth - 16/00175/FUL Grant Conditionally Subject to a S106 Obligation in accordance with agreed timescales. Delegated authority to the Assistant Director of Strategic Planning & Infrastructure to refuse if not met	Councillors Mrs Aspinall, Mrs Bowyer, Bridgeman, Sam Davey, Jarvis, Kelly, Nicholson, Stevens, Jon Taylor, Kate Taylor	Councillors Ricketts and Foster			
6.8 Longroom, 1 Pound Street, Plymouth - 15/01729/FUL Grant Conditionally	Councillors Mrs Aspinall, Mrs Bridgeman Darcy, Jarvis, Davey, Nicholson, Stevens, Jon Taylor, Kate Taylor	Councillor Mrs Bowyer	Councillors Ricketts, Foster & Kelly		
6.9 Longroom, 1 Pound Street, Plymouth - 15/01730/LBC Grant Conditionally	Councillors Mrs Aspinall, Mrs Bridgeman, Darcy, Sam Davey, Jarvis, Nicholson, Stevens, Jon Taylor, Kate Taylor		Councillors Mrs Bowyer, Foster, Kelly, Ricketts		

PLANNING APPLICATION REPORT



Application Number 16/00153/FUL

Date Valid 15/03/2016

Item 01

Ward Compton

Site Address 139 BLANDFORD ROAD, PLYMOUTH

Proposal Front and side extension

Applicant Miss Claire Rushmere

Application Type Full Application

Target Date

10/05/2016

Committee Date

**Planning Committee: 09
June 2016**

Decision Category Member/PCC Employee

Case Officer Amy Thompson

Recommendation Grant Conditionally

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This application has been brought to Planning Committee because the applicant is an employee of the Council.

1. Description of site

139 Blandford Road is a two storey semi-detached house in the Efford neighbourhood of the City. The property is located on the northern side of Blandford Road close to its junction with Dartmeet Avenue. The neighbouring properties to the east set above the proposed site by approximately 1 metre.

2. Proposal description

Front and side extension to provide a porch, utility area and W.C.

3. Pre-application enquiry

None.

4. Relevant planning history

13/01927/FUL- Widening access onto classified road- Granted conditionally.

Neighbouring Properties

135 Blandford Road- 08/01241/FUL -Single-storey front and side extension- Granted conditionally.

5. Consultation responses

None.

6. Representations

None.

7. Relevant Policy Framework

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

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

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan- Part One 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 development plan, the emerging Plymouth Plan, the Framework and other material policy documents as set out in Section 7. 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.

(2) The proposal seeks to replace the existing front porch with a wraparound front and side extension to the eastern elevation of the property to provide a new porch, utility area, and additional toilet.

(3) The porch would be the same footprint as the existing porch and the proposed side extension would be approximately 1.8 metres wide and would extend the full length of the side elevation and

extend beyond the rear by 1.1 metres, with a total length of approximately 9.8 metres. The proposed height of the eaves would be approximately 2.4 metres.

(4) The proposed extension is not considered to impact on the neighbour amenity. The proposal complies with the 45 degree Supplementary Planning Document guideline that considers the loss of light to neighbouring properties. It is also considered acceptable having taken into account other relevant daylight impact factors such as orientation, position and scale of development. The proposal will also not have a significant impact on the surrounding neighbours outlook or privacy.

(5) The proposal is not considered to be detrimental to the character and appearance of the property and surrounding area. Many of the properties along Blandford road have made alterations to their property resulting in no clear building style, it is therefore considered the proposal would not dominate the street-scene. It is also noted that number 135 had a very similar proposal granted in 2008. The proposed materials and design for the extension would match that of the existing 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

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

11. Planning Obligations

Not applicable.

12. Equalities and Diversities

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

13. Conclusions

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

14. Recommendation

In respect of the application dated **15/03/2016** and the submitted drawings Site Location plan, existing floor plan, proposed floor plan, current side view, proposed side view, existing front facing view, proposed front facing view, floor plan scale 1:50 existing, floor plan scale 1:50 proposed.,it is recommended to: **Grant Conditionally**

15. Conditions

CONDITION: DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location plan, existing floor plan, proposed floor plan, current side view, proposed side view, existing front facing view, proposed front facing view, floor plan scale 1:50 existing, floor plan scale 1:50 proposed.

Reason:

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

Informatives

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

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

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

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

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



Application Number 16/00365/FUL

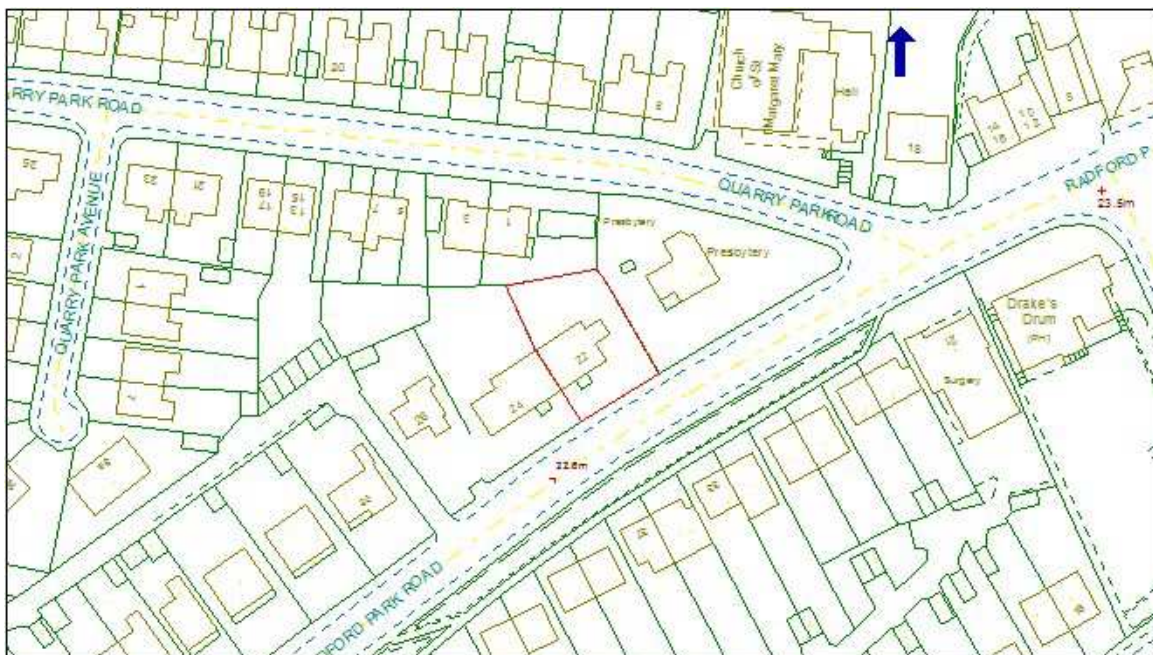
Date Valid 02/03/2016

Item 02

Ward Plymstock Radford

Site Address	22 RADFORD PARK ROAD, PLYMSTOCK, PLYMOUTH		
Proposal	Hip to gable roof conversion, rear dormer, side extension and associated alterations		
Applicant	Mr Leslie Allen		
Application Type	Full Application		
Target Date	27/04/2016	Committee Date	Planning Committee: 09 June 2016
Decision Category	Member/PCC Employee		
Case Officer	Amy Thompson		
Recommendation	Grant Conditionally		

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This application has been brought to Planning Committee because the applicant is an employee of the Council.

1. Description of site

22 Radford Park Road is a semi-detached bungalow located in the Plymstock area of Plymouth. The property is bounded by residential properties in Quarry Park Road to the north, and adjacent properties in Radford Park Road to the south. The site is set on a slope running from south to north. Radford Park Road is a classified road.

2. Proposal description

Hip to gable roof conversion, rear dormer, side extension and associated alterations, to provide three bedrooms and a bathroom at first floor level.

3. Pre-application enquiry

None.

4. Relevant planning history

08/00115/FUL- Formation of rooms in roofspace, including front rooflights and rear dormer, side extension, and formation of vehicle hardstanding and turning area- Granted conditionally - Commenced, but work halted at a very early stage.

5. Consultation responses

None requested.

6. Representations

None received.

7. Relevant Policy Framework

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

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

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One 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 development plan, the emerging Plymouth Plan, the Framework and other material policy documents as set out in Section 7. 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.

(2) The proposal seeks to create rooms in the roofspace by changing the roof from a hip to gable and a rear dormer. The proposal also seeks to erect a side extension and other associated alterations which include the insertion of rooflights.

(3) As noted in the planning history a very similar proposal was granted in 2008 for the formation of rooms in the roofspace which included a rear dormer and side extension. This development was begun but work then stopped just above the foundations. The current application is similar to the previous consent with the main differences between the two proposals being the height of the side extension increasing by approximately 600mm to be in line with the original roof ridge height,

replace the existing conservatory with a sun-lounge room (with the same footprint), with a bathroom above in the roof space and the rear dormer would be extended across to the side extension. These changes to the previously approved scheme would allow for an additional bedroom, and bathroom, within the roof space.

(4) The proposed extension is not considered to impact on the neighbour amenity. The proposal complies with the 45 degree Supplementary Planning Document guideline that considers the loss of light to neighbouring properties. It is also considered acceptable having taken into account other relevant daylight impact factors such as orientation, position and scale of development.

(5) The proposal will also not have a significant impact on the surrounding neighbours outlook or privacy. Due to the distance between the properties, the set down nature of the subject dwelling, and the different orientation of the buildings, the proposal is not considered to have an unreasonable impact on the amenities of the adjoining neighbour or 1 Quarry Park Road, the neighbouring dwelling to the rear. However a condition will be added to ensure that the rear bathroom window on the first floor is obscure glazed and retained as such.

(6) The side extension will be set back approximately 0.7 metres from the front of the house and approximately 8 metres from the main road. The side extension is therefore not considered to dominate the street-scene, and is also sympathetic in design and materials to the original dwelling. The proposed extension to the rear that replaces the existing conservatory would not be visible from any public vantage points, therefore the proposal is not considered to detract from the character and visual amenity of the application property or surrounding area.

(7) The rear dormer is set well within the slope of the roof away from the ridge and the eaves. The rear dormer is considered to be sympathetic in style with the dwelling. The dormer is on the rear of the building and will not be easily viewed from a public vantage point. The proposed dormer will therefore not detract from the character or visual appearance of the area or unreasonably affect neighbours privacy.

(8) The proposed roof lights are considered to be sympathetic in design, scale and materials to the dwelling and will not detract from the visual appearance or character of the application property or surrounding area.

9. Human Rights

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

10. Local Finance Considerations

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

11. Planning Obligations

Not applicable.

12. Equalities and Diversities

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

13. Conclusions

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

14. Recommendation

In respect of the application dated **02/03/2016** and the submitted drawings Site location plan, AL(5)01, AL(0) 01., it is recommended to: **Grant Conditionally**

15. Conditions

CONDITION: DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, AL(5)01, AL(0) 01.

Reason:

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

CONDITION: OBSCURE GLAZING

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

Reason:

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

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

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

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

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.

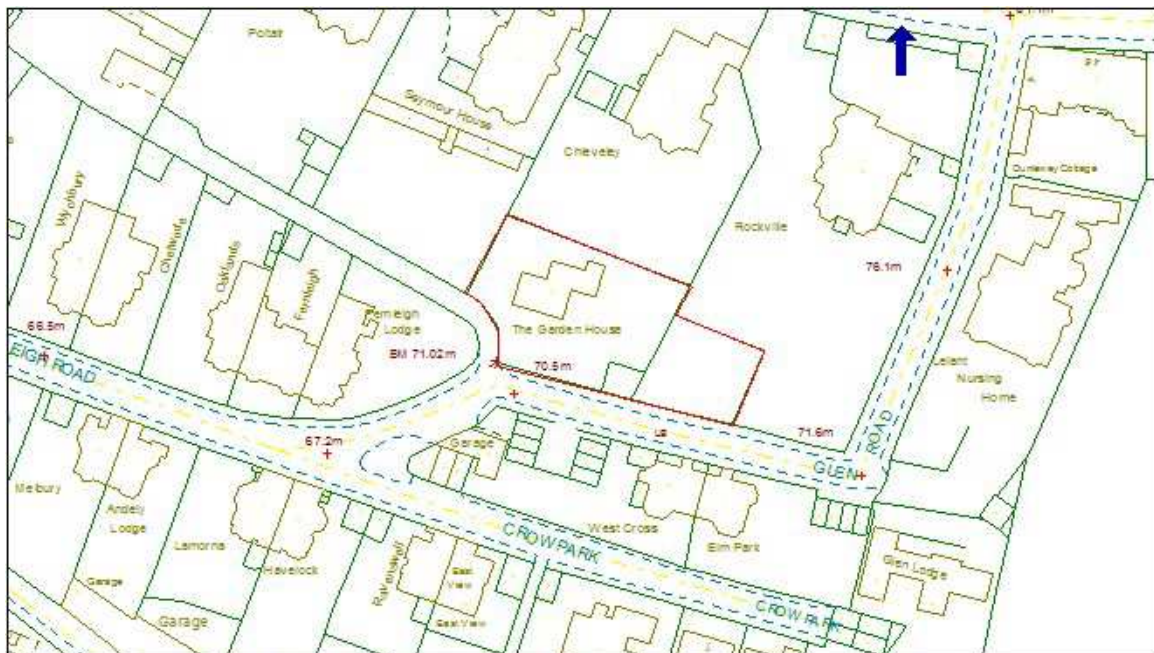
PLANNING APPLICATION REPORT



Application Number	16/00444/FUL	Item	03
Date Valid	23/03/2016	Ward	Compton

Site Address	THE GARDEN HOUSE, GLEN ROAD, MANNAMEAD, PLYMOUTH		
Proposal	Replace attached garage with garden room		
Applicant	Mr Frederick Hill		
Application Type	Full Application		
Target Date	18/05/2016	Committee Date	Planning Committee: 09 June 2016
Decision Category	Member/PCC Employee		
Case Officer	Amy Thompson		
Recommendation	Grant Conditionally		

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This application has been brought to Planning Committee because the applicant is directly related to an employee of the Council who also resides at the application property.

1. Description of site

The Garden House is a two-storey detached property sited in the Mannamead Conservation Area.

2. Proposal description

Replace attached garage with a single storey, flat roofed extension for use as a garden room.

3. Pre-application enquiry

No formal advice given.

4. Relevant planning history

09/01782/FUL- Provision of pitched roof to replace flat roof on two-storey rear extension- Granted conditionally.

09/01071/FUL- Conversion, alteration and extension of private motor garage, including removal of roof and asbestos cement clad walls, to form private motor garage with storage space in newly-formed roofspace and side area- Granted conditionally.

5. Consultation responses

Historic Environment- Recommends conditions regarding external materials.

Local Highway Authority- No objections.

6. Representations

None.

7. Relevant Policy Framework

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

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

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan- Part One 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 development plan, the emerging Plymouth Plan, the Framework and other material policy documents as set out in Section 7. 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 Conservation area.

(2) The Garden House is a modern house in a traditional style located within the Mannamead Conservation Area, but it is not situated close to any listed buildings. At present there is an attached flat roofed garage set back on the north eastern side of the main house. The proposal seeks to remove this garage and replace it with a garden room.

(3) The proposal does not adversely impact on any neighbour's amenity. The property is set well within its own boundary and is surrendered by a high boundary wall. Due to the distance between the neighbouring properties and the proposed extension, the proposal is not considered to have an unreasonable impact on the amenities of the neighbours. The proposal complies with the 45 degree

Supplementary Planning Document guideline that considers the loss of light to neighbouring properties and is not considered to have a detrimental impact on the neighbours outlook or privacy.

(4) The proposal is also considered to be in keeping with the character and appearance of the property and the surrounding Conservation Area. The site is largely screened and the proposal would only be visible from the road directly in front of the property. The proposed garden room will cause a minor change to the appearance of the property as it currently stands. The Councils Historic Environment Officer, recommends that good quality materials be used to complement the existing property, therefore conditions would be added to ensure that details of the proposed doors and windows are submitted and approved. It is noted by the Historic Environment Officer that the existing windows in the main house are 'Crittall' style of metal construction, and it is proposed to use powder coated aluminium for the windows and doors in the new garden room, which is considered appropriate subject to approval of further details.

9. Human Rights

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

10. Local Finance Considerations

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

11. Planning Obligations

Not applicable.

12. Equalities and Diversities

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

13. Conclusions

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

14. Recommendation

In respect of the application dated **23/03/2016** and the submitted drawings Site location plan, DRG 7, DRG 3a, DGR 3, DRG 1, DRG 2, DRG 4, DRG 5, DRG 6.,it is recommended to: **Grant Conditionally**

15. Conditions

CONDITION: DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

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

Reason:

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

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, DRG 7, DRG 3a, DGR 3, DRG 1, DRG 2, DRG 4, DRG 5, DRG 6.

Reason:

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

Pre-commencement Conditions

PRE-COMMENCEMENT: FURTHER DETAILS OF WINDOWS AND DOORS

(3) No development shall take place until details of the proposed windows and doors aspects of the development have been submitted to and approved in writing by the Local Planning Authority. The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66, 109, 110 and 123 of the National Planning Policy Framework 2012 .

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

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

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

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

PLANNING APPLICATION REPORT



Application Number	15/02379/FUL	Item	04
Date Valid	05/01/2016	Ward	Moor View

Site Address	RIVERFORD, ESTOVER CLOSE, PLYMOUTH		
Proposal	Development of one 'Eco home' and associated external works		
Applicant	Mr David Daley		
Application Type	Full Application		
Target Date	14/06/2016	Committee Date	Planning Committee: 09 June 2016
Decision Category	Member Referral		
Case Officer	Amy Thompson		
Recommendation	Minded to Grant/Defer/Del auth		

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This application has been referred to Planning Committee by Cllr Nick Kelly.

1. Description of site

The application site is located at the north-eastern edge of Estover and forms part of a field located adjacent to a lane, Estover Close which serves a small number of dwellings at Riverford. The site lies between the Plym Valley to the north and Foresters Business Park to the south. The site lies just outside a Local Development Framework designated Greenscape Area, with the trees on the northern boundary of the site being the subject of a Tree Protection Order.

2. Proposal description

The application seeks full planning permission to construct a dwelling, described in the application as an 'Eco home', and carry out associated external works

3. Pre-application enquiry

None.

4. Relevant planning history

14/01535/FUL - Development of two Eco homes and associated works- Granted conditionally

Relevant Recent History in the Vicinity

Commonwood Cottage

13/00449/FUL - Development of site by erection of detached two-storey dwellinghouse with associated access and parking – Granted conditionally.

Odoorn Lodge

15/00129/OUT- Outline application for a second dwelling to be built on site, Granted conditionally

14/00501/OUT- Erection of new dwelling (all matters reserved) - Granted conditionally.

08/01703/OUT- Outline application to develop part of garden by erection of detached dwelling- Refused- Dismissed at Appeal.

Elizabeth Cottage

15/00624/OUT- Redevelop site with 3 no. detached properties- Granted conditionally

5. Consultation responses

Local Highway Authority – Object due to unsustainable location.

Natural England – No objections

South West Water – No objections but raise issue of easement

Public Protection – No objections

Tree Officer- Recommends amendments, see comments below.

Sustainable Urban Drainage- Requested further information.

6. Representations

Two letters of representation have been received objecting to the application. The issues raised are:

- Concerns over flooding and reed beds
- Loss of trees
- Scale, not in keeping with area
- Impact on privacy and overlooking
- Access lane management

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

5 year housing supply:

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

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

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

For the reasons set out in the Authority’s Annual Monitoring Report (January 2016) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2016-21 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 4,163 dwellings which equates to a supply of 2.17 years when set against the housing requirement as determined by the requirements of the NPPF or 1.8 years supply when a 20% buffer is also applied.

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

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

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

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and

- where the development plan is absent, silent or relevant policies are out-of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted”

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

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. 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. The planning application turns upon policies CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS18 (Plymouth’s Greenspace) CS19 (Wildlife) CS22 (Pollution), CS28 (Local Transport Considerations) and CS34 (Planning Application Considerations) of the adopted Core Strategy and the Development Guidelines Supplementary Planning Document (SPD). Consideration would also be given to the National Planning Policy Framework (NPPF).

(2) The primary planning considerations are: the impact on the character and the visual quality of the area; the impact on neighbouring amenity; the residential amenity of the proposed accommodation; the provision of parking and highway safety implications; sustainability issues; contaminated land; the impact on the protected trees ; greenspace and nature conservation issues, as discussed below.

(3) The proposal seeks to erect a four bedroom detached Eco-house with parking and amenity space. The Eco-house designation reflects the form and design of the dwelling, which is based on energy consumption, and waster minimising/ recycling, principles. The site is accessible via a single lane track and private driveway. There are several properties within this area which are similar in size. Access to the site would be via the south of the site.

Green scape, character of area and biodiversity

(4) The proposal site is situated just outside the southern edge of the designated Plym Valley Local development Framework (LDF) designated ‘Greenscape’ network. Noting the planning history for application 08/01703/OUT for the neighbouring property at Odoorn Cottage, the application was refused due to the unacceptable impact upon the greenscape. The Planning Inspector agreed with the Council and dismissed the subsequent appeal.

(5) With regard to greenscape, policy CS18.I states that development on or adjacent to strategically and locally important greenscape areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristics of that area.

(6) The greenscape area is of regional importance in respect of informal recreation, natural habitats/biodiversity, visual amenity, and separation/buffer and access corridors. However, given that

the proposed dwelling would be located well within the site, and would be well screened, it is considered that the loss of a small amount of greenscape is not significant enough to warrant a refusal in this instance.

(7) The site lies within a Biodiversity Network Feature (BNF). An ecology report has been submitted with the application which has stated that the proposal would be unlikely to have a detrimental impact on habitats and biodiversity, with protective measures and appropriate mitigation implemented throughout the scheme.

(8) As part of the scheme the applicant has produced a list of measures that would provide a net gain for biodiversity on site which includes the creation of an orchard, bat and bird boxes and planting of native broadleaved trees, shrubs and a range of wildlife friendly flowers. It is therefore considered that proposal would not result in a detrimental impact on biodiversity and habitats contrary to policy CS19.

(9) The dwellings would be largely screened by the mature boundary vegetation and unlike the developments that have been previously proposed further to the north would not be highly visible if at all when viewed from along the Plym Valley.

(10) The houses have been designed so that to some extent they sit into the existing slope resulting in a lower appearance when viewed from the access lane. The massing is considered to be sensitive to the surrounding environment whilst also reflecting the scale of existing dwellings in the area.

(11) Walls would be finished in white render, faced random stonework native to the region, a green roof, and solar glass filled double glazed units in timber composite insulated frames. The proposal is therefore considered to be visually acceptable.

Transport

(12) There is extensive history to developments in this area, including a Planning Inspector's decision to refuse an application for a dwelling on sustainability grounds, amongst other reasons. The small cluster of properties is served by way of a private narrow lane which joins Estover Close to the South. There are no footways in the vicinity of the site, and Public Transport services are limited, albeit the walking distance to such services makes this an unrealistic choice of travel.

(13) As such any residents are likely to favour using private cars for their journey to and from the site. The development would generate completely new trips onto the network and would therefore increase the number of movements along the private, unmade and single track between the Plymouth Transport and Highways is a partnership between Plymouth City Council and plot and Estover Close. However, it is noted that a similar application was recently approved at Planning Committee, and therefore a precedent has been set for new dwellings within the area. It is therefore considered that the proposed two car parking spaces and secure cycle storage arrangements are acceptable.

Residential Amenity

(14) The proposed dwelling would be located well within the site and would be screened by natural vegetation. It is therefore considered that the proposal would not have an unreasonable impact on neighbouring amenity.

Standard of accommodation

(15) The Councils Development Guidelines Supplementary Planning Document (SPD) sets out minimum floor space guidelines for new dwellings. The SPD advises that the minimum size for a 4-bed property should be 106m²; and the proposed dwelling exceeds this guideline. In addition, the

SPD sets out recommended minimum standards for outdoor amenity space. The proposal exceeds the required 100sqm. Further to this all habitable rooms would have adequate light and outlook. The proposal is therefore considered to provide a good level of accommodation and in this respect complies with policy CS34.

Trees

(16) The site is subject to a Tree Preservation Order and as such the dwelling has been carefully positioned to limit impact on the trees. The site contains significant protected trees, three of which are mature oaks. These trees are proposed to be retained, but due to the steep sloping nature of the site concerns have been raised by the Tree Officer regarding the bank required to construct the building will spill beneath the canopy of these trees, and an increase in soil level will compact the ground and suffocate rooting area.

(17) A solution to this could be achieved by moving the dwelling eastwards to give the clearance necessary or the footprint be reduced. Discussions are still undergoing with the applicant and an update will be given in an addendum report.

(18) Officers consider that with conditions in place to ensure tree protection during construction, and an appropriate method statement, then the proposal not would have an unacceptable impact on the protected trees.

Public Protection issues

(19) Having reviewed the submitted Preliminary Risk Assessment Desk Study has been submitted with the application the Council's Public Protection Service does not have any objection to the granting of planning permission. Public Protection officers are satisfied that the report demonstrates a low risk from contamination. However, a condition requiring the reporting of unexpected contamination is recommended because the report does identify potential sources in the area.

(20) A noise assessment report has been submitted in support of the application. Public Protection are satisfied with the consultant conclusion that the site is likely to be unaffected by any noise from the industrial areas. Because the proposed development involves potentially noisy and disruptive activities an informative is recommended to help the developer to mitigate some of the effect on nearby residents.

OTHER ISSUES

Flooding

(21) Negotiations and discussion have been undergoing throughout the application process with the Sustainable Urban Drainage (SUDs) Team to ensure any concerns of flooding have been met. The comments received from the SUDs Team indicate that the appropriate mitigation should be provided prior to the building being occupied in the form of trenches to ensure that the surface water is directed away from the Highway and towards the watercourse. Therefore a condition with be added to ensure a Construction Environment Management Plan is provided ahead of the works. This would be aimed at ensuring that the watercourse and water quality is protected during the works.

Housing supply

(22) Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10(8) (Delivering Adequate Housing Supply), paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and Policy 46 of the Plymouth Plan.

9. Human Rights

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

10. Local Finance Considerations

The provisional Community Infrastructure Levy liability (CIL) for this development is £10,533.48 (index-linking applied, but subject to change before final liability confirmed).

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

The applicant has indicated that they do not intend to apply for self-build exemption.

11. Planning Obligations

Not applicable.

12. Equalities and Diversities

None.

13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and subject to agreement being reached over the position of the dwelling in relation to the trees, conditional approval is recommended.

14. Recommendation

In respect of the application dated **05/01/2016** and the submitted drawings 26236-OSS-001-P0, Report Ref: SBC/015/14, 26236-XXX-S-E-001, 26236-XXX-002, 26236-900-G-001-P0, 26236-900-G-002-P0, 26236-900-G-00-PI, 26236-000-GA-001, 26236-000-E-002-P0, 26236-000-E-001, 26236-000-E-003-PI, 1998-201, 1998-200-P2, 1998-200-PI, Tree Survey Schedule dated 03.05.14, S14-I30 Estover Close Desktop Study R3, Preliminary Ecological Appraisal March 2014, Design, Access & Eco Statement revision P0 dated 18.12.015., it is recommended to: **Minded to Grant/Defer/Del auth**

15. Conditions

CONDITION: DEVELOPMENT TO COMMENCE WITHIN 2 YEARS

(1) The development hereby permitted shall be begun before the expiration of two 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: 26236-OSS-001-P0, Report Ref: SBC/015/14, 26236-XXX-S-E-001, 26236-XXX-002, 26236-900-G-001-P0, 26236-900-G-002-P0, 26236-900-G-00-PI, 26236-000-GA-001, 26236-000-E-002-P0, 26236-000-E-001, 26236-000-E-003-PI, 1998-201, 1998-200-P2, 1998-200-PI, Tree Survey Schedule dated 03.05.14, S14-I30 Estover Close Desktop Study R3, Preliminary Ecological Appraisal March 2014, Design, Access & Eco Statement revision P0 dated 18.12.015.

Reason:

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

Pre-commencement Conditions

PRE-COMMENCEMENT: CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

(3) Prior to commencement of works a Construction Environmental Management Plan (CEMP) shall be submitted for approval to the Local Planning Authority to minimise impacts on nearby designated habitats and protected species. The CEMP should follow the Environment Agency's Pollution Prevention Guidelines 5, and should be adhered to in order to minimise any impact associated with the construction works:

Limit the dumping, spreading or discharge of any materials and chemicals on site;

During the construction ensure that all chemicals are securely stored at a safe distance away from the intertidal area;

Justification for pre-commencement

To ensure that the construction phase does not unduly impact on the natural environment.

Reason:

In the interests of the retention and protection of the marine environment, including the European Marine Site features, in accordance with Core Strategy policies CS19 and CS34 and Government advice contained in the NPPF.

Other Conditions

CONDITION: CONTAMINATED LAND

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

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

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

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

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

Reason:

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

CONDITION: NOISE

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

As noise insulation works can be costly after developments are completed, it is advised that, in order to meet the above criteria, a noise assessment is carried out to assess the level of sound insulation required, to ensure the standards are met prior to development.

Reason:

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

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

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

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

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PLANNING APPLICATION REPORT



Application Number 16/00039/FUL

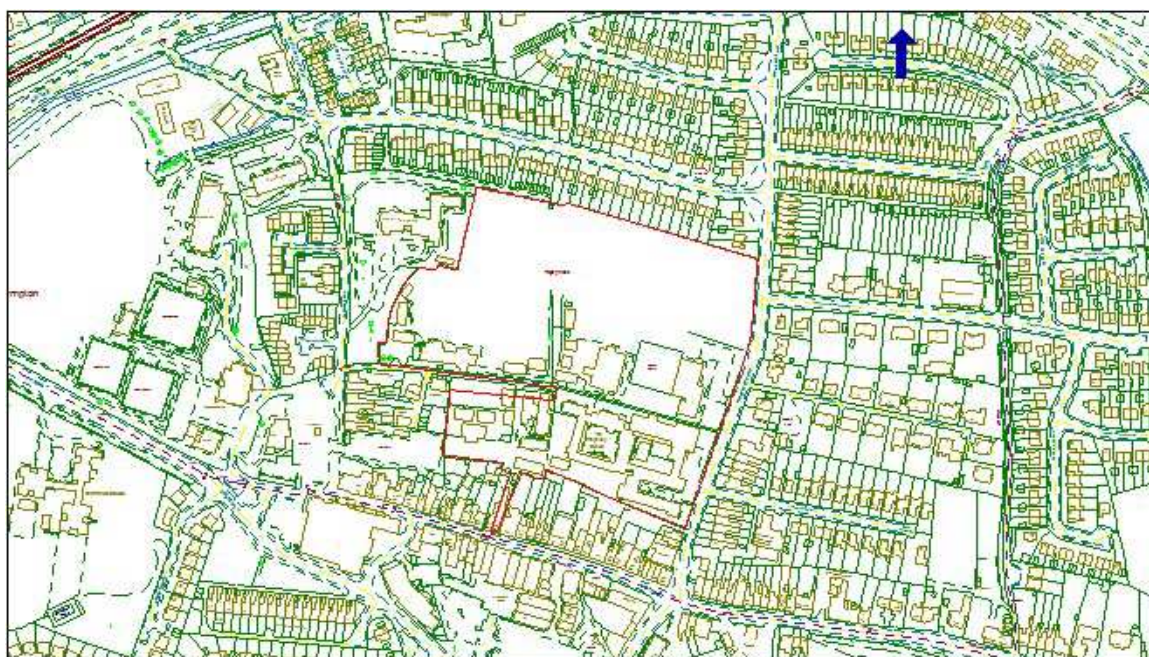
Date Valid 18/01/2016

Item 05

Ward Plympton St Mary

Site Address	RIDGEWAY SCHOOL, MOORLAND ROAD, PLYMOUTH		
Proposal	Creation of floodlit artificial grass sports pitch, erection of ball-stop fencing, construction of hard-standing areas and refurbishment and floodlighting of existing multi-use games area.		
Applicant	Ridgeway School		
Application Type	Full Application		
Target Date	16/06/2016	Committee Date	Planning Committee: 09 June 2016
Decision Category	Major - more than 5 Letters of Representation received		
Case Officer	Jon Fox		
Recommendation	Grant Conditionally		

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1. Description of site

The development site is situated within the north-eastern quarter of the site of Ridgeway School, in Moorland Road. The development site is surrounded to the north, east and west by the school's playing fields. The western end of the proposed 3G pitch is 100 metres from the western boundary of the playing fields, which also constitutes the boundary with neighbouring apartments at Hillside, off Station Road. There is a belt of trees on this boundary.

The site is bounded to the north by houses in Earls Mill Road, the boundaries of which are 41.5 metres from the edge of the proposed 3G pitch. The houses in Earls Mill Road are set below the level of the existing grass pitch and are situated 17.4 to 18.9 metres from the school boundary fence, i.e. 58.9 to 60.4 metres from the pitch. The proposed ball catch fence is 34.3 metres from the northern boundary, at its nearest point. There are mature trees at the western end of the northern site boundary. The pitch is orientated east to west; the eastern end of the pitch is a little further from the boundary with Moorland Road, which separates the site from houses on the other side of the street.

2. Proposal description

Creation of floodlit artificial grass sports pitch, erection of ball-stop fencing, construction of hard-standing areas and refurbishment and floodlighting of existing multi-use games area. The proposed 3G pitch is aligned east/west and measures 79 metres by 52 metres. The pitch is on part of the site of the existing grass playing field, except for a small section, which is on part of an adjacent hard-surfaced play area. The multi-use games area (MUGA) covers the remainder of the existing hard play area plus part of a separate area of tarmac.

3. Pre-application enquiry

14/01682/MIN – various proposals were put forward for a 3G pitch at the site. One of these is similar to that proposed now, in that the pitch is on an east/west axis and is 37 metres between the 3G surface and the existing dwellings on Earls Mill Road. A separation distance of 37 metres was considered acceptable, informally. 9pm was advised as a cut-off time for the use of the pitch. - As always, this pre-application advice was provided entirely without prejudice to the Council's subsequent formal consideration, and eventual assessment and determination, of all of these matters.

4. Relevant planning history

14/01809/FUL - Extension to existing sports hall building and associated external alterations.

5. Consultation responses

Local Highway Authority (HA)

The HA state that from the transport and highways perspective, during the school day the facility would be used by school children; outside of school hours the pitch would be used by others, during which times sufficient parking would be available at the school of up to 131 parking spaces at various locations within the school property. In parking terms it is considered that the use would be largely self-contained, however there are nearby public car parks should parking demand be exceeded, although it is considered unlikely under normal circumstances. The existing access and egress arrangements would be used and remain unchanged. The HA state also that application also informs that during events, such as parents evening for example, car parking would be managed to control congestion. The HA therefore have no objections to the proposals.

Public Protection Service (PPS)

The PPS does not wish to raise an objection based on the revised submitted noise survey. In accordance with the survey an acoustic barrier is required to reduce the noise impact on nearby neighbours, the details of which can be sought by planning condition. Conditions are also considered necessary to deal with any unexpected contamination encountered during the works and a code of practice is also recommended in order to control the degree of disruption during construction.

Natural Infrastructure Team

The Natural Infrastructure Team have no objections to the development but raise concerns for bat roosts if any of the trees near the site are to be affected.

Lead Local Flood Authority

The proposal is to drain surface water from the 3G pitch to infiltrate to the ground. The drawings now show a proposed drainage trench designed to accommodate exceedance flows, i.e. those flows that exceed the ability of the drainage system to dispose of surface water, and without which additional surface water might lead to localised flooding of neighbouring property. The drainage trench is located close to the northern boundary of the site and is considered sufficient to accommodate any exceedance flows arising from the pitch..

Environment Agency (EA)

The EA have no objections to this proposal. They consider that surface water from the development will be discharged via infiltration in line with the surface water drainage hierarchy. Nonetheless, they advise that the Lead Local Flood Authority (LLFA) function should be consulted and confirm they are satisfied with the proposal prior to determination.

Sport England

Sport England was unable to support the application initially given the loss of the cricket pitch on the site. However, a replacement cricket facility will now be provided close by, between the adjacent football and rugby pitches. The latest plans also show how land between the proposed pitch and the northern and eastern boundaries will be utilised for sports, which addresses a concern Sport England had that this land would be sterilised by the layout and position of the pitch, landscaping and drainage trench. Consequently Sport England no longer objects to the proposed development.

When considering an application of this nature Sport England need to be satisfied that:

The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

Some sports require a grass surface and once grass is lost the chances of the land ever returning to grass are extremely remote. Artificial surfaces do not necessarily provide a direct replacement for grass pitch use as they only make a limited contribution to competitive grass pitch sports use. They are expensive to provide and require a significant revenue support. It is necessary to allocate

significant budgets for ongoing maintenance requirements. In addition a year on year sinking fund is required to ensure facilities are replaced when they are “worn out”.

The recently adopted Plan for Pitches in Plymouth does support the locality (not a specific site) as a preferred location for a new artificial grass pitch for football. The Plan also confirms a lack of pitches and projected playing pitches in the City for all sports highlighting a real issue for hockey and cricket.

Sport England has consulted the following sports for their view on this proposal as part of a national memorandum of understanding:

- The Football Association (FA) supports this application and will be looking to support the development of this project through Football Foundation funding.
- The English Cricket Board (ECB) objected to the application as the loss of the cricket ground had not been mitigated anywhere. However, the ECB have lifted their objection owing to the proposed provision of a replacement cricket pitch; they wish to see the replacement cricket strip provided prior to commencement of works which Sport England supports as being reasonable and necessary to meet Sport England policy E5 (The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields).
- Sport England has been advised by the Rugby Football Union that they support this proposal.
- England Hockey advises that they support this proposal as the area has been identified in the Plymouth PPS for an AGP.

AMEY Lighting Engineer

The Council’s Lighting Engineer has assessed the floodlighting design, and has concluded that if installed as per the submitted details shouldn’t cause a lighting issue, although it is noted that the site is extremely close to adjacent properties.

6. Representations

159 representations were received. Six letters raise objections; there were 25 observations and the remainder were in support. These are set out below:

Those in support cite the following advantages:

- This pitch is much needed as an all-weather facility that benefits grass roots football and wider participation in sport in Plympton and the city.
- Reduces need to travel to facilities further afield.
- Would be beneficial to the local shopping centre and could bring revenue to the area.
- Would improve the physical and mental health of children and others in the community, and reduces the obesity problem.
- The site is centrally located near to car parks.
- Helps children’s education.
- Brings the community close to the school for the benefit of both.
- Keeps kids off the streets.
- The benefits of the facility far outweigh any drawbacks.

- Well overdue in the area for youth providing it isn't monopolised by professional clubs.
- Children can learn valuable skills outside the sporting world such as working together with others.

Those who object raise the following issues:

- Light pollution from 15 metre high columns – affecting Moorland Road, Ridge Park, Ridge Park Road and Earls Mill Road.
- Noise disturbance and bad language affecting nearby residents.
- Being all-weather this will have an impact all year; use of gardens in the Summer months will be totally spoiled.
- Additional traffic throughout the evening and also inconsiderate illegal parking, which is already a problem. More noise from car doors in the evening.
- Peoples' drives will be blocked.
- Not needed near children.
- Opening of the new fitness suite has already caused additional parking and blocking of driveways.
- The proposed usage times of 0800 - 2200 Mon to Fri and 0800 - 2000 Sat and Sun are frankly ridiculous in a residential area.
- Height and scale of the fencing would have a negative impact on its surroundings and outlook from neighbouring properties.
- Who would compensate neighbours if balls clearing the fence damage property?;
- A precedent has been set for this type of proposal by the application at Marine Academy, which was seen to be harmful to living conditions.
- Loss of greenspace and trees and hedges.

Other observations include:

- Plympton needs the facilities, which would be an asset to the Plympton community and the wider area.
- It's a safe place for children to play sport.
- On-site parking is limited and parking takes place on-street – it would be a concern if on-street parking were to increase as residents struggle to park already.
- encourages more people to be healthy and active.
- Improves sports across the local community.
- keeps younger people safe and out of trouble.
- enables local football teams to play all year round.
- avoids having to travel across the city to access similar facilities.
- Need to consider impacts of increased traffic, e.g. noise in the evenings and in Geason's Lane.

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

8.1 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. Relevant development plan policies are: CS01 (sustainable linked communities), CS02 (design), CS18 (greenspace), CS21 (flooding), CS22 (pollution), CS28 (transport considerations). Particularly relevant is policy CS30 sport, recreation and children's play facilities), which states in part:

'Development proposals for new sport, recreation and children's play facilities, or for the enhancement /replacement of existing facilities, will be permitted provided that:

- a. There is no demonstrable harm from noise, lighting, transport or environmental impacts.
- b. The development contributes to meeting identified shortfalls in provision or to enhancing the quality of provision of sport / leisure facilities.
- c. The development is accessible by sustainable transport modes.
- d. Where appropriate, the development contributes to wider open space objectives.

There will be a presumption against any development that involves the loss of a sport, recreation or play facility except where it can be demonstrated that there is currently an excess of provision, or where alternative facilities of equal or better quality will be provided as part of the development.'

8.2 Acceptability of the development in principle

The site is identified in the Greenscape Assessment (2000/2004) where it is listed as being of District importance for sports/other organised activities and Neighbourhood importance as a separation/buffer. The proposed development is consistent with the Plan for Playing Pitches which identifies a need for a 3G artificial football pitch in the east of the city. NPPF paragraph 74 states that:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

8.3 Policy CS30 of the Core Strategy states that:

Development proposals for new sport, recreation and children's play facilities, or for the enhancement /replacement of existing facilities, will be permitted provided that:

- a. There is no demonstrable harm from noise, lighting, transport or environmental impacts.
- b. The development contributes to meeting identified shortfalls in provision or to enhancing the quality of provision of sport / leisure facilities.
- c. The development is accessible by sustainable transport modes.
- d. Where appropriate, the development contributes to wider open space objectives.

There will be a presumption against any development that involves the loss of a sport, recreation or play facility except where it can be demonstrated that there is currently an excess of provision, or where alternative facilities of equal or better quality will be provided as part of the development.

8.4 Policy CS18 (1), in accordance with NPPF paragraph 114, states that the Council will protect and support a diverse and multi-functional network of green space and waterscape, through identifying a network of strategically and locally important Greenscape Areas, Development on or adjacent to these Greenscape Areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristics of that area.

8.5 In this case it is considered that the proposed development on this site will ensure that the site continues to perform its current function as a playing facility, i.e. the development is for alternative sports and recreational provision, the need for which is considered to outweigh the loss.

8.6 Therefore, the development is acceptable in principle because it provides a playing pitch on what is currently a playing field area; as such it does not constitute a contradictory use. In this respect the proposed development is consistent with the Plan for Playing Pitches which identifies a need for a 3G artificial football pitch in the east of the city. The proposals are therefore considered to be in accordance with policies CS18 and CS30 of the Core Strategy.

8.7 Acceptability of the design

The proposals include a 4.5 metre high ball-catch fence, which would have an impact visually. However, a planted bund is proposed on the long, northern side of the pitch, which would in time provide a reasonable means of breaking up the visual impact of the fence, and the other structures. The proposals are therefore considered to be in accordance with policy CS02 and CS34 in these respects.

8.8 Acceptability of the provision for sustainability in terms of both the NPPF and the Council's own policies

The main issues are the impacts of the proposed development on neighbours in terms of noise, lighting and traffic/parking.

8.9 Noise

The submitted noise survey has been revised and is considered to adequately assess and address the noise impacts of the proposed development. Recommended measures include the provision of an acoustic barrier to reduce the noise impacts. Part of the overall impact depends on the hours of use of the proposed facilities. On balance it is considered appropriate to limit the use of the artificial pitch and multi-use games area (MUGA) to 0900 to 2100 hours Mondays to Fridays; 0900 to 1800 hours on Saturdays and 1000 to 1600 hours on Sundays and public holidays. (The closing hours proposed in the application; at 2200 hours Mondays to Saturdays, and 2000 hours on Sundays, is considered to be in excess of what is reasonable in a residential area in this case.)

8.10 Lighting

There are six, 15 metre high lighting columns proposed around the pitch. The middle column, on the farthest side of the pitch, i.e. facing the neighbours in Earls Mill Road, is 109 metres from those

dwellings. It is vital that neither light spill nor glare from the lights themselves adversely affects neighbours. Following the submission of further information the Lighting Engineer has not raised an objection. Again, the hours of operation will have an impact on neighbours' amenities and their perception of the level of intrusiveness occasioned by the floodlights.

8.11 Traffic and parking

A number of objections were raised on the grounds that the proposals will generate more traffic, which in turn will lead to inconsiderate parking in the street and issues of highway safety. Residents advise that similar problems already arise.

8.12 One of the main concerns expressed by residents relates to the associated additional traffic resulting from the school renting out the sports facilities to third party users outside of school hours. Ridgeway school has 131 parking spaces, with a role number of 820 pupils, along with 64 teachers, 27 teaching assistants, and 36 auxiliary support staff (admin and management etc.), the majority of which all arrive and leave at the beginning and end of the school day, many by car, and also bus and on foot, which gives rise to considerable levels of traffic (both pedestrian and vehicular) on Moorland Road. By comparison the out- of- hours use of the school sports facilities, a gym, fitness suite, tennis courts, and pitches, during the evenings and on a Saturday, would be unable to generate anything like the level of traffic (even allowing for overlaps in starting and finishing of activities) that the school generates on Moorland Road on a daily basis.

8.13 Therefore, it is considered that the comparatively slight increase in associated traffic, much of which would also occur outside of the peak traffic flow (and school) times on the local highway network, would not be harmful to amenity or highway safety and convenience. However, the hours of use of the proposed facility is a factor as far as activity later into the evening is concerned, and the effect this could have on residential amenity.

8.14 On balance it is considered that adequate on site parking, and public parking elsewhere, would accommodate the parking demand arising from daytime and evening use of the proposed facility, in accordance with policy CS28 of the Core Strategy.

8.15 Biodiversity

The lighting scheme should minimise light spill and therefore disturbance onto the adjacent trees, which may provide habitat for wildlife including nesting birds and roosting, foraging and commuting bats. The recommended conditions include a condition on the retention and protection of existing trees.

8.16 Acceptability of the provision for climate change in terms of both the NPPF and the Council's own policies

The proposed means of draining the development site is via infiltration to the ground, which is acceptable in principle, although further details are required of the trench designed to deal with exceedance flows, i.e. those flows which exceed the design capacity of the proposed drainage

scheme. These details can be dealt with by condition in order to avoid surface water flooding affecting nearby neighbours, in accordance with policy CS21 of the Core Strategy.

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

There are no local financial considerations.

11. Planning Obligations

Not applicable.

12. Equalities and Diversities

The proposals improve access to playing pitch provision for all sections of the community.

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 provides a needed artificial pitch in the eastern part of the city; does not negatively impact on playing field provision, given that a replacement cricket pitch is being provided; would be adequately mitigated in terms of the noise impacts on neighbours and would not result in prejudice to highway safety and convenience. The proposals are therefore considered to be in accordance with policies CS01, CS02, CS18, CS19, CS21, CS22, CS28, CS30 and CS34 of the Core Strategy of Plymouth's Local Development Framework. It is therefore recommended that conditional planning permission be granted.

14. Recommendation

In respect of the application dated **18/01/2016** and the submitted drawings 01/02, 02/01, 03/03, 04/02, 05/02, 06/02, 07/02, 08/00, CC6080 sheet 1 of 1, CC6081 sheet 1 of 1 and T1/00, 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: 01/03, T1/00, 03/08, 04/06, 08/00, 05/02, 06/02, 07/02, CC6081 Sheet 1 of 1, CC6080 Sheet 1 of 1

Reason:

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

Pre-commencement Conditions

PRE-COMMENCEMENT: SURFACE WATER MANAGEMENT

(3) The surface water emanating from the site shall be managed and disposed of in accordance with the Flood Risk Assessment Revision B: March 2016 (R-FRA-U8152PM-01-B) and no development approved by this permission shall be commenced until the design detail for the drainage trench has been submitted to and approved in writing by the Local Planning Authority. The drainage trench shall be constructed before the start of construction of the artificial grass pitch and thereafter shall be retained for its intended purpose.

Reason:

To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development, and to ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure in accordance with policy CS21 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012. This pre-commencement condition is required to ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure.

PRE-COMMENCEMENT: CONTAMINATED LAND

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

Section 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are

subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

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

(ii) an assessment of the potential risks to:

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

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

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

Section 2. Submission of Remediation Scheme

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

Section 3. Implementation of Approved Remediation Scheme

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

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

Section 4. Reporting of Unexpected Contamination

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

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

Reason:

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

Pre-occupation Conditions

PRIOR TO FIRST USE: REPLACEMENT CRICKET PITCH

(5) Prior to the first use of the development the replacement non-turf cricket pitch with outfield shown on the approved plans shall be constructed and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cricket pitch shall thereafter be retained.

Reason:

To secure replacement sports facilities to ensure sufficient benefit to the development of sport in accordance with policy CS30 of the Core Strategy of Plymouth's Local Development Framework and paragraphs 73 and 74 of the National Planning Policy Framework 2012.

PRIOR TO FIRST USE: ACOUSTIC BARRIER

(6) A suitable acoustic barrier shall be erected on the perimeter of the playing area/spectator area as recommended within the applicant's noise impact assessment. The barrier shall be 3m high. Prior to first use of the development details of the barrier, including its density and construction, shall be submitted to and approved in writing by the local planning authority. The acoustic barrier shall be installed in accordance with the approved details before the development hereby permitted is used and retained permanently.

Reason:

To protect the amenity of the local area in relation to both noise and lighting as per CS22 & CS34 of the adopted City of Plymouth Core Strategy development plan document 2007 and paragraphs 17 and 123 of the National Planning Policy Framework 2012.

PRIOR TO FIRST USE: LANDSCAPING

(7) The landscaping scheme shown on the approved site plan shall be carried out prior to the first use of the artificial grass pitch in accordance with details of the soft landscape works including planting plans including the location of all proposed plants their species, numbers, densities, type (i.e bare root/container grown or root balled), girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations,

cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

Reason:

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

PRIOR TO FIRST USE: MANAGEMENT AGREEMENT AND CODE OF CONDUCT

(8) The applicant /developer shall submit details of a management agreement for the operation of the development and code of conduct for the users of the facility to be approved in writing by the local planning authority prior to the commencement of the use of the development hereby permitted. The development at all times shall be operated in accordance with the agreed management agreement and code of conduct.

Reason:

To ensure that the facility is managed in an appropriate manner to avoid harm to the living conditions of adjoining properties to comply with policies CS30 and CS22 of the adopted City of Plymouth Core Strategy Development Plan Document 2007 and paragraphs 17 and 123 of the National Planning Policy Framework 2012.

PRIOR TO FIRST USE: COMMUNITY FORUM

(9) The applicant /developer shall submit details of a community forum to be approved in writing by the local planning authority prior to the commencement of the use of the development hereby permitted. The details shall include: the terms of reference; its composition including representatives for the local residents, ward member/s, Ridgeway School and other stakeholders; and the frequency of meetings.

Reason:

To ensure that the facility is managed in an appropriate manner to avoid harm to the living conditions of adjoining properties to comply with policies CS30 and CS22 of the adopted City of Plymouth Core Strategy Development Plan Document 2007 and paragraph 17 of the National Planning Policy Framework 2012.

PRIOR TO FIRST USE: COMMUNITY USE AGREEMENT

(10) Prior to the commencement of the use a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority. The Agreement shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and include a mechanism for review. The development shall not be used at any other time than in strict compliance with the approved agreement.

Reason:

To secure well managed safe community access to the sports facility and to ensure sufficient benefit to the development of sport and to accord with policies CS14 and CS30 of the adopted City of Plymouth Core Strategy development plan document 2007 and paragraphs 73 and 74 of the National Planning Policy Framework 2012.

PRIOR TO FIRST USE: EXTERNAL LIGHTING

(11) The external lighting scheme and details of the luminaires and light intensity and spread shall at all times strictly accord with the details set out in the Floodlighting Performance Results REV A (2), SSL2019 Appendix B Optivision Luminaire, SSL2019 Appendix C Philips Optivision Louvre and SSL2019 Appendix F ILP 2011. Before the use of the development hereby permitted is commenced the applicant shall carry out pre-use testing to ensure that the floodlighting system complies with the approved details and submit details of the test results to be approved in writing by the local planning authority. The development shall be operated at all times in accordance with the approved and tested floodlighting system.

Reason:

To ensure that adequate external lighting is provided for future occupiers of the site [and that it does not interfere with navigation], in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 125 of the National Planning Policy Framework 2012.

CONDITION: HOURS OF USE

(12) The use and floodlighting of the artificial grass pitch and multi-use games area hereby permitted shall not take place outside the following times: 09.00 hours to 21.00 hours on Mondays to Fridays inclusive; 09.00 hours to 18.00 hours on Saturdays and 10.00 hours to 16.00 hours on Sundays and Bank or Public Holidays.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at and leaving the premises, and avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

CONDITION: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

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

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

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

C: The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall

not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

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

CONDITION: LANDSCAPE MAINTENANCE

(14) The approved landscape scheme shall not take place until a schedule of landscape maintenance for a minimum of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason:

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

Informatives

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

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

INFORMATIVE: CONDITIONAL APPROVAL (WITH NEGOTIATION)

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

INFORMATIVE: CODE OF PRACTICE

(3) The development should be carried out in accordance with the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web pages at: www.plymouth.gov.uk

INFORMATIVE: COMMUNITY USE AGREEMENT

(4) Guidance on preparing Community Use Agreements is available from Sport England www.sportengland.org

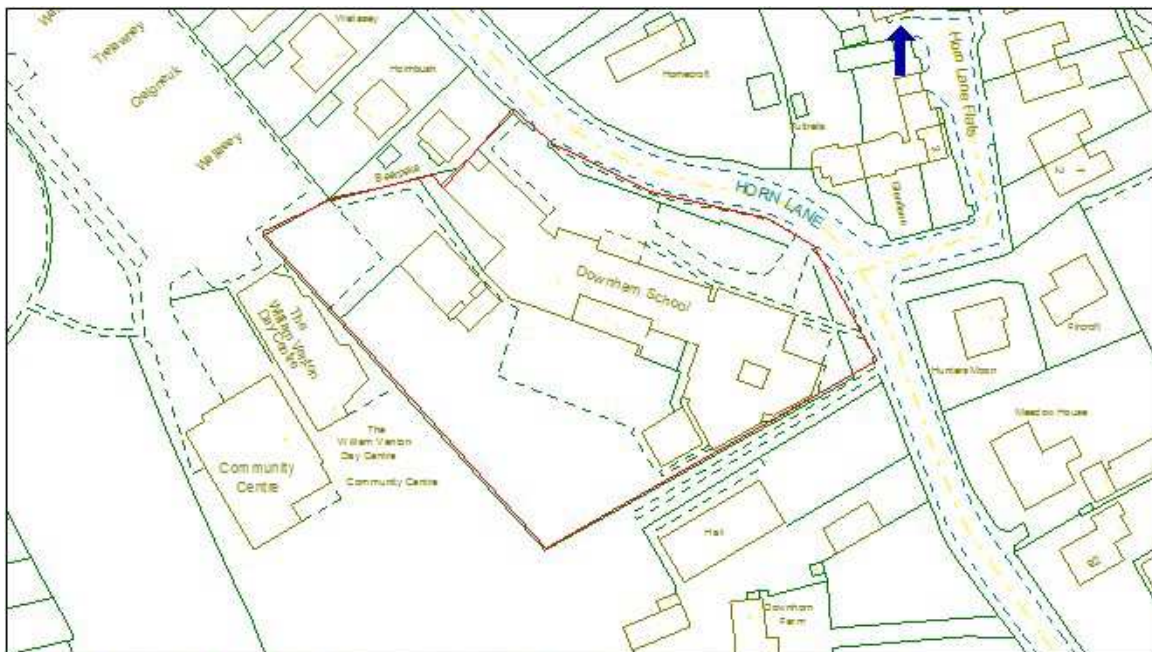
PLANNING APPLICATION REPORT



Application Number	15/01520/FUL	Item	06
Date Valid	27/08/2015	Ward	Plymstock Radford

Site Address	FORMER DOWNHAM SPECIAL SCHOOL, HORN LANE, PLYMOUTH		
Proposal	Development of former Downham school site consisting of 28 residential units in a mix of open market and affordable houses and flats		
Applicant	Rebecca Millman		
Application Type	Full Application		
Target Date	01/07/2016	Committee Date	Planning Committee: 09 June 2016
Decision Category	Major - more than 5 Letters of Representation received		
Case Officer	Rebecca Boyde		
Recommendation	Grant Conditionally Subject to a S106 Obligation		

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This application was deferred by Planning Committee at its last meeting, held on 7th April 2016, for officers to seek amendments to the scheme in order to address concerns raised by the Planning Committee. The amendments relate to the block of flats located to the front of the site, facing towards Horn Lane. The applicant has now reduced this from two and half storeys, to two, in height. The application has been re-advertised, and the formal closing date for further representations was 31st May 2016.

1. Description of site

The site forms part of the Plan for Homes scheme. The site is located within the centre of Plymstock, close to the Broadway Shopping centre. The site is formally known as Downham Special School which was demolished in the later end of 2012 due to the relocation of the school. The site is generally rectangular on plan and slopes from South to North. Immediately behind the site along its South Western Boundary is an open public green space that is accessed either from the back of the car park to the Broadway Shopping Centre or via a paved track that runs between the old school fence line and the scout hut boundary situated adjacent to the sites south western boundary.

2. Proposal description

The previous scheme was for 31 residential units however the reduction in height of the flats have resulted in a reduction of three unit. The scheme is now for the development of former Downham school site consisting of 28 residential units in a mix of open market and affordable houses and flats

3. Pre-application enquiry

14/01389/MAJ- In principle the proposal of development on this site is satisfactory subject to design, scale and layout

4. Relevant planning history

12/01456/31- Determination as to whether prior approval is required for the method of demolition of the buildings and the proposed landscaping of the site, Prior approval is not required

01/01122/FUL- Single-storey extension to classroom 6, Grant conditionally

5. Consultation responses

Sport England has no comment to make on the application as there are no playing pitches being affected

Police Architectural Liaison officer has no objections

Local Highways Authority has no objection subject to conditions

Lead Local Flood Authority – No Objections, however further details on the drainage proposals were requested. Further details have been submitted and approved prior to the decision being issued

Housing Delivery Team supports the proposal

Tree officer has no objections

Public Protection Service recommends approval subject to condition

6. Representations

The formal consultation period on the revised scheme for 28 units ended on Tuesday 31st May. An addendum report has been produced with an update of any Letters of representation received. To date we have received two objections. The main reasons for objections were:

- Desire to have a swimming pool
- Overbearing
- Overdevelopment
- Loss of trees

On the previous scheme 23 Letters of objection were received. The main reasons for the objections were:

- Loss of public footpath
- Vehicle access lost to the field behind
- Too many houses proposed
- Loss of trees
- Not in keeping with surrounding area
- Traffic increase
- Privacy concerns
- No play area provided
- Desire to having a swimming pool instead of houses

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*
- *Planning Obligations & Affordable Housing 2nd Review 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 CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations,) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021, the draft Plymouth Plan, the Framework and other material policy documents as set out in Section 7.

2. This application was deferred at the last committee due to planning committee's concern regarding the height of the three storey flats fronting onto Horn Lane. Since the last committee the developer has lowered the height of the three storey flats by removing the top floor. This has resulted in the loss of three units however it is considered that the reduction in height will now better address the street scene and mimic that already in situ along Horn Lane.

3. This application proposes to develop the site for a residential development of 28 residential units including associated access road, landscaping and public open space. It is considered that the main issues in the determination of this application are; the principle of the proposed development; the impact that it will have on the character and appearance of the area; impact upon nearby properties residential amenities; and impact upon the surrounding highway network.

4. The Former Downham Special School Site was made available for housing through the Plan for Homes scheme, which aims to provide 5,000 homes over five years. The school closed in 2012,

following which the building was demolished. The brownfield site has remained vacant since. The site currently comprises of an overgrown field.

Character and appearance

5. Policy CS34 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) refers to siting, layout, orientation, local context and character. New development proposals are required to take account of the existing context and the criteria referred to. The form and use of existing development in the area is fairly consistent, the area is characterised by residential development mainly comprising of semi-detached and detached properties, on fairly large, generously proportioned plots.

6. The NPPF states that LPAs should set out their own approach to housing density to reflect local circumstances. Core Strategy policy CS01.2 states that development must be delivered at the appropriate type form, scale, mix and density in relation to its location relative to the neighbourhood's centre. It is considered that the proposed density level at the site is slightly higher than the immediate area, which is characterised by detached and semi-detached housing. It is officers' opinion that this is considered acceptable as the design and layout of the proposals meet policy requirements as set out below. It is not considered that the proposed scheme will result in over-development nor will it appear cramped.

7. There will only be one entrance to the site which will be the existing access allowing for visibility to be provided for those entering and exiting the site off Horn Lane.

Upon entry into the site, the access road then veers off to the right creating a cul-de-sac with no access through the site. The dwellings provide surveillance of the road to improve security for future residents. The plot sizes are consistent with the existing development in the area and the site layout respects the established pattern of development in this part of Plymstock.

8. The existing foot path which leads to the green space behind is proposed to be diverted through the development. It is considered that the new footpath will be a safe and secure environment, with natural surveillance and well lit.

9. The layout of the site has been designed to ensure that pedestrian permeability is improved and the development includes a clear and defined pedestrian link through to the areas of greenspace to the south of the site. It is considered that the layout has achieved an acceptable balance between providing a good quality residential development of homes whilst ensuring expansion and improvements to accessible local greenspace. The density of housing is similar to densities throughout Plymstock and therefore officers consider the development is in keeping with its surroundings.

10. With regards to massing, design and external appearance, the whole site follows the same design form. The house types proposed provide variation to the street scenes and has an appropriate mix of modern and traditional features that help to present external appearances that are acceptable considering the context. The form, scale and design of the external envelope to the houses are considered complimentary to the surrounding area, providing an individual and appealing design.

11. In summary, it is Officers' view that the proposals will provide a well thought out development that is easy to get to and move through and around (for both vehicles and pedestrians) and has public and private spaces that are safe, attractive, easily distinguished and accessible. The proposed development provides a good quality housing scheme that in terms of scale, massing and design is sensitive to the character and appearance of the existing surrounding development, making a positive contribution to local visual amenity. The layout and design of the development is therefore considered acceptable and in accordance with Core Strategy policy CS02, CS34 and part 4 of the Design SPD.

Residential Amenity

12. It is important that all new residential development should be designed to ensure that the degree of privacy enjoyed by existing nearby properties is not unacceptably reduced and that new problems of overlooking are not created. It is also imperative that the relationship between the new dwellings proposed is acceptable and that each property has an adequate level of privacy and natural light.

13. The layout of the site has been arranged in order to minimise impact on the surrounding properties. The closest property lies adjacent to the proposed development to the north where the flats are proposed. It is not considered that there will be any impact upon privacy as there is only one window facing the existing residential properties and this will serve a small kitchen area.

14. The houses on the opposite side of Horn Lane are sufficient distance away from the proposed dwellings in order to have a minimal impact in terms of light and privacy. The layout of the site has been arranged so that the relationship between the proposed dwellings within the site is acceptable. In summary, it is considered that there will be no significant residential amenity conflict created between the existing dwellings and proposed development and the application is therefore considered compliant with Policies CS14 and CS34 of the City of Plymouth Local Development Framework Core Strategy (2007).

Letters of representation

15. A number of the letters of representations have highlighted the community need for a swimming pool. There is no proposal for a swimming pool within the Plymstock area and therefore this site must be considered for its suitability for housing only. It should be noted that a S106 contribution of £18,474 to allow for the development of the leisure centre in Sherford has been secured.

16. Some objections also referred to the loss of a footpath to the east of the site. Planning Committee have agreed that it is acceptable for the existing public right of way to be altered to go through the proposed site and will have access to the green space to the rear of the site. The diversion of the Public right of way was determined by the Planning Committee on 11th February 2016.

Local Highway Authority comments (LHA)

17. The LHA has not raised any objection in principle to the proposed mixed housing development. The site layout is indicated on the application site plan number 1485 PL-01 T. The application has been subject of pre application enquiries, and the applicant's proactive approach has been helpful in informing the development and road layout.

18.The application details describes the site and its context, which is well located close to the Broadway District Shopping Centre, and conveniently placed for a variety of local facilities and transport links, and the site has a high degree of accessibility.

19.To the rear of the application site there is Public Open Space (POS), currently accessed via a footway track that runs along the side of the southwest boundary adjacent to the Scout Hut. This pedestrian access would become redundant and replaced by an improved access route through the new development, via what is intended to become a new adopted cul-de-sac street, with footways and street lighting, and a new gate into the public open space.

20.Access to the development would be provided by forming a new road junction from Horn Lane to a satisfactory standard, including the necessary forward visibility. The two redundant vehicle entrance/ exits would be closed off and the footway reinstated.

The flats would be constructed as two separate blocks on the northwest portion of the site, with associated parking and cycle storage, with one cycle space per flat, except for the 'accessible units' that would instead have electric mobility storage and charging points, along with associated external amenity space.

21.Parking provision for the 14 flats would be 1.5 spaces per unit located within the private parking court; and parking for the 17 houses would have a mixture of fronting and on-plot parking to give two parking spaces per house, which includes five garages. This is in accordance with the Supplementary Planning guidelines. In accordance with best practice all garages would need to have a minimum internal size of 6 x 3 metres, to allow practical car parking use. Any boundary treatment would need to ensure that adequate inert-visibility would be provided at the driveway exits.

22.The traffic generation from the proposed new housing development is likely to be modest, particularly given its close proximity to the Broadway Shopping Centre and local facilities, which would be expected to encourage a higher number of walking trips. Allowance also has to be made for traffic that would have been generated by the previous use of the site as a special school. The overall traffic impact of the proposed new housing development is therefore considered acceptable.

23.As the intention is that the new cul-de-sac access road would be adopted as a public street (with the exception of the parking court which would remain in private ownership) the developer would need to enter into an adoption agreement with the Council, as a part of which the engineering details of the development would be further refined as might be necessary, notwithstanding the details thus far submitted for the purposes of the planning application. For instance an initial drainage scheme indicates the drains and sewers would be adopted by South West Water as public sewers. However the drainage details inappropriately show inspection chambers/manholes and drain-lines within the footways proposed for adoption in front of plots 15, 19, 24, & 26, and this would need to be addressed with the inspection chambers and drain-lines being relocated within the private property. This is being secured through condition.

Public Protection comments

24.The site is located in a mixed use area and is partly surrounded by existing houses, the occupiers of which are likely to be sensitive to development. Because of this a condition will be attached which states that prior to the commencement of development the developer should comply with the

Council's own Code of Practice for Construction. Compliance with this should be stated in writing prior to the start of any Construction works.

Housing delivery

25.This application proposes 28 new dwellings, of which 12 (39%) will be affordable and built to Code for Sustainable Homes level 4. This level of affordable housing exceeds Core Strategy Policy CS15 and with 12,927 households on the housing register (as of 07/09/15), the provision of affordable housing remains a priority for Plymouth City Council.

26.Furthermore, the applicant has proposed two one-bedroomed ground floor wheelchair flats to accommodate disabled persons in housing need. There are currently 83 Plymouth households in need of wheelchair affordable housing, of which 54 require one-bedroomed properties.

27.Policy CS15 of the Core Strategy requires 20% of homes to be built to Part M Building regulation standards to future-proof a proportion of the future housing stock. Aster Homes have indicated that 29% of homes will meet the lifetime homes standard, which exceeds planning policy. There are currently 507 households on the housing register in need of this type of housing.

Sustainable Neighbourhood Assessment

28.The Plymouth Plan Plymstock Area Assessment (June 2014 draft for consultation) highlights a very low percentage of affordable rented accommodation in Plymstock (<5% compared to >19% across the City) in addition to an ageing and unsustainable population. The neighbourhood is characterised by large detached and semi-detached houses with high rates of under-occupation. The Assessment recommends that new development should include more affordable housing to help address the imbalance in house type, size and tenure in the area. Not only does this application propose high levels of affordable housing, it offers a good mix of one, two, three and four bed dwellings. Furthermore, it contains nine private two-bedroom flats to encourage downsizing, potentially freeing up larger accommodation in Plymstock.

Other Issues

29.Policy CS20 (Sustainable Resource Use) of the adopted City of Plymouth Local Development Framework Core Strategy (2007) requires all new residential developments of 10 units or more to incorporate onsite renewable energy production equipment to offset at least 15% of predicted carbon emissions for the period 2010 –

2016.

30.In order to meet the requirement of Policy CS20 it is proposed to have Photovoltaic Panels installed on the roofs of the proposed dwellings. These will be almost flush with the roofline and will only have a minimal visual impact. Photovoltaic Panels generate electricity from light and their energy source is therefore sunlight, meaning that they do not require fuel to operate and produce no air pollution or hazardous waste. The use of Photovoltaic Panels is more than adequate to meet the 15% energy saving and the application is therefore compliant with Policy CS20.

31.There will be some loss of some trees, but this will be compensated with additional tree planting and a condition to ensure that retained trees are protected during the construction phase.

5 year housing supply

32. When determining applications for residential development it is important to give consideration to housing supply.

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

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

35. For the reasons set out in the Authority's Annual Monitoring Report (January 2016) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2016-21 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 4,163 dwellings which equates to a supply of 2.17 years when set against the housing requirement as determined by the requirements of the NPPF or 1.8 years supply when a 20% buffer is also applied.

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

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

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

37. For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of date, granting permission unless:*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted”*

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

39.Due to the need to accelerate housing delivery 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10(8) (Delivering Adequate Housing Supply), paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and Policy 46 of the Plymouth Plan.

9. Human Rights

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

10. Local Finance Considerations

The provisional Community Infrastructure Levy liability (CIL) for this development is £78,207.59 (index-linking applied, but subject to change before final liability confirmed). A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed). The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and will be index-linked.

The applicant has indicated that they intend to apply for Social Housing relief. If agreed the resulting provisional liability will be £43,850.89

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.

The impacts that officers consider should be mitigated as a consequence of this development are as follows:

- Impact on local primary school places.
- Impact on local green spaces and play facilities. In particular this relates to Downham Park which is immediately adjacent to the development.
- Impact on sports and recreation needs for the local population.

In order to respond to these impacts planning obligations have been sought in respect of the following matters:

- £18,475 for Pomphlett Primary School.
- £17,051 for the provision and maintenance of green space and access improvements at Downham Park
- £18,474 for Sherford leisure centre . The Sherford development has now commenced on site and the Sherford leisure centre is required to be built once 701 houses are completed at Sherford.

12. Equalities and Diversities

The application proposes 28 new residential units that on completion will be available to people from all backgrounds to purchase or rent. No negative impact to any equality group is anticipated.

13. Conclusions

To summarise, this application will provide 28 new dwellings with associated car parking and landscaping.

It is considered that the application proposes a good quality housing development with a layout that is sensitive to the existing pattern of development in the area and constraints of the site, and which has been amended to reflect the Planning Committee's previously stated concerns. The design of the dwellings is relatively contemporary although the form of the development is traditional, with consistency in appearance achieved through subtle repetition of key features and materials. The layout is considered to be a positive response to the constraints of the site and the proposal allows for publicly accessible greenspace.

Officers consider that the proposed development would not impact significantly upon nearby properties residential amenities due to the layout and orientation of the proposed dwellings and would not harm the surrounding highway network, providing adequate levels of off street car parking. The application is therefore recommended for approval, subject to conditions and the satisfactory completion of a S106 legal agreement.

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

14. Recommendation

In respect of the application dated **27/08/2015** and the submitted drawings PL-01ZD, PL-02 REV F, PL-03 REVE, PL-04 REV D, PL-05 REV G, PL-06 REV D, PL-07 REV B, PL-08 REV C, PL-09 REV B, PL-10 REV B, PL-11 REV B, PL-12 REV B, PL-13 REV A, PL-16 REV A, PL-17 REV A, PL-101 REV B, PL-102 REV C, PL-103, PL-104, PL-105, PL-106, PL-21, PL-31 REV A, PL32 REV B, PL33 REV A, it is recommended to: **Grant Conditionally Subject to a S106 Obligation**

15. Conditions

CONDITION: DEVELOPMENT TO COMMENCE WITHIN 2 YEARS

(1) The development hereby permitted shall be begun before the expiration of two 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: PL-01ZD, PL-02 REV F, PL-03 REVE, PL-04 REV D, PL-05 REV G, PL-06 REV D, PL-07 REV B, PL-08 REV C, PL-09 REV B, PL-10 REV B, PL-11 REV B, PL-12 REV B, PL-13 REV A, PL-16 REV A, PL-17 REV A, PL-101 REV B, PL-102 REV C, PL-103, PL-104, PL-105, PL-106, PL-21, PL-31 REV A, PL32 REV B, PL33 REV A

Reason:

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

Pre-commencement Conditions

PRE-COMMENCEMENT: RENEWABLE ENERGY

(3) Unless otherwise agreed previously in writing with the Local Planning Authority, prior to any development taking place, the applicant shall provide to the Local Planning Authority a report for approval identifying how a minimum of 15% of the carbon emissions for which the development is responsible will be off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

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

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the period 2010-2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, the draft Plymouth Plan policy 25 and relevant Central Government guidance contained within the NPPF. To ensure the proposal complies with policy CS20.

This pre-commencement condition is required to ensure that the development meets CS20 and renewable energy standards.

PRE-COMMENCEMENT: STREET DETAILS

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

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

This pre-commencement condition is required to ensure highway and pedestrian safety. To ensure pedestrian safety

Pre-occupation Conditions

PRE-OCCUPATION: SERVICE ROADS

(5) No dwelling shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved plans.

Reason:

To ensure that an appropriate and safe access is provided in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: REINSTATEMENT OF FOOTWAY

(6) No dwelling shall be occupied until the existing footway crossings in Horn Lane (to become redundant) have been removed and the footway reinstated.

Reason:

In the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: PROVISION OF PARKING AREA

(7) Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles. Garage parking spaces shall have a minimum internal size of 6 x 3 metres.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: CYCLE PROVISION

(8) No dwelling shall be occupied until space has been laid out within the site in accordance with the approved details for 14 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: SURFACING OF DRIVEWAY/PARKING AREAS

(9) Before the development hereby permitted is occupied, the driveways and private parking areas shall either be (a) constructed using a permeable construction or (b) hard paved for a distance of not less than 1 meter from the edge of the public highway and drained to a private soakaway; and shall thereafter be maintained to ensure satisfactory access to the adjoining highway, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

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

Other Conditions

CONDITION: CODE OF PRACTICE

(10) During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working, crushing and piling operations, control of mud on roads and the control of dust.

Reason:

The proposed site is in immediate vicinity to existing residential properties, whose occupants will likely be disturbed by noise and/or dust during demolition or construction work and to avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CONDITION: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

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

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

B: If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a

poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

C: The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with the approved plans and particulars 15.022.1.TPP before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

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

CONDITION: PRESERVATION OF SIGHT LINES

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

Reason:

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

CONDITION: REPORTING OF UNEXPECTED CONTAMINATION

(13) In the event that contamination of ground conditions is found when carrying out the approved development that was not previously identified, expected or anticipated, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken. The report of the findings must include:

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

(ii) an assessment of the potential risks to:

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

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

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

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

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 -123 of the National Planning Policy Framework 2012.

CONDITION: SECURE BY DESIGN

(14) All gates to private pathways giving access to the rear of this property shall have gates with locks fitted with key access. Details of these shall be submitted to, approved by the Local Planning Authority, in writing, and shall be installed before any of the residential units requiring using the respective private pathways and parking courts are occupied.

Reason:

To ensure that satisfactory measures are put in place to help design out crime, in accordance with Policy CS32 of the Plymouth Local Development framework Core Strategy.

CONDITION: BIODIVERSITY & LANDSCAPING

(15) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy and Landscape Ecology Management Plan (dated 18/01/2016) for the site.

Reason:

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

Informatives

INFORMATIVE: PUBLIC HIGHWAY ENGINEERING DETAILS

(1) No work within the public highway should commence until engineering details of the alterations to the public highway have been approved by the Highway Authority and an agreement under Section 38 & 278 of the Highways Act 1980 entered into. The applicant should contact Plymouth

Transport and Highways for the necessary approval. It should be noted that this planning permission does not authorise the applicant to carry out works within the publicly maintained highway.

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

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

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

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PLANNING APPLICATION REPORT



Application Number 16/00163/FUL

Date Valid 12/02/2016

Item 07

Ward Budshead

Site Address	LAND ADJACENT PLUMER ROAD, PLYMOUTH		
Proposal	Residential development of two apartment blocks containing a total of 61 apartments, undercroft parking, landscaping & associated works		
Applicant	Mr Anthony Gal		
Application Type	Full Application		
Target Date	17/06/2016	Committee Date	Planning Committee: 09 June 2016
Decision Category	Major - more than 5 Letters of Representation received		
Case Officer	Kate Saunders		
Recommendation	Grant Conditionally Subject to a S106 Obligation		

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1. Description of site

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

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

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

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

2. Proposal description

Residential development of two apartment blocks containing a total of 61 apartments, undercroft parking, landscaping & associated works

The proposed larger, southern block would contain a total of 44 flats (23 one-bedroom and 21 two-bedroom) arranged over 6 storeys

The smaller northern block would contain 17 apartments (7 one-bedroom and 10 two-bedroom) arranged over 4 floors.

3. Pre-application enquiry

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

Following the decision of Planning Committee to refuse the last application a post refusal meeting was held with the applicant. The refused scheme was also presented to the Devon Design Review Panel for comment. The Panel made a number of recommendations which have informed the current application and will be explained further below.

4. Relevant planning history

15/00303/FUL - Residential development of two apartment blocks containing a total of 78 apartments, undercroft parking, landscaping and associated works – Refused

5. Consultation responses

Health and Safety Executive – No objections

Highways Authority – No objections subject to conditions and a financial contribution towards the delivery of the Derriford Transport Scheme

Historic Environment Officer – No objection although advice provided on presence of historic embankment associated with Crownhill Fort

Housing Delivery Team – Supports the proposal

Natural Infrastructure Officer – No objections subject to conditions

Lead Local Flood Authority – No in principle objections but some further details have been requested regarding the infiltration system and exceedance flows.

Public Protection Service – No objections subject to conditions

South West Water – No objections subject to conditions and further information regarding the disposal of surface water

Western Power – No objections just observations on the form of the development in relation to the electrical equipment in the area

Tree Officer – No objections subject to the provision of replacement planting

6. Representations

Twenty seven letters of objection have been received and raise the following issues:

Design

- Both blocks are unattractive, out of character and dominate the area
- Overdevelopment of the site
- Undercroft parking dominates street elevation
- Render will dirty and look tired
- Concern about possible fencing
- Scheme provides inadequate amenity space

Highways/Parking

- Development will exacerbate existing parking problems in the area (used by nearby businesses)
- Number of parking spaces proposed is inadequate
- Proposal will add to capacity issues on Northern Corridor
- Concern about management of parking/visitors spaces
- Existing junctions in area are already difficult to exit
- Area already used as a drop off area for nearby nurseries and cadet building

Other Issues

- Loss of trees and greenspace
- Existing trees should have TPOs
- Loss of trees will reduce wildlife
- Barn owls are found in the area

- Area should be used as a play area
- Development will contribute to climate change
- Will be a loss of light and privacy to existing properties
- Changes to existing bund could have noise implications for existing occupiers in the area
- Proximity of pylon could have health impacts for future occupiers
- Likely to increase flood risk in locality
- No disabled housing is being provided
- The north block shouldn't just be used as affordable housing
- Site is better suited to houses
- Area will be less safe and the development will increase crime
- Construction phase will cause unnecessary disturbance
- Developers public consultation was poor
- The application should be considered by Planning Committee

The issue of a loss of view has also been raised however this is not a material planning consideration.

7. Relevant Policy Framework

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

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

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

8. Analysis

1. This application has been considered in the context of the development plan, the emerging Plymouth Plan, the Framework and other material policy documents as set out in Section 7.
2. The policies of most relevance to the consideration of this application are policies CS01 (Sustainable Linked Communities), CS02 (Design), CS15 (Housing Provision), CS18 (Plymouths Green Space), CS19 (Wildlife), CS20 (Sustainable Resource Use), CS21 (Flood Risk), CS22 (Pollution), CS28 (Local Transport Considerations), CS33 (Planning Obligations), and CS34 (Planning Application Considerations) of the Plymouth Local Development Framework Core-Strategy 2007. The emerging policies of the Plymouth Plan have also been considered.

Principle of Development

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

Housing Provision

4. When determining applications for residential development it is important to give consideration to housing supply. (Note: this could include student accommodation developments based on the amount of accommodation it released to the housing market)
5. Paragraph 47 of the NPPF stipulates that “to boost significantly the supply of housing, local planning authorities should...identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under

delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”

6. Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”
7. For the reasons set out in the Authority’s Annual Monitoring Report (January 2016) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2016-21 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 4,163 dwellings which equates to a supply of 2.17 years when set against the housing requirement as determined by the requirements of the NPPF or 1.8 years supply when a 20% buffer is also applied.
8. The NPPF (footnote 11) also specifies that to be considered deliverable, a site must be:
 - Available to develop now
 - Suitable for residential development in terms of its location and sustainability; and
 - Achievable, with a reasonable prospect that homes will be delivered on the site within five years and in particular that the development of the site is viable.
9. Paragraph 14 of the NPPF states “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking...”
10. For decision-taking this means:
 - approving development proposals that accord with the development plan without delay; and
 - where the development plan is absent, silent or relevant policies are out-of date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted”
11. As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as determined by the requirements of the NPPF, the city’s housing supply policy should not be considered up-to-date. Paragraph 14 of the NPPF is therefore engaged and substantial weight must be accorded to the need for housing in the planning balance when determining housing applications.
12. Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10(8) (Delivering Adequate Housing Supply) and paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and Policy 46 of the Plymouth Plan.

13. The previous application for the site was considered by Planning Committee on 30th July 2015 and was refused partly on design grounds. The refusal reason read:

Out of Character

14. *The Local Planning Authority considers that due to their scale and design the proposed buildings would be out of character with the surrounding area contrary to policies CS02 and CS34.4 of the Local Development Framework Core Strategy 2007 which are consistent with paragraphs 56, 57, 58 and 64 of the NPPF.*
15. The applicant has taken in to account the concerns of members and the public and has reduced the scale and massing of the development. The previous scheme proposed 78 apartments and this has now been limited to 61 units. Overall the scheme will accommodate 30 one-bedroom units and 31 two-bedroom units.
16. The reduction in the overall quantum of development has resulted in the height of the southern block being reduced to a maximum of 6 storeys. Furthermore the emphasis of the height is now focussed on the Plumer Road/Tailyour Road corner away from the nearest residential properties. The top floor also retains a significant set back to reduce the impact of this floor on the overall height of the building. The scale of the development steps down to four storeys on the northern edge adjacent to the existing three storey properties in The Limes. Officers consider these changes enhance the design and appearance of the building.
17. The site is located in a prominent position which will be visible from a key arterial route in to the City Centre from the north. In such a prominent location it is important for the development to positively address Tavistock Road which officers do not consider could be achieved with a building of a lower scale. Taking in to account the scale of existing development in the area, which includes the substantial Plumer House, alongside the highly visible location of the site officers do not consider the development will appear out of character or result in undue harm to the visual quality of the area.
18. The northern block will be located between 1-9 The Limes and the dwellings further to the north west effectively completing the corner. To the north of the site the existing dwellings are over three floors with a pitched roof. They are slightly elevated to the application site. The scale of the northern smaller block has been relatively unchanged from the previous application and is again considered to be in keeping with the scale and massing of existing development in the area.
19. The applicant also decided to utilise the Devon Design Review Panel following the previous refusal. The Design Review Panel made a number of observations and comments as follows:
- It is recommended that the proposals should, both in terms of architecture and landscape design, result in a development that incorporates a sense of local distinctiveness and sense of place.
 - The proposals may benefit from repositioning on the site.
 - Opportunity to provide large areas of amenity space on the flat roofs.
 - No concerns regarding scale subject to appropriate massing and articulation.
20. The revised scheme builds on the successful elements of the previous application whilst addressing the areas of concern to provide a coherent building that is more in keeping with the character and appearance of the area.

21. The list of materials has also been refined to take in to account the context of the building. The east elevation, which fronts The Limes and Hunter's Close, utilises materials that reflect the existing residential properties in the area with areas of render and brick. The west elevation, which fronts Tavistock Road, and is more susceptible to damage from pollution, uses large areas of Trespa cladding in two shades of grey. Feature projecting windows will then be highlighted with a red cladding to add to the attractiveness of the building. In order to try and ensure the quality of the building is maintained in to the future a maintenance schedule for the building will be secured by condition.
22. The changes in level across the site allow for undercroft parking to be provided at the lower level. This does however result in the Limes elevation having a relatively blank inactive ground floor. In order to improve the aesthetic quality of this elevation a metal mesh will be used with climbing plants then introduced which should be able to grow up over the mesh to create a "green wall" to the benefit of the character of the area.

Trees and Landscaping

23. The existing site is a non-level grassed area containing a number of mature trees. While the area is not formally identified as greenspace, it does provide some amenity value particularly the visual amenity of the trees. As was the case with the previous proposal for the site the applicant has sought to retain some mature trees to the north of the southern block. This area will form a new public space with a gravelled surface and seating which will ensure these trees continue to be an important feature of the street.
24. The new landscaping proposed will incorporate large trees along the Plumer Road frontage providing a strong visual statement and acting as a buffer to Tavistock Road. Smaller trees will be planted within the exclusion zone of the pylon and other shrubs and areas of meadow will be incorporated within the overall planting plan to add further interest to the visual quality of the area.
25. Conditions will be required to ensure further details of the landscaping are provided alongside the retention of the existing trees that will be incorporated in to the development. Details of future maintenance arrangements will also be requested.

Neighbouring Amenity

26. In addition to Planning Committee considering the previous proposal was out of character with the area due in part to its scale they also felt the massing of the development would have an overbearing impact on existing properties in the locality.
27. *Overbearing*

The Local Planning Authority considers that the proposed would have an overbearing impact on residents of The Limes contrary to policy CS34.6 of the Local Planning Authority which are consistent with paragraphs 17 and 61 of the NPPF.
28. The applicant has sought to address this concern by reducing the scale of the development as has been detailed above and by relocating the southern block further away from existing properties in The Limes.

29. The side elevation of the proposed block would be approximately 16m from the side elevation of No 1 The Limes. The side elevation of the proposal would only contain a single window serving the corridor at the lower levels which officers consider would not raise overlooking issues. Further principal windows will be located on the fifth floor but as this is well above the height of the neighbouring dwellings again this is not considered to raise privacy issues.
30. The northern block would be an adequate distance (approximately 12 meters) away from the side elevation of No 9 The Limes to ensure the impact in terms of outlook, light and privacy is acceptable. The proposal would be approximately 7.5 metres away from the south elevation of No 10 The Limes at its closest point) and is not considered to have an unreasonable impact in terms of outlook, light or privacy.
31. The Design and Access Statement incorporates a shadow study for the development which indicates that neither the southern or northern block will cause unreasonable overshadowing of existing properties within the Limes.
32. Officers accept that existing residents will be susceptible to disturbance during the construction phase. A code of practice condition will be used to ensure residents are not unduly affected.

Standard of Accommodation

33. The accommodation will comprise of 30 one bedroom and 31 two bedroom apartments. All apartments will meet or exceed the internal size standards in the Development Guidelines Supplementary Planning Document. Outdoor amenity space would be provided in the communal green space surrounding the buildings. Furthermore some roof terraces have also been incorporated within the design following the previous refusal to improve the amount of amenity space being provided. The Design Review Panel had identified this as a potential area for improvement to the scheme. Officers do not consider that the roof terraces raise significant overlooking issues and are pleased that the area of outside amenity space has been increased.
34. The distance between the bedroom windows in the northern elevation of the northern block and the neighbouring dwelling would be short of the 12 metre guidance found in the SPD, however it is considered that positioning of the building ensures there will be adequate outlook and a decent standard of accommodation will be created.
35. Concern has been raised about the proximity of the proposed development from the large pylon situated adjacent to the proposed northern block. Western Power was consulted on the application and has not raised any in principle concerns to the development. The applicant has ensured that the proposal will not increase the likelihood of the people being able to climb the pylon which is fitted with anti-climb features. An informative will be used to highlight the recommendations of Western Power to the applicant and ensure they maintain a dialogue with Western Power prior to and during the development.

Highways/Parking

36. Two of the refusal reasons for the previous application were related to the impact of the development on the wider highway network and the prejudicial effect the new dwellings would have on existing parking issues in the area as detailed below.

37. *Impact on Highway Network*

The Local Planning Authority considers that the proposal due to the increased traffic movements would lead to an unacceptable impact on Tavistock Road, and be prejudicial to amenity contrary to Policy CS28 of the Local Development Framework Core Strategy which are consistent with paragraph 32 of the NPPF.

38. The reduction in the number of residential units will decrease the impact of the development on the highway network. The proposed trip generation has been calculated on the basis of trip rates derived from a trip rate database and on the basis of those rates (which are considered to be acceptable by the Highway Authority) the development would attract in the region of 24 two-way trips during the morning peak and 27 during the afternoon.

39. Whilst such a number of trips in isolation would not give rise to any cause for concern in terms of highway capacity on the local road network, the cumulative impact of these trips combined with growth planned on the wider Northern Corridor would have some impact in terms of traffic movements and congestion on the corridor. On the basis of this cumulative impact it is considered justified that a financial contribution of £80,250 (which has been based upon rates derived from the Plymouth Planning Obligations Evidence Base) is secured from the development through a Section 106 Agreement. This funding would be used to help fund the delivery of the Derriford Transport Scheme.

40. The applicant has agreed to the highways contribution. The funding will help to ensure the timely delivery of the Derriford Transport Scheme which aims to reduce congestion between Derriford Roundabout and William Prance Road and create more road capacity for the extra traffic that will be generated by proposed developments in the area.

Parking

41. The parking refusal reason of the earlier application stated:

The Local Planning Authority considers the proposal would aggravate parking difficulties in the area giving rise to indiscriminate parking and be prejudicial to amenity, public safety and convenience. This is contrary to Policy CS28 and CS34.8 of the adopted City of Plymouth Local Development Framework Core Strategy 2007 which are consistent with paragraph 32 of the NPPF.

42. Officers understand the concerns of members regarding existing parking difficulties in the area and the need to ensure this development will not add to these considerable pressures.

43. Based upon the number and size of units proposed a maximum of 92 car parking spaces would be required to serve the development by applying the residential parking standards included within the Development Guidelines SPD.

44. Whilst the 73 car parking spaces proposed represents a reduction from the number of spaces that could be provided, it should be noted that these are maximum standards and that the Highway Authority could not insist on all 92 spaces being provided considering the good accessibility of the site by public transport.

45. The level of car parking provided equates to a parking standard of 1.2 spaces per unit, with each unit having access to 1 off-street car parking space along with 12 visitor car parking spaces. Such a level of car parking is in accordance with current policy and consequently the level of car parking is considered to be acceptable by officers. A condition will however be required in order to ensure a Car Parking Management Strategy is submitted which will safeguard visitor spaces for their intended purpose and make sure they are not simply abused by those residents who may own more than 1 car.
46. It is acknowledged that the creation of the new vehicular access to serve the southern block and associated visibility splays will result in the loss of some existing on-street kerbside car parking that occurs along Hunter Close. Having visited the site at different times of the day it would appear that much of this car parking is associated with existing employment uses within the immediate area (Plumer House, Crownhill Police Station etc) rather than being generated by local residents. Therefore the proposed removal of this short length of kerbside car parking is considered justified.
47. Taking in to account the highly sustainable location of the development and need to minimise the likely parking demand and vehicle movements associated with the proposal cycle parking at a ratio of 1 space per unit will also be secured by condition.
48. Furthermore whilst a Travel Plan has been submitted to accompany the application it does not include much information on additional measures that would deliver modal shift over and above those measures that you would expect to find in a standard travel plan (information displays, travel information packs, establishing a bicycle user group etc). Notwithstanding the submitted information a condition will therefore be utilised in order to ensure a travel plan:

Affordable Housing

49. In order to satisfy compliance with the Planning Obligations and Affordable Housing SPD, 2nd review, July 2012 the development should provide 'at least 30% affordable housing', subject to viability on site.
50. The applicant indicated they would meet this policy requirement by providing 19 affordable units within the development. The needs of the registered provider would mean the affordable units would need to be tenure blind alongside the open market units, provided in small clusters within both blocks and have a service charge that could be maintained at an affordable level alongside the open market units.
51. Officers considered meeting the needs of the Registered Provider would be difficult given the nature of this development. A commuted payment in lieu of on-site affordable housing has therefore been negotiated for this scheme. The commuted sum will be used to help provide specialist affordable housing in the city highlighted as a priority need for this area in order to ensure a balanced and sustainable community can be developed in the northern part of the city. The level of commuted sum has been calculated in accordance with the Planning Obligations and Affordable Housing SPD, 2nd review, July 2012 and is considered acceptable as set out in the Core Strategy Policy CS15 and paragraph 50 of the NPPF.

Ecology

52. A preliminary ecological report and accompanying bat survey has been submitted with the application. An ecological mitigation and enhancement strategy (EMES) will be required prior to commencement of development in order to ensure a net biodiversity gain is achieved in accordance with Policy CS19 of the Core Strategy. This will be secured by condition.

Public Protection Issues

53. *Contaminated Land*

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

54. *Noise*

A full Noise Impact Assessment has been submitted to accompany the application. Public Protection Service agrees with the conclusions of the report and has no objections to the application. A condition will be added to ensure all dwellings meet the required internal noise levels.

Sustainability

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

Drainage/Flooding

56. The application has been supported by a flood risk assessment. Officers are satisfied that the principal of dealing with surface water through a mix of soakaways and attenuation is acceptable however further details are being sought regarding the details of the infiltration system and exceedance flows.

Other Issues

57. The representations received note the poor public consultation the developer undertook after the previous application was refused. As a result of the scale of the proposal the developer is not required to do any additional public consultation above that which the Local Planning Authority carry out as standard e.g. site notices/press advert. Therefore while the Local Planning Authority agree that the online questionnaire was not an inclusive form of consultation the developer was not required to do anymore.

58. The Police Architectural Liaison Officer is supportive of the proposal. In order to ensure the undercroft parking area is appropriately managed a condition is recommended to ensure access is controlled through an electronic fob.

9. Human Rights

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

10. Local Finance Considerations

The provisional Community Infrastructure Levy liability (CIL) for this development is £253,024.55 (index linking applied, but subject to change before final liability confirmed).

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

11. Planning Obligations

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

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

- Local Greenspace: £23,883 “for the provision and maintenance of greenspace and access improvements at Widey Woods”
- Children’s Play Space: £10,103 “For the provision and maintenance of play facilities at Bladder Meadow of Boniface Lane”
- Playing Pitches: £43,323 “for the provision and maintenance of playing pitch facilities at Chaucer Way”
- Strategic Greenspace: £53,269 “For the provision and maintenance of access improvements to connect Bircham Valley LNR with land adjacent to Poole Farm”
- Highways: £80,250 for Derriford Transport Scheme
- £672,233 Affordable Housing Off-Site Contribution (equivalent to providing 30% affordable housing on site)

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

12. Equalities and Diversities

The development will provide 61 new residential units that will be available to the general public for sale. Lift access will be provided to all floors so people with mobility issues and young families who require buggy access can occupy the new dwellings. 20% of the dwellings will also be Part M4(2) compliant, the new lifetime homes standard, in accordance with policy CS15

The off-site affordable housing contribution will help to ensure those people within the City in most significant housing need can get a house that meets their requirements.

13. Conclusions

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

The applicant has responded to the previous refusal reasons and positively enhanced the scheme to improve its scale, massing and design. Officers consider the development will not result in undue harm to the character or visual quality of the area. The Highways Authority considers the development will incorporate an acceptable level of off-street parking and the highways contribution that has been secured will ensure the impact of the development on the surrounding highway network will not be severe.

Furthermore in the context of a shortfall in the deliverable supply of housing land the proposal would give rise to important economic and social benefits that weigh strongly in favour of planning permission being granted. The proposal is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated **12/02/2016** and the submitted drawings 1998B - Site Location Plan, 1099A - Block Plan, 2200A - South Block Ground_Car Park, 2202A - South Block First Floor, 2203A - South Block Second Floor, 2204A - South Block Third Floor, 2205A - South Block Fourth Floor, 2206A - South Block Fifth Floor, 5201 - South Block Roof Plan, 2300A - North Block Ground_Car Park, 2301A - North Block First Floor, 2301A - North Block Second and Third Floor, 5200 - North Block Roof Plan, 4200 - North and South Block Sections, Utilities Map - Plumer Road 03.03, 3353-3200D_South Block - Elevations 1, 3353-3201D_South Block - Elevations 2, 3353-3202D_South Block - Elevations 3, 3353-3300D_North Block - Elevations 1, 3353-3301D_North Block - Elevations 2, 3353-3302D_Site Elevations, Outline Soft Landscape Plan OSI 147-15.1A, Tree Constraints Plan OSI 147-15.2A, Transport Statement Jubb Consulting dated January 2016, M&E Sustainability Statement dated 12th January 2015, Arboricultural Impact Assessment by Open Spaces Ltd dated January 2016, Preliminary Ecological Appraisal by Open Spaces Ltd dated June 2014, Environmental Noise Planning Assessment by Ion Accoustics Ltd dated 29th January 2016, Flood Risk Assessment by Jubb Consulting dated January 2016, Bat Survey Report by Open Spaces Ltd dated July 2014, Phase 1 Desk Study Report by Red Rock Geoscience dated June 2014 and accompanying Design and Access Statement, it is recommended to: **Grant Conditionally Subject to a S106 Obligation**

15. Conditions

CONDITION: DEVELOPMENT TO COMMENCE WITHIN 2 YEARS

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

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004 due to the need to accelerate housing delivery in accordance with Strategic Objective 10(8) (Delivering Adequate

Housing Supply) of the Local Development Framework Core Strategy and Policy 46 of the Plymouth Plan.

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: I998B - Site Location Plan, I099A - Block Plan, 2200A - South Block Ground_Car Park, 2202A - South Block First Floor, 2203A - South Block Second Floor, 2204A - South Block Third Floor, 2205A - South Block Fourth Floor, 2206A - South Block Fifth Floor, 5201 - South Block Roof Plan, 2300A - North Block Ground_Car Park, 2301A - North Block First Floor, 2301A - North Block Second and Third Floor, 5200 - North Block Roof Plan, 4200 - North and South Block Sections, Utilities Map - Plumer Road 03.03, 3353-3200D_South Block - Elevations 1, 3353-3201D_South Block - Elevations 2, 3353-3202D_South Block - Elevations 3, 3353-3300D_North Block - Elevations 1, 3353-3301D_North Block - Elevations 2, 3353-3302D_Site Elevations, Outline Soft Landscape Plan OSI I47-15.1A, Tree Constraints Plan OSI I47-15.2A

Reason:

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

Pre-commencement Conditions

PRE-COMMENCEMENT: CODE OF PRACTICE DURING CONSTRUCTION

(3) Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 -123 of the National Planning Policy Framework 2012 .

Justification for Pre-commencement:

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

PRE-COMMENCEMENT: ARBORICULTURAL METHOD STATEMENT

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

Reason:

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

Justification for Pre-commencement:

To ensure that trees are protected during the construction phase.

PRE-COMMENCEMENT: CONTAMINATED LAND

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

Section 1. Site Characterisation

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

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

(ii) an assessment of the potential risks to:

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

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

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

Section 2. Submission of Remediation Scheme

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

Section 3. Implementation of Approved Remediation Scheme

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

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

Section 4. Reporting of Unexpected Contamination

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

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 - 123 of the National Planning Policy Framework 2012.

Justification for Pre-commencement:

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

PRE-COMMENCEMENT: BIODIVERSITY

(6) No works shall commence on site until a satisfactory Ecological Mitigation and Enhancement Strategy (which shall include a Construction Environment Management Plan and Landscape Ecology Management Plan) has been submitted to and agreed by the Local Authority.

Reason:

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

Justification for Pre-commencement:

To ensure that wildlife habitats are adequately protected from the development.

PRE-COMMENCEMENT: ACCESS (CONTRACTORS)

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

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

Justification for Pre-commencement:

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

PRE-COMMENCEMENT: DETAILS OF NEW JUNCTION

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

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

Justification for Pre-commencement:

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

PRE-COMMENCEMENT: SURFACE WATER DISPOSAL

(9) No development shall take place until details of the proposals for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- details of the drainage during the construction phase;
- details of the final drainage scheme;
- provision for exceedance pathways and overland flow routes;
- a timetable for construction;
- a construction quality control procedure;
- a plan for the future maintenance and management of the system and overland flow routes.

Prior to occupation of the site it shall be demonstrated to the satisfaction of the Local Planning Authority that relevant parts of the scheme have been completed in accordance with the details and timetable agreed. The scheme shall thereafter be managed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason:

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

Justification for Pre-commencement:

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

PRE-DPC LEVEL: SUSTAINABILITY

(10) The development shall be completed in accordance with the M&E Sustainability Statement dated January 2016, prepared by Method Consulting LLP. This proposes the use of Solar Photovoltaic Cells as the preferred method of incorporating onsite renewable energy production together with the proposed installation size of 37kWp. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise agreed previously in writing with the Local Planning Authority, no development above dpc-level shall take place until details of the locations of the on-site renewable energy production methods (in this case Photovoltaic Cells) have been submitted to and approved in writing by the Local Planning Authority. The on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development is in accordance with Policy CS20, the draft Plymouth Plan Policy 25 and relevant Central Government guidance contained within the NPPF.

PRE-DPC LEVEL: EXTERNAL MATERIALS

(11) Notwithstanding the submitted plans no development above dpc-level shall take place until details (including samples) of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

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

PRE-DPC LEVEL: SURFACING MATERIALS

(12) Notwithstanding the submitted plans no development above dpc-level shall take place until details of all materials to be used to surface external areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

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

PRE-DPC LEVEL: LANDSCAPE DESIGN PROPOSALS

(13) Notwithstanding the submitted plans no development shall take place above dpc-level until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; ; hard surfacing materials; minor artefacts and structures (e.g. furnituresigns, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.); planting plans including the location of all proposed plants their species, numbers, densities, type (i.e bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

Reason:

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

Pre-occupation Conditions

PRE-OCCUPATION: LANDSCAPE MANAGEMENT PLAN

(14) A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the

occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason:

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

PRE-OCCUPATION: PEDESTRIAN/CYCLE ACCESS

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

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: MINIMUM CAR PARKING PROVISION

(16) Neither of the buildings shall be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of 73 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: CAR PARKING MANAGEMENT STRATEGY

(17) None of the residential units hereby proposed shall be occupied until details of a car parking management strategy has been submitted to and approved in writing by the Local Planning Authority. The said strategy shall include information relating to the allocation of all off-street car parking spaces and how those spaces and the dedicated visitor spaces will be managed. Unless otherwise previously agreed in writing the building shall continue to be managed in accordance with the approved details.

Reason:

To ensure that the on-site car parking areas are properly managed in order to avoid vehicles spilling out onto the residential streets surrounding the site and thereby adding to the existing car parking difficulties experienced within the area which would be contrary to Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

PRE-OCCUPATION: CYCLE PROVISION

(18) Neither of the buildings shall be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of 61 bicycles to be securely parked. The secure area for storing bicycles

shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: TRAVEL PLAN

(19) Neither of the buildings shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation. From the date of occupation the applicant shall operate the approved Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 32 and 34 of the National Planning Policy Framework 2012. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

PRE-OCCUPATION: WAITING RESTRICTIONS

(20) Neither of the buildings shall be occupied until the applicant has funded consultation relating to extending the existing double yellow lines on Hunter Close up to and including the development frontage and depending on the outcome of that consultation shall implement the agreed alterations to the existing double yellow lines as necessary.

Reason:

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

PRE-OCCUPATION: SECURE BY DESIGN

(21) Neither of the buildings shall be occupied until details of the secure electronic access doors and fob access system have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise previously agreed in writing the building shall continue to be managed in accordance with the approved details.

Reason:

To ensure that satisfactory measures are put in place to design out crime, in accordance with Policy CS32 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

PRE-OCCUPATION: MAINTENANCE SCHEDULE

(22) Prior to occupation of the development hereby approved a maintenance schedule for the building shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include full details for regular maintenance and cleaning and of the elevations. The schedule shall be operated for the lifetime of the development unless a variation to the schedule is agreed.

Reason:

In order to ensure the building is maintained to a high quality and continues to positively contribute to the townscape in accordance with Policy CS02 and CS34 of the Local Development Framework Core Strategy (2006-2021) 2007 and guidance in the NPPF.

PRE-OCCUPATION: PART M4(24) COMPLIANT

(23) Unless otherwise previously agreed in writing at least 20% of the residential units hereby permitted shall be part M4(2) compliant in accordance with details (including details of the precise siting of the specific units) previously submitted to and agreed in writing by the Local Planning Authority. The approved details shall be fully implemented prior to occupation of the said building and thereafter so maintained and retained.

Reason:

To ensure that 20% of the dwellings on site are built to the equivalent of Lifetime Homes standards to comply with policy CS15 of the adopted City of Plymouth Core Strategy (2006-2021) 2007 and Government advice contained in the NPPF.

Other Conditions

CONDITION: TREE REPLACEMENT

(24) If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and are subsequently properly maintained, if necessary by replacement.

CONDITION: NOISE

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

Reason:

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

CONDITION: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

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

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

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

C: The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with the approved plans and particulars [plan no. ^IN] (or in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

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

Informatives

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

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

INFORMATIVE: CONDITIONAL APPROVAL [WITH NEGOTIATION]

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

and has negotiated amendments to the application to enable the grant of planning permission.

INFORMATIVE: CODE OF PRACTICE

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

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

INFORMATIVE: KERB LOWERING

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

INFORMATIVE: ARCHAEOLOGY

(5) The applicant should note that a historic embankment associated with Crownhill Fort lies within the boundaries of the proposed development site. It is understood that the proposed development lies to the east of the embankment and that ground-works should not impact on the feature. If the developer believes this not to be the case immediate advice from the Plymouth City Council Historic Environment Team

must be sought.

INFORMATIVE: SOUTH WEST WATER

(6) The applicant is advised to contact South West Water prior to works commencing on the site in order to discuss any requirements they have in relation to apparatus they have in the area. They should contact developerservicesplanning@southwestwater.co.uk or tel: 01392 443878.

Please quote reference number SA100316 PL6 5DZ

INFORMATIVE: WESTERN POWER

(7) The applicant is advised to contact Western Power prior to works commencing on the site in order to discuss any requirements they have in relation to apparatus they have in the area.

PUBLIC PATH STOPPING UP ORDER REPORT



Application Number 15/01785/S257

Date Valid 22/09/2015

Item 08

Ward St Peter & The Waterfront

Site Address	BRETONSIDE BUS STATION, BRETONSIDE PLYMOUTH		
Proposal	Stopping up of footpaths associated with the Drake Lesiure redevelopment of Bretonside Coach Station		
Applicant	Peter Brett Associates		
Application Type	Section 257 Application		
Target Date	17/11/2015	Committee Date	Planning Committee: 09 June 2016
Decision Category	Committee		
Case Officer	John Douglass		
Recommendation	Confirm Public Path Stopping Order		

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EXECUTIVE SUMMARY:

This report presents to members for consideration a Public Path Order which seeks to extinguish public rights of access to the subways at either end of the Exeter Street viaduct which lead from the Bretonside Bus Station to the north side of Exeter St, as well as a public footpath which runs along the western boundary of the site from Bretonside to the western subway. A copy of the order, including a map identifying the relevant parcels of land is appended to this report.

The order was applied for by Peter Brett Associates on behalf of Drake Circus Leisure Ltd, who are promoting the redevelopment of the Bretonside site as a leisure complex comprising multiplex cinema and restaurants, for which planning permission has already been secured (permission 15/01163/FUL, which varied the original permission 15/00159/FUL).

The subways (areas 1, 2, 4 & 5 on attached map) will be physically retained, but will effectively become private spaces used as a fire escape and access for shoppers from the new car park to the footway outside Primark. The footpath (area 3) will no longer be accessible following implementation of the planning permission. Officers consider that the stopping up is necessary to implement the planning permission.

The planning permission provides for alternatives to the subways in the form of an improved surface level crossing at the St Andrew's Cross end, and a new surface level crossing at the Charles Cross end of the viaduct. The order secures the new crossing as alternative before access to the relevant subway is withdrawn. A condition attached to the planning permission also secures 24hr access through the scheme from Exeter St to Bretonside.

The only relevant objection to the order was withdrawn after the alternative provision was proposed, and officers consider that the alternative provision is adequate (in fact it represents an improvement when the routes through the scheme secured through the planning permission are taken into account). Officers recommend that the committee resolves to confirm the order as drafted and attached to this report.

1. Description of site

The site comprises subways at either end of the Exeter Street viaduct which lead from the Bretonside Bus Station to the north side of Exeter St, as well as a public footpath which runs along the western boundary of the Bus Station site from Bretonside to the western subway. A copy of the order, including a map identifying the relevant parcels of land is appended to this report.

2. Proposal description

The proposal is for Public Path Order which seeks to extinguish public rights of access to the subways and footpath shown in the attached map. The subways (areas 1, 2, 4 & 5 on attached map) will be physically retained, but will effectively become private spaces used as a fire escape (areas 1 & 2) and access for shoppers from the new car park to the footway outside Primark (areas 4 & 5). Footpath (area 3) will no longer be accessible following implementation of the planning permission.

The order provides for alternatives to these routes in the form of surface level signalised crossings across the carriageway of Exeter St viaduct deck level, and related alterations to the adjacent footways on Exeter Street viaduct deck level. These works are all as set out in planning permission 15/01163/FUL. Condition 34 of this permission also secures 24 hour a day public access between Exeter St and Bretonside by way of two routes through the proposed development.

The order allows for areas 1, 2 and 3 to be stopped up upon commencement of development [in recognition of the fact that there is an existing crossing in this location and it is not a significant diversion from Exeter St to Bretonside at this point via St Andrew's Cross]. Areas 4 and 5 will only be stopped up once Plymouth City Council has confirmed that the improvement works (including the new crossing near Charles Cross) has been provided to its reasonable satisfaction.

The order was made on 24 February 2016 following Executive Decision reference number T7 15/16. This report seeks members' approval to confirm the order.

3. Pre-application enquiry

None

4. Relevant planning history

15/00159/FUL - Demolition and strip out of existing commercial units under Exeter Street and redevelopment of the Bretonside Bus Station to include a cinema (Use Class D2), food and beverage uses (Use Class A3, A4, A5), car parking, landscaping, public realm improvements, external seating and associated highway works – APPROVED 14 May 2015.

15/01163/FUL - Variation of conditions 2 (approved plans), 9 (Extinguishment of the Highway), 14 (Landscape Design proposals), 15 (Soft Landscaping works), 19 (Cycle Storage), and 21 (Exeter Street viaduct) of planning permission 15/00159/FUL to allow for minor material amendments to the design and layout of the main cinema block, landscaping and associated highway works – APPROVED 16 September 2015.

5. Consultation responses

Public Right of Way Officer:

No objections

Highway Authority:

No objection subject to ensuring that public highway rights are maintained in the event that the development scheme does not proceed and that the stopping up is complete only after the alternative routes and crossings referred to above have been fully secured.

6. Representations

The order was subject to formal consultation by way of 5 x site notices, a press advertisement, and letters to the statutory consultees:

- Openreach BT
- Cyclists Touring Club
- Drake Circus Leisure Limited
- Open Spaces Society
- PCC Economic Development
- Ramblers Association
- Byways & Bridleways Trust
- British Horse Society
- Auto Cycle Union Limited.

No representations were received from any of the statutory consultees.

No representations were received from members of the public during the formal consultation period. However, two public representations were received when the application was first received and publicised by way of the weekly list.

The first queried what provision is to be made for visiting coach operators to the city. This comment, however, is not relevant to this application. The arrangements for providing these alternative facilities are currently being progressed by the Council's Transport Officers.

The second objected to the stopping up of areas 4 and 5 (subway near Charles Cross) on the basis that there is no above ground crossing point in this location for pedestrians. As 'they are unlikely to walk to the other end of the viaduct' the objector considers that this 'will result in dangerous attempts to cross the road where no crossing exists'.

Officers contacted the objector to explain that the planning permission includes a new crossing at this point and that the order requires it to be provided before this subway can be stopped up. In response the objector formally withdrew their objection on 26 April.

Members are therefore advised that there are no relevant objections to the order outstanding.

7. Relevant Policy Framework

Section 257 (1) of the Town and Country Planning Act 1990 provides that any footpath or bridleway can be stopped up or diverted in order to implement a planning permission provided that the competent authority (in this case the Local Planning Authority) is satisfied that it is necessary to do so in order to enable development to be carried out in accordance with planning permission granted. Under part (2) of section 257, the competent authority can ensure that the order: creates an alternative highway as a replacement; requires works to the relevant footpath or bridleway; preserves any rights of statutory undertakers to relevant apparatus; or requires financial contributions in respect of the cost of works.

Section 259 of the same Act sets out that any order made under section 257 shall not take effect until confirmed. Where an order is subject to opposition it must be confirmed by the Secretary of State but if it has not been opposed it can be confirmed by the authority who made it – in this case the Local Planning Authority.

8. Analysis

Is the stopping up necessary to enable development to be carried out in accordance with the permission granted?

The scheme for which planning permission was granted relies on the extinguishment of public rights of access to the land in question. This is largely because these areas will be used as vehicle circulation areas so would either be unavailable, or would no longer be safe for public pedestrian use.

Are alternative routes necessary (and acceptable)?

The existing surface level crossing close to St Andrew's Cross already provides an alternative to the subway route covered by areas 1 & 2, and the planning permission will provide for the improvement of this facility.

The planning permission provides for a new pedestrian crossing close to Charles Cross, which is to be provided in association with the additional signals being proposed on Charles Cross roundabout. This facility is considered necessary by way of replacement for the subway, and the order therefore ensures that access to the subway will not be removed until such time as the new crossing facility has been provided.

The planning permission also secures two public routes which will permit 24 hour public access from Exeter St to Bretonside through the development. One of these features lifts so, unlike the existing subway accesses, is fully accessible.

The order therefore secures improved public accessibility across the Exeter St viaduct, and the planning permission secures further additional improvements.

Is it necessary to preserve right for Statutory Undertakers?

Legal officers do not consider it necessary to preserve any rights of access.

Other Issues

The only legal test that needs to be satisfied for an Order application under Section 257 is that the Order is *necessary* to enable development to be carried out should planning permission for that development be granted. Officers consider that the relevant tests have been met. Therefore, whilst it is not for consideration as part of this application, members are requested to note that the highway authority, when considering the planning application for redevelopment, did not raise any

objection to the proposed removal of public access to the subways, or to the signals needed in association with the additional surface level crossing at the eastern end of the viaduct.

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

Stopping up would have positive (albeit not significant) financial implications by reducing lighting, cleaning and surface maintenance costs associated with the existing subways. The applicant has agreed to cover the council's reasonable costs in processing and advertising the order.

11. Planning Obligations

Not applicable.

12. Equalities and Diversities

The Equalities Impact Assessment carried out to support the Executive Decision revealed that the proposal would have positive impacts by replacing existing subways (reliant on steps) with new/improved surface level crossings, and a route through the development which features a lift. This improvement will be of particular benefit to the 'disability' and 'gender (including marriage, pregnancy and maternity)' protected characteristics by making access easier for those who are less mobile or in wheelchairs, less mobile due to pregnancy, or using buggies, prams etc.

13. Conclusions

Officers conclude that the stopping up is necessary to implement the planning permission, and that the order adequately secures the necessary alternative crossing and access arrangements. Its drafting ensures that the subway facilities will only be removed if/when construction of the development starts, and the subway near Charles Cross will only be removed once the new crossing facility is in place.

For these reasons, officers recommend that members of the committee agree that legal officers confirm the order.

14. Recommendation

In respect of the application dated **22/09/2015** and the submitted drawings, it is recommended to:
Confirm the public path stopping up order.

15. Conditions

N/A

APPENDIX I: PUBLIC PATH STOPPING UP ORDER (MADE 24 FEBRUARY 2016)



TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257

**PLYMOUTH CITY COUNCIL
FOOTPATHS AT BRETONSIDE BUS STATION AND EXETER STREET
SUBWAYS
PUBLIC PATH STOPPING UP ORDER**

This order is made by Plymouth City Council under section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to stop up the footpaths to which this order relates in order to enable development to be carried out in accordance with planning permission granted under Part 3 of the Town and Country Planning Act 1990, namely planning permission 15/01163/FUL (which permits a variation of conditions 2,9,14,15,19 and 21 of planning permission 15/00159/FUL to allow for minor material amendments for the demolition and strip out of existing commercial units under Exeter Street and the redevelopment of Bretonside Bus Station to include a cinema (Use Class D2) food and beverage uses (Use Class A3 A4 A5), car parking, landscaping, public realm improvements, external seating and associated highway works.

BY THIS ORDER

1. The footpaths over and (in respect of subways) under the land shown by bold black edging and marked as Areas 1-5 on the attached map and described in Part 1 of the Schedule to this order ("the Schedule") shall be stopped up as provided below.
2. The highway over the land described in Part 2 of the Schedule and shown hatched black on the attached map shall be improved to the reasonable satisfaction of Plymouth City Council by the provision of surface level signalised crossings across the carriageway of Exeter Street viaduct deck level and related

alterations to the adjacent footways on Exeter Street viaduct deck level, [as permitted by planning permission 15/01163/FUL].

3. The stopping up of the footpaths in Areas 1, 2 and 3 shall have effect on the commencement of development pursuant to planning permission 15/01163/FUL.
4. The stopping up of the footpaths in Areas 4 and 5 shall have effect on the date on which Plymouth City Council certify that the terms of Article 2 have been complied with.
5. Where immediately before the date on which the footpaths are stopped up there is apparatus under, in, on, over, along or across it belonging to statutory undertakers for the purpose of carrying on their undertaking, the undertakers shall continue to have the same rights in respect of the apparatus as they then had.

SCHEDULE

PART I

Description of site of existing path or way

- a) **Area 1 as indicated on the map**
The public footpath comprising the steps from the western subway under the Exeter Street viaduct deck level to Exeter Street viaduct deck level. The width of the footpath is 2.5 metres and the length is 15 metres. Grid references are 248047 054505;
- b) **Area 2 as indicated on the map**
The public footpath comprising the western subway under Exeter Street viaduct deck level between the steps (Area 1) and adjacent footpath (Area 3). The width of the footpath is 2.8 metres and the length is 17 metres. Grid References are 248057 054500.
- c) **Area 3 as indicated on the map**
The public footpath which runs along the western boundary of Bretonside bus station. The width of the footpath is 3.5 metres and the length is 60 metres. Grid References are 248063 054490 and 248096 054444;
- d) **Area 4 as indicated on the map**
The public footpath comprising the steps from the eastern subway under Exeter Street viaduct deck level to Exeter Street viaduct deck level. The width of the footpath is 3.8 metres and the length is 10 metres. Grid References are 248160 054595;
- e) **Area 5 as indicated on the map**
The public footpath comprising the eastern subway under the Exeter Street viaduct deck level between steps. The width of the footpath is 3.8 metres and the length is 34 metres. Grid References are 248155 054593 and 248175 054565.

PART 2

Description of site of existing highway to be improved

That part of Exeter Street viaduct deck level comprising carriageway and footpaths as shown hatched black on the attached map. The width of the area to be improved is 7 metres and the length is 180 metres. Grid references are 248047 054474-248189 054572.

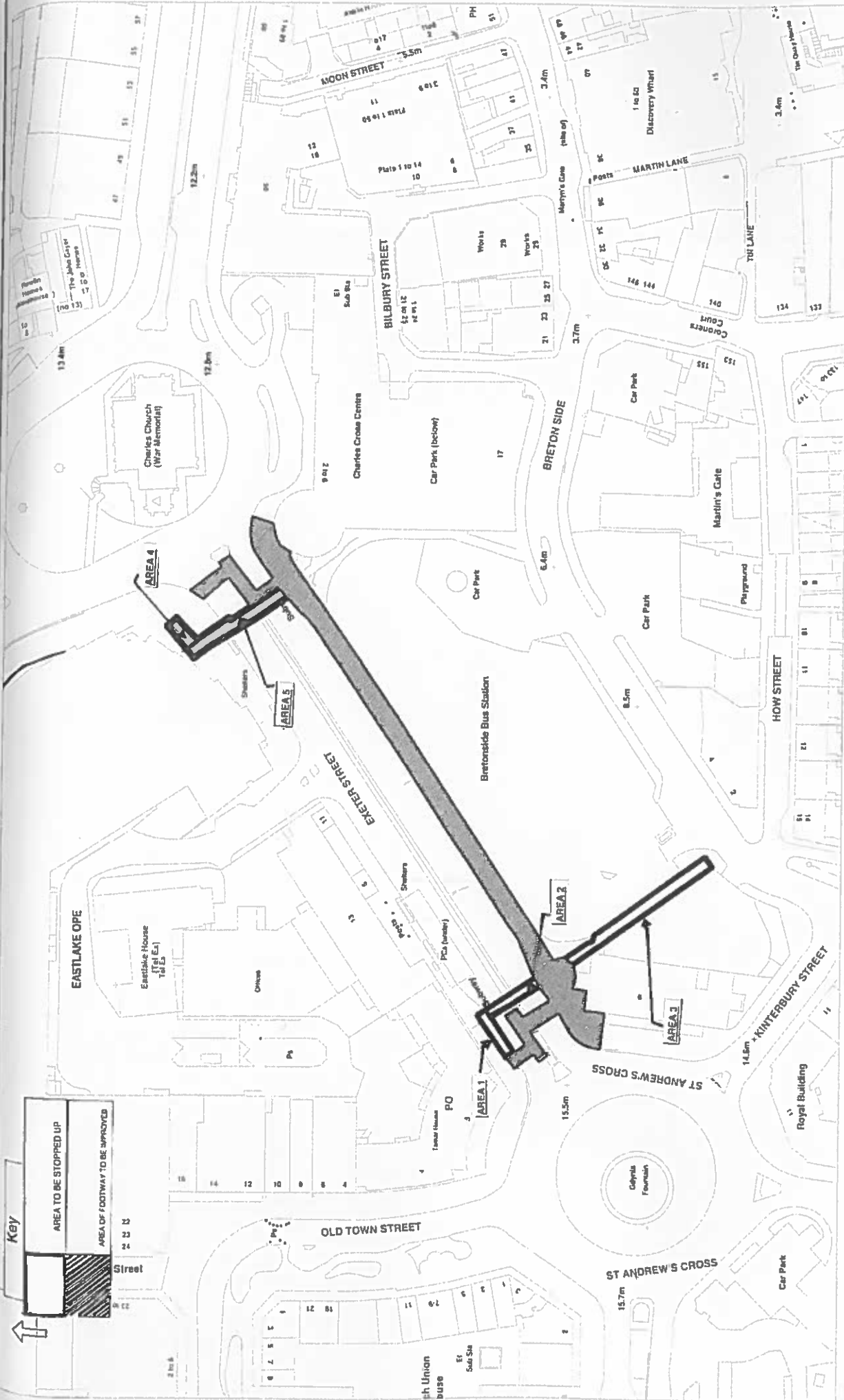
THE COMMON SEAL of)
Plymouth City Council was hereunto)
affixed in the presence of:-)



A. Cribb

Plymouth City Council Authorised Signatory

Dated: 24th day of February 2016



Map reference: SX4854NW

DRAWING REF:

February 2016

TITLE
Exeter Street

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PLANNING APPLICATION REPORT



Application Number 16/00393/FUL

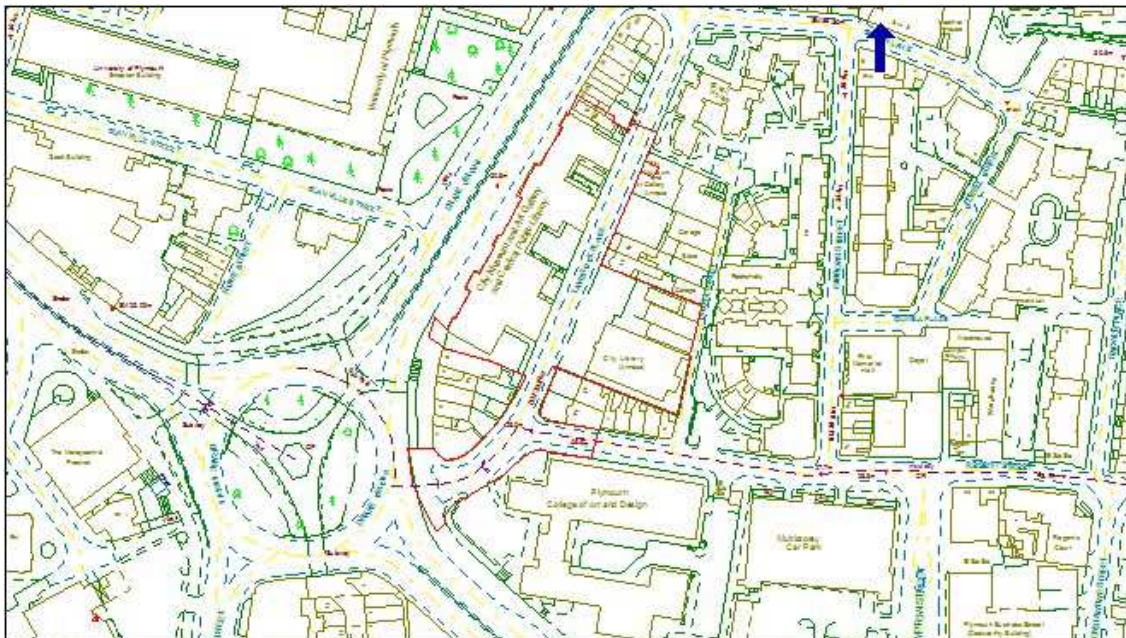
Item 09

Date Valid 08/03/2016

Ward Drake

Site Address	CITY MUSEUM & ART GALLERY, DRAKE CIRCUS, PLYMOUTH		
Proposal	Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping and highway works including closure of Tavistock Place to through traffic and creation of new pedestrian links		
Applicant	Plymouth City Council		
Application Type	Full Application		
Target Date	07/06/2016	Committee Date	Planning Committee: 09 June 2016
Decision Category	Major - more than 5 Letters of Representation received		
Case Officer	Olivia Wilson		
Recommendation	Minded to Grant subject to Referral to National Casework Unit		

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I. Description of site

The site lies on the north-east edge of Plymouth City Centre, adjacent to the University and the College of Art, and includes the Museum and Central Library buildings, St Luke's Church and the section of Tavistock Place from the junction with Charles Street to the Museum where it faces the Social Club. The site is bordered to the West by North Hill, to the East by Chapel Street, to the South by Charles Street and Regents Street and to the North by Gibbon Lane. The site slopes gently downhill from north to south.

The North Hill elevation of the Museum and Library comprises the grand, formal main facades and entrances of the buildings, facing the University campus. The Library and Museum buildings back onto Tavistock Place. Tavistock Place also comprises bars at the southern end, St Luke's Church, which has been used as a library annex since the 1960s, a private residence (No. 41), a Social Club, and a student hall of residence (Gilwell Halls) at the top end of the street. Tavistock Place therefore has a mixed use character, but has a poor street scene due to the number of properties that back onto it rather than face it.

The City Museum and Library were built in 1907. Both buildings were designed by Thornely and Rooke in an Edwardian Baroque style, with the Library being largely rebuilt in 1956 following extensive bomb damage sustained during the war. Both buildings were extended in the 1930s and the Museum was further extended in the 1970s. The buildings are Grade II listed and have been on the local Heritage at Risk register since 2005 due to deterioration of the building fabric over time.

St Luke's Church was built in 1828 as a chapel of ease to Charles Church. It became a parish church in 1874 when it was dedicated to St Luke. The chancel was added in 1878 and the outdoor pulpit was erected in 1913. It closed as a church in 1969 when it was converted internally for library use as office space and book storage. It is Grade II listed and is also on the local heritage at risk register due to deterioration of building fabric. The building has retained much of its original interior and ecclesiastical non-conformist character, despite being a former Anglican church.

2. Proposal description

Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping and highway works including closure of Tavistock Place to through traffic and creation of new pedestrian links.

This application comprises three elements to it:

1. To convert and extend the former Central Library building and join it to the Museum to form an extended and enhanced Museum and Archive, including study spaces and offices, with a new entrance onto Tavistock Place. This involves the demolition of the rear of the library, a small annex to the Museum as well as the toilet block to the north of the Museum and the construction of a new exhibition and study space with an archive above to the rear of the Museum and Library.
2. To convert and restore the former St Luke's Church as a gallery, with a new extension to the side for exhibition storage.
3. To create new public realm within Tavistock Place between the Museum and St Luke's, with new pedestrian links through to North Hill to the west and to Chapel Street to the east, thereby improving linkages between the University and the Museum and creating a more socially vibrant feel to the area.

The project will bring together the following major collections under one roof in the new archive: the West Devon Record Office; the Local Studies Library Collection; the SW Film and Television Archive; the South West Image Bank and the Naval Heritage Collection from Devonport. This will provide modern, safe storage facilities for these valuable collections.

The existing two buildings (Museum and Library) will be joined together via the new extension to create a single integrated building. The existing two principal entrances on North Hill will be retained, as will the middle entrance that will be enhanced to become a fully accessible entrance. The new main entrance on Tavistock Place will be located at the lower height of the existing Library, which also provides access to a shop, café and exhibition area at ground floor level. The main entrance has been positioned at an angle facing south towards the southern end of Tavistock Place to enhance its prominence and visibility.

The first floor of the extension will be dominated by a large study space. This is set back from the front elevation by 4.5m which will create a large open space facing Tavistock Place.

The existing galleries at ground and first floor level within the Museum will be retained, while the retained front rooms of the Library at ground and first floors will become offices, learning spaces and there will be a University study space at first floor level.

The archive box will sit above this, providing a full storey of archive space. This is cantilevered out above the main building below. Above this, a plant room and solar panels are screened behind a parapet wall.

3. Pre-application enquiry

This application has a Planning Performance Agreement that covers the pre-application enquiry and application. At pre-application stage, two presentations were made to the Devon Design Review Panel. The Design Review Panel was generally supportive of the proposals. It supported the creation of public realm and new pedestrian links. It considered that the 'floating box' would create a positive tension with the building below and needed to have prominence. All materials should be locally significant and help to create a sense of place that is high quality and appropriate. The proposed subdivision of the public realm was supported to allow different activities. Historic England also commented on the proposals at pre-application stage and was supportive of a design that would rise behind the existing buildings with sufficient scale to have a presence and signpost the centre but without overwhelming the architecture below. It was supportive of the cantilevered element and of the retention of the 1950s entrance to the Library. It encouraged the adaptation of one of the main North Hill entrances to be fully DDA-compliant. With regard to St Luke's Historic England was supportive of the retention of the upper gallery, but encouraged the additional stair to be located externally to protect the dramatic quality of its internal space.

The Local Planning Authority's advice was that the principle of the development was considered to be acceptable, and the restoration and enhancement of the listed buildings to form a new cultural hub for the City was welcomed, as was the creation of enhanced public realm. However, proposals for internal alterations to St Luke's must be strongly justified, and further consideration should be given to the external treatment of the Museum extension. Recommendations were also made for the design of the public realm.

4. Relevant planning history

91/00616/LBC Construction of new toilet block and fire escape and fire upgrading of building structure: permitted (GOSW decision)

07/01318/LBC Removal of rooflights, and replacement with natural slate, replacement of fire doors, and installation of handrail: permitted

I6/00394/LBC Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping – under consideration.

5. Consultation responses

Historic England

Historic England considers that the proposals cause a degree of harm to the significance of the listed buildings, but also notes some significant heritage benefits. On balance, it considers that the heritage benefits outweigh the harm to the historic environment, subject to planning conditions. Historic England recognises that the proposals represent a significant investment in the historic environment and will secure a long-term sustainable future for the listed buildings. The design of the proposed extension will contrast with the existing Museum and Library, but will not detract from their aesthetic appeal. It will rise above the listed buildings in certain views from North Hill, but will not be a dominating feature. Historic England also welcomes revisions to the plans to locate the lift on the outside of the Church rather than within the Chancel. Historic England recommends that conditions are attached to require samples of cladding materials to be submitted for approval; to require the main entrances to the Museum and Library to remain open at all times that the building is open to the public and for details of the proposed staircase within the former chancel of St Luke's to be conditioned.

Victorian Society

The Victorian Society objects to the application on the grounds of visual harm to the setting of the listed buildings. It considers that the proposed extension is incongruous and should be three storeys high at most so that it does not loom over the main Museum elevation. It also considers that the cantilevered element does not respond to the street-scape as it is a top-heavy building and is considered to be harmful to the setting of St Luke's Church. It should reference the architectural language of the church and not use reflective materials.

In relation to the accompanying listed building consent application, under the terms of the Handling Heritage Applications Direction 2015, in the event that a National Amenity Society objects to a listed building consent application that has been submitted by a Local Authority and the Local Planning Authority is minded to grant consent, then the decision is subject to referral to the National Planning Casework Unit for determination.

20th Century Society

The 20th Century Society initially objected to the proposals on the grounds of loss of historic fabric from the part of the library to be demolished. Following revisions to the proposals to retain more of the historic fabric, however, the Society has withdrawn its objection.

The Georgian Society was consulted but no response has been received.

Highway Authority

The Highway Authority has no objections to the application, subject to planning conditions, as it is not anticipated that traffic levels will change significantly as a result of the proposals, and the proposal is in a very accessible location. It notes that the application has been revised to improve the location of the turning head and the location of street trees to improve the design and functioning of the public realm. A Traffic Regulation Order will be required to implement the transport proposals.

The Historic Environment Officer considers that on balance the overall benefits of the scheme to the public and city outweigh the harm. The scheme will also see three buildings removed from the Council's Heritage at risk register.

Economic Development supports the proposals but requests an Employment and Skills Strategy condition.

The Environment Agency has no objection to the application.

South West Water has no objection to the application, subject to no surface water being discharged to the public combined sewer network.

The Public Protection Service has no objection to the application, subject to conditions on noise levels, unexpected contamination and code of construction practice.

The Police Architectural Liaison Officer has no objection to the application.

The Natural Infrastructure Officer notes that an Ecological Mitigation and Enhancement Strategy (EMES) has been submitted, that shows a net biodiversity gain through the landscaping measures. Two bird bricks are also proposed to be installed. There is a bat roost within the roof of the Museum which may be disturbed by the proposed works. A replacement bat roost is proposed as mitigation. The implementation of the EMES can be conditioned.

6. Representations

20 letters have been received. These include 10 letters of objection and 10 letters of support.

The letters of objection raise the following concerns:

- concerns over the design of the new extension, it should be more in keeping with the original style of the buildings.
- concerns over use of reflective cladding
- concerns over the closure of Tavistock Place to through traffic
- concerns that Tavistock Place is not a good location for public realm.

The letters of support include:

- Support for the creation of the single archive
- The centre will safeguard Plymouth's historic collections
- It secures the future of the listed buildings
- Support for the economic and cultural benefits of the proposal for the city
- It will benefit the University and students and will help to revitalise the area.
- Support for the design as an exciting contrast of old and new
- It will bring life to Tavistock Place
- The archive box will not harm the facade of the Edwardian buildings but accentuate them. It will be sympathetic to the existing buildings.
- It will be a landmark building
- Welcomes the restoration of St Luke's Church

Public consultation by the applicant

A Community Involvement Statement has been submitted. Engagement with the public has taken place through a variety of means including social media, websites, face to face meetings, newsletters and local events as well as national campaigns such as National Archive Week to raise public awareness and gain people's views.

Public consultation events were held in Plymouth at the following venues and dates: October 2013 (Drake's Circus, 4 days); February 2014 (1 day Derriford Hospital, 1 day Civic Centre); May 2014 (Drake's Circus, 5 days). These days attracted many positive comments about the project.

Further consultation events were carried out between September and November 2015: Plymouth University (1 day); City Market (5 days); Taylor Maxwell House (6 days). Responses included a positive response for the building designs.

Focused consultations have been held with a number of community groups including PADAN, the Plymouth Disability Action Network. These consultations have shown a strong interest in promoting local history and involving local groups.

7. Relevant Policy Framework

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

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007). *In the case of this application, it also comprises the City Centre & University Area Action Plan.*

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 development plan, the draft Plymouth Plan, the Framework and other material policy documents as set out in Section 7. The key considerations in relation to this application are: is the development acceptable in principle? Impact on the setting of the listed buildings, impact on the street-scene, public realm works, impact on highways and parking, impact on residential amenity. In addition the following considerations are also important to assess: renewable energy, ecology, landscape and street trees, drainage and refuse. The impact on the historic fabric of the listed buildings will be considered in the accompanying listed building consent application.

Is the development acceptable in principle?

2. The current uses in the Museum, Library and former St Luke's all fall into the 'D1' use classes (which includes museums, libraries and places of worship) as do the proposed uses, so there is no change of use in planning terms. The Central Library has relocated to a new location within the City Centre, so the loss of the library in this location is not detrimental to the City's amenities. St Luke's Church is currently used as a library service office and storage facility. These services will also be relocated to existing library space around the city so there will be no loss of service.
3. The conversion and renovation of three listed buildings will support the City's objective to strengthen the 'cultural hub' around the University, Museum and College of Art.
4. Core Strategy Area Vision 3 (City Centre) seeks to 'reinforce the City Centre's role as a vibrant and thriving regional destination, providing high quality shopping, recreation, cultural, civic, education and commercial facilities'. It also seeks to 'positively integrate and reinforce the role of the University and the Cultural Quarter as vibrant and strong parts of the City Centre'.
5. The Museum is located within the 'cultural quarter' as defined by the City Centre AAP (CCAAP). Proposal CCI6 refers to the need to enhance the 'cultural district' centred on North Hill, and this proposal will support this objective. SO7 of the CCAAP (point 7) states that the environment between the University, the Plymouth College of Art and the Museum should become more pedestrian friendly with an improved public realm, and this proposal is in keeping with this objective.
6. Policy 34 of the Plymouth Plan identifies a cultural hub around North Hill/ Tavistock Place (including the area around Plymouth University, College of Art, Museum and proposed History Centre).
7. This proposal is therefore considered to be in conformity with policies set out in the Core Strategy, the City Centre AAP and the emerging Plymouth Plan.

Impact on the setting of the listed buildings

Impact on the Museum and Library

8. An objection has been received from the Victorian Society to the height of the 'archive box' and its visual impact on the historic buildings, especially from the North Hill elevation. The Society argues that the extension is too tall for its setting, and should be three storeys high at most. It also argues that the cantilevered element of the archive box does not respond to the existing street-scape of Tavistock Place and is harmful to the setting of St Luke's Church.
9. Historic England's view is that the archive box will contrast with the Edwardian Baroque of the Museum and Library, but will not detract from their aesthetic appeal. It will rise above the listed buildings in certain views from North Hill, but without being a dominating feature.
10. The 20th Century Society expresses concern that the new extension will dominate and harm the setting of the Museum and Library as it will be high and massive and fundamentally alter the appearance of the heritage asset and its context.
11. The submitted Design and Access Statement states that the extension has been designed as the unifying link between the Library, Museum, St Luke's and the new public space on Tavistock

Place. It further states that the extension will provide a uniform and bold façade that creates a strong building line and provides a positive and welcoming street frontage. It has been designed to be a prominent landmark for the city with a memorable design, but not overbearing in relation to its surroundings.

12. Elevation drawings and visual impressions have been submitted to illustrate the visual impact of the proposed extension on the existing buildings. The proposed west elevation plan shows the view of the extension from North Hill where it will sit behind the main facades. It shows that the 'box' will be visible above the roof, extending from the lower southern level above the Library, where it will protrude above the existing roofline by 5m, to the higher level of the museum where it will only protrude by 2 to 3m due to the fact that the Museum building sits 2m higher than the Library, as the building steps down the slope of North Hill. The extent to which the 'box' will be visible behind the facade will vary from different viewpoints. From the south the box will appear more prominent whereas from the north it will hardly be visible. The use of reflective cladding tiles on the archive box is intended to make the box 'shimmer' in the sunlight and shine in the evening to soften the mass of the box.
13. Officers consider that the height of the box is not excessive and will still allow the historic facades of the Museum and Library buildings to be read without detracting from their historic significance. The box will sit in the background, visible but not dominating and clearly separate to the historic element.
14. Officers consider that the proposed reflective cladding tiles on the archive box will act to blend with the sky, acting as a shimmering backdrop to the historic facade. The cladding will create an active and distinctive façade as the tiles will reflect the sky and weather patterns.
15. Officers also note that the box is not higher than many of the other civic buildings in the vicinity, including many buildings on the University Campus, including the Roland Levinsky building and the Plymouth College of Art building. Overall, officers do not agree with the Victorian Society that the height of the archive box will be detrimental to the setting of the listed buildings. Officers are mindful of the decision of Barnwell Manor Wind Energy Ltd where an appeal decision was overturned on the basis that a Planning Inspector had failed to properly apply the requirements of Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. However, officers consider that the visual impact on the setting of the listed buildings represents 'less than substantial harm' and is outweighed by the public benefits that the proposal brings, as stated by paragraph 134 of the NPPF.

Impact on the setting of St Luke's Church

16. St Luke's Church is located on the West side of Tavistock Place and currently faces onto the rear elevation of the Library. To the north it is bordered by garages and storage buildings, while to the south it is bordered by two student bars with terraced areas to the front. To the rear it faces onto Chapel Street which is a narrow back lane that runs north-south from Regent Street. The current setting of the building is therefore considered to be run-down and lacks any clear urban form. There is a parking courtyard in front of the Church which also detracts from its setting.
17. Officers consider that the proposals will transform the area to the north and west of St Luke's as well as the public realm around it. To the north, the existing garage and store will be demolished and a new extension will be built to store exhibitions. This will be a low, single-storey building set back from the front elevation of the Church. It has been designed to be of lower prominence than the main Church and officers consider that it will be an enhancement to the existing run-down buildings. The car parking court to the front of the Church will be removed and instead the area to the front and north side of the Church will be transformed into a high quality public

realm, so that the Church will directly front the street. The retention and restoration of the external pulpit is welcomed as a unique feature to the piazza, and officers consider that the treatment of public realm with 'footprints' will also enhance the setting of the church.

18. The current assemblage of extensions to the rear of the Library opposite the Church will be replaced by the new extension and archive box. The archive box is cantilevered out over the main building below, but follows the line of the street. The Victorian Society considers that this modern design will be detrimental to the setting of the Georgian Church by introducing such a modern design to the street. Officers consider, however, that the new extension will contrast in style and massing, but will provide a strong street frontage which currently does not exist, and by providing a new main entrance to the Museum it will bring life to the street and reinvigorate the public realm. Officers consider that the proposals will have a positive impact on the setting of St Luke's by enhancing the public realm and the quality of the built environment, in conformity with paragraph 134 of the NPPF. The setting of the rear elevation of the Church from Chapel Street will also be enhanced by removing the current store and garage and opening up the street. The restoration of the large rear east window on the Chancel will enhance the view of the church from Regent Street and Chapel St and create visual interaction between the church and this area which is welcomed.
19. The choice of cladding materials for the extension will have an impact on the setting of both the Library and Museum and St Luke's. The proposals have been revised to propose a Plymouth limestone cladding for the main part of the extension, rather than black reflective tiles. Officers consider that this change of materials improves the impact of the building on the setting, as the limestone is a local, high quality material that mirrors the use of limestone within the original buildings.

Impact of the extension on the street-scene

20. Tavistock Place will be transformed by the proposals as it will become the new focus of the History Centre. Concern has been raised that the new extension and archive box is out of character with the surrounding area and should be more in keeping with the existing buildings.
21. The proposed east elevation of the new extension onto Tavistock Place replaces the rear annexes of the Library and Museum which have a poor relationship with Tavistock Place. Officers consider that the new extension will provide a uniform, bold, contrasting façade that directly faces the street and creates a new, strong building line. The curtain wall glazing along this elevation will provide activity and interaction between the building and the street. The cantilevered 'box' above will provide a strong frontage and also provide shelter to the street below. The level of Tavistock Place rises from south to north, so the new extension steps up the hill although the box above is uniform in height. From this elevation, the roofline of the original Library will be hidden behind the 'box'. At the northern end, the new extension joins with the original Museum, but the box above is offset from the end gable of the Museum by 1.5m to create a clear visual separation. At the southern end, the extension is offset from the end of the original Library by 5m to again create a visual separation.
22. The north elevation plan shows the new extension 'box' extending forward above the building below, but the base of the building follows the existing building line. The idea of stepping the 'box' out beyond the building line of Tavistock Place is considered to be positive in that it gives the building a presence on approaches both north and south.
23. The 'box' is considerably higher than the existing buildings on the east side of Tavistock Place, especially at the higher southern end, but there will be no overlooking as there are no windows within the 'box'.
24. Overall, officers consider that the new extension and box, together with the public realm improvements, will transform the street-scene along Tavistock Place from a run-down, tired street to a vibrant, high quality place.

Public realm

25. Concern has been raised that Tavistock Place is not a suitable location for public realm. The public realm proposals have been designed to link the two parts of the scheme together (The History Centre and St Luke's) with a high quality public space.
26. Currently, Tavistock Road is a through road to traffic. The public realm proposals contain the section of Tavistock Place from the northern edge of the new extension south to the junction with Charles Street. The proposal is to close Tavistock Place to through traffic to create a public square or 'piazza' between the History Centre and St Luke's Church, a 'forum' to the north of St Luke's, and a 'node' at the junction with Charles Street as well as two new pedestrian links to North Hill and Chapel Street. The sections of Tavistock Place to the south and north of the piazza will be shared space.

Piazza

27. The Piazza will be the main area of public space between the Tavistock Road entrance to the History Centre and St Luke's, incorporating the highway. It will be approximately 25m wide from the History Centre entrance to St Luke's, and will stretch approximately 50m along Tavistock Place. It will include a semi-enclosed area outside St Luke's that will incorporate footprints within the paving to represent the footsteps of past congregations who would have listened to sermons preached from the outside pulpit, which will be repaired as part of the proposals.
28. Level changes within the street will be dealt with by steps, although there will also be level access for wheelchair users and pushchairs. The area immediately adjacent to the new History Centre entrance and café will be a raised terrace with steps down to street level. This will allow the café to spill out to the terrace. The steps will also provide an informal seating area which will provide activity within the piazza. The cantilevered extension above will provide shade and shelter for this area.
29. The piazza will be fully pedestrianised, and will be paved with high quality granite setts. An external materials condition should be included to require samples of all external paving materials to be agreed. The proposal is for this to be a flexible space that can be used for a variety of activities such as street fairs and festivals.
30. A new pedestrian link will be formed through to North Hill to the South of the Museum and Library. This link will improve the accessibility of the scheme for pedestrians. There will be overlooking of this passage from the café/bar that faces it, which will provide natural surveillance.

Forum

31. This area of more enclosed public realm is set back from the piazza to the north of St Luke's Church to create a quieter, more sheltered space. Four new trees are proposed to frame the forum, and it will also be defined by a variation in paving that shows the outlines of dwellings that previously stood on the site.
32. This space is framed to the north by the side elevation of No. 41 Tavistock Place that is still a private residence. The proposal shows a green 'living' wall here to soften and screen this side elevation, and a row of espalier trees along the side wall of the rear garden. These green features will be offset from the walls to allow future access and maintenance. A row of espalier trees is also proposed to screen the side elevation of the café to the south of St Luke's.
33. This space also provides flexibility to host events, and there would be the opportunity to locate a temporary café within this space. An informative can be attached to highlight that planning permission may be required for any temporary structures within this area.
34. Delivery vehicles will require access to the delivery bay to the north of St Luke's which will require access over both the piazza and the forum.
35. The forum leads into a new pedestrian route through to Chapel Street. This supports pedestrian movements, and will link to an existing route through to student halls. There are steps shown to the side of the new extension to deal with level changes, but there is a level route through for disabled users.

Shared space areas

36. The two shared space sections of Tavistock Place to the south and north of the piazza show an upgraded road surface and footways. The footways incorporate a small kerb up-stand in order to address the needs of visually impaired users.
37. The different areas of public realm are linked by 'tramlines' that run from the node to the end of the piazza. These represent the route of a tramline that ran along Tavistock Place at the end of the last century.

Node

38. This area of the public realm provides an enhanced public space at the southern end of Tavistock Place adjoining Charles Street, which will be the gateway to the History Centre for visitors coming from the City Centre. It will be fully pedestrianized.
39. Street lighting will be integrated into the public realm. Street lighting will also be included to the new pedestrian links to improve safety. Details of provision of street lighting can be conditioned.
40. Overall, officers consider that these proposals will provide a new area of high quality public realm at the heart of the cultural quarter, as well as improving pedestrian movement through the area with new pedestrian links. The creation of different areas of public realm will also add to the distinctiveness and vitality of the area.

Parking and Highways

41. Concerns have been raised about the closure of Tavistock Place to through traffic and the loss of on-street parking.
42. A Transport Assessment (TA) has been undertaken to assess the impacts of the scheme on highways and parking. This notes that the visitor numbers predicted for the new History Centre will be similar or slightly less than the current visitor numbers to the Library and Museum, so the impact on traffic within the area is considered to be acceptable. There is a negligible change in traffic levels predicted arising from this development, therefore the existing Air Quality Management Area should not be affected.
43. The site lies within a resident parking permit zone so any staff or visitors arriving by car have to either park in on-street pay and display spaces or within City Centre car parks. The location is considered to be highly sustainable with frequent public transport services nearby. It is also within walking distance of the City Centre. The lack of dedicated off-street parking within this proposal is therefore considered to be acceptable.
44. There are two elements to the public realm works: an area of shared space at either end of Tavistock Place and a pedestrianised area in the centre from which vehicles will be prohibited except the occasional HGV servicing the Museum. The detailed design of the proposed piazza and shared space area will be subject to approval by the Highway Authority and will require the necessary Traffic Regulation Order (TRO). This is a separate process to planning, but can be highlighted by use of a planning condition.
45. 5 pay and display spaces will be retained at the north end of Tavistock Place (outside the red line). 2 disabled parking bays will be provided just to the north of the piazza and a loading/ drop off bay. At the southern end of Tavistock Place the existing 5 pay and display spaces will be removed as well as the taxi rank that operates from 6pm to 6am. The turning head will also be altered. A loading bay will be provided instead to service the commercial properties at this end of the street and a disabled parking space will be provided on Regent Street close to the junction with Tavistock Place. 3 further pay and display spaces will be lost from Regent Street.
46. Overall, there will be a net decrease of 22 on-street pay and display parking spaces but a net increase of one disabled parking space. Officers consider that there is sufficient public parking in

the vicinity to offset this loss, including the Regent Street car park that currently operates with space capacity.

47. A new turning head will be provided at the northern end of Tavistock Place for vehicles coming from the north. This has been sized for a refuse vehicle to reverse into. This turning head is proposed on land within the ownership of the applicant, and should be constructed to adoptable standards. This will be required prior to the main construction works, this can be conditioned.
48. A total of 34 cycle parking spaces will be provided with Sheffield stands, 24 of which will be for visitor use while 10 spaces will be available for staff to use. These will be located to the south of St Luke's and should be covered. This can be required by condition. The visitor stands are located as follows: 4 stands adjacent to the North Hill link; 4 stands adjacent to the Forum; two stands on North Hill at the southern end by the North Hill link and two at the north end by the former public toilets. Provision of these stands can be conditioned.
49. The closure of Tavistock Place to through traffic will result in the diversion of small amounts of traffic onto Gibbon Street. In order to prevent congestion arising on Gibbon Street, it is suggested that the lower section of Gibbon Street is altered to a one-way system to prevent southbound traffic onto Regent Street. This will prevent drivers using this route as a rat-run. A condition can be attached to require the applicant to implement the TRO prior to occupation of the development.
50. The new Chapel Street link will provide a pedestrian route from Tavistock Place through to the Robbins student halls across Chapel Street. Officers do not consider that Chapel Street currently offers suitable pedestrian crossing facilities, being effectively a rear service lane with an uneven surface. Officers recommend the use of a condition to require a dropped kerb to be installed and the surface at this point of Chapel Street to be made even.
51. Officers consider that in order to promote sustainable modes of transport a travel plan is required (this can be conditioned) and an Event Management Strategy to manage travel for special events. This should be developed in conjunction with key stakeholders and can also be conditioned.

Impact on residential amenity

52. Although Tavistock Place already has a mixed use character, there are residential dwellings within Tavistock Place, and the impact of the development on neighbouring residential amenity is therefore a consideration.
53. A noise condition is recommended to ensure that noise levels do not exceed acceptable levels.
54. The Transport Assessment (TA) includes a framework plan for construction traffic management. The construction period is scheduled to last for up to two years. It is proposed that a site compound be established within Tavistock Place on the proposed piazza, which will require that the road is closed to traffic. A code of construction practice can be conditioned to minimise any disruption to local residents.
55. Overall, officers consider that the proposals will not be detrimental to residential amenity given that the area already has a mixed use character, and planning conditions can be applied to avoid any disruption to residents arising from the construction process.

Renewable energy

56. Policy CC05 (Combined Heat and Power, District Heating and Cooling) from the City Centre AAP is the key energy policy for the City Centre, which sits alongside CS20 in the Core Strategy and Policy 25 of the emerging Plymouth Plan Part I. Policy CC05 states that 'The delivery of an integrated Combined Heat and Power and District Heating and Cooling (CHP/DH) network throughout the City Centre and University area will be encouraged to enable existing and new development to achieve significant carbon savings'. It states that if the district wide network is not yet operational in relation to the particular development under consideration, then the development should make an offsite contribution to the establishment of the network or include

heating and cooling systems that allow future connection to the local district heating/ cooling networks.

57. The requirement (set out in Core Strategy Policy CS20) for development to incorporate onsite renewable energy production equipment is relaxed for such developments, in favour of measures that enable the delivery of area wide solutions.
58. Individual proposals that come forward that would help the delivery of the Combined Heat and Power/District heating and cooling network will be supported by the Council.
59. The proposal is for the History Centre to be connected to the district heating infrastructure once the connection is available. Since the district heating system is not yet operational, it is important to future-proof the History Centre so that it can be connected to the University network in future. A gas fired boiler plant can be provided as an interim measure. In addition, it is proposed to install photovoltaic cells on the roof of the archive box to offset carbon emissions. Implementation of an appropriate renewable energy solution can be required by condition.

Archaeology

60. It is likely that any archaeology in this area has been damaged by previous building works. The site of the Museum and Library was previously a terrace of houses and gardens and before that quarrying took place in the area. The Archaeology report recommends that building recording takes place to Historic England levels 2/3 for the church and for the Library and Museum, together with archaeological monitoring during demolition works and initial groundworks. This can be conditioned.

Flood Risk and Drainage Strategy

61. The existing foul water discharges to the combined sewer in Tavistock Place, and it is proposed to continue this with the new extension. The majority of the existing surface water discharges indirectly to the highway sewer which then drains to the surface water sewer in Charles Street. This has capacity to take the additional surface water from the extension. Some attenuation will be provided within the public realm for surface water.

Ecology

62. An Ecological Mitigation and Enhancement Strategy has been submitted (April 2016). Surveys have shown that there is a bat roost on the roof of the Museum just to the north of the construction site. A licence will be required from Natural England to enable works to progress, but this can be set out in an informative. The construction works will need to follow guidelines to minimise disruption to bats. If the bat roost is disturbed, a bat brick or tile will be required within the new roof elevation as close as possible to the existing roost location to replace the bat roost.
63. In order to achieve a net biodiversity gain, the strategy recommends the installation of at least one bird box or brick to be fixed to a North East facing wall. An appropriate location for this would be on the elevation of the lift shaft on St Luke's Church.
64. A 'living wall' is proposed for the northern side of the forum, adjacent to 41 Tavistock Place. This will be planted with evergreen climbing plants which will provide foraging for birds and bats, in addition to the new trees that will be planted. Two linear planting strips are also proposed for the northern boundary of the forum and for the southern edge adjacent to the bar adjoining St Luke's. These will be planted with espalier trees together with shrubs and perennials. The proposals have been amended to remove the Plymouth Pear from the planting schedule as this was not considered to be an appropriate choice for this location.
65. A biodiversity budget has been prepared that shows a net biodiversity gain from the project as a whole which is in accordance with Policy CS19 of the Core Strategy. The ecological enhancement works can be conditioned.

Landscaping and street trees

66. The hard landscape scheme for the public realm areas has been developed using high quality paving materials, including a selection of granite setts in muted grey, silver and pale pink tones. Variation in materials will be used to define the different areas of public realm, and this can be conditioned.
67. Soft landscaping will comprise shrub planting and tree planting. Within the forum area 4 large semi-mature trees will be planted and these are proposed to be American elm. Espalier hornbeam trees will provide green screening to neighbouring properties and will help to frame the forum.
68. Tavistock Place has existing street trees consisting of a row of 11 common lime trees along the west side of the street. They have collective amenity value but they are not well suited to their site as root heave has created extensive damage to the pavement. One of the existing lime trees on the western side of the street (to the north of the new extension) will be retained, but the other street trees will be felled in order to facilitate the construction of the History Centre and public space. Four new hornbeam street trees will be planted on the west side of the street following completion to replace the trees to be lost.
69. Four mature American elm trees will be planted in the forum. In addition, three ginko trees will be planted in moveable planters in the node area. This is to ensure that this space remains flexible so that the trees can be moved if needed. A condition is required to ensure that proper tree protection measures are put in place during construction.
70. 11 trees will be removed by the scheme, but these will be replaced by 32 new trees, including 8 feature and street trees, 3 trees in moveable planters and 21 espalier trees. An arboricultural condition is required to ensure that the trees are planted properly and maintained until establishment.

Signage

71. Separate advertisement consent is required for signage, and any signage proposed for the listed buildings will also require separate listed building consent. This can be brought to the applicant's attention in an informative.

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, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule.

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. In this case these criteria are not considered to be applicable and no planning obligations have been sought.

12. Equalities and Diversities

The scheme has been designed to be accessible to all users, through the provision of wheelchair accessible entrances and lifts in both the History Centre and St Lukes. The main entrance from Tavistock Place and the middle entrance from North Hill have been designed to be fully accessible, and the public realm within Tavistock Place will also be fully accessible. Lift access to all floors within the Library and Museum and the Church gallery will be provided.

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 with Core Strategy Area Vision 3, Policy CC05 and Proposal CC16 of the City Centre AAP, policy 34 of the Plymouth Plan and the following Core Strategy policies: CS02; CS03; CS04; CS12; CS18; CS19; CS20; CS22; CS28; CS34 and paragraphs 132 and 133 of the NPPF. Conditional approval of the application is therefore recommended.

14. Recommendation

In respect of the application dated **08/03/2016** and the submitted drawings St Luke's

B2 AL 00 01 St Luke's GF Presentation Plan P3; B2 AL 00 02 St Luke's FF Presentation Plan P3; B2 AL 00 03 St Luke's Conservation Work - GF & FF; B2 AL 00 04 St Luke's Conservation Work – Roof; B2 AL 00 05 St Luke's Existing Elevations; B2 AL 00 06 St Luke's Proposed Elevations P2; B2 AL 08 01 St Luke's Existing GF Plan; B2 AL 08 02 St Luke's Existing FF Plan; B2 AL 08 03 St Luke's Existing Roof Plan; B2 AL 10 01 St Luke's GF Demolitions; B2 AL 10 02 St Luke's FF Demolitions; B2 AL 10 03 St Luke's 3D Views GF & FF P3; B2 AL 27 01 St Luke's GA Roof Plan P3; B2 AL 35 01 St Luke's Reflected Ceiling Plans; B2 AL 40 01 St Luke's Floor Finishes Plans; B2 AL 41 01 St Luke's Wall Finishes Plans; B2 AM 22 01 St Luke's Detailed Section; B2 AM 24 01 Staircase Detail P2; B2-00-S-L-90 43 P3 St Luke's Ground Floor Slab Foundation Plan; B2-00-S-L-90 45 P3 St Luke's First Floor Platform P3; St Luke's internal vertical circulation option appraisal for option C Rev A;

Museum and Library

B1 AL 00 11 Conservation Works – Basement P2; B1 AL 00 12 Conservation Works - Ground Floor -1 of 2 P2; B1 AL 00 13 Conservation Works - Ground Floor - 2 of 2 P2; B1 AL 00 14 Conservation Works - First Floor 1 of 2 P2; B1 AL 00 15 Conservation Works - First Floor - 2 of 2 P2; B1 AL 00 16 Conservation Works - Roof Level - 1 of 2 P2; B1 AL 00 17 Conservation Works - Roof Level - 2 of 2 P2; B1-AL 10 03 3D Views Roof and South East Working View P4; B1 AL 06 10 Historical Significance - Basement Level P2; B1 AL 06 11 Historical Significance - Ground Level P2; B1 AL 06 12 Historical Significance - First Level P2; B1 AL 06 13 Historical Significance - Roof Level P2; B1 AL 08 01 Existing Basement P2; B1 AL 08 02 Existing Ground Floor P2; B1 AL 08 03 Existing First Floor P2; B1 AL 08 04 Existing Second Floor P2; B1 AL 08 05 Existing Roof P2; B1 AL 10 21 Demolition Plan - Basement Level P3; B1 AL 10 22 Demolition Plan - Ground Level P3; B1 AL 10 23 Demolition Plan - First Level P3; B1 AL 10 24 Demolition Plan - Second Level P3; B1 AL 10 25

Demolition Plan - Roof Level P3; BI AL 20 31 Proposed Basement Level P3; BI AL 20 32 Proposed Ground Floor Plan P3; BI AL 20 33 Proposed First Floor Plan P3; BI AL 20 34 Proposed Second Floor Plan P3; BI AL 20 35 Proposed Roof Level Plan P3; BI AL 41 06 proposed Wall Finishes Plan Sheet 2 of 2 P3; BI AL 20 50 Proposed Basement Floor Plan 1 of 2; BI AL 20 51 Proposed Basement Floor Plan 2 of 2; BI AL 20 52 Proposed Ground Floor Plan 1 of 2; BI AL 20 53 Proposed Ground Floor Plan 2 of 2; BI AL 20 54 Proposed First Floor Plan 1 of 2; BI AL 20 55 Proposed First Floor Plan 2 of 2; BI AL 20 56 Proposed Second Floor Plan 1 of 2; BI AL 20 57 Proposed Second Floor Plan 2 of 2; BI AL 20 58 Proposed Third Floor Plan; BI AL 21 01 Existing and Proposed East Elevation P3; BI AL 21 02 Existing and Proposed North Elevation P3; BI AL 21 03 Existing and Proposed West Elevation P3; BI AL 21 04 Existing and Proposed South Elevation P3; BI AL 22 01 Proposed Sections AA BB & CC P3; BI AL 22 02 Proposed Sections DD EE FF & GG P3; BI AL 22 03 Proposed Sections HH & II P3; BI AL 27 01 Roof Plan 2 of 2; BI AL 27 02 Roof Plan 1 of 2; BI L 20 01 Roof Junction Details P1; BI AL 20 02 Roof Junction Details; BI AL 20 03 Roof Junction Details P1; BI AL 20 04 Roof Junction Details P1; BI AL 20 05 Roof Junction Details P1; BI AL 35 01 Basement Reflected Ceiling Plan – North P2; BI AL 35 02 Basement Reflected Ceiling Plan – South P2; BI AL 35 03 Ground Floor Reflected Ceiling Plan – South P2; BI AL 35 04 Ground Floor Reflected Ceiling Plan – North P2; BI AL 35 05 First Floor Reflected Ceiling Plan – South P2; BI AL 35 06 First Floor Reflected Ceiling Plan – North P2; BI AL 35 07 Second Floor Reflected Ceiling Plan – South P2; BI AL 35 08 Second Floor Reflected Ceiling Plan – North P1; BI AL 35 09 Third Floor Reflected Ceiling Plan P2; BI AL 40 01 Floor Finishes Plan - Basement Level - 1 of 2 P2; BI AL 40 02 Floor Finishes Plan - Basement Level - 2 of 2 P2; BI AL 40 03 Floor Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 40 04 Floor Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 40 05 Floor Finishes Plan - First Floor - 1 of 2 P2; BI AL 40 06 Floor Finishes Plan - First Floor - 2 of 2 P2; BI AL 40 07 Floor Finishes Plan - Second Floor - 1 of 2 P2; BI AL 40 08 Floor Finishes Plan - Second Floor - 2 of 2 P1; BI AL 40 09 Floor Finishes Plan - Third Floor P2; BI AL 41 01 Wall Finishes Plan - Basement Level - 1 of 2 P2; BI AL 41 02 Wall Finishes Plan - Basement Level - 2 of 2 P2; BI AL 41 03 Wall Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 41 04 Wall Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 41 05 Wall Finishes Plan - First Floor - 1 of 2 P2; BI AL 41 06 Wall Finishes Plan - First Floor - 2 of 2 P2; BI AL 41 07 Wall Finishes Plan - Second Floor - 1 of 2 P2; BI AL 41 08 Wall Finishes Plan - Second Floor - 2 of 2 P1; BI AL 41 09 Wall Finishes Plan - Third Floor P2.

Public realm drawings

5136912 LL (98) 01 Public Realm Site Plan (Colour) 1.5; 5136912 LL (98) 02 Public Realm Development Zones & Areas 1.4 ; 5136912 LL (98) 03 Public Realm Proposed General Arrangement 1.5; 5136912 LL (98) 04 Public Realm Piazza & Forum Detailed Area Plan 1.3; 5136912 LL (98) 05 Public Realm Hard Landscaping 1.4; 5136912 LL (98) 06 Public Realm Soft Landscaping 1.4; 5136912 LL (98) 07 Public Realm Furniture and Features 1.5; 5136912 LL (98) 08 Public Realm Indicative Sections 1 of 2 1.1; 5136912 LL (98) 09 Public Realm Indicative Sections 2 of 2 1.1; 5136912 LL (98) 10 Public Realm Site Clearance & Reclamation 1.1; 5136912 LL (98) 11 Site Plan 1.0; 5136912 LL (98) 12 Location Plan 1.3; 5136912 LL (98) 13 Public Realm Animated Site Plan 1.1; 5136912 LS (98) D01 Public Realm Zones & Area Schedule NTS 1.0; 5136912 LS (98) D02 Landscape Design Specification (NBS Format) NTS; 5136912 LS (98) D03 Landscape Proposed Suppliers List NTS 1.0.

Supporting documents

Ecological Mitigation and Enhancement Strategy April 2016 Rev C; Design and Access Statement Rev 4; Museum, Art Gallery and Library Heritage Statement, April 2016; St Luke's Church Heritage Statement, April 2016; Desk-based assessment and historic building appraisal, February 2016; Arboricultural Survey, March 2016; Transport Assessment, March 2016, 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:

St Luke's

B2 AL 00 01 St Luke's GF Presentation Plan P3; B2 AL 00 02 St Luke's FF Presentation Plan P3; B2 AL 00 03 St Luke's Conservation Work - GF & FF; B2 AL 00 04 St Luke's Conservation Work – Roof; B2 AL 00 05 St Luke's Existing Elevations; B2 AL 00 06 St Luke's Proposed Elevations P2; B2 AL 08 01 St Luke's Existing GF Plan; B2 AL 08 02 St Luke's Existing FF Plan; B2 AL 08 03 St Luke's Existing Roof Plan; B2 AL 10 01 St Luke's GF Demolitions; B2 AL 10 02 St Luke's FF Demolitions; B2 AL 10 03 St Luke's 3D Views GF & FF P3; B2 AL 27 01 St Luke's GA Roof Plan P3; B2 AL 35 01 St Luke's Reflected Ceiling Plans; B2 AL 40 01 St Luke's Floor Finishes Plans; B2 AL 41 01 St Luke's Wall Finishes Plans; B2 AM 22 01 St Luke's Detailed Section; B2 AM 24 01 Staircase Detail P2; B2-00-S-L-90 43 P3 St Luke's Ground Floor Slab Foundation Plan; B2-00-S-L-90 45 P3 St Luke's First Floor Platform P3; St Luke's internal vertical circulation option appraisal for option C Rev A;

Museum and Library

B1 AL 00 11 Conservation Works – Basement P2; B1 AL 00 12 Conservation Works - Ground Floor - 1 of 2 P2; B1 AL 00 13 Conservation Works - Ground Floor - 2 of 2 P2; B1 AL 00 14 Conservation Works - First Floor 1 of 2 P2; B1 AL 00 15 Conservation Works - First Floor - 2 of 2 P2; B1 AL 00 16 Conservation Works - Roof Level - 1 of 2 P2; B1 AL 00 17 Conservation Works - Roof Level - 2 of 2 P2; B1-AL 10 03 3D Views Roof and South East Working View P4; B1 AL 06 10 Historical Significance - Basement Level P2; B1 AL 06 11 Historical Significance - Ground Level P2; B1 AL 06 12 Historical Significance - First Level P2; B1 AL 06 13 Historical Significance - Roof Level P2; B1 AL 08 01 Existing Basement P2; B1 AL 08 02 Existing Ground Floor P2; B1 AL 08 03 Existing First Floor P2; B1 AL 08 04 Existing Second Floor P2; B1 AL 08 05 Existing Roof P2; B1 AL 10 21 Demolition Plan - Basement Level P3; B1 AL 10 22 Demolition Plan - Ground Level P3; B1 AL 10 23 Demolition Plan - First Level P3; B1 AL 10 24 Demolition Plan - Second Level P3; B1 AL 10 25 Demolition Plan - Roof Level P3; B1 AL 20 31 Proposed Basement Level P3; B1 AL 20 32 Proposed Ground Floor Plan P3; B1 AL 20 33 Proposed First Floor Plan P3; B1 AL 20 34 Proposed Second Floor Plan P3; B1 AL 20 35 Proposed Roof Level Plan P3; B1 AL 41 06 proposed Wall Finishes Plan Sheet 2 of 2 P3; B1 AL 20 50 Proposed Basement Floor Plan 1 of 2; B1 AL 20 51 Proposed Basement Floor Plan 2 of 2; B1 AL 20 52 Proposed Ground Floor Plan 1 of 2; B1 AL 20 53 Proposed Ground Floor Plan 2 of 2; B1 AL 20 54 Proposed First Floor Plan 1 of 2; B1 AL 20 55 Proposed First Floor Plan 2 of 2; B1 AL 20 56 Proposed Second Floor Plan 1 of 2; B1 AL 20 57 Proposed Second Floor Plan 2 of 2; B1 AL 20 58 Proposed Third Floor Plan; B1 AL 21 01 Existing and Proposed East Elevation P3; B1 AL 21 02 Existing and Proposed North Elevation P3; B1 AL 21 03 Existing and Proposed West Elevation P3; B1 AL 21 04 Existing and Proposed South Elevation P3; B1 AL 22 01 Proposed Sections AA BB & CC P3; B1 AL 22 02 Proposed Sections DD EE FF & GG P3; B1 AL 22 03 Proposed Sections HH & II P3; B1 AL 27 01 Roof Plan 2 of 2; B1 AL 27 02 Roof Plan 1 of 2; B1 L 20 01 Roof Junction Details P1; B1 AL 20 02 Roof Junction Details; B1 AL 20 03 Roof Junction

Details P1; BI AL 20 04 Roof Junction Details P1; BI AL 20 05 Roof Junction Details P1; BI AL 35 01 Basement Reflected Ceiling Plan – North P2; BI AL 35 02 Basement Reflected Ceiling Plan – South P2; BI AL 35 03 Ground Floor Reflected Ceiling Plan – South P2; BI AL 35 04 Ground Floor Reflected Ceiling Plan – North P2; BI AL 35 05 First Floor Reflected Ceiling Plan – South P2; BI AL 35 06 First Floor Reflected Ceiling Plan – North P2; BI AL 35 07 Second Floor Reflected Ceiling Plan – South P2; BI AL 35 08 Second Floor Reflected Ceiling Plan – North P1; BI AL 35 09 Third Floor Reflected Ceiling Plan P2; BI AL 40 01 Floor Finishes Plan - Basement Level - 1 of 2 P2; BI AL 40 02 Floor Finishes Plan - Basement Level - 2 of 2 P2; BI AL 40 03 Floor Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 40 04 Floor Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 40 05 Floor Finishes Plan - First Floor - 1 of 2 P2; BI AL 40 06 Floor Finishes Plan - First Floor - 2 of 2 P2; BI AL 40 07 Floor Finishes Plan - Second Floor - 1 of 2 P2; BI AL 40 08 Floor Finishes Plan - Second Floor - 2 of 2 P1; BI AL 40 09 Floor Finishes Plan - Third Floor P2; BI AL 41 01 Wall Finishes Plan - Basement Level - 1 of 2 P2; BI AL 41 02 Wall Finishes Plan - Basement Level - 2 of 2 P2; BI AL 41 03 Wall Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 41 04 Wall Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 41 05 Wall Finishes Plan - First Floor - 1 of 2 P2; BI AL 41 06 Wall Finishes Plan - First Floor - 2 of 2 P2; BI AL 41 07 Wall Finishes Plan - Second Floor - 1 of 2 P2; BI AL 41 08 Wall Finishes Plan - Second Floor - 2 of 2 P1; BI AL 41 09 Wall Finishes Plan - Third Floor P2.

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Supporting documents

Ecological Mitigation and Enhancement Strategy April 2016 Rev C; Design and Access Statement Rev 4; Museum, Art Gallery and Library Heritage Statement, April 2016; St Luke's Church Heritage Statement, April 2016; Desk-based assessment and historic building appraisal, February 2016; Arboricultural Survey, March 2016; Transport Assessment, March 2016

Reason:

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

Pre-commencement Conditions

PRE-COMMENCEMENT: CODE OF PRACTICE DURING CONSTRUCTION

(3) Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 -123 of the National Planning Policy Framework 2012.

Justification

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

PRE-COMMENCEMENT: EMPLOYMENT AND SKILLS PLAN (4)

(4) No development shall take place until an ESP has been submitted to and approved in writing by the Local Planning Authority. The ESP should demonstrate how local people will benefit from the development in terms of job opportunities, apprenticeship placements, work experience and other employment and skills priorities. The ESP should cover the construction of the development. The development shall thereafter be carried out in accordance with the approved ESP unless a variation in the plan is agreed in writing in advance by the Local Planning Authority. Quarterly monitoring reports will be submitted to the Local Planning Authority, recording actual achievements against the targets outlined in the ESP. The first report shall be submitted three months after construction starts on site.

Reason:

To ensure employment and skills development in accordance with Strategic Objective 6 and Policy CS04 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and in accordance with Policy 19 of the Plymouth Plan Part One (2011-2031) and para 19 of the NPPF.

Justification

To ensure that the development, including the construction phase, contributes to local employment and skills.

PRE COMMENCEMENT: SUSTAINABILITY

(5) Unless otherwise agreed previously in writing with the Local Planning Authority, prior to any development taking place, the applicant shall provide to the Local Planning Authority a report for approval, setting out the heat demand of the development and identifying how the development has been designed to be compatible with and allow future connection (or connect if already in place) to a local district heating network in line with current best practice.

Reason:

To ensure that the in accordance with Policy CC05 of the City Centre Area Action Plan, the draft Plymouth Plan Policy 25 and relevant Central Government guidance contained within the NPPF.

Justification

To ensure that the development is designed to be compatible with the local district heating network.

PRE-COMMENCEMENT: ARCHAEOLOGICAL WATCHING BRIEF

(6) No construction shall be commenced until the applicant (or their agent or successors in title) has secured and implemented a programme of archaeological work to include an archaeological watching brief and a buildings recording programme, to establish nature and extent of any surviving remains which may be present.

The development shall be carried out in strict accordance with the approved scheme, or such other details as may be agreed in writing by the Local Planning Authority.

All of the above to be agreed in accordance with a written scheme of investigation (which shall previously have been submitted to and approved in writing by the Local Planning Authority)

Reason:

The site is considered likely to contain archaeological deposits that warrant appropriate investigation and/or recording in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification

To ensure that important archaeological features are properly protected / recorded before construction commences and that historic fabric is properly recorded prior to demolition.

PRE-COMMENCEMENT OF WORKS TO THE PUBLIC HIGHWAY: CONSTRUCTION OF TURNING HEAD

(7) The public highway shall not be closed to through traffic until a turning head has been constructed on Tavistock Place in accordance with details to be submitted to and approved in writing by the Local Highway Authority.

Reason:

To ensure that an appropriate and safe vehicle turning space is provided before Tavistock Road is closed to through traffic in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 AND paragraphs 32 and 34 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF PUBLIC REALM WORKS: STREET DETAILS

(8) No works to the public realm shall take place until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details. Furthermore, the use of the building hereby permitted shall not commence until the proposed access and improvements to the existing highway shown on the submitted and approved plan have been completed.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with Policies CS28 and CS34 of the Plymouth Local Development

Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF PUBLIC REALM WORKS: EXTERNAL LIGHTING DETAILS

(9) Notwithstanding the details set out on plan 5136912 ATK BI SP EL 61 01, no works to the public realm shall take place until details of any external lighting scheme and associated works have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be fully implemented before any building is first occupied and henceforth permanently maintained for the occupiers of the site.

Reason:

To ensure that adequate external lighting is provided for future occupiers of the site [and that it does not interfere with navigation], in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 125 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT OF PUBLIC REALM WORKS: HARD LANDSCAPING DETAILS

(10) No works to the public realm shall take place until details of the hard landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- surfacing materials (including samples) to be used in the construction of the external surfaces of the development hereby permitted
- details of the materials and construction methods to be used in the construction of the footprints within the public realm outside St Luke's.
- street furniture, bollards, handrails, moveable planters.

Development shall be carried out in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF SOFT LANDSCAPING: SOFT LANDSCAPE PROPOSALS

(11) No soft landscaping works shall take place until full details of soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include planting plans including the location of all proposed plants their species, numbers, densities, type (i.e bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, tree pit details, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

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

Reason:

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

PRE-DAMP-PROOF COURSE LEVEL: EXTERNAL CLADDING MATERIALS

(12) No works shall take place to the library extension or the delivery bay above damp-proof course level until details, including samples, of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These shall also include details of curtain wall glazing. Development shall be carried out in accordance with the approved details.

Reason:

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

Pre-occupation Conditions

PRE-OCCUPATION: LANDSCAPE MANAGEMENT PLAN

(13) A landscape management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas within the public realm shown on plan LL9806 Public Realm Soft landscape Rev 1.4 shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason:

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

PRE-OCCUPATION: PEDESTRIAN/CYCLE ACCESS ACROSS CHAPEL STREET

(14) The development hereby permitted shall not be brought into use until a means of access for pedestrians/ cyclists has been constructed in accordance with plans to be submitted to and approved in writing by the Local Highway Authority to provide a suitable access across Chapel Street.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: CYCLE PROVISION

(15) The building shall not be occupied until space has been laid out within the site in accordance with the approved plan for at least 30 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: COMPLETION OF ROADS AND FOOTWAYS

(16) All roads and footways forming part of the development hereby permitted shall be completed in accordance with the details approved under condition 7 above before the use of the building commences.

Reason:

To ensure that an appropriate and safe access is provided in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: LOADING AND UNLOADING PROVISION

(17) Before the building hereby permitted is first brought into use, adequate provision shall be made to enable goods vehicles to be loaded and unloaded within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To enable such vehicles to be loaded and unloaded off the public highway so as to avoid:- (i) damage to amenity; (ii) prejudice to public safety and convenience; and (iii) interference with the free flow of traffic on the highway; in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: TRAVEL PLAN

(18) The building hereby permitted shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation. From the date of the commencement of the use the occupier shall operate the approved Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 32 and 34 of the National Planning Policy Framework 2012. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

PRE-OCCUPATION: EVENT MANAGEMENT PLAN

(19) Prior to occupation of the development hereby permitted a Framework for an Event Management Plan (EMP) shall be submitted to and approved in writing by the Local Planning Authority. The EMP shall outline the requirements and provision necessary to ensure that an effective public transport / traffic management plan is developed prior to a major event at the facility.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 32 and 34 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: WAITING RESTRICTIONS

(20) The use hereby permitted shall not commence until parking and loading restrictions have been introduced on the streets affected by the proposed closure of Tavistock Place. The TRO application should cover all matters relevant in order to revoke existing pay and display spaces or other parking/loading restrictions and provide new and appropriate orders in accordance with details to be agreed in writing by the Local Highway Authority. The TRO process will be required for parking, no-parking, Taxi bays and pedestrian zoning on Tavistock Place, Gibbon lane and Regent Street.

Reason:

Without such restrictions the proposed development would be likely to result in an unacceptable increase in parking on the highway and thereby harm the amenity of the area, prejudice public safety and convenience, and interfere with the free flow of traffic on the highway.

PRE-OCCUPATION: TRAFFIC REGULATION ORDER - GIBBON STREET

(21) The development hereby approved shall not be occupied until the applicant has funded consultation relating to restricting Gibbon Street (southern end) to one way access only (northbound only from Regent Street up to the junction with Gilwell Street) and depending on the outcome of that consultation, shall implement the agreed alterations to the highway as necessary to include any new highway infrastructure as may be required to facilitate and enforce the order.

Reason

Without such restrictions the proposed development would be likely to result in an unacceptable increase in traffic and thereby harm the amenity of the area, prejudice public safety and convenience, and interfere with the free flow of traffic on the highway.

Other Conditions

CONDITION: EXISTING TREE TO BE RETAINED/PROTECTED

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

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

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

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

Reason:

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

CONDITION: TREE REPLACEMENT

(23) If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and are subsequently properly maintained, if necessary by replacement.

CONDITION: USE OF LOADING AREAS

(24) The land indicated on the approved plans for the loading and unloading of vehicles shall not be used for any other purposes unless an alternative and equivalent area of land within the curtilage of the site is provided for loading and unloading with the prior consent in writing of the Local Planning Authority.

Reason:

To ensure that space is available at all times to enable such vehicles to be loaded and unloaded off the public highway so as to avoid:- (i) damage to amenity; (ii) prejudice to public safety and convenience, and (iii) interference with the free flow of traffic on the highway; in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

CONDITION: REPORTING OF UNEXPECTED CONTAMINATION

(25) In the event that contamination of ground conditions is found when carrying out the approved development that was not previously identified, expected or anticipated, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken. The report of the findings must include:

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

(ii) an assessment of the potential risks to:

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

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

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

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

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 -123 of the National Planning Policy Framework 2012.

CONDITION: USE OF ENTRANCES ON NORTH HILL

(26) The existing two principal entrances to the Museum and Library on North Hill shall be kept open to the public during the hours that the Museum is open to the public.

Reason

To retain the historic character of the Museum and Library and to promote the accessibility of the building in accordance with policies CS02 and CS03 of the Plymouth Local Development Framework Core Strategy 2007 (2006 - 2021) and paragraphs 131 and 132 of the NPPF.

CONDITION: NOISE

(27) The level of noise emitted from any plant on the site shall not exceed the background noise level (LA90) by more than 5dB at any time as measured at the façade of the nearest adjacent residential properties.

Reason:

To protect the residential and general amenity of the area from noise emanating from the business and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) and para 123 of the NPPF.

BIODIVERSITY

(28) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy for the site which shall include a Landscape Ecology Management Plan.

Reason

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

Informatives

INFORMATIVE: (1) DEVELOPMENT DOES NOT ATTRACT A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

(1) The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule. The Levy is subject to change and you should check the current rates at the time planning permission first permits development (if applicable) see www.plymouth.gov.uk/cil for guidance.

INFORMATIVE: CONDITIONAL APPROVAL

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

INFORMATIVE: ADVERTISING

(3) This permission does not give or imply any consent for the advertising material shown on the approved plans. Such advertising is controlled under the Town and Country Planning (Control of Advertisements) Regulations 2007 and the applicants should obtain any necessary consent separately. Any signs attached to a listed building may also require a separate listed building consent application.

INFORMATIVE: PUBLIC HIGHWAY APPROVAL

(4) This planning permission does not authorise the applicant to carry out works within the publicly maintained highway. The applicant should contact Plymouth Transport and Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority and an appropriate Permit must be obtained before works commence.

INFORMATIVE: BAT LICENCE

(5) A small non-breeding common pipistrelle bat roost has been identified within the museum building. The proposed works will block the access to this roost and therefore it is considered that a Natural England European Protected Species Licence (EPSL) will be required in order to facilitate the proposed development.

INFORMATIVE: TEMPORARY STRUCTURES WITHIN THE PUBLIC REALM

(6) The applicant's attention is drawn to the fact that any temporary structures erected within the Forum or piazza may be subject to separate planning consent. The applicant is advised to contact the Local Planning Authority for advice.

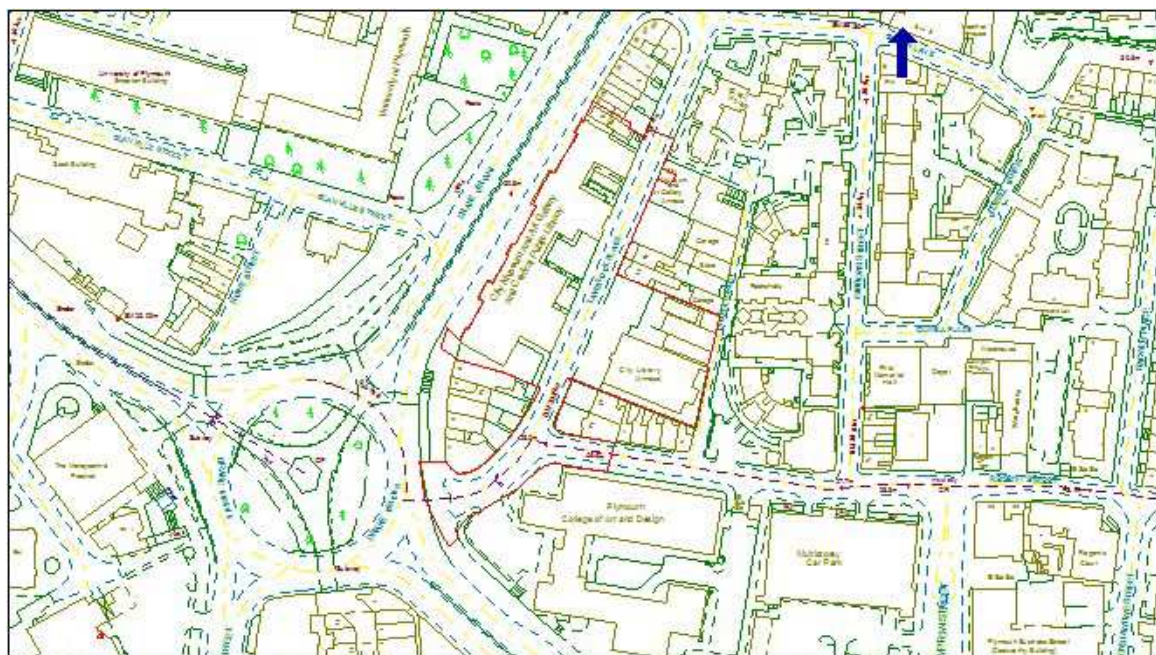
PLANNING APPLICATION REPORT



Application Number	16/00394/LBC	Item	10
Date Valid	08/03/2016	Ward	Drake

Site Address	CITY MUSEUM & ART GALLERY, DRAKE CIRCUS, PLYMOUTH		
Proposal	Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping		
Applicant	Plymouth City Council		
Application Type	Listed Building		
Target Date	03/05/2016	Committee Date	Planning Committee: 09 June 2016
Decision Category	Major - more than 5 Letters of Representation received		
Case Officer	Olivia Wilson		
Recommendation	Minded to Grant subject to Referral to National Casework Unit		

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OFFICER'S REPORT

I. Description of site

The site lies on the north-east edge of Plymouth City Centre, adjacent to the University and the College of Art, and includes the Museum and Central Library buildings, St Luke's Church and the section of Tavistock Place from the junction with Charles Street to the Museum where it faces the Social Club. The site is bordered to the West by North Hill, to the East by Chapel Street, to the South by Charles Street and Regents Street and to the North by Gibbon Lane. The site slopes gently downhill from north to south.

The North Hill elevation of the Museum and Library comprises the grand, formal main facades and entrances of the buildings, facing the University campus. The Library and Museum buildings back onto Tavistock Place. Tavistock Place also comprises bars at the southern end, St Luke's Church, which has been used as a Library annex since the 1960s, a private residence (No. 41), a Social Club, and a student hall of residence (Gilwell Halls) at the top end of the street. Tavistock Place therefore has a mixed use character, but has a poor street scene due to the number of properties that back onto it rather than face it.

The City Museum and Library were built in 1907. Both buildings were designed by Thornely and Rooke in an Edwardian Baroque style, with the Library being largely rebuilt in 1956 following extensive bomb damage sustained during the war. Both buildings were extended in the 1930s and the Museum was further extended in the 1970s. The buildings are Grade II listed and have been on the local Heritage at Risk register since 2005 due to deterioration of the building fabric over time.

St Luke's Church was built in 1828 as a chapel of ease to Charles Church. It became a parish church in 1874 when it was dedicated to St Luke. The chancel was added in 1878 and the outdoor pulpit was erected in 1913. It closed as a church in 1969 when it was converted internally for Library use as office space and book storage. It is Grade II listed and is also on the local Heritage at Risk register due to deterioration of building fabric. The building has retained much of its original interior and ecclesiastical non-conformist character, despite being a former Anglican church.

2. Proposal description

Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a Museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping.

This application comprises three elements:

1. To convert and extend the former Central Library building and join it to the Museum to form an extended and enhanced Museum and Archive, including study spaces and offices, with a new entrance onto Tavistock Place. This involves the demolition of the rear of the Library, a small annex to the Museum as well as the toilet block to the north of the Museum and the construction of a new exhibition and study space with an Archive above to the rear of the Museum and Library.
2. To convert and restore the former St Luke's Church into a gallery, with a new extension to the side for exhibition storage.
3. To create new public realm within Tavistock Place between the Museum and St Luke's, with new pedestrian links through to North Hill to the west and to Chapel Street to the east, thereby improving linkages between the University and the Museum and creating a more socially vibrant feel to the area.

The project will bring together the following major collections under one roof in the new archive: the Plymouth and West Devon Record Office; the Local Studies Library Collection; the SW Film and Television Archive; the South West Image Bank and the Naval Heritage Collection from Devonport. This will provide modern, safe storage facilities for these valuable collections.

The existing two buildings (Museum and Library) will be joined together via the new extension to create a single integrated building. The existing two principal entrances on North Hill will be retained, as will the middle entrance that will be enhanced to become a fully accessible entrance. The new main entrance on Tavistock Place will be located at the lower height of the existing Library, which also provides access to a shop, café and exhibition area at ground floor level. The main entrance has been positioned at an angle facing south towards the southern end of Tavistock Place to enhance its prominence and visibility.

The first floor of the extension will be dominated by a large study space. This is set back from the front elevation by 4.5m which will create a high open space facing Tavistock Place.

The existing galleries at ground and first floor level within the Museum will be retained, while the retained front rooms of the Library at ground and first floors will become offices, learning spaces and there will be a University study space at first floor level.

The archive box will sit above this, providing a full storey of archive space. This is cantilevered out above the main building below. Above this, a plant room and solar panels are screened behind a parapet wall.

3. Pre-application enquiry

This application has a Planning Performance Agreement that covers the pre-application enquiry and application. At pre-application stage, two presentations were made to the Devon Design Review Panel. The Design Review Panel was generally supportive of the proposals. It supported the creation of public realm and new pedestrian links. It considered that the 'floating box' would create a positive tension with the building below and needed to have prominence. All materials should be locally significant and help to create a sense of place that is high quality and appropriate. The proposed subdivision of the public realm was supported to allow different activities. Historic England also commented on the proposals at pre-application stage and was supportive of a design that would rise behind the existing buildings with sufficient scale to have a presence and signpost the centre but without overwhelming the architecture below. It was supportive of the cantilevered element and of the retention of the 1950s entrance to the Library. It encouraged the adaptation of one of the main North Hill entrances to be fully DDA-compliant. With regard to St Luke's Historic England was supportive of the retention of the upper gallery, but encouraged the additional stair to be located externally to protect the dramatic quality of its internal space.

The Local Planning Authority's advice was that the principle of the development was considered to be acceptable, and the restoration and enhancement of the listed buildings to form a new cultural hub for the City was welcomed, as was the creation of enhanced public realm. However, proposals for internal alterations to St Luke's must be strongly justified, and further consideration should be given to the external treatment of the Museum extension. Recommendations were also made for the design of the public realm.

4. Relevant planning history

91/00616/LBC Construction of new toilet block and fire escape and fire upgrading of building structure: permitted (GOSW decision)

07/01318/LBC Removal of rooflights, and replacement with natural slate, replacement of fire doors, and installation of handrail: permitted

I6/00393/FUL Demolition of rear of Central Library, part of City Museum and ancillary buildings adjacent to St Luke's, conversion of the Central Library and City Museum including a rear extension to form a Museum and archive, conversion of St Luke's to an exhibition space with new side extension, creation of piazza and shared space along Tavistock Place with associated landscaping and highway works including closure of Tavistock Place to through traffic and creation of new pedestrian links – under consideration.

5. Consultation responses

Historic England

Historic England considers that the proposals cause a degree of harm to the significance of the listed buildings, but also notes some significant heritage benefits. On balance, it considers that the heritage benefits outweigh the harm to the historic fabric, subject to planning conditions. Historic England recognises that the proposals represent a significant investment in the historic environment and will secure a long-term sustainable future for the listed buildings. The design of the proposed extension will contrast with the existing Museum and Library, but will not detract from their aesthetic appeal. It will rise above the listed buildings in certain views from North Hill, but will not be a dominating feature. Historic England also welcomes revisions to the plans to locate the lift on the outside of the Church rather than within the Chancel. Historic England recommends that conditions are attached to require samples of cladding materials to be submitted for approval; to require the main entrances to the Museum and Library to remain open at all times that the building is open to the public and for details of the proposed staircase within the former chancel of St Luke's to be conditioned.

Victorian Society

The Victorian Society objects to the application on the grounds of visual harm to the setting of the listed buildings. It considers that the proposed extension is incongruous and should be three storeys high at most so that it does not loom over the main Museum elevation. It also considers that the cantilevered element does not respond to the street-scape as it is a top-heavy building and is considered to be harmful to the setting of St Luke's Church. It should reference the architectural language of the church.

In relation to the accompanying listed building consent application, under the terms of the Handling Heritage Applications Direction 2015, in the event that a National Amenity Society objects to a listed building consent application that has been submitted by a Local Authority and the Local Planning Authority is minded to grant consent, then the decision is subject to referral to the National Planning Casework Unit for determination.

20th Century Society

The 20th Century Society initially objected to the proposals on the grounds of loss of historic fabric from the part of the Library to be demolished. Following revisions to the proposals to retain more of the historic fabric, however, the Society has withdrawn its objection.

The Georgian Society was consulted but no response has been received.

The City Council Historic Environment Officer is supportive of the proposals subject to suitable conditions. It is felt on balance that the overall benefits of the scheme to the public and the City outweigh any harm caused by loss of historic fabric. The scheme will also see the three buildings removed from the local Heritage at Risk register.

6. Representations

20 letters have been received. These include 10 letters of objection and 10 letters of support.

The letters of objection raise the following concerns:

- concerns over the design of the new extension, it should be more in keeping with the original style of the buildings.
- concerns over use of reflective cladding
- concerns over the closure of Tavistock Place to through traffic
- concerns that Tavistock Place is not a good location for public realm.

The letters of support include:

- Support for the creation of the single archive
- The centre will safeguard Plymouth's historic collections
- It secures the future of the listed buildings
- Support for the economic and cultural benefits of the proposal for the city
- It will benefit the University and students and will help to revitalise the area.
- Support for the design as an exciting contrast of old and new
- It will bring life to Tavistock Place
- The archive box will not harm the facade of the Edwardian buildings but accentuate them. It will be sympathetic to the existing buildings.
- It will be a landmark building
- Welcomes the restoration of St Luke's Church

Public consultation by the applicant

A Community Involvement Statement has been submitted. Engagement with the public has taken place through a variety of means including social media, websites, face to face meetings, newsletters and local events as well as national campaigns such as National Archive Week to raise public awareness and gain people's views.

Public consultation events were held in Plymouth at the following venues and dates: October 2013 (Drake's Circus, 4 days); February 2014 (1 day Derriford Hospital, 1 day Civic Centre); May 2014 (Drake's Circus, 5 days). These days attracted many positive comments about the project.

Further consultation events were carried out between September and November 2015: Plymouth University (1 day); City Market (5 days); Taylor Maxwell House (6 days). Responses included a positive response for the building designs.

Focused consultations have been held with a number of community groups including PADAN, the Plymouth Disability Action Network. These consultations have shown a strong interest in promoting local history and involving local groups.

7. Relevant Policy Framework

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

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007). *In the case of this application, it also comprises the City Centre & University Area Action Plan*

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 development plan, the draft Plymouth Plan, the Framework and other material policy documents as set out in Section 7. The key considerations in relation to this listed building consent application are: is the development acceptable in principle? What is the impact on the setting of the listed buildings? What is the impact on the fabric of the listed buildings? The accompanying planning application considers additional planning considerations.

Is the development acceptable in principle?

2. The current uses in the Museum, Library and former St Luke's all fall into the 'DI' use classes (which includes Museums, libraries and places of worship) as do the proposed uses, so there is no change of use in planning terms. The Central Library has relocated to a new location within the City Centre, so the loss of the Library in this location is not considered to be detrimental to the City's amenities. St Luke's Church is currently used as a Library service office and storage facility. These services will also be relocated to existing Library space around the city so there will be no loss of service.
3. The conversion and renovation of three listed buildings will support the City's objective to strengthen the 'cultural hub' around the University, Museum and College of Art.
4. Core Strategy Area Vision 3 (City Centre) seeks to 'reinforce the City Centre's role as a vibrant and thriving regional destination, providing high quality shopping, recreation, cultural, civic, education and commercial facilities'. It also seeks to 'positively integrate and reinforce the role of the University and the Cultural Quarter as vibrant and strong parts of the City Centre'.

5. The Museum is located within the 'cultural quarter' as defined by the City Centre AAP (CCAAP). Proposal CCI6 refers to the need to enhance the 'cultural district' centred on North Hill, and this proposal will support this objective. SO7 of the CCAAP (point 7) states that the environment between the University, the Plymouth College of Art and the Museum should become more pedestrian friendly with an improved public realm, and this proposal is in keeping with this objective.
6. Policy 34 of the Plymouth Plan identifies a cultural hub around North Hill/ Tavistock Place (including the area around Plymouth University, College of Art, Museum and proposed History Centre).
7. This proposal is therefore considered to be in conformity with policies set out in the Core Strategy, the City Centre AAP and the emerging Plymouth Plan.

Impact on the setting of the listed buildings

Impact on the Museum and Library

8. An objection has been received from the Victorian Society to the height of the 'archive box' and its visual impact on the historic buildings, especially from the North Hill elevation. The Society argues that the extension is too tall for its setting, and should be three storeys high at most. It also argues that the cantilevered element of the archive box does not respond to the existing street-scape of Tavistock Place and is harmful to the setting of St Luke's Church.
9. Historic England's view is that the archive box will contrast with the Edwardian Baroque of the Museum and Library, but will not detract from their aesthetic appeal. It will rise above the listed buildings in certain views from North Hill, but without being a dominating feature.
10. The 20th Century Society expresses concern that the new extension will dominate and harm the setting of the Museum and Library as it will be high and massive and fundamentally alter the appearance of the heritage asset and its context.
11. The submitted Design and Access Statement states that the extension has been designed as the unifying link between the Library, Museum, St Luke's and the new public space on Tavistock Place. It further states that the extension will provide a uniform and bold façade that creates a strong building line and provides a positive and welcoming street frontage. It has been designed to be a prominent landmark for the city with a memorable design, but not overbearing in relation to its surroundings.
12. Elevation drawings and visual impressions have been submitted to illustrate the visual impact of the proposed extension on the existing buildings. The proposed west elevation plan shows the view of the extension from North Hill where it will sit behind the main facades. It shows that the 'box' will be visible above the roof, extending from the lower southern level above the Library, where it will protrude above the existing roofline by 5m, to the higher level of the Museum where it will only protrude by 2 to 3m due to the fact that the Museum building sits 2m higher than the Library, as the building steps down the slope of North Hill. The extent to which the 'box' will be visible behind the facade will vary from different viewpoints. From the south the box will appear more prominent whereas from the north it will hardly be visible. The use of reflective cladding tiles on the archive box is intended to make the box 'shimmer' in the sunlight and shine in the evening to soften the mass of the box.
13. Officers consider that the height of the box is not excessive and will still allow the historic facades of the Museum and Library buildings to be read without detracting from their historic significance. The box will sit in the background, visible but not dominating and clearly separate to the historic element.
14. Officers consider that the proposed reflective cladding tiles on the archive box will act to blend with the sky, acting as a shimmering backdrop to the historic facade. The cladding will create an active and distinctive façade as the tiles will reflect the sky and weather patterns.
15. Officers also note that the box is not higher than many of the other civic buildings in the vicinity, including many buildings on the University Campus, including the Roland Levinsky building and

the Plymouth College of Art building. Overall, officers do not agree with the Victorian Society that the height of the archive box will be detrimental to the setting of the listed buildings. Officers are mindful of the decision of Barnwell Manor Wind Energy Ltd where an appeal decision was overturned on the basis that a Planning Inspector had failed to properly apply the requirements of Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. However, officers consider that the visual impact on the setting of the listed buildings represents 'less than substantial harm' and is outweighed by the public benefits that the proposal brings, as stated by paragraph 134 of the NPPF.

Impact on the setting of St Luke's Church

16. St Luke's Church is located on the West side of Tavistock Place and currently faces onto the rear elevation of the Library. To the north it is bordered by garages and storage buildings, while to the south it is bordered by two student bars with terraced areas to the front. To the rear it faces onto Chapel Street which is a narrow back lane that runs north-south from Regent Street. The current setting of the building is therefore considered to be run-down and lacks any clear urban form. There is a parking courtyard in front of the Church which also detracts from its setting.
17. Officers consider that the proposals will transform the area to the north and west of St Luke's as well as the public realm around it. To the north, the existing garage and store will be demolished and a new extension will be built to store exhibitions. This will be a low, single-storey building set back from the front elevation of the Church. It has been designed to be of lower prominence than the main Church and officers consider that it will be an enhancement to the existing run-down buildings. The car parking court to the front of the Church will be removed and instead the area to the front and north side of the Church will be transformed into a high quality public realm, so that the Church will directly front the street. The retention and restoration of the external pulpit is welcomed as a unique feature to the piazza, and officers consider that the treatment of public realm with 'footprints' will also enhance the setting of the church.
18. The current assemblage of extensions to the rear of the Library opposite the Church will be replaced by the new extension and archive box. The archive box is cantilevered out over the main building below, but follows the line of the street. The Victorian Society considers that this modern design will be detrimental to the setting of the Georgian Church by introducing such a modern design to the street. Officers consider, however, that the new extension will contrast in style and massing, but will provide a strong street frontage which currently does not exist, and by providing a new main entrance to the Museum it will bring life to the street and reinvigorate the public realm. Officers consider that the proposals will have a positive impact on the setting of St Luke's by enhancing the public realm and the quality of the built environment in conformity with paragraph 134 of the NPPF. The setting of the rear elevation of the Church from Chapel Street will also be enhanced by removing the current store and garage and opening up the street. The restoration of the large rear east window on the Chancel will enhance the view of the church from Regent Street and Chapel St and create visual interaction between the church and this area which is welcomed.
19. The choice of cladding materials for the extension will have an impact on the setting of both the Library and Museum and St Luke's. The proposals have been revised to propose a Plymouth limestone cladding for the main part of the extension, rather than black reflective tiles. Officers consider that this change of materials improves the impact of the building on the setting, as the limestone is a local, high quality material that mirrors the use of limestone within the original buildings.

Impact on the historic fabric of the listed buildings

The Museum and Library

20. Both Grade II listed buildings are on the local Heritage at Risk register because of the deteriorating state of the buildings caused by leaking roofs and general wear and tear.
21. The proposal is to demolish a large part of the fabric of the Library (the whole rear of the Library behind the two main front rooms, which primarily dates from the 1950s rebuild) and a small annex to the Museum. The public toilet block to the north of the Museum will also be demolished.
22. The Library was damaged during the Second World War and was reconstructed in the 1950s behind the more historic façade. The loss of the open two-storey rear room with balcony is considered to be loss of significant fabric, however its removal is essential to achieve the linkages between the Museum and Library buildings. The 20th Century Society has expressed concern over this loss. They are also concerned about the sub-division of a first floor room in the old part of the Library (the computer room) and the creation of a new opening onto the 1950s service staircase. In response to their concerns, the proposals have been amended to retain some of the original shelving from the Library, and to retain the panelling in the first floor computer room. These measures can both be conditioned under any planning approval and the 20th Century Society has removed its objection on this basis. Historic England is supportive of the retention of the 1950s entrance to the Library and also the service stairs. It recognises that the double height space cannot be retained as part of these proposals, and considers that while there is harm caused by its loss, the degree of harm is 'less than substantial' and should be weighed against the overall benefits of the scheme which are significant. The slate plaque commemorating the opening of the Library can be relocated within the building (this can be conditioned). The loss of the small Museum annex or the toilet block is not considered to be significant. The proposal as a whole will secure the future of the buildings and give them a new prominence and therefore this loss is considered to be unavoidable.
23. The junctions between the old building and the new are considered to be important, and these have been designed to be sympathetic to the historic character of the buildings by setting back the new from the old with the use of an internal glazed link which is 2.5m wide. The internal void shown between the main building and the extension will provide a clear visual separation between the two parts of the building, as well as allowing inter-visibility between the floors within the extension. The proposed first floor plan shows a glass 'slot' all along the first floor study space to separate it from the old building. Officers consider that this is a sensitive way to separate the historic fabric from the new build element.
24. The roof of the Museum has been patched up over the years and is in a poor state of repair. Some of the external stonework is also deteriorating, as are some of the metal framed windows. The proposals will also include the restoration and repair of the roof and windows to protect the historic fabric.
25. It is important that all of the Museum entrances are treated as equally important so that their heritage value is not compromised, and that the function and history of each entrance is recognised. A planning condition can be included to require both main entrances off North Hill to be kept open to the public. Officers note that neither of the main entrances on North Hill has been adapted to be fully accessible, but that a third middle entrance will be. While it would have been desirable to achieve a fully accessible main entrance, it would have involved an unacceptable change to the historic fabric due to level changes.
26. Overall, officers consider that the benefits to the historic fabric from the restoration of the buildings outweighs the loss of significant fabric through demolition, and therefore that the proposals are acceptable in relation to the NPPF para. 133 in that the harm or loss is outweighed by the benefit of bringing the site back into use.

St Luke's Church

27. Historic England is supportive of the principle of bringing this underused building back into public use and restoring it to become an exhibition space. The proposal is to create a bold, dynamic new exhibition and event space whilst retaining the character of the church. The former main entrance of the Church will be reinstated as the new main entrance.
28. The removal of internal partitioning and the in-filled first floor to restore the space and grandeur of the original church is supported by Historic England. The retention of a significant number of the original pews at first floor level is also welcomed.
29. To enable the conversion, a new extension is required. The vestry and side extension to the north of the church will be converted to storage and workshop space and substantially rebuilt behind the front facade. This part of the Church is considered to be of less historic significance and officers consider that the proposals to amend the internal layout and roof structure are acceptable. The new extension has been designed to be smaller and set back from the main building.
30. Historic England had concerns about the initial proposals which were to use the Chancel as a circulation core with a staircase and lift as this would block views of the East window and cut across the arch. However, the plans have been revised to locate the lift on the outside of the Church to the north of the Chancel, although the staircase remains within the Chancel. Historic England comments that the staircase should be of a lightweight structure and this can be conditioned as part of any planning approval. On this basis, Historic England is of the view that the principle of the staircase within the Chancel is acceptable, when balanced against the comprehensive restoration of the Church that will be achieved.
31. Overall, officers consider that the proposals will be beneficial to the fabric and character of St Luke's Church in accordance with paragraph 134 of the NPPF and the building will be removed from the local Heritage at Risk register.

Archaeology

32. It is likely that any archaeology in this area has been damaged by previous building works. The site of the Museum and Library was previously a terrace of houses and gardens and before that quarrying took place in the area. The Archaeology report recommends that building recording takes place to Historic England levels 2/3 for the church and for the Library and Museum, together with archaeological monitoring during demolition works and initial groundworks. This can be conditioned.

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, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule.

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. In this case these criteria are not considered to be applicable and no planning obligations have been sought.

12. Equalities and Diversities

The scheme has been designed to be accessible to all users, through the provision of wheelchair accessible entrances and lifts in both the History Centre and St Lukes. The main entrance from Tavistock Place and the middle entrance from North Hill have been designed to be fully accessible, and the public realm within Tavistock Place will also be fully accessible. Lift access to all floors within the Library and Museum and the Church gallery will be provided.

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 policy CS03 of the Core Strategy and paragraphs 132, 133 and 134 of the NPPF.

14. Recommendation

In respect of the application dated **08/03/2016** and the submitted drawings St Luke's

B2 AL 00 01 St Luke's GF Presentation Plan P3; B2 AL 00 02 St Luke's FF Presentation Plan P3; B2 AL 00 03 St Luke's Conservation Work - GF & FF; B2 AL 00 04 St Luke's Conservation Work – Roof; B2 AL 00 05 St Luke's Existing Elevations; B2 AL 00 06 St Luke's Proposed Elevations P2; B2 AL 08 01 St Luke's Existing GF Plan; B2 AL 08 02 St Luke's Existing FF Plan; B2 AL 08 03 St Luke's Existing Roof Plan; B2 AL 10 01 St Luke's GF Demolitions; B2 AL 10 02 St Luke's FF Demolitions; B2 AL 10 03 St Luke's 3D Views GF & FF P3; B2 AL 27 01 St Luke's GA Roof Plan P3; B2 AL 35 01 St Luke's Reflected Ceiling Plans; B2 AL 40 01 St Luke's Floor Finishes Plans; B2 AL 41 01 St Luke's Wall Finishes Plans; B2 AM 22 01 St Luke's Detailed Section; B2 AM 24 01 Staircase Detail P2; B2-00-S-L-90 43 P3 St Luke's Ground Floor Slab Foundation Plan; B2-00-S-L-90 45 P3 St Luke's First Floor Platform P3; St Luke's internal vertical circulation option appraisal for option C Rev A;

Museum and Library

B1 AL 00 11 Conservation Works – Basement P2; B1 AL 00 12 Conservation Works - Ground Floor - 1 of 2 P2; B1 AL 00 13 Conservation Works - Ground Floor - 2 of 2 P2; B1 AL 00 14 Conservation Works - First Floor 1 of 2 P2; B1 AL 00 15 Conservation Works - First Floor - 2 of 2 P2; B1 AL 00 16 Conservation Works - Roof Level - 1 of 2 P2; B1 AL 00 17 Conservation Works - Roof Level - 2 of 2 P2; B1-AL 10 03 3D Views Roof and South East Working View P4; B1 AL 06 10 Historical Significance - Basement Level P2; B1 AL 06 11 Historical Significance - Ground Level P2; B1 AL 06 12 Historical Significance - First Level P2; B1 AL 06 13 Historical Significance - Roof Level P2; B1 AL 08 01 Existing Basement P2; B1 AL 08 02 Existing Ground Floor P2; B1 AL 08 03 Existing First Floor P2; B1 AL 08 04 Existing Second Floor P2; B1 AL 08 05 Existing Roof P2; B1 AL 10 21 Demolition Plan - Basement Level P3; B1 AL 10 22 Demolition Plan - Ground Level P3; B1 AL 10 23 Demolition Plan - First Level P3; B1 AL 10 24 Demolition Plan - Second Level P3; B1 AL 10 25 Demolition Plan - Roof Level P3; B1 AL 20 31 Proposed Basement Level P3; B1 AL 20 32 Proposed Ground Floor Plan P3; B1 AL 20 33 Proposed First Floor Plan P3; B1 AL 20 34 Proposed Second Floor Plan P3; B1 AL 20 35 Proposed Roof Level Plan P3; B1 AL 41 06 proposed Wall Finishes Plan

Sheet 2 of 2 P3; BI AL 20 50 Proposed Basement Floor Plan 1 of 2; BI AL 20 51 Proposed Basement Floor Plan 2 of 2; BI AL 20 52 Proposed Ground Floor Plan 1 of 2; BI AL 20 53 Proposed Ground Floor Plan 2 of 2; BI AL 20 54 Proposed First Floor Plan 1 of 2; BI AL 20 55 Proposed First Floor Plan 2 of 2; BI AL 20 56 Proposed Second Floor Plan 1 of 2; BI AL 20 57 Proposed Second Floor Plan 2 of 2; BI AL 20 58 Proposed Third Floor Plan; BI AL 21 01 Existing and Proposed East Elevation P3; BI AL 21 02 Existing and Proposed North Elevation P3; BI AL 21 03 Existing and Proposed West Elevation P3; BI AL 21 04 Existing and Proposed South Elevation P3; BI AL 22 01 Proposed Sections AA BB & CC P3; BI AL 22 02 Proposed Sections DD EE FF & GG P3; BI AL 22 03 Proposed Sections HH & II P3; BI AL 27 01 Roof Plan 2 of 2; BI AL 27 02 Roof Plan 1 of 2; BI L 20 01 Roof Junction Details P1; BI AL 20 02 Roof Junction Details; BI AL 20 03 Roof Junction Details P1; BI AL 20 04 Roof Junction Details P1; BI AL 20 05 Roof Junction Details P1; BI AL 35 01 Basement Reflected Ceiling Plan – North P2; BI AL 35 02 Basement Reflected Ceiling Plan – South P2; BI AL 35 03 Ground Floor Reflected Ceiling Plan – South P2; BI AL 35 04 Ground Floor Reflected Ceiling Plan – North P2; BI AL 35 05 First Floor Reflected Ceiling Plan – South P2; BI AL 35 06 First Floor Reflected Ceiling Plan – North P2; BI AL 35 07 Second Floor Reflected Ceiling Plan – South P2; BI AL 35 08 Second Floor Reflected Ceiling Plan – North P1; BI AL 35 09 Third Floor Reflected Ceiling Plan P2; BI AL 40 01 Floor Finishes Plan - Basement Level - 1 of 2 P2; BI AL 40 02 Floor Finishes Plan - Basement Level - 2 of 2 P2; BI AL 40 03 Floor Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 40 04 Floor Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 40 05 Floor Finishes Plan - First Floor - 1 of 2 P2; BI AL 40 06 Floor Finishes Plan - First Floor - 2 of 2 P2; BI AL 40 07 Floor Finishes Plan - Second Floor - 1 of 2 P2; BI AL 40 08 Floor Finishes Plan - Second Floor - 2 of 2 P1; BI AL 40 09 Floor Finishes Plan - Third Floor P2; BI AL 41 01 Wall Finishes Plan - Basement Level - 1 of 2 P2; BI AL 41 02 Wall Finishes Plan - Basement Level - 2 of 2 P2; BI AL 41 03 Wall Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 41 04 Wall Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 41 05 Wall Finishes Plan - First Floor - 1 of 2 P2; BI AL 41 06 Wall Finishes Plan - First Floor - 2 of 2 P2; BI AL 41 07 Wall Finishes Plan - Second Floor - 1 of 2 P2; BI AL 41 08 Wall Finishes Plan - Second Floor - 2 of 2 P1; BI AL 41 09 Wall Finishes Plan - Third Floor P2.

Public realm drawings

5136912 LL (98) 01 Public Realm Site Plan (Colour) 1.5; 5136912 LL (98) 02 Public Realm Development Zones & Areas 1.4 ; 5136912 LL (98) 03 Public Realm Proposed General Arrangement 1.5; 5136912 LL (98) 04 Public Realm Piazza & Forum Detailed Area Plan 1.3; 5136912 LL (98) 05 Public Realm Hard Landscaping 1.4; 5136912 LL (98) 06 Public Realm Soft Landscaping 1.4; 5136912 LL (98) 07 Public Realm Furniture and Features 1.5; 5136912 LL (98) 08 Public Realm Indicative Sections 1 of 2 1.1; 5136912 LL (98) 09 Public Realm Indicative Sections 2 of 2 1.1; 5136912 LL (98) 10 Public Realm Site Clearance & Reclamation 1.1; 5136912 LL (98) 11 Site Plan 1.0; 5136912 LL (98) 12 Location Plan 1.3; 5136912 LL (98) 13 Public Realm Animated Site Plan 1.1; 5136912 LS (98) D01 Public Realm Zones & Area Schedule NTS 1.0; 5136912 LS (98) D02 Landscape Design Specification (NBS Format) NTS; 5136912 LS (98) D03 Landscape Proposed Suppliers List NTS 1.0.

Supporting documents

Ecological Mitigation and Enhancement Strategy April 2016 Rev C; Design and Access Statement Rev 4; Museum, Art Gallery and Library Heritage Statement, April 2016; St Luke's Church Heritage Statement, April 2016; Desk-based assessment and historic building appraisal, February 2016; Arboricultural Survey, March 2016; Transport Assessment, March 2016, it is recommended to:
Minded to Grant subject to Referral to National Casework Unit

15. Conditions

CONDITION: TIME LIMIT FOR COMMENCEMENT

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

Reason:

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

CONDITION: APPROVED PLANS

(2) The works hereby permitted shall be carried out in accordance with the following approved plans:

St Luke's

B2 AL 00 01 St Luke's GF Presentation Plan P3; B2 AL 00 02 St Luke's FF Presentation Plan P3; B2 AL 00 03 St Luke's Conservation Work - GF & FF; B2 AL 00 04 St Luke's Conservation Work – Roof; B2 AL 00 05 St Luke's Existing Elevations; B2 AL 00 06 St Luke's Proposed Elevations P2; B2 AL 08 01 St Luke's Existing GF Plan; B2 AL 08 02 St Luke's Existing FF Plan; B2 AL 08 03 St Luke's Existing Roof Plan; B2 AL 10 01 St Luke's GF Demolitions; B2 AL 10 02 St Luke's FF Demolitions; B2 AL 10 03 St Luke's 3D Views GF & FF P3; B2 AL 27 01 St Luke's GA Roof Plan P3; B2 AL 35 01 St Luke's Reflected Ceiling Plans; B2 AL 40 01 St Luke's Floor Finishes Plans; B2 AL 41 01 St Luke's Wall Finishes Plans; B2 AM 22 01 St Luke's Detailed Section; B2 AM 24 01 Staircase Detail P2; B2-00-S-L-90 43 P3 St Luke's Ground Floor Slab Foundation Plan; B2-00-S-L-90 45 P3 St Luke's First Floor Platform P3; St Luke's internal vertical circulation option appraisal for option C Rev A;

Museum and Library

B1 AL 00 11 Conservation Works – Basement P2; B1 AL 00 12 Conservation Works - Ground Floor - 1 of 2 P2; B1 AL 00 13 Conservation Works - Ground Floor - 2 of 2 P2; B1 AL 00 14 Conservation Works - First Floor 1 of 2 P2; B1 AL 00 15 Conservation Works - First Floor - 2 of 2 P2; B1 AL 00 16 Conservation Works - Roof Level - 1 of 2 P2; B1 AL 00 17 Conservation Works - Roof Level - 2 of 2 P2; B1-AL 10 03 3D Views Roof and South East Working View P4; B1 AL 06 10 Historical Significance - Basement Level P2; B1 AL 06 11 Historical Significance - Ground Level P2; B1 AL 06 12 Historical Significance - First Level P2; B1 AL 06 13 Historical Significance - Roof Level P2; B1 AL 08 01 Existing Basement P2; B1 AL 08 02 Existing Ground Floor P2; B1 AL 08 03 Existing First Floor P2; B1 AL 08 04 Existing Second Floor P2; B1 AL 08 05 Existing Roof P2; B1 AL 10 21 Demolition Plan - Basement Level P3; B1 AL 10 22 Demolition Plan - Ground Level P3; B1 AL 10 23 Demolition Plan - First Level P3; B1 AL 10 24 Demolition Plan - Second Level P3; B1 AL 10 25 Demolition Plan - Roof Level P3; B1 AL 20 31 Proposed Basement Level P3; B1 AL 20 32 Proposed Ground Floor Plan P3; B1 AL 20 33 Proposed First Floor Plan P3; B1 AL 20 34 Proposed Second Floor Plan P3; B1 AL 20 35 Proposed Roof Level Plan P3; B1 AL 41 06 proposed Wall Finishes Plan Sheet 2 of 2 P3; B1 AL 20 50 Proposed Basement Floor Plan 1 of 2; B1 AL 20 51 Proposed Basement Floor Plan 2 of 2; B1 AL 20 52 Proposed Ground Floor Plan 1 of 2; B1 AL 20 53 Proposed Ground Floor Plan 2 of 2; B1 AL 20 54 Proposed First Floor Plan 1 of 2; B1 AL 20 55 Proposed First Floor Plan 2 of 2; B1 AL 20 56 Proposed Second Floor Plan 1 of 2; B1 AL 20 57 Proposed Second Floor Plan 2 of 2; B1 AL 20 58 Proposed Third Floor Plan; B1 AL 21 01 Existing and Proposed East Elevation P3; B1 AL 21 02 Existing and Proposed North Elevation P3; B1 AL 21 03 Existing and Proposed West Elevation P3; B1 AL 21 04 Existing and Proposed South Elevation P3; B1 AL 22 01 Proposed Sections AA BB & CC P3; B1 AL 22 02 Proposed Sections DD EE FF & GG P3; B1 AL 22 03 Proposed Sections HH & II P3; B1 AL 27 01 Roof Plan 2 of 2; B1 AL 27 02 Roof Plan 1 of 2; B1 L 20 01 Roof Junction Details P1; B1 AL 20 02 Roof Junction Details; B1 AL 20 03 Roof Junction

Details P1; BI AL 20 04 Roof Junction Details P1; BI AL 20 05 Roof Junction Details P1; BI AL 35 01 Basement Reflected Ceiling Plan – North P2; BI AL 35 02 Basement Reflected Ceiling Plan – South P2; BI AL 35 03 Ground Floor Reflected Ceiling Plan – South P2; BI AL 35 04 Ground Floor Reflected Ceiling Plan – North P2; BI AL 35 05 First Floor Reflected Ceiling Plan – South P2; BI AL 35 06 First Floor Reflected Ceiling Plan – North P2; BI AL 35 07 Second Floor Reflected Ceiling Plan – South P2; BI AL 35 08 Second Floor Reflected Ceiling Plan – North P1; BI AL 35 09 Third Floor Reflected Ceiling Plan P2; BI AL 40 01 Floor Finishes Plan - Basement Level - 1 of 2 P2; BI AL 40 02 Floor Finishes Plan - Basement Level - 2 of 2 P2; BI AL 40 03 Floor Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 40 04 Floor Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 40 05 Floor Finishes Plan - First Floor - 1 of 2 P2; BI AL 40 06 Floor Finishes Plan - First Floor - 2 of 2 P2; BI AL 40 07 Floor Finishes Plan - Second Floor - 1 of 2 P2; BI AL 40 08 Floor Finishes Plan - Second Floor - 2 of 2 P1; BI AL 40 09 Floor Finishes Plan - Third Floor P2; BI AL 41 01 Wall Finishes Plan - Basement Level - 1 of 2 P2; BI AL 41 02 Wall Finishes Plan - Basement Level - 2 of 2 P2; BI AL 41 03 Wall Finishes Plan - Ground Floor - 1 of 2 P2; BI AL 41 04 Wall Finishes Plan - Ground Floor - 2 of 2 P2; BI AL 41 05 Wall Finishes Plan - First Floor - 1 of 2 P2; BI AL 41 06 Wall Finishes Plan - First Floor - 2 of 2 P2; BI AL 41 07 Wall Finishes Plan - Second Floor - 1 of 2 P2; BI AL 41 08 Wall Finishes Plan - Second Floor - 2 of 2 P1; BI AL 41 09 Wall Finishes Plan - Third Floor P2.

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Supporting documents

Ecological Mitigation and Enhancement Strategy April 2016 Rev C; Design and Access Statement Rev 4; Museum, Art Gallery and Library Heritage Statement, April 2016; St Luke's Church Heritage Statement, April 2016; Desk-based assessment and historic building appraisal, February 2016; Arboricultural Survey, March 2016; Transport Assessment, March 2016

Reason:

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

Pre-commencement Conditions

PRE-COMMENCEMENT: ARCHAEOLOGICAL WATCHING BRIEF

(3) No construction shall be commenced until the applicant (or their agent or successors in title) has secured and implemented a programme of archaeological work to include an archaeological watching brief and a buildings recording programme, to establish nature and extent of any surviving remains which may be present.

The development shall be carried out in strict accordance with the approved scheme, or such other details as may be agreed in writing by the Local Planning Authority.

All of the above to be agreed in accordance with a written scheme of investigation (which shall previously have been submitted to and approved in writing by the Local Planning Authority)

Reason:

The site is considered likely to contain archaeological deposits that warrant appropriate investigation and/or recording in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification

To ensure that important archaeological features are properly protected / recorded before construction commences.

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: DOOR AND WINDOW DETAILS

(4) No works shall take place to St Luke's Church until details of the proposed works to the doors and windows (including conversion of windows into new door openings) have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the repair/reinstatement designs, materials and methodology. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: MORTARS, PLASTERS AND RENDERS

(5) No works shall take place to St Luke's Church until a schedule of mixes for all mortars, plasters and renders to be used has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved schedule.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: DETAILS OF PAINT FINISH OR LIMEWASH

(6) No works shall take place to St Luke's Church until details of the proposed type and colour of all paint finishes or limewashes have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-DAMP-PROOF COURSE LEVEL: EXTERNAL CLADDING MATERIALS

(7) No development of the library extension or the delivery bay above damp-proof course level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These shall also include details of curtain wall glazing. Development shall be carried out in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: EAST WINDOW DETAILS

(8) No works to St Luke's Church shall take place until details of the replacement of the East window have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, materials and finishes and a programme for their implementation. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: NEW INTERVENTIONS TO THE FIRST FLOOR DETAILS

(9) No works to St Luke's shall take place until details of the proposed new interventions to the first floor have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, materials, fittings and finishes of the proposed chancel stairs, link-bridge, balustrade and new floor. The details shall also include details of the pews to be retained and proposals for reuse of pews within the development. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: DETAILS OF STRENGTHENING WORKS TO THE BALCONY

(10) No works shall take place to St Luke's Church until details of the proposed strengthening works to the balcony have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, method of construction, materials and finish of the proposed works. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S CHURCH: ALTERATIONS TO EXISTING STAIRS DETAILS

(11) No works to St Luke's shall take place until details of the proposed alterations to the existing staircases have been submitted to and approved in writing by the Local Planning Authority. The said details shall include details of handrails, risers and any other alterations required. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: FIXED SCREEN DETAILS

(12) No works to St Luke's shall take place until details of the proposed fixed screen have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design and fittings. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: SHUTTER DETAILS

(13) No works to St Luke's shall take place until details of the proposed new shutters have been submitted to and approved in writing by the Local Planning Authority. The said details shall include details of materials and fixings. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: DETAILS OF WORKS TO THE GROUND FLOOR

(14) No works to St Luke's shall take place until details of the proposed works to the ground floor have been submitted to and approved in writing by the Local Planning Authority. The said details shall include methodology, materials and finishings (to include details of the methodology for the under-floor void if it exists). The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: DETAILS OF WORKS TO THE TOWER

(15) No works to St Luke's shall take place until a schedule of works to the tower has been submitted to and approved in writing by the Local Planning Authority. The said details shall include details of the installation of a projector. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: RAINWATER GOODS AND ROOFING DETAILS

(16) No works shall take place until details of the proposed rainwater goods and roofing materials (north annex) have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, materials and fittings to be used. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO ST LUKE'S: DETAILS OF LIGHTING, VENTILATION, SERVICING AND PLANT DETAILS

(17) No works to St Luke's Church shall take place until details of the proposed lighting, ventilation, servicing and other plant have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the location, design, materials and finishes to be used. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO MUSEUM: DOOR AND WALL OPENING DETAILS

(18) No works shall take place to the Museum until details of the proposed works to the doors and formation of new door openings have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the repair/ reinstatement designs, materials and finishes. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO MUSEUM: DETAILS OF WALL LINING AND SHUTTERS

(19) No works to the museum shall take place until details of the proposed new shutters and wall lining have been submitted to and approved in writing by the Local Planning Authority. The said details shall include details of materials and fixings. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO MUSEUM: WINDOW, SKYLIGHT AND ROOFLIGHT DETAILS

(20) No works shall take place to the museum until details of the proposed works to the windows, skylights and rooflights have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the repair/ reinstatement designs, materials and methodology. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO MUSEUM: FIRE SHUTTER DOORS DETAILS

(21) No works shall take place to the museum until details of the proposed works to the fire shutter doors have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, materials and methodology. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO MUSEUM: SERVICING, VENTILATION AND LIGHTING DETAILS

(22) No works to the Museum shall take place until details of the proposed lighting, ventilation, servicing and other plant have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the location, design, materials and finishes to be used. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO LIBRARY: SHELVING DETAILS

(23) No works to the library shall take place until full details of the historic shelving to be retained have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed works do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012

PRE-COMMENCEMENT OF WORKS TO LIBRARY: DOOR AND OPENING DETAILS

(24) No works to the library shall take place until a schedule of works to the doors, formation of new wall openings and infill of existing openings has been submitted to and approved in writing by the Local Planning Authority. The said details shall include the repair/ reinstatement designs,

materials and finishings. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO LIBRARY: PARTITION WALL DETAILS

(25) No works to the library shall take place until details of the proposed works to the partition wall for room L1.03 as shown on plan 5136912-ATK-BI-AL0015 P2 have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the abutment details to the panelling. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO LIBRARY: WINDOW, SKYLIGHT AND ROOFLIGHT DETAILS

(26) No works shall take place to the library until details of the proposed works to the windows, skylights and rooflights (including the Morris and Co stained glass window) have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the repair/reinstatement designs, materials and methodology. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO LIBRARY: LIGHTING, VENTILATION AND SERVICES

(27) No works to the library shall take place until details of the proposed lighting, ventilation, servicing and other plant have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the location, design, materials and finishes to be used. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO LIBRARY: DETAILS OF THE 1950S PLAQUE

(28) No works to the library shall take place until full details of the 1950s plaque relocation within the library have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed works do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012

PRE-COMMENCEMENT OF WORKS TO LIBRARY AND MUSEUM: SCHEDULE OF ROOF REPAIRS

(29) No works shall take place to the museum or library until a schedule of works for roof repairs (including slate samples), repair/ replacement of rainwater goods, lead work, gulleys and internal downpipes, materials and positioning have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

Reason:

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

PRE-COMMENCEMENT OF WORKS TO MUSEUM AND LIBRARY: MORTAR, PLASTER AND RENDER DETAILS

(30) No works to the museum or library shall take place until a schedule of mixes for all mortars, plasters and renders to be used has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved schedule.

Reason:

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

Other Conditions

CONDITION: USE OF ENTRANCES ON NORTH HILL

(31) The existing two principal entrances to the Museum and Library on North Hill shall be kept open to the public during the hours that the Museum is open to the public.

Reason

To retain the historic character of the Museum and Library and to promote the accessibility of the building in accordance with policies CS02 and CS03 of the Plymouth Local Development Framework Core Strategy 2007 (2006 - 2021) and paragraphs 131 and 132 of the NPPF.

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 [including pre-application discussions] and has imposed planning conditions to enable the grant of planning permission.

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PLANNING COMMITTEE

Decisions issued for the following period: 13 April 2016 to 26 May 2016

Note - This list includes:

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

Item No 1

Application Number: 15/00557/FUL **Applicant:** Mr Dean Cocker
Application Type: Full Application
Description of Development: Two storey side extension including raised car port
Site Address 282 ST PETERS ROAD PLYMOUTH
Case Officer: Aidan Murray
Decision Date: 19/04/2016
Decision: Refuse

Item No 2

Application Number: 15/00858/OUT **Applicant:** Spectrum Premier Homes Ltd
Application Type: Outline Application
Description of Development: Hybrid planning application with detailed proposals for development of 133 dwellings with two new accesses from Chaucer Way, associated car parking and landscaping; and outline proposals (with matters of scale and appearance reserved) for 4 self build dwellings
Site Address FORMER CHAUCER PRIMARY SCHOOL, CHAUCER WAY PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 15/04/2016
Decision: Grant Subject to S106 Obligation - Outline

Item No 3

Application Number: 15/01419/FUL **Applicant:** Mr & Mrs Steve Alford
Application Type: Full Application
Description of Development: Erection of 3 storey building containing 5 flats with associated parking and access
Site Address REAR GARDEN OF 99 HOWARD ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 14/04/2016
Decision: Grant Conditionally

Item No 4

Application Number: 15/01619/FUL **Applicant:** WM Morrison Supermarkets Plc
Application Type: Full Application
Description of Development: Variation of condition 2 of planning permission 98/00780/FUL to permit the delivery of goods between 07:00 hours and 21:30 hours Monday to Fridays, 08:00 hours and 21:30 on Saturdays; with no changes to Sunday hours
Site Address 282 OUTLAND ROAD PLYMOUTH
Case Officer: Christopher King
Decision Date: 11/05/2016
Decision: Grant Conditionally

Item No 5

Application Number: 15/01622/FUL **Applicant:** Guildhouse (UK) Ltd
Application Type: Full Application
Description of Development: Demolition of existing building and erection of 18-storey building comprising 490 student bedrooms with associated facilities, 2,381 sq.m office (use class B1) and 793 sq.m retail unit (use class A1/A3)
Site Address MAYFLOWER HOUSE, 178 TO 184 ARMADA WAY PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 22/04/2016
Decision: Grant Subject to S106 Obligation - Full

Item No 6

Application Number: 15/01906/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Construction of 67 dwellings with parking
Site Address FORMER SOUTHWAY SECONDARY SCHOOL, LAND WEST OF SKERRIES ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/04/2016
Decision: Grant Subject to S106 Obligation - Full

Item No 7

Application Number: 15/01982/PRDE **Applicant:** Mrs Natasha Bryant
Application Type: LDC Proposed Develop
Description of Development: Proposed fence and gate
Site Address 3 BEATTY CLOSE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 12/05/2016
Decision: Issue Certificate - Lawful Use (Pro)

Item No 8

Application Number: 15/02001/FUL **Applicant:** Mr Ian Isaac
Application Type: Full Application
Description of Development: Retention of fence
Site Address 76 KITTER DRIVE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 9

Application Number: 15/02109/FUL **Applicant:** Mr Martin Patience
Application Type: Full Application
Description of Development: Single and two storey side extensions
Site Address 15 COPSE ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 05/05/2016
Decision: Grant Conditionally

Item No 10

Application Number: 15/02119/FUL **Applicant:** Dixons Carphone Group
Application Type: Full Application
Description of Development: External alterations to the PC world retail unit and extensions to the mezzanine floor to provide an additional 1207sqm of floor space
Site Address PC WORLD, MARSH MILLS RETAIL PARK, LONGBRIDGE ROAD PLYMOUTH
Case Officer: Ali Wagstaff
Decision Date: 25/04/2016
Decision: Grant Conditionally

Item No 11

Application Number: 15/02276/FUL **Applicant:** Devon Block Management
Application Type: Full Application
Description of Development: Installation of security cameras
Site Address 80 PARADISE ROAD PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 13/04/2016
Decision: Grant Conditionally

Item No 12

Application Number: 15/02277/LBC **Applicant:** Devon Block Management
Application Type: Listed Building
Description of Development: Installation of security cameras
Site Address 80 PARADISE ROAD PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 13/04/2016
Decision: Grant Conditionally

Item No 13

Application Number: 15/02371/FUL **Applicant:** Babcock International
Application Type: Full Application
Description of Development: Demolition of office building (10/11 storey) and construction of replacement office building (5/6 storey) and associated outbuildings, parking and landscaping
Site Address DEVONPORT DOCKYARD, SALTASH ROAD KEYHAM PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 04/05/2016
Decision: Grant Conditionally

Item No 14

Application Number: 15/02377/OUT **Applicant:** Persimmon Homes - South Wes
Application Type: Outline Application
Description of Development: Variation of condition 20 (Phase 9 time limit for submission) of application 12/02027/OUT to amend the timescale for submission of reserved matters
Site Address LAND AT SEATON NEIGHBOURHOOD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 10/05/2016
Decision: Application Withdrawn

Item No 15

Application Number: 16/00175/FUL **Applicant:** Barratt David Wilson
Application Type: Full Application
Description of Development: Variation of condition 2 (Plans condition) to allow for changes to the retaining wall along Barton Road of application 13/00061/FUL
Site Address FORMER HOOE LAKE QUARRY, LAND OFF BARTON ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 04/05/2016
Decision: Grant Subject to S106 Obligation - Full

Item No 16

Application Number: 16/00177/FUL **Applicant:** Mitchells and Butlers Leisure Ret
Application Type: Full Application
Description of Development: Change of use from play barn to gym
Site Address HARVESTER, 158 PLYMOUTH ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 15/04/2016
Decision: Grant Conditionally

Item No 17

Application Number: 16/00178/ADV **Applicant:** Mitchells and Butlers Leisure Ret
Application Type: Advertisement
Description of Development: Various non-illuminated signage
Site Address HARVESTER, 158 PLYMOUTH ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 15/04/2016
Decision: Grant Conditionally

Item No 18

Application Number: 16/00186/LBC **Applicant:** Mrs Pamela Ward
Application Type: Listed Building
Description of Development: Installation of blue plaque
Site Address 6 ELLIOT TERRACE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 26/04/2016
Decision: Grant Conditionally

Item No 19

Application Number: 16/00190/FUL **Applicant:** Mr Amanda Paton
Application Type: Full Application
Description of Development: First floor rear extension
Site Address 1 CLIFF COTTAGES, COLEBROOK ROAD PLYMPTON
PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 26/04/2016
Decision: Grant Conditionally

Item No 20

Application Number: 16/00198/FUL **Applicant:** Mr Graham Clements
Application Type: Full Application
Description of Development: Vehicle Crossing
Site Address 58 EFFORD ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 18/04/2016
Decision: Grant Conditionally

Item No 21

Application Number: 16/00221/FUL **Applicant:** Mr M Phelan
Application Type: Full Application
Description of Development: Part 2 & part 3 storey rear extension and remodelling front elevation and private motor garage.
Site Address ODOORN LODGE, RIVERFORD, ESTOVER CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/04/2016
Decision: Grant Conditionally

Item No 22

Application Number: 16/00231/TPO **Applicant:** Mr Graeme Crouch
Application Type: Tree Preservation
Description of Development: Oak tree - reduce crown to previous pruning points
Site Address 824 WOLSELEY ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 26/05/2016
Decision: Refuse

Item No 23

Application Number: 16/00234/FUL **Applicant:** Mrs Lisa Woods
Application Type: Full Application
Description of Development: Front extension
Site Address 21 TORBRYAN CLOSE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 18/04/2016
Decision: Grant Conditionally

Item No 24

Application Number: 16/00238/PRUS **Applicant:** Southwest Childcare Services
Application Type: LDC Proposed Use
Description of Development: Change of use to residential childrens home
Site Address 126 LIPSON ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 06/05/2016
Decision: Issue Certificate - Lawful Use (Pro)

Item No 25

Application Number: 16/00248/FUL **Applicant:** Mr A Smerdon
Application Type: Full Application
Description of Development: Change of use to 4 self contained flats (C3) and rear extension
Site Address 27 LOOE STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 25/04/2016
Decision: Grant Conditionally

Item No 26

Application Number: 16/00249/LBC **Applicant:** Mr A Smerdon
Application Type: Listed Building
Description of Development: Renovation works and rear extension
Site Address 27 LOOE STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 25/04/2016
Decision: Grant Conditionally

Item No 27

Application Number: 16/00252/TPO **Applicant:** Mr David Nelson
Application Type: Tree Preservation
Description of Development: Oak - reduce lowest two branches by 1.5m to natural growth points, on house side only
Site Address LAND TO REAR OF 62 & 63 SHAW WAY PLYMOUTH
Case Officer: Jane Turner
Decision Date: 20/04/2016
Decision: Grant Conditionally

Item No 28

Application Number: 16/00253/FUL **Applicant:** Mr & Mrs J Walters
Application Type: Full Application
Description of Development: Erection of a detached dwelling
Site Address 208 SPRINGFIELD ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 28/04/2016
Decision: Grant Conditionally

Item No 29

Application Number: 16/00255/FUL **Applicant:** Mr and Mrs Cross
Application Type: Full Application
Description of Development: Erection of detached dwelling
Site Address 208 SPRINGFIELD ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 28/04/2016
Decision: Grant Conditionally

Item No 30

Application Number: 16/00272/FUL **Applicant:** Wessex Reserves Forces' and
Application Type: Full Application
Description of Development: External alterations to Building 16 and installation of crash barrier and bollards
Site Address ARMY RESERVE CENTRE, BREST WAY DERRIFORD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 19/04/2016
Decision: Grant Conditionally

Item No 31

Application Number: 16/00274/FUL **Applicant:** Mr Peter Fleet
Application Type: Full Application
Description of Development: New raised terrace area
Site Address THE WALRUS, ATHENAEUM STREET PLYMOUTH
Case Officer: Kate Price
Decision Date: 04/05/2016
Decision: Grant Conditionally

Item No 32

Application Number: 16/00275/FUL **Applicant:** Mr Chris Shorey
Application Type: Full Application
Description of Development: Part demolition and convert existing store into dwelling (C3)
Site Address 90 WILTON STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 18/04/2016
Decision: Refuse

Item No 33

Application Number: 16/00287/REM **Applicant:** Taylor Wimpey (Exeter)
Application Type: Reserved Matters
Description of Development: Reserved matters application for 43 dwellings and associated parking on parcels J & L (amendments to reserved matters approval of 07/0677/15/RM & 15/00517/REM), with all necessary infrastructure approved under reserved matters approval 07/0677/15/RM (SHDC) & 15/00517/REM (PCC), pursuant to outline approvals 7_49/2426/06/0 (SHDC) & 06/02036/OUT (PCC)
Site Address "SHERFORD NEW COMMUNITY" LAND SOUTH/SOUTHWEST OF A38 DEEP LANE AND EAST OF HAYE ROAD ELBURTON PLYMOUTH
Case Officer: Ian Sosnowski
Decision Date: 06/05/2016
Decision: Grant Conditionally

Item No 34

Application Number: 16/00288/ADV **Applicant:** Yorkshire Building Society
Application Type: Advertisement
Description of Development: 1no illuminated fascia sign, 1no illuminated projecting sign and 1no vinyl sign
Site Address 169 ARMADA WAY PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 13/04/2016
Decision: Grant Conditionally

Item No 35

Application Number: 16/00289/FUL **Applicant:** Mr and Mrs Butler
Application Type: Full Application
Description of Development: Erection of detached house
Site Address MILFORD LANE PLYMOUTH
Case Officer: Aiden Murray
Decision Date: 19/04/2016
Decision: Grant Conditionally

Item No 36

Application Number: 16/00296/FUL **Applicant:** Plymouth Arts Centre
Application Type: Full Application
Description of Development: Installation of 1.20m diameter satellite dish
Site Address 33 BATTER STREET PLYMOUTH
Case Officer: Kate Price
Decision Date: 21/04/2016
Decision: Grant Conditionally

Item No 37

Application Number: 16/00300/FUL **Applicant:** R J Stearn Limited
Application Type: Full Application
Description of Development: Replacement air conditioning unit and roof alteration
Site Address 4 OLD TOWN STREET PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 20/04/2016
Decision: Grant Conditionally

Item No 38

Application Number: 16/00311/TPO **Applicant:** National Trust
Application Type: Tree Preservation
Description of Development: Oak tree - Shorten 4 lower limbs by 5-7 metres where overhanging adjacent land
Site Address SALTRAM HOUSE PLYMPTON PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 29/04/2016
Decision: Refuse

Item No 39

Application Number: 16/00316/FUL **Applicant:** Mr Andy Blacklock
Application Type: Full Application
Description of Development: New vehicular entrance
Site Address 8 OWEN DRIVE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 21/04/2016
Decision: Refuse

Item No 40

Application Number: 16/00317/FUL **Applicant:** Lesmalk Ltd
Application Type: Full Application
Description of Development: Change of use from office (A2) to bakery and coffee shop (A3)
Site Address 161 ARMADA WAY PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/05/2016
Decision: Grant Conditionally

Item No 41

Application Number: 16/00323/FUL **Applicant:** Miss Katy-Louise Lee
Application Type: Full Application
Description of Development: Retrospective application for raised decking
Site Address 115 DARWIN CRESCENT PLYMOUTH
Case Officer: Mike Stone
Decision Date: 05/05/2016
Decision: Grant Conditionally

Item No 42

Application Number: 16/00331/FUL **Applicant:** Mr Gary Graham
Application Type: Full Application
Description of Development: Dwelling
Site Address PLOT 10 ADJACENT TO WANSTEAD GROVE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 10/05/2016
Decision: Grant Conditionally

Item No 43

Application Number: 16/00333/TPO **Applicant:** Mr Robert Whear
Application Type: Tree Preservation
Description of Development: Beech tree: remove smaller of 2 stems approximately 30 cm. above union with dominant stem.
Site Address 1 BLUE HAZE CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 14/04/2016
Decision: Grant Conditionally

Item No 44

Application Number: 16/00334/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Refurbishment & upgrading, new entrances and solar panels on part of low roof
Site Address PLYMOUTH MARKET, MARKET AVENUE PLYMOUTH
Case Officer: Kate Price
Decision Date: 21/04/2016
Decision: Grant Conditionally

Item No 45

Application Number: 16/00336/ADV **Applicant:** St Austell Brewery
Application Type: Advertisement
Description of Development: Illuminated totem sign
Site Address THE PENGUIN, ASHFORD CRESCENT PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 28/04/2016
Decision: Grant Conditionally

Item No 46

Application Number: 16/00338/FUL **Applicant:** Ms Karen Welsh
Application Type: Full Application
Description of Development: Replacement rear extension
Site Address 7 EASTFIELD CRESCENT PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 22/04/2016
Decision: Grant Conditionally

Item No 47

Application Number: 16/00340/LBC **Applicant:** Babcock International Group
Application Type: Listed Building
Description of Development: Installation of plywood flooring
Site Address BUILDING M070, HMNB DEVONPORT KEYHAM
PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 25/04/2016
Decision: Grant Conditionally

Item No 48

Application Number: 16/00343/LBC **Applicant:** Plymouth City Council
Application Type: Listed Building
Description of Development: Refurbishment & upgrading, new entrances and solar panels on part of low roof
Site Address PLYMOUTH MARKET, MARKET AVENUE PLYMOUTH
Case Officer: Kate Price
Decision Date: 21/04/2016
Decision: Grant Conditionally

Item No 49

Application Number: 16/00345/FUL **Applicant:** Mobile Broadband Network Limit
Application Type: Full Application
Description of Development: Installation of monopole, 2no equipment cabinets and associated works
Site Address COMMUNICATION STATION AND PREMISES, EFFORD ROAD PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 20/04/2016
Decision: Grant Conditionally

Item No 50

Application Number: 16/00346/FUL **Applicant:** Leader Developments
Application Type: Full Application
Description of Development: Variation of condition 1 (plans) of application 15/00437/FUL to make minor amendments to house elevations
Site Address 5 HILL LANE HARTLEY PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 11/05/2016
Decision: Grant Conditionally

Item No 51

Application Number: 16/00348/FUL **Applicant:** Marks and Spencer Plc
Application Type: Full Application
Description of Development: Disability access ramp and landing
Site Address M&S SIMPLY FOOD, CROWNHILL PLYMOUTH SIMPLY FOOD, UNIT 4 CROWNHILL RETAIL PARK PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 26/04/2016
Decision: Grant Conditionally

Item No 52

Application Number: 16/00351/LBC **Applicant:** Mrs Jean Roberts
Application Type: Listed Building
Description of Development: Retrospective internal soundproofing to ceiling
Site Address 5 VAUXHALL QUAY BARBICAN PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 26/04/2016
Decision: Refuse

Item No 53

Application Number: 16/00356/FUL **Applicant:** Plymouth College of Art
Application Type: Full Application
Description of Development: New main entrance and lift, and courtyard refurbishment
Site Address PALACE COURT, BUCKWELL STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 20/04/2016
Decision: Grant Conditionally

Item No 54

Application Number: 16/00366/TPO **Applicant:** Mr Lee Oliver
Application Type: Tree Preservation
Description of Development: Ash - re-pollard
Site Address 99 FRENHAM AVENUE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 26/04/2016
Decision: Grant Conditionally

Item No 55

Application Number: 16/00367/FUL **Applicant:** Mr & Mrs John Cook
Application Type: Full Application
Description of Development: Extension and re-construction of tenement
Site Address 3 ATHENAEUM STREET PLYMOUTH
Case Officer: Mike Stone
Decision Date: 13/04/2016
Decision: Application Withdrawn

Item No 56

Application Number: 16/00368/FUL **Applicant:** WM Morrison Supermarkets PL
Application Type: Full Application
Description of Development: Variation of condition 1 of decision notice 98/00780/FUL to allow extended opening for the sale of goods between 07:00 to 22:00 hours Mondays to Saturdays and between 10:00 to 16:00 hours on Sundays
Site Address MORRISONS SUPERMARKET, 282 OUTLAND ROAD PLYMOUTH
Case Officer: Christopher King
Decision Date: 15/04/2016
Decision: Grant Conditionally

Item No 57

Application Number: 16/00373/FUL **Applicant:** Mr Peacock
Application Type: Full Application
Description of Development: External wall insulation (retrospective)
Site Address BELAIR VILLAS, MONTPELIER ROAD PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 20/04/2016
Decision: Grant Conditionally

Item No 58

Application Number: 16/00377/FUL **Applicant:** Boscobel Estates Ltd
Application Type: Full Application
Description of Development: External wall insulation
Site Address FLATS A, B, C, & D, 1 RIGA TERRACE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 28/04/2016
Decision: Grant Conditionally

Item No 59

Application Number: 16/00378/LBC **Applicant:** Ms Charlotte Squire
Application Type: Listed Building
Description of Development: External and internal refurbishment including rear extension
Site Address 6 CAROLINE PLACE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 17/05/2016
Decision: Grant Conditionally

Item No 60

Application Number: 16/00379/FUL **Applicant:** Mr Lee Oliver
Application Type: Full Application
Description of Development: Reduce bungalow down to DPC and rebuild as 2 storey house with 2 storey rear extension, garage increased in size
Site Address 99 FRENHAM AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 26/04/2016
Decision: Application Withdrawn

Item No 61

Application Number: 16/00382/TPO **Applicant:** Mr Douglas Soady
Application Type: Tree Preservation
Description of Development: Yew - reduce crown by 1-1.5m on West side
Site Address 38 BURLEIGH MANOR PLYMOUTH
Case Officer: Jane Turner
Decision Date: 26/04/2016
Decision: Grant Conditionally

Item No 62

Application Number: 16/00384/FUL **Applicant:** South West Water Ltd
Application Type: Full Application
Description of Development: Variation of condition 3 of decision notice 12/02159/FUL to extend the time limit for the removal of the temporary pilot process plant building, and restoration of the site, until 30th April 2018.
Site Address CROWNHILL WTW, PLYMOUTH BUSINESS PARK,
TAVISTOCK ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 22/04/2016
Decision: Grant Conditionally

Item No 63

Application Number: 16/00385/FUL **Applicant:** Mr & Mrs S Jones
Application Type: Full Application
Description of Development: Side and rear extension
Site Address 17 WHITE LADY ROAD PLYMSTOCK PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 28/04/2016
Decision: Grant Conditionally

Item No 64

Application Number: 16/00386/FUL **Applicant:** Premier Parking Solutions Ltd
Application Type: Full Application
Description of Development: Continue use of eastern zone as temporary pay and display car park for two years with boundary hoardings retained
Site Address FORMER SITE OF FOOT ANSTEY SARGENT, DERRYS
CROSS PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 28/04/2016
Decision: Grant Conditionally

Item No 65

Application Number: 16/00387/FUL **Applicant:** Mr & Mrs Miller
Application Type: Full Application
Description of Development: Side and rear extension
Site Address 1 WELLSBOURNE PARK PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 20/04/2016
Decision: Grant Conditionally

Item No 66

Application Number: 16/00402/FUL **Applicant:** Mr John Nickels
Application Type: Full Application
Description of Development: Extensions and alterations to dwellinghouse
Site Address 17 HOLCOMBE DRIVE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 18/04/2016
Decision: Grant Conditionally

Item No 67

Application Number: 16/00403/FUL **Applicant:** Maiya's Hair Salon
Application Type: Full Application
Description of Development: Change of use from first floor residential flat to incorporate ground floor hair and beauty salon (A1) with installation of spiral staircase
Site Address 6 BARBICAN COURT PLYMOUTH
Case Officer: Jessica Vaughan
Decision Date: 24/05/2016
Decision: Grant Conditionally

Item No 68

Application Number: 16/00404/FUL **Applicant:** Mr D Wickstead
Application Type: Full Application
Description of Development: Raised roof height with rear gable
Site Address ROSEMARY, RAYMOND WAY PLYMOUTH
Case Officer: Mike Stone
Decision Date: 17/05/2016
Decision: Refuse

Item No 69

Application Number: 16/00405/FUL **Applicant:** Ridge Cabs
Application Type: Full Application
Description of Development: Retrospective change of use to taxi control office
Site Address 62 VALLEY ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 70

Application Number: 16/00412/TPO **Applicant:** Barton Park Homes
Application Type: Tree Preservation
Description of Development: Tree maintenance programme
Site Address VARIOUS PROPERTIES, GLENFIELD ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 04/05/2016
Decision: Grant Conditionally

Item No 71

Application Number: 16/00413/PRDE **Applicant:** Mr Paul Green
Application Type: LDC Proposed Develop
Description of Development: Loft conversion including dormer
Site Address 40 BURNHAM PARK ROAD PLYMOUTH
Case Officer: Ben Wilcox
Decision Date: 22/04/2016
Decision: Issue Certificate - Lawful Use (Pro)

Item No 72

Application Number: 16/00423/FUL **Applicant:** Andy Moss
Application Type: Full Application
Description of Development: Erection of garage units
Site Address 45 LOTHERTON CLOSE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 19/04/2016
Decision: Application Withdrawn

Item No 73

Application Number: 16/00424/TPO **Applicant:** Mr Lee Oliver
Application Type: Tree Preservation
Description of Development: 1x Scots Pine (decayed at base) - remove
Site Address GREAT FANCY COTTAGE, 99 FRENHAM AVENUE
GLENHOLT PLYMOUTH
Case Officer: Jane Turner
Decision Date: 04/05/2016
Decision: Grant Conditionally

Item No 74

Application Number: 16/00426/FUL **Applicant:** Ocean BMW
Application Type: Full Application
Description of Development: Retrospective demolition of industrial bay and installation of roller shutter doors and construction of valet / wash bay
Site Address 180 BILLACOMBE ROAD PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 14/04/2016
Decision: Grant Conditionally

Item No 75

Application Number: 16/00427/FUL **Applicant:** Mr Vincent Bedford
Application Type: Full Application
Description of Development: Boundary Fence
Site Address 1 HOLLY PARK DRIVE PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 04/05/2016
Decision: Grant Conditionally

Item No 76

Application Number: 16/00429/LBC **Applicant:** Mr and Mrs Proud
Application Type: Listed Building
Description of Development: Alterations to café inner entrance door & internal alterations to accommodation over; variation to application 02/00587/LBC
Site Address 13 THE BARBICAN PLYMOUTH
Case Officer: Kate Price
Decision Date: 05/05/2016
Decision: Grant Conditionally

Item No 77

Application Number: 16/00431/OUT **Applicant:** Bradley Yeo
Application Type: Outline Application
Description of Development: Outline application to erect a single detached dwellinghouse
Site Address 120 FLETEMOOR ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 13/05/2016
Decision: Grant Conditionally

Item No 78

Application Number: 16/00432/FUL **Applicant:** Mr Keith Rimmer
Application Type: Full Application
Description of Development: Vehicle Crossing
Site Address 9 DURNFORD STREET OPE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 10/05/2016
Decision: Grant Conditionally

Item No 79

Application Number: 16/00434/FUL **Applicant:** Grosvenor Provincial Developme
Application Type: Full Application
Description of Development: New roof, two storey side and rear extension and side garage
Site Address 14 GROSVENOR ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 13/04/2016
Decision: Application Withdrawn

Item No 80

Application Number: 16/00437/FUL **Applicant:** White Room Tattoo (Partnership
Application Type: Full Application
Description of Development: Change of use from A1 (shop) to Sui Generis (tattoo studio)
Site Address GROUND FLOOR, UNIT 54, DISCOVERY WHARF, 38-42
BRETONSIDE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 05/05/2016
Decision: Grant Conditionally

Item No 81

Application Number: 16/00438/FUL **Applicant:** Boscobel Estates Ltd
Application Type: Full Application
Description of Development: External wall insulation
Site Address FIRST FLOOR FLAT, 63-65 EBRINGTON STREET
PLYMOUTH
Case Officer: Mike Stone
Decision Date: 04/05/2016
Decision: Grant Conditionally

Item No 82

Application Number: 16/00439/FUL **Applicant:** Mr and Mrs Paul Evans
Application Type: Full Application
Description of Development: Erection of summerhouse
Site Address 9 FORE STREET PLYMPTON PLYMOUTH
Case Officer: Kate Price
Decision Date: 04/05/2016
Decision: Grant Conditionally

Item No 83

Application Number: 16/00440/LBC **Applicant:** Babcock International Group
Application Type: Listed Building
Description of Development: Replacement of timber gates and steel gates
Site Address DEVONPORT DOCKYARD, KINTERBURY ROAD BARNE
BARTON PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 04/05/2016
Decision: Refuse

Item No 84

Application Number: 16/00442/FUL **Applicant:** Kernow Koffi Ltd T/A Costa Coff
Application Type: Full Application
Description of Development: New shopfront, external seating and external signage
Site Address UNIT C, BIRCHAM PARK, DERRIFORD ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 05/05/2016
Decision: Grant Conditionally

Item No 85

Application Number: 16/00443/ADV **Applicant:** PEP Project Management Ltd
Application Type: Advertisement
Description of Development: External signage
Site Address UNIT C, BIRCHAM PARK, DERRIFORD ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 05/05/2016
Decision: Grant Conditionally

Item No 86

Application Number: 16/00445/TPO **Applicant:** Mr John Pitcher
Application Type: Tree Preservation
Description of Development: Reduce 3x conifer trees by 4 metres
Site Address 8 GLADE CLOSE DERRIFORD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 28/04/2016
Decision: Application Withdrawn

Item No 87

Application Number: 16/00450/FUL **Applicant:** Mr Iain Woodhead
Application Type: Full Application
Description of Development: Retrospective application for erection of garden fence
Site Address 10 CONQUEROR DRIVE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 23/05/2016
Decision: Refuse

Item No 88

Application Number: 16/00451/TPO **Applicant:** Mr M Conyers
Application Type: Tree Preservation
Description of Development: 5x Sycamore, 1x sweet chestnut, 1x Beech and 1x Oak tree:
Management works including felling
Site Address 4 WOODLANDS END PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 24/05/2016
Decision: Refuse

Item No 89

Application Number: 16/00460/FUL **Applicant:** Mrs Lyn Tremaine
Application Type: Full Application
Description of Development: Vehicle crossing
Site Address 274 CROWNHILL ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 25/05/2016
Decision: Refuse

Item No 90

Application Number: 16/00462/FUL **Applicant:** Mr Brian Guy
Application Type: Full Application
Description of Development: Front dormer extension
Site Address 41 BUENA VISTA DRIVE GLENHOLT PLYMOUTH
Case Officer: Liz Wells
Decision Date: 03/05/2016
Decision: Grant Conditionally

Item No 91

Application Number: 16/00463/FUL **Applicant:** Asda Stores Ltd
Application Type: Full Application
Description of Development: Provision of additional car parking spaces (41 no) and associated works
Site Address ASDA STORES LTD, LEYPARK DRIVE PLYMOUTH
Case Officer: Christopher King
Decision Date: 10/05/2016
Decision: Grant Conditionally

Item No 92

Application Number: 16/00466/FUL **Applicant:** Mr T Magee
Application Type: Full Application
Description of Development: Rear communal staircase
Site Address 26 MUTLEY PLAIN PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 11/05/2016
Decision: Grant Conditionally

Item No 93

Application Number: 16/00471/LBC **Applicant:** Wales and West Utilities Ltd
Application Type: Listed Building
Description of Development: Gas main replacement work and gas entry points to each dwelling
Site Address 10A TO 10 F, 11A TO 11F, 12A TO 12F, 13A TO 13F, LOOE STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 25/05/2016
Decision: Grant Conditionally

Item No 94

Application Number: 16/00472/FUL **Applicant:** Mr Matthew Frickleton
Application Type: Full Application
Description of Development: Front porch extension
Site Address 4 CRESSBROOK WALK PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 06/05/2016
Decision: Grant Conditionally

Item No 95

Application Number: 16/00473/FUL **Applicant:** Mr Mark Christie
Application Type: Full Application
Description of Development: External wall insulation with render finish
Site Address 19 WATERLOO STREET STOKE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 11/05/2016
Decision: Grant Conditionally

Item No 96

Application Number: 16/00475/FUL **Applicant:** Mr Paul Vann-Hands
Application Type: Full Application
Description of Development: Change of use from Florist to Tattoo Studio (Sui Generis)
Site Address 432 CROWNHILL ROAD WEST PARK PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 19/05/2016
Decision: Grant Conditionally

Item No 97

Application Number: 16/00478/FUL **Applicant:** West Hoe Fryers Ltd
Application Type: Full Application
Description of Development: Minor shop alterations & erection of flue
Site Address 36 SOUTHSIDE STREET PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 98

Application Number: 16/00479/ADV **Applicant:** West Hoe Fryers Ltd
Application Type: Advertisement
Description of Development: Erection of shop signage
Site Address 36 SOUTHSIDE STREET PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 99

Application Number: 16/00480/FUL **Applicant:** Nick Raynsford and Alison Seab
Application Type: Full Application
Description of Development: Revised proposal of application 13/00554/FUL for demolition and erection of single storey extensions
Site Address 798 WOLSELEY ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 21/04/2016
Decision: Grant Conditionally

Item No 100

Application Number: 16/00483/PRDE **Applicant:** Mr Steven Gaskin
Application Type: LDC Proposed Develop
Description of Development: Loft conversion and dormer
Site Address 26 VAPRON ROAD PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 25/04/2016
Decision: Issue Certificate - Lawful Use (Pro)

Item No 101

Application Number: 16/00487/FUL **Applicant:** Oreston Community Academy
Application Type: Full Application
Description of Development: Two storey extension
Site Address ORESTON COMMUNITY ACADEMY, 27 ORESTON ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 102

Application Number: 16/00489/FUL **Applicant:** Mrs Karen Pooley
Application Type: Full Application
Description of Development: Internal alterations and rear extension for granny annexe
Site Address MERAFIELD FARM, MERAFIELD ROAD PLYMOUTH
Case Officer: Kate Price
Decision Date: 06/05/2016
Decision: Grant Conditionally

Item No 103

Application Number: 16/00490/LBC **Applicant:** Mrs Karen Pooley
Application Type: Listed Building
Description of Development: Internal alterations and rear extension for granny annexe
Site Address MERAFIELD FARM, MERAFIELD ROAD PLYMOUTH
Case Officer: Kate Price
Decision Date: 06/05/2016
Decision: Grant Conditionally

Item No 104

Application Number: 16/00491/FUL **Applicant:** Mr Kevin Roberts
Application Type: Full Application
Description of Development: Rear extension and raised patio
Site Address 39 GLENHOLT ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/04/2016
Decision: Grant Conditionally

Item No 105

Application Number: 16/00492/TPO **Applicant:** Mrs Williams
Application Type: Tree Preservation
Description of Development: Maple - Repollard
Site Address 49 KIMBERLY DRIVE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 04/05/2016
Decision: Grant Conditionally

Item No 106

Application Number: 16/00495/FUL **Applicant:** Boscobel Estates Ltd
Application Type: Full Application
Description of Development: External wall insulation
Site Address 2 & 3 ETON TERRACE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 05/05/2016
Decision: Grant Conditionally

Item No 107

Application Number: 16/00496/TCO **Applicant:** Mrs Cundy
Application Type: Trees in Cons Area
Description of Development: Sycamore - Re-pollard
Site Address 3 SUSSEX PLACE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 26/04/2016
Decision: Grant Conditionally

Item No 108

Application Number: 16/00503/ADV **Applicant:** Plymouth City Council
Application Type: Advertisement
Description of Development: Retrospective sale board sign
Site Address QUALITY HOTEL, LEIGHAM STREET PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 27/04/2016
Decision: Grant Conditionally

Item No 109

Application Number: 16/00504/FUL **Applicant:** Mrs Lisa Brumby
Application Type: Full Application
Description of Development: Erection of hardstanding
Site Address 324 BODMIN ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/04/2016
Decision: Grant Conditionally

Item No 110

Application Number: 16/00508/FUL **Applicant:** Mr and Mrs Victor
Application Type: Full Application
Description of Development: Erection of conservatory
Site Address 48 HOLLY PARK DRIVE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 19/05/2016
Decision: Grant Conditionally

Item No 111

Application Number: 16/00509/TPO **Applicant:** Mr Tom Fox
Application Type: Tree Preservation
Description of Development: 1x Beech Tree - Reduce over-extended lower laterals by 2-3m (to 10-12m above ground level)
Site Address 46 LONGWOOD CLOSE PLYMPTON PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 25/04/2016
Decision: Grant Conditionally

Item No 112

Application Number: 16/00512/FUL **Applicant:** Mrs Sarah Lock
Application Type: Full Application
Description of Development: Change of use to restaurant/café (use class A3)
Site Address 35 SOUTHSIDE STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 18/05/2016
Decision: Grant Conditionally

Item No 113

Application Number: 16/00513/TPO **Applicant:** Mrs Wendy Martin
Application Type: Tree Preservation
Description of Development: T1 Beech Tree - Crown lift to 2m above garage roof
T2 Small Oak Tree - Remove 1x over-extended branch over car park
T3 Sycamore - Re-coppice
Site Address 11 SHACKLETON COURT MANADON PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 25/04/2016
Decision: Grant Conditionally

Item No 114

Application Number: 16/00517/LBC **Applicant:** Maya's Hair Salon
Application Type: Listed Building
Description of Development: Change of use from first floor residential flat to incorporate ground floor hair and beauty salon (A1) with installation of spiral staircase
Site Address 6 BARBICAN COURT PLYMOUTH
Case Officer: Jessica Vaughan
Decision Date: 24/05/2016
Decision: Grant Conditionally

Item No 115

Application Number: 16/00519/PRDE **Applicant:** Mrs Pamela Head
Application Type: LDC Proposed Develop
Description of Development: Installation of rear windows
Site Address 5 TAMAR STREET PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 19/05/2016
Decision: Issue Certificate - Lawful Use (Pro)

Item No 116

Application Number: 16/00521/FUL **Applicant:** Mr Antony Smith
Application Type: Full Application
Description of Development: Rear extension
Site Address 59 DUNSTONE ROAD PLYMSTOCK PLYMOUTH
Case Officer: Mike Stone
Decision Date: 17/05/2016
Decision: Grant Conditionally

Item No 117

Application Number: 16/00524/FUL **Applicant:** Mr Ben Secker
Application Type: Full Application
Description of Development: Rear extension and decking
Site Address 3 ST MARGARETS ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/04/2016
Decision: Grant Conditionally

Item No 118

Application Number: 16/00525/FUL **Applicant:** Ms Charlotte Squire
Application Type: Full Application
Description of Development: External and internal refurbishment including rear extension
Site Address 6 CAROLINE PLACE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 17/05/2016
Decision: Grant Conditionally

Item No 119

Application Number: 16/00526/FUL **Applicant:** Mr Mark Christie
Application Type: Full Application
Description of Development: External wall insulation
Site Address 55 ALEXANDRA ROAD MUTLEY PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/05/2016
Decision: Grant Conditionally

Item No 120

Application Number: 16/00527/FUL **Applicant:** Beauchamp Developments (Ply
Application Type: Full Application
Description of Development: Construction of 2no three storey houses
Site Address LAND ADJ TO 17 BEAUCHAMP ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 17/05/2016
Decision: Grant Conditionally

Item No 121

Application Number: 16/00529/FUL **Applicant:** Mr & Mrs Palmer
Application Type: Full Application
Description of Development: Erection of side and rear extension
Site Address 63 TRELAWNY ROAD PLYMPTON PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 122

Application Number: 16/00537/LBC **Applicant:** Plymouth City Council
Application Type: Listed Building
Description of Development: NOT YET VALIDATED.
Site Address PLYMOUTH GUILDHALL, ROYAL PARADE PLYMOUTH
Case Officer:
Decision Date: 04/05/2016
Decision: Application Withdrawn

Item No 123

Application Number: 16/00538/FUL **Applicant:** Ms Louise Bulmer
Application Type: Full Application
Description of Development: External wall insulation
Site Address 87 EDITH AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 17/05/2016
Decision: Grant Conditionally

Item No 124

Application Number: 16/00540/FUL **Applicant:** Mr A Walker
Application Type: Full Application
Description of Development: Erecton of conservatory
Site Address 25 BRENTFORD AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 20/05/2016
Decision: Grant Conditionally

Item No 125

Application Number: 16/00541/TPO **Applicant:** Plymouth City Council
Application Type: Tree Preservation
Description of Development: Tree management works as specified
Site Address LAND ADJACENT 29 BURNETT ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 13/05/2016
Decision: Grant Conditionally

Item No 126

Application Number: 16/00542/TCO **Applicant:** Mr Alan Irvine
Application Type: Trees in Cons Area
Description of Development: Hornbeam - Fell
Site Address 3 LONGBROOK STREET PLYMOUTH
Case Officer: Jane Turner
Decision Date: 03/05/2016
Decision: Grant Conditionally

Item No 127

Application Number: 16/00543/TCO **Applicant:** Mr Christopher Shorrocks
Application Type: Trees in Cons Area
Description of Development: Twin stem Sycamore - Fell
Site Address 10 THE OLD LAUNDRY PLYMOUTH
Case Officer: Jane Turner
Decision Date: 04/05/2016
Decision: Grant Conditionally

Item No 128

Application Number: 16/00546/GPD **Applicant:** Mr Aaron Bates
Application Type: GPDO Request
Description of Development: Change of use from B1 office(s) to C3 residential dwelling
Site Address 5A KENSINGTON PLACE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 26/04/2016
Decision: Prior approval not req

Item No 129

Application Number: 16/00548/FUL **Applicant:** Ms J Clark
Application Type: Full Application
Description of Development: Retrospective application for ATM and changes to shopfront
Site Address 3 WOLSELEY ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/05/2016
Decision: Grant Conditionally

Item No 130

Application Number: 16/00549/ADV **Applicant:** Ms J Clark
Application Type: Advertisement
Description of Development: Retrospective advertisement consent for internally illuminated ATM signage and LED surround
Site Address 3 WOLSELEY ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/05/2016
Decision: Grant Conditionally

Item No 131

Application Number: 16/00550/FUL **Applicant:** MVV Environment Devonport Li
Application Type: Full Application
Description of Development: Three modular buildings
Site Address DEVONPORT EFW CHP FACILITY, CREEK ROAD
PLYMOUTH
Case Officer: Mike Stone
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 132

Application Number: 16/00552/TPO **Applicant:** Mr Derek Wood
Application Type: Tree Preservation
Description of Development: 4 Sycamore Trees - Re-pollard
Site Address 21 LOPWELL CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 25/04/2016
Decision: Grant Conditionally

Item No 133

Application Number: 16/00558/FUL **Applicant:** Plymouth College of Art
Application Type: Full Application
Description of Development: Provision of modular building
Site Address PALACE COURT, BUCKWELL STREET PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/05/2016
Decision: Grant Conditionally

Item No 134

Application Number: 16/00565/FUL **Applicant:** Mr & Mrs Jonathan Keable
Application Type: Full Application
Description of Development: Rear extension with verandah
Site Address 4 KINGSLAND GARDENS CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 05/05/2016
Decision: Grant Conditionally

Item No 135

Application Number: 16/00566/TPO **Applicant:** Plymouth Tree Services
Application Type: Tree Preservation
Description of Development: Sycamore - Fell
Site Address BEECHWOODS, 8 PARKFIELD DRIVE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 24/05/2016
Decision: Grant Conditionally

Item No 136

Application Number: 16/00570/GPD **Applicant:** Mrs Juliet Paddon
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 6m, has a maximum height of 3m and has an eaves height of 2.7m.
Site Address 3 HARWOOD AVENUE PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 26/04/2016
Decision: Prior approval required

Item No 137

Application Number: 16/00572/ESR10 **Applicant:** Savills
Application Type: Environmental Ass
Description of Development: Request for an EIA Screening opinion for 19 dwellings on land adjoining Cann Lodge and Cheshire Drive
Site Address LAND ADJOINING CANN LODGE & CHESHIRE DRIVE
TAMERTON FOLIOT PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 19/04/2016
Decision: Enviroment Assessment R10

Item No 138

Application Number: 16/00573/FUL **Applicant:** Lemon Frog
Application Type: Full Application
Description of Development: Change of use from warehouse to dance and fitness centre
Site Address NEW VICTORIA HOUSE, WESTON PARK ROAD
PLYMOUTH
Case Officer: Mike Stone
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 139

Application Number: 16/00577/FUL **Applicant:** Mr Mark Kendall
Application Type: Full Application
Description of Development: External wall insulation
Site Address GROUND & FIRST FLOOR FLATS, 239 ST LEVAN ROAD
PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/05/2016
Decision: Grant Conditionally

Item No 140

Application Number: 16/00580/TPO **Applicant:** Mr Trenberth
Application Type: Tree Preservation
Description of Development: Beech Tree - Selective pruning of over-extended branches by
2m. 10% thin
Site Address 37 KIMBERLY DRIVE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 25/04/2016
Decision: Grant Conditionally

Item No 141

Application Number: 16/00581/FUL **Applicant:** Mr & Mrs K Kelly
Application Type: Full Application
Description of Development: Side extension and raised decking
Site Address 4 WOOD PARK PLYMOUTH
Case Officer: Mike Stone
Decision Date: 24/05/2016
Decision: Grant Conditionally

Item No 142

Application Number: 16/00588/TPO **Applicant:** Plymouth Special Branch
Application Type: Tree Preservation
Description of Development: Horse Chestnut - Remove (dying). Lime - Reduce branch over drive by 1-2m. Horse Chestnut - reduce branches over road by 2-3m. Horse Chestnut - reduce branches over drive by 1-2m.
Site Address 14 SEYMOUR PARK PLYMOUTH
Case Officer: Jane Turner
Decision Date: 24/05/2016
Decision: Grant Conditionally

Item No 143

Application Number: 16/00599/REM **Applicant:** Mr Joe Davidson
Application Type: Reserved Matters
Description of Development: Application for reserved matters including appearance and scale of 1 self build unit (Plot 11) (following grant of outline planning permission 15/00486/OUT)
Site Address WEST PARK PRIMARY SCHOOL, WANSTEAD GROVE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 18/05/2016
Decision: Grant Conditionally

Item No 144

Application Number: 16/00603/GPD **Applicant:** Mr Nicholas Furzeland
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4m, has a maximum height of 3.25m, and has an eaves height of 2.25m
Site Address 24 LINKETTY LANE WEST PLYMOUTH
Case Officer: Liz Wells
Decision Date: 06/05/2016
Decision: Prior approval not req

Item No 145

Application Number: 16/00611/FUL **Applicant:** Mrs Sandra Lamerton
Application Type: Full Application
Description of Development: Side extension
Site Address 142 SPRINGFIELD ROAD PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 19/05/2016
Decision: Grant Conditionally

Item No 146

Application Number: 16/00612/TPO **Applicant:** Mr Shaun Chambers
Application Type: Tree Preservation
Description of Development: Beech - Reduce lowest 6 branches over neighbour by 2 metres
Site Address THE COPSE, PLYMBRIDGE LANE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 13/05/2016
Decision: Grant Conditionally

Item No 147

Application Number: 16/00614/FUL **Applicant:** Mr Ben Ashton
Application Type: Full Application
Description of Development: Single storey rear extension and raised decking/patio
Site Address 33 LOPES ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 19/05/2016
Decision: Grant Conditionally

Item No 148

Application Number: 16/00617/FUL **Applicant:** Mr Robert Heveran
Application Type: Full Application
Description of Development: Porch
Site Address 49 WADDON CLOSE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 149

Application Number: 16/00619/TCO **Applicant:** Mr Nicholas Bunch
Application Type: Trees in Cons Area
Description of Development: Black walnut - prune back lower branches over house by 4 metres
Sycamore - fell
Site Address MANOR MILL, STATION ROAD TAMERTON FOLIOT
PLYMOUTH
Case Officer: Jane Turner
Decision Date: 11/05/2016
Decision: Grant Conditionally

Item No 150

Application Number: 16/00620/FUL **Applicant:** EDF Energy PLC
Application Type: Full Application
Description of Development: 2x electrical switch rooms and 1x standby generator in car park
Site Address 334 OUTLAND ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 17/05/2016
Decision: Grant Conditionally

Item No 151

Application Number: 16/00621/PRDE **Applicant:** Mr and Mrs Byles
Application Type: LDC Proposed Develop
Description of Development: Dormer
Site Address 27 BURLEIGH PARK ROAD PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 12/05/2016
Decision: Issue Certificate - Lawful Use (Pro)

Item No 152

Application Number: 16/00623/FUL **Applicant:** Mr Neil Bennett
Application Type: Full Application
Description of Development: Car hardstanding
Site Address 26 HUNGERFORD ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 12/05/2016
Decision: Refuse

Item No 153

Application Number: 16/00624/FUL **Applicant:** Ms S Shelley
Application Type: Full Application
Description of Development: Rear extension with balcony above
Site Address 37 TAPSON DRIVE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 26/05/2016
Decision: Grant Conditionally

Item No 154

Application Number: 16/00625/FUL **Applicant:** Mr Kevin Pearce
Application Type: Full Application
Description of Development: Replacement of rear extension
Site Address 2 HOLTWOOD ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 26/05/2016
Decision: Grant Conditionally

Item No 155

Application Number: 16/00626/FUL **Applicant:** Mr Ross Donnelly
Application Type: Full Application
Description of Development: Internal and external alterations to the property
Site Address 6 ADMIRALS HARD PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 26/05/2016
Decision: Grant Conditionally

Item No 156

Application Number: 16/00627/FUL **Applicant:** Mr Symon Sweet
Application Type: Full Application
Description of Development: Replacement garage with roof garden
Site Address 2 BICKHAM PARK ROAD PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 157

Application Number: 16/00629/LBC **Applicant:** Mr Ross Donnelly
Application Type: Listed Building
Description of Development: Internal and external works to the property
Site Address 6 ADMIRALS HARD PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 26/05/2016
Decision: Grant Conditionally

Item No 158

Application Number: 16/00632/FUL **Applicant:** Mr & Mrs michael Burgwin
Application Type: Full Application
Description of Development: Roof alteration for first floor extension
Site Address 18 ST BRIDGET AVENUE PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 18/05/2016
Decision: Grant Conditionally

Item No 159

Application Number: 16/00633/FUL **Applicant:** Mrs Amanda Chapman
Application Type: Full Application
Description of Development: Front porch and raised roof to existing side shed
Site Address 50 HAREWOOD CRESCENT PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 20/05/2016
Decision: Grant Conditionally

Item No 160

Application Number: 16/00634/ADV **Applicant:** Shopfitting by SWS Ltd
Application Type: Advertisement
Description of Development: Erection of fascia sign
Site Address 160 ARMADA WAY PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 161

Application Number: 16/00636/FUL **Applicant:** Wright & Owen Property
Application Type: Full Application
Description of Development: External wall insulation to rear elevations and tenement
Site Address 7 WHITEFIELD TERRACE, GREENBANK ROAD
PLYMOUTH
Case Officer: Mike Stone
Decision Date: 19/05/2016
Decision: Grant Conditionally

Item No 162

Application Number: 16/00638/FUL **Applicant:** Mr M Tucker
Application Type: Full Application
Description of Development: Two-storey side extension
Site Address 36 SOUTHWAY DRIVE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 163

Application Number: 16/00639/TPO **Applicant:** St Michaels Terrace Gardens M
Application Type: Tree Preservation
Description of Development: Larch - Fell
3 Sycamore - Fell
Site Address 1-47 ST MICHAELS TERRACE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 24/05/2016
Decision: Grant Conditionally

Item No 164

Application Number: 16/00646/FUL **Applicant:** Wright & Owen Property
Application Type: Full Application
Description of Development: External wall insulation
Site Address 11 CONNAUGHT AVENUE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 19/05/2016
Decision: Grant Conditionally

Item No 165

Application Number: 16/00649/ADV **Applicant:** Plymouth City Council
Application Type: Advertisement
Description of Development: Display of banners from various footbridges to promote major city events
Site Address VARIOUS ADDRESSES THROUGHOUT THE CITY PLYMOUTH
Case Officer: Mike Stone
Decision Date: 12/05/2016
Decision: Grant Conditionally

Item No 166

Application Number: 16/00657/ADV **Applicant:** Punch Taverns
Application Type: Advertisement
Description of Development: Erection of exterior signage
Site Address WOODSIDE INN, GASKING STREET PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/05/2016
Decision: Grant Conditionally

Item No 167

Application Number: 16/00659/FUL **Applicant:** Mr Andrew Thorburn
Application Type: Full Application
Description of Development: External wall insulation
Site Address ELEANOR HOUSE, GEORGE PLACE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 19/05/2016
Decision: Grant Conditionally

Item No 168

Application Number: 16/00660/EXUS **Applicant:** Mr & Mrs Lloyd
Application Type: LDC Existing Use
Description of Development: 5 bed HMO
Site Address 7 PENTILLIE CRESCENT, FORD PARK ROAD PLYMOUTH
Case Officer: Ben Wilcox
Decision Date: 26/05/2016
Decision: Issue Certificate - Lawful Use

Item No 169

Application Number: 16/00671/FUL **Applicant:** Mr Andy Leal
Application Type: Full Application
Description of Development: Convert rear part of roof from hip to gable with Juliet balcony
Site Address 47 GREEN PARK ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 19/05/2016
Decision: Grant Conditionally

Item No 170

Application Number: 16/00673/FUL **Applicant:** Mr Alfred John Mann
Application Type: Full Application
Description of Development: Front extension
Site Address 21 RONSDALE CLOSE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 19/05/2016
Decision: Grant Conditionally

Item No 171

Application Number: 16/00675/FUL **Applicant:** Wales and West Utilities Ltd
Application Type: Full Application
Description of Development: Gas main replacement work and gas entry points to each dwelling
Site Address 10A TO 10 F, 11A TO 11F, 12A TO 12F, 13A TO 13F, LOOE STREET PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 25/05/2016
Decision: Grant Conditionally

Item No 172

Application Number: 16/00678/TCO **Applicant:** Mr Patrick Hendy
Application Type: Trees in Cons Area
Description of Development: Turkey Oak Tree Prune to crown lift by 1.5m where encroaching over adjacent building. Crown lift for 2.5m clearance over car park.
Site Address 1 NELSON GARDENS PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 13/05/2016
Decision: Grant Conditionally

Item No 173

Application Number: 16/00686/ADV **Applicant:** Royal Bank of Scotland
Application Type: Advertisement
Description of Development: Erection of signage
Site Address 7 MARLBOROUGH STREET PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/05/2016
Decision: Grant Conditionally

Item No 174

Application Number: 16/00704/TPO **Applicant:** Mr Steve Hunt
Application Type: Tree Preservation
Description of Development: Beech Tree - Reduce South East spread by 2-3m. (shorten 4-5 branches in lower to mid-crown: up to 15 metres above ground level with pruning cuts not exceeding 60mm. Diameter). Crown lift to 4m above ground level over road and parking area only.
Site Address LAVINGTON CLOSE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 20/05/2016
Decision: Grant Conditionally

Item No 175

Application Number: 16/00705/PRDE **Applicant:** Mr & Mrs Tom Pointon
Application Type: LDC Proposed Develop
Description of Development: Extension and dormer
Site Address 20 EASTFIELD AVENUE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 26/05/2016
Decision: Issue Certificate - Lawful Use (Pro)

Item No 176

Application Number: 16/00715/GPD **Applicant:** Mr Glenn Price
Application Type: GPDO Request
Description of Development: Change of use from A1 Shops/A2 Financial and Professional Services, Betting Offices, Pay Day Loan Shops (Sui Generis) to D2 Assembly and Leisure Uses
Site Address 1 HOLBORN STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 18/05/2016
Decision: Prior approval not req

Item No 177

Application Number: 16/00721/EXUS **Applicant:** Howden Jounery Properties Limi
Application Type: LDC Existing Use
Description of Development: Establish use as B8 (storage and distribution)
Site Address UNIT J2, ST MODWEN ROAD PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 26/05/2016
Decision: Issue Certificate - Lawful Use

Item No 178

Application Number: 16/00722/FUL **Applicant:** Mr Des McCarthy
Application Type: Full Application
Description of Development: Rear extension and alterations to front elevation
Site Address 17 WALLACE ROAD PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 26/05/2016
Decision: Grant Conditionally

Item No 179

Application Number: 16/00731/PRDE **Applicant:** Mr & Mrs J Wells
Application Type: LDC Proposed Develop
Description of Development: Rear dormer, additional front dormer window, enlarged south elevation window and partial conversion of garage to living accommodation
Site Address PENDEEN, COBB LANE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 26/05/2016
Decision: Issue Certificate - Lawful Use (Pro)

Application Number

15/01168/FUL

Appeal Site

FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE PLYMOUTH

Appeal Proposal

Erection of two new dwellings with associated infrastructure and access

Case Officer

Christopher King

Appeal Category

Appeal Type

Written Representations

Appeal Decision

Allowed

Appeal Decision Date

18/05/2016

Conditions

Award of Costs

Awarded To

Appeal Synopsis

The Planning Inspector disagreed with the Council and found the effect of the proposed development would be acceptable in respect of living conditions of the occupants of No 21 Hartley Road and the future occupants of the proposed dwellings, giving significant weight to the fact that there is an extant permission for a 5 bedroom dwelling on the appeal site. The Inspector also found that the development would have an acceptable effect on the character and appearance of the area in accordance with the Core Strategy:-

- The Inspector agreed with the use of polices CS02, CS15 and CS34 of LDF Core Strategy; and although significant weight was given to them, the Inspector has concluded that the proposal accords with all three.

- The Inspector does not mention Polices 29 and 30 of the Plymouth Plan that were referenced in the reasons for refusal as was done with the LDF polices. The Inspector does however note that they were given limited weight in the consideration of the appeal as it is yet to be examined.

- The Inspector also notes that SPD's content is relevant to this case as non-statutory policy evidence; therefore it was given weight in that context.

The appeal decision letter states that the development constitutes sustainable development and benefits from the presumption in favour in the Framework, particularly in light of the Council's inability to identify a 5 year housing supply. Overall, the Inspector found that the development would be acceptable and would support local need for housing in a sustainable location.

Award of Full Costs:

In respect of the application for costs, the Inspector has found that the Council acted unreasonably in respect of the issues that resulted in refusal of planning permission, stating that in his opinion the Council's reasons for refusal and polices (CS02, CS15 and CS34) referred to were unjustified. As it was the Inspector found that the proposal accorded with them. Plymouth Plan Policy 29 and 30 were given limited weight, but the Inspector did not say if the proposal accorded with them.

The Inspector therefore determined that the award of full costs is justified as the applicant was in his view required to contest

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