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Democratic and Member Support

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Published 20 September 2016

PLANNING COMMITTEE

Thursday 29 September 2016
2.00 pm
Council House, Plymouth

Members:

Councillor Wogens, Chair.

Councillor Mrs Bridgeman, Vice Chair.

Councillors Cook, Sam Davey, Fletcher, Kelly, Martin Leaves, Morris, Mrs Pengelly, Sparling, Stevens, Jon Taylor and Tuohy.

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

This meeting will be webcast and available on-line after the meeting. By entering the Council Chamber, councillors are consenting to being filmed during the meeting and to the use of the recording for the webcast.

The Council is a data controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with authority's published policy.

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Tracey Lee

Chief Executive

Planning Committee

AGENDA

PART I – PUBLIC MEETING

1. Apologies

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

2. Declarations of Interest

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

3. Minutes (Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 1 September 2016.

4. Chair's Urgent Business

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

5. Questions from Members of the Public

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

6. Planning Applications for consideration

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

1.1. 9 Berry Park Road, Plymouth - 16/01439/FUL (Pages 7 - 14)

Applicant:	Mrs Elliott
Ward:	Plymstock Radford
Recommendation:	Grant Conditionally

I.1. Home Park Football Ground, Outland Road, Plymouth - **(Pages 15 - 22)**
I6/01409/FUL

Applicant: Mr Gary McGuire
Ward: Peverell
Recommendation: Grant Conditionally

I.1. 134 Vauxhall Street, Plymouth - I6/00007/FUL **(Pages 23 - 44)**

Applicant: Mr Manoch Bahmanzadeh
Ward: St Peter and the Waterfront
Recommendation: Refuse

7. Planning Application Decisions Issued (Pages 45 - 86)

The Assistant Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued from 22 August 2016 to 19 September 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>

8. Appeal Decisions (Pages 87 - 88)

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>

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Planning Committee

Thursday 1 September 2016

PRESENT:

Councillor Wigen, in the Chair.

Councillor Mrs Bridgeman, Vice Chair.

Councillors Cook, Sam Davey, Fletcher, Kelly, Martin Leaves, McDonald (substitute for Councillor Jon Taylor), Morris, Mrs Pengelly, Sparling, Stevens and Tuohy.

Apologies for absence: Councillor Jon Taylor.

Also in attendance: Peter Ford (Head of Development Management), Mark Lawrence (Lawyer) and Lynn Young (Democratic Support Officer).

The meeting started at 2.00 pm and finished at 3.07 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.

42. **Declarations of Interest**

Name	Minute Number and Item	Reason	Interest
Councillor Martin Leaves	48 – Crown and Column, 223 Ker Street, Plymouth – 16/00994/FUL	Family member has a licensed premises in the area	Open declaration
Councillor Martin Leaves	49 – Crown and Column, 223 Ker Street, Plymouth – 16/00995/FUL	Family member has a licensed premises in the area	Open declaration

43. **Minutes**

Agreed the minutes of the meeting held on 4 August 2016.

44. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

46. **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.

47. **8 Boringdon Terrace, Plymouth - I6/01279/LBC**

Mr Ben Wilcox

Decision:

Application **GRANTED** conditionally.

48. **Crown and Column, 223 Ker Street, Plymouth - I6/00994/FUL**

Mr Phil Rump

Decision:

Application **REFUSED** on the grounds that it is contrary to Core Strategy Policies CS28 and CS34(8).

(The Committee heard representations against this application)

(The Committee heard from the applicant's agent)

(Councillor Martin Leaves made an open declaration in respect of this agenda item and was not present for this item)

(Councillor Stevens' proposal to refuse the application on the grounds that it is contrary to Core Strategy Policies CS28 and CS34(8), having been seconded by Councillor Morris, was put to the vote and declared carried)

(A Planning Committee site visit was held on 31 August 2016 in respect of this application)

49. **Crown and Column, 223 Ker Street, Plymouth - I6/00995/LBC**

Mr Phil Rump

Decision:

GRANTED conditionally.

(The Committee heard representations against this application)

(The Committee heard from the applicant's agent)

(Councillor Martin Leaves made an open declaration in respect of this agenda item and was not present for this item)

(A Planning Committee site visit was held on 31 August 2016 in respect of this application)

50. **41-43 Chapel Street, Devonport, Plymouth - 16/01212/FUL**

Direct Property Services

Decision:

Application **REFUSED**.

(A Planning Committee site visit was held on 31 August 2016 in respect of this application)

51. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 28 July 2016 to 31 August 2016.

52. **Appeal Decisions**

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

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PLANNING COMMITTEE – 1 September 2016

SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	8 Boringdon Terrace, Plymouth – 16/01279/LBC	Unanimous				
6.2	Crown and Column, 223 Ker Street, Plymouth – 16/00994/FUL Amended recommendation to refuse	Councillors Cook, Fletcher, Kelly, Mrs Pengelly, and Wigans	Councillors, Mrs Bridgeman, Sam Davey, McDonald, Morris, Sparling, Stevens and Tuohy		Councillor Martin Leaves	
6.3	Crown and Column, 223 Ker Street, Plymouth – 16/00995/LBC	Councillors Mrs Bridgeman, Cook, Sam Davey, Fletcher, Kelly, McDonald, Morris, Mrs Pengelly, Sparling, Stevens, Tuohy and Wigans			Councillor Martin Leaves	
6.4	41-43 Chapel Street, Devonport, Plymouth – 16/01212/FUL	Councillors Mrs Bridgeman, Cook, Sam Davey, McDonald, Morris, Sparling, Stevens, Tuohy and Wigans	Councillors Fletcher, Martin Leaves and Mrs Pengelly	Councillor Kelly		

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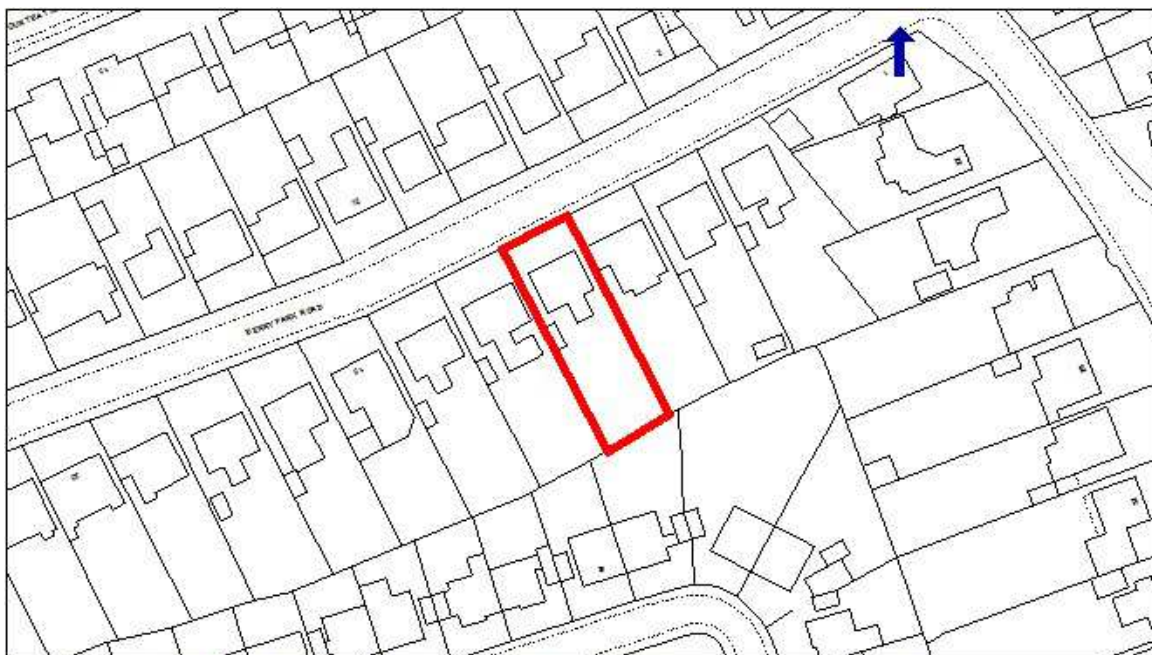
PLANNING APPLICATION REPORT



Application Number	16/01439/FUL	Item	01
Date Valid	01/08/2016	Ward	Plymstock Radford

Site Address	9 BERRY PARK ROAD, PLYMOUTH		
Proposal	Front and rear dormer, roof alterations, two-storey rear extension and single storey side/rear extension		
Applicant	Mrs Elliott		
Application Type	Full Application		
Target Date	26/09/2016	Committee Date	Planning Committee: 29 September 2016
Decision Category	Member Referral		
Case Officer	Chris Cummings		
Recommendation	Grant Conditionally		

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This application has been called to Planning Committee by Councillor Ken Foster

1. Description of site

9 Berry Park Road is a detached bungalow in use as a dwellinghouse in the Plymstock Radford ward of Plymouth. The property is on the south side of Berry Park Road approximately 50 metres from the junction with Dean Hill. It is elevated from Berry Park Road, with an existing driveway to the east of the dwelling. The rear garden faces onto the rear gardens of dwellinghouses on Princess Crescent.

2. Proposal description

Alterations to roof shape from hipped to mansard roof, creation of front dormer, creation of two rear dormers, two-storey rear extension with hipped roof and single-storey side/rear extension.

3. Pre-application enquiry

16/00962/HOU – Loft conversion and rear extension - Development acceptable in principle

4. Relevant planning history

16/00702/OPR – Alleged single storey extension in excess of permitted development levels – Closed, works were found to be permitted development

11 Berry Park Road

16/01492/FUL – Rear extension – Granted conditionally

15 Berry Park Road

06/01075/FUL - Single-storey rear extension with attached private motor garage (existing garage to be removed) - Granted conditionally

5. Consultation responses

Local Highway Authority – No objection to the proposal

6. Representations

Seventeen letters of representation have been received from members of the public. The considerations raised were as follows:

- Alterations to roofline out of character with existing properties in road
- Lack of parking space on the property increasing congestion
- Increase in parking requirements due to increased dwelling size
- Loss of privacy from dormer windows
- Change from bungalow into a house
- Overbearing and out-of-scale with existing properties
- Work already begun not included in the application

- Loss of light to neighbouring properties
- Loss of privacy from any first floor side windows
- Disruption to the existing street scene

The issues raised are incorporated into the analysis section of this report.

7. Relevant Policy Framework

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

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

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One was approved by the City Council in September 2015. The Plan, which incorporates draft development plan policy, has been prepared following a consultation process. As such it is a material consideration for the purposes of planning decisions.

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

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

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at a relatively early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given).

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

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

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

- Development Guidelines Supplementary Planning Document

8. Analysis

1. 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), policies 29 and 30 of the emerging Plymouth Plan, 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.

Roof alterations

2. The roof is proposed to be altered to create more usable space as part of a loft conversion. The existing street scene is that of detached bungalows with hipped roofs. Although this proposal will alter the roof shape it is to a mansard style roof, retaining a similar style of four separate slopes. This is considered to be sympathetic to the visual character of the area, retaining key aspects, such as the 4 roof slopes, of the existing hipped roof style whilst allowing the creation of additional usable roof space. The alterations meet the requirements of Core Strategy Policy CS34(4), that the proposal is compatible with its surroundings.

Front dormer

3. A front dormer is proposed facing onto Berry Park Road. Front dormers have been constructed on a number of other properties on both sides of Berry Park Road, setting a precedent in the area. It is proposed to line up with the existing porch windows, in keeping with the recommendations of paragraph 2.2.58 of the Development Guideline SPD. It would be considered unreasonable to refuse this application due to the existing front dormers on the street scene.

Rear extension

4. To the rear a two storey extension is proposed, with two dormer windows on the existing rear roof. The dormer windows create a total volume increase of approximately 17 cubic metres floorspace and have no side windows proposed. Under Section B of Part I of Schedule 2 of the General Permitted Development Order 2015 a detached dwelling can build rear dormers up to 50 cubic meters in size. The rear dormers are situated approximately 39 metres from the nearest property to the rear, in excess of the recommendations of paragraph 2.2.23 of the Development Guidelines SPD, which states that a minimum distance of 21 metres should be kept between habitable room windows. The dormers are not considered to impact significantly on the neighbour amenity of properties on Princess Crescent and as such are considered acceptable.
5. To the rear it is proposed to create an extension extending approximately 4 metres from the existing rear elevation. The application was originally submitted with the second storey extension creating a second bedroom to the rear, with a sloped roof that was considered out of character with the existing street scene. Letters of representation were received raising concerns that the works would alter the property from a bungalow to a two-storey dwellinghouse and the works would be overbearing and out-of-scale with other properties in

the surrounding area. Following discussions with the applicant the proposal has been amended to a hipped roof, which is more appropriate to match other approved applications in the surrounding area, such as application 16/01492/FUL on the neighbouring property at no.11. The amended plans have reduced the impact of the proposal, removing a rear first floor bedroom. The amendments are considered to have created a more acceptable application that will not significantly harm the visual aspects of the rear of the property, protecting the amenity of the area in accordance with Core Strategy Policy CS34(6).

6. No side windows are proposed on the first floor elevation, limiting amenity impact on neighbouring properties. A side window is proposed on the ground floor west elevation. The insertion of a window in this positioning would fall under permitted development and is therefore considered acceptable for this application.

Single storey side/rear extension

7. A garage has been previously demolished at the site under permitted development, and it is proposed to build a dog-leg side extension, attached to the proposed rear extension, in this position. The proposed side extension is single storey, with a width of approximately 2.75 metres, a length of 4.87 metres and a height of 2.8 metres with a flat roof. No side windows are proposed and, combined with the flat roof, it is not considered to impact negatively on neighbour amenity.
8. The Local Highway Authority was consulted regarding this application and raised no objections to the proposal. The garage was demolished under permitted development and would not have required planning consent. There is an existing driveway to the west of the property and it continues to provide adequate off road parking for occupants in accordance with Core Strategy Policy CS28(4) and CS34(8).
9. All of the representations received have been carefully considered, but for the above reasons the proposal is considered acceptable. With regard to the reference to work having commenced, this concerns an unrelated curtilage development that constitutes permitted development.
10. Due to the scale of works proposed in this application, further development on the site has the potential to significantly impact on neighbour amenity and privacy. It is therefore recommended that a condition be added to remove the permitted development rights of the property. This will prevent further alterations that could impact on the amenity of neighbours without first obtaining express planning permission from the Council.

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

No charge under current schedule.

11. Planning Obligations

No planning obligations have been sought.

12. Equalities and Diversities

Not relevant to this application.

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 recommend conditional approval.

14. Recommendation

In respect of the application dated **01/08/2016** and the submitted drawings Site location plan, block plan, existing floor plans and elevations 29072016, Revised proposed floor plans and elevations 12092016, 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, block plan, existing floor plans and elevations 29072016, Revised proposed floor plans and elevations 12092016.

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: RESTRICTIONS ON PERMITTED DEVELOPMENT

(3) Notwithstanding the provisions of Article 3 and Classes A, B and C of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements, improvements or other alterations, including to the roof, shall be constructed to the development hereby approved, unless prior approval has first been obtained.

Reason:

In order to protect neighbour amenity, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Development Guidelines SPD (2013), and paragraphs 120-123 of the National Planning Policy Framework 2012.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (WITH 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 with the Applicant including pre-application discussions and has negotiated amendments to the application 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).

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PLANNING APPLICATION REPORT



Application Number 16/01409/FUL

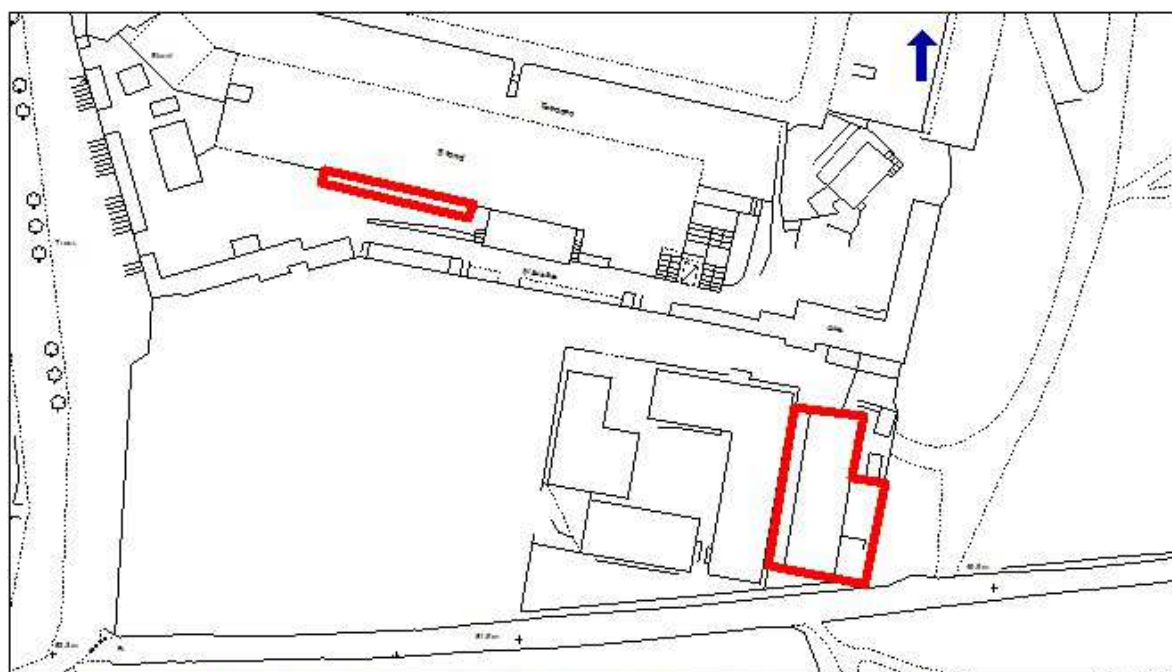
Date Valid 09/08/2016

Item 02

Ward Peverell

Site Address	HOME PARK FOOTBALL GROUND, OUTLAND ROAD, PLYMOUTH		
Proposal	Use of hospitality suite on a permanent basis (retrospective) and enlarge dressing rooms.		
Applicant	Mr Gary McGuire		
Application Type	Full Application		
Target Date	04/10/2016	Committee Date	Planning Committee: 29 September 2016
Decision Category	Assistant Director for Strategic Planning & Infrastructure Referral		
Case Officer	Mike Stone		
Recommendation	Grant Conditionally		

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

1. Description of site

The site comprises of the south stand (Devonport End) of the Home Park Stadium and a large marquee known as the Green Taverner's Hospitality Suite. The marquee is located roughly 20 metres to the south of the stadium in an open area that contains a number of portable buildings that are used as offices, the club shop and ticket office. The site is covered by proposal CP02 of the Central Park Action Plan that relates to the redevelopment of Home Park.

2. Proposal description

Enlarge dressing rooms and retrospective consent for the use of hospitality suite on a permanent basis. The extension to the changing rooms would be built in an area currently used for private match day parking. The improvement to the changing rooms is required to meet new Football League standards. Failure to meet these standards would have serious financial implications for the club. The marquee was given a temporary consent that expired in 2006.

3. Pre-application enquiry

16/01137/MIN - To extend existing changing room to meet current Football League guidelines and to secure training area from vandalism - The planning authority would support the extension of the changing rooms subject to a suitable design.

4. Relevant planning history

03/01057/FUL - Erection of marquee for use for match day hospitality on waste ground adjacent to existing offices for a temporary period of two years - Grant conditionally.

5. Consultation responses

Public Protection Service - PPS were consulted but due to the relatively minor scale of works did not wish to comment.

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). In the case of this application it also comprises the Central Park Area Action Plan (Adopted 2008).

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One was approved by the City Council in September 2015. The Plan, which incorporates draft development plan policy, has been prepared following a consultation process. As such it is a material consideration for the purposes of planning decisions.

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

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

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at a relatively early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given).

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

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

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

- Development Guidelines Supplementary Planning Document.

8. Analysis

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

Is the development acceptable in principle?

2. The site is covered by proposal CP02 of the Central Park Area Action Plan. This proposal deals with improvements to the stadium. The proposal states that it will aim to “deliver major improvements to Home Park Stadium and support the extension of Plymouth Argyle Football Club’s programmes of training and fitness within the community, engagement with the city’s youth, through developing its southern stand for supporters, corporate clients and hospitality, and through complementary commercial development...”
3. The proposed extension to the south stand is relatively modest being only 2.0 metres deep and single storey and the marquee by its nature is impermanent in character. It is the case officer’s opinion that approval of the application would not present any impediment to the long term redevelopment of this part of the stadium and so would not be in conflict with proposal CP02.

Is the design acceptable?

4. Changing rooms.
The enlargement of the changing rooms would see two extensions to the south elevation of the stand. One would see a 2 metre deep and 26 metre long extension to enlarge the Away Team and Match Officials changing rooms. Roughly 7 metres to the west there would be a 2 metre deep and 2.5 metre wide extension to the Home Team changing room. The extensions would be single storey and would be linked by a continuous flat roof.
5. The extensions would be built in a space currently used for match day parking that is not accessible to the public and not readily visible from any public area. In the case officers view the proposed extensions, given the scale of development and location would not result in an adverse impact on the streetscene and would comply with LDF policies CS02 and CS34 and emerging Plymouth Plan policy 29.
6. Hospitality Marquee
In 2003 consent was granted for the marquee with a 2 year temporary permission that expired on 28th February 2006. Use has continued beyond that period and the applicants are now seeking permission for a permanent use.
7. No enforcement action was taken because there was an extant application for the phased rebuilding of Home Park in place and the expectation was that this part of the stadium would, like the other three sides eventually be redeveloped. When it became apparent that this would not happen officers have worked closely with the club to encourage them to regularise this use. Since the temporary consent expired there have been no complaints received by the Public Protection or Planning Services about the marquee.
8. The marquee is 30 metres long and 9 metres wide and is located in the eastern end of the club’s private car park. It is well away from the public road and is also shielded from public

view by the presence of a number portable buildings used by the club as offices. There is a footpath running to the east of the stadium that provides pedestrian access via a lockable gate. It is well away from any residential properties.

9. On normal match days the marquee operates from 12.00, closes when the match starts, reopens during the half time interval and then from 17.00 until 22.00. For evening games it operates from 18.00 to 19.30. The marquee is open to supporters using a pre-booking system. The club has a license to operate from 12.00 until midnight for private events. A condition requiring the exterior of the marquee to be maintained in good order is recommended.
10. It is the case officer's view that the proposals would not have an adverse impact on the character and appearance of the area or the amenity of users of the park and for these reasons it is recommended for approval.
11. There are health and safety issues relating to the means of escape from the area of the site that this application relates to, however this is a building regulations issue and is currently being addressed through a renewed safety certificate. An informative has been attached to reflect this.

9. Human Rights

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

10. Local Finance Considerations

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

11. Planning Obligations

None

12. Equalities and Diversities

The Green Taverner's Hospitality Suite is fully accessible to wheelchair users.

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 policies CS02 (Design) and CS34 (Planning applications considerations) of the LDF Core Strategy, Proposal CP02 of the Central Park Action Plan and paragraph 14 of the NPPF which states that development proposals that accord with the development plan should be approved without delay. The application is recommended for approval.

14. Recommendation

In respect of the application dated **09/08/2016** and the submitted drawings Location Plan, 1023/1, 1032/2, 1023/3, 1023/4.1023/51023/6,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: Location Plan, 1023/1, 1032/2, 1023/3, 1023/4.1023/51023/6.

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.

CONDITION: EXTERIOR MAINTAINENCE

(3) The exterior of the hospitality suite shall continue to be maintained at all times in a clean condition, and any panels replaced to match the appearance of the existing materials, in the event that they become damaged.

Reason:

In the interests of visual amenity in accordance with Policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and the National Planning Policy Framework 2012., so as to ensure the external appearance of the structure remains acceptable.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

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

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

INFORMATIVE: STADIUM SAFETY

(3) The use of the Green Taverners Hospitality Suite shall be strictly controlled in accordance with the requirements outlined in any review of the existing Plymouth Argyle FC Safety Certificate (issued under the Safety at Sports Ground Act 1975 legislation)

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PLANNING APPLICATION REPORT



Application Number 16/00007/FUL

Date Valid 09/05/2016

Item 03

Ward St Peter & The Waterfront

Site Address 134 VAUXHALL STREET, PLYMOUTH

Proposal Demolish existing building and erection of 4-6 storey building with commercial on ground floor and student flats above (56 bed spaces).

Applicant Mr Manoch Bahmanzadeh

Application Type Full Application

Target Date 03/10/2016

Committee Date

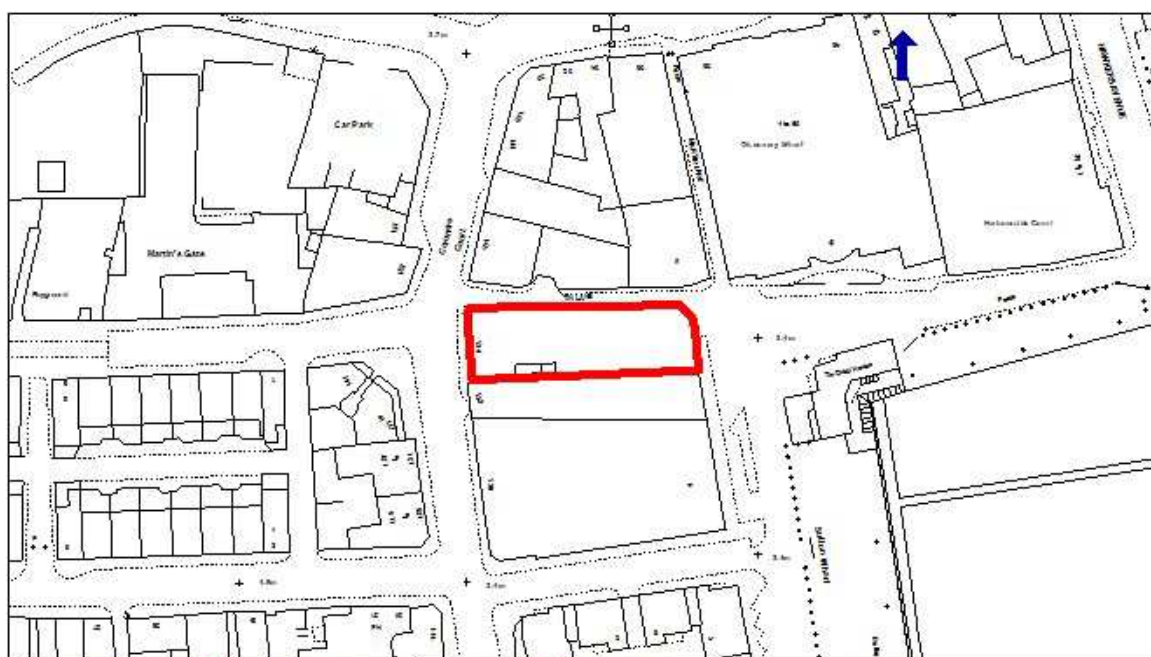
**Planning Committee: 29
September 2016**

Decision Category Major - more than 5 Letters of Representation received

Case Officer Katherine Graham

Recommendation Refuse

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1. Description of site

The application site consists of a part 3 storey and part 2 storey building, located fronting onto both Vauxhall Street to the west (3 storeys) and Sutton Wharf/North Quay to the east (2 storeys).

A narrow vehicular lane runs along the north boundary of the site called Tin Lane. This lane also provides access to a small car park which serves the rear of Grade II Listed 140 Vauxhall Street (currently a retail unit). A restaurant/takeaway is located to the north on Tin Lane.

The building is adjacent to Century Quay to the south. Discovery Wharf is located to the north east of the application site. The application site fronts onto Vauxhall Street to the west, and is located opposite How Street.

The building is located within the Barbican Conservation Area.

2. Proposal description

The application is for the demolition of the existing building and the erection of a new building, 4-6 storeys in height, with commercial on ground floor and student flats above (56 bed spaces). The building includes a retail unit on the ground floor, fronting onto both Vauxhall Street and Sutton Harbour. The ground floor also includes the entrance to the student accommodation above and a bin and bike store. Floors 1 – 3 above propose 2 student cluster flats per floor, Floors 4 – 5 propose 1 cluster flat on each floor, all cluster flats containing 7/8 units. There is a roof terrace proposed on the 4th floor on the West /Vauxhall Street elevation and 6th floor on the East/ Sutton Harbour elevation.

3. Pre-application enquiry

13/00988/MAJ LPA raised concerns regarding the loss of the building and development in Conservation Area, comments on design, need for flood considerations, consideration of student accommodation, parking and transport, public protection comments, and S106 requirements.

4. Relevant planning history

97/00569/FUL Retention of alterations including provision of enclosed staircase Refused 20/08/1997

97/00572/CAC Retention of alterations including provision of enclosed staircase Refused 19/08/1997

96/00812/FUL Installation of external staircase Granted 24/07/1996

96/00156/FUL Alterations in connection with forming separate restaurant including external flue Granted 22/03/96

86/01896/EXE Use as premises as restaurant and residential club Withdrawn 03/11/1986

82/02470/ FUL Use of restaurant for the additional sales of hot food takeaway Withdrawn 25/12/1982

82/03521/FUL Change of use of second floor from kitchen/store to design studio Granted 07/12/1982

82/00706/FUL Use of part of first floor and second floor as angling club headquarters Granted 22/04/1982

80/02870/FUL Change of use from restaurant and bar/gaming to card rooms with restaurant and bar Refused 13/01/1981

5. Consultation responses

Transport

No objection subject to conditions

Natural Infrastructure Team

Original Comments: Further Information Required

Updated comments: Request information on landscaping.

Recommend conditions (Biodiversity and Construction Environment Management Plan) and confirm S106 request (Local Green space, Strategic Greenspace and Playing Pitches).

Plymouth University

My concern is that this site is not in a location where I would house first year students – the group who typically live in halls. This means that their market would be returners, internationals or postgraduates. All of these groups except for international students usually prefer to live in private housing. International students may be interested in any development at this site, but the number of international students is low their needs are already catered for by other developments. My concern would then be that this development will not fill with students. The developers may look to form an agreement with the university to take on this site, but I would be reluctant to do so and existing commercial interests make this very difficult. The end result may be a development in a prime site in a public interest building that is not filled.

Concern over the building of important historical significance for the city and any development must be treated with care to protect its heritage.

Police Architectural Liaison Officer

The proposed entrance to this development is shown as being off Tin Lane. This is a narrow road which, if not lit sufficiently, will add to the fear of crime for persons using this lane. Therefore, I would request that a lighting plan is submitted for this lane, which complies with BS 5489-1:2013.

Public Protection

Conditions are recommended relating to land quality and sound insulation. There are also some concerns regarding noise from the use of the roof terrace affecting nearby residents and as such would also recommend a condition to restrict hours of use.

Historic England

The former Cooperage, 134 Vauxhall Road, is a key building within the northern section of the Barbican Conservation Area. Retaining much of its warehouse quality, it has two key roles; firstly as the last prominent historic building within the north section of Sutton Harbour quay demonstrating the former functional warehouse character of the area. Secondly as part of a key group of buildings marking the entrance to the Barbican Conservation Area and highlighting its historic character.

The complete demolition of the building will result in substantial harm to the character and appearance of this section of the conservation area. The current application has failed to satisfy the requirements of the NPPF or national legislation to justify this level of harm. Consequently, Historic

England strongly objects to the proposal due to the significant adverse impact on the conservation area and we would recommend that the application is refused on heritage grounds.

Victorian Society

Strong Objection to the loss of the important building, which has not been justified and would give rise to substantial harm to the Conservation Area. Recommend refusal.

Twentieth Century Society

Object to the loss of the building, which has not been justified, and the building should be retained and re-used. Recommend refusal.

Environment Agency

We consider that the proposed development will only be acceptable if:

- a financial contribution towards flood management around Sutton Harbour is agreed and secured through a planning obligation; and
- permission includes conditions requiring the:
 - o implementation of flood resilient construction methods
 - o implementation of a flood warning and evacuation plan
 - o appropriate investigation and remediation of contaminated land
 - o appropriate management of any unexpected contamination which might be encountered during construction.

It is also necessary to demonstrate that the sequential and exception tests can be satisfied.

Lead Local Flood Authority

Highlight the tidal flood risk at this site and need for finished floor levels to mitigate this risk. It is recommended that the principal of separating surface water and discharging it to Sutton Harbour would be acceptable with suitable measures to protect water quality, but the detailed proposals as to how this would be achieved needs to be confirmed.

South West Water

I refer to the above application and would advise that South West Water has no objection subject to foul flows only being connected to the public combined sewer.

Surface water should as suggested by the Environment Agency be discharged directly to Sutton Harbour as any connection of such to the public surface water sewer would require attenuation for which there would appear to be insufficient space on site to provide.

Plymouth Barbican Trust

Object to loss of quirky vernacular building. Its unique appearance contributes to diversity of conservation area but also reflects areas social history and adds to sense of place. It has a strong positive contribution to the conservation area and should be retained. There has not been any strong justification for its loss or that the loss will be outweighed by substantial public benefit. Little

evidence that the neglected building has been marketed that could bring forward a viable alternative use. Object to lack of character of the proposed replacement building.

6. Representations

136 Letters of objection received on the following grounds:

- Request for Committee process

Students

- Rowdy noisy behaviour in anti-social hours
- Route back from nightclub – if student building is built here then behaviour will continue along waterfront
- Expect to be a peaceful environment
- Why do we need more student flats?
- While there may be a need for student flats there must be a better option for this site
- Significant negative impact
- Excessive noise
- Excessive waste
- Other sites/buildings more suitable for students
- City Centre preferable location
- At saturation point for student housing
- Licence for bar/nightclub rejected but now considering over 50 students?
- Even mature students will give rise to noise impact
- Where will students smoke – gives rise to amenity impacts and also noise impacts
- Noise impact from late night taxis and doors slamming
- No information on measures to mitigate against noise
- Question long term sustainable use of building as student flats
- Is it possible to restrict to graduate students? No guarantee
- High value site but not for student with no Council Tax requirements

Heritage

- One of few remaining heritage buildings along Sutton Harbour
- Contributes towards area's history, beautiful, iconic, unusual, quirky
- Sited on the way/entrance to Barbican so a landmark building in a historically significant location
- Demolition would be a great loss to character and history of area and destroy aesthetics
- Too many historic buildings are being demolished and heritage should be respected, preserved and celebrated
- This would be ideal for renovation
- The building has been left to deteriorate making it more difficult to renovate but it could still be achieved
- PCC should CPO building or enforce owner to bring building to appropriate standard
- Facade should be retained at the least/ amazing facade

- Holds many memories
- Should be listed
- The building has survived the Blitz and post war regeneration – should not be lost now
- Significant historical, cultural and aesthetic
- The fact alterations were made 70 years ago still are historic and not a reason to demolish
- Contravenes Barbican Conservation Area, adds to existing inappropriate development
- Building makes a positive contribution to Conservation Area
- Density too great
- Conflicts with Core Strategy Policies CS02, CS03, CS13 and Sutton Harbour Vision
- Heritage Trail runs in front of this building
- If building was put on market with a price reflecting the current condition, then the building would surely be sold and converted

Design

- Object to replacement of historic building of character with new build design
- “dull identikit, generic, modern carbuncle, characterless, soulless, over development”
- New building out of keeping with area, does not have the warehouse character
- Question whether this is the right location for the unconventional proposed cladding

Transport

- Impact from traffic congestion which will disrupt local trade in the Barbican
- Parking is challenging within the area
- Drop off and pick up will cause issues for Century Quay and Discovery Wharf, potential gridlock
- No parking facility which will give rise to increase in illegal parking
- Students whilst lower car ownership do have cars
- If Tin Lane pedestrianised then this will push all traffic via Hawkers Avenue
- If Tin Lane not pedestrianised then this will conflict with access for students
- Conflict with pedestrians and vehicle dangerous
- Visitor, delivery vehicles and taxis will increase impact
- Use of Tin Lane for loading and unloading will seriously exacerbate safety and parking issues within the area
- Could turn Tin Lane into a one way street?
- Ground floor better served by parking
- Refuse collection an issue, as unlikely to collect along Tin Lane
- Narrow cobbled roads provide insufficient access

Amenity

- Unsightly, noisy, messy
- Negative impact on tourist area and impact on businesses
- It would be less impact to restore the building
- Height of eastern block (Vauxhall Quay) will be within close proximity to the balconies of the apartments at the west of Discovery Wharf which will impact upon privacy
- Proposed roof terrace would give rise to noise impacts
- How will roof terrace be managed?
- Roof terrace used as smoking area and smoke pollution
- Roof terrace lead to safety issues, possible impact on adjacent balconies

- Noise transfer through party wall to Century Quay
- Century Quay communal garden overlooked and impact upon privacy
- Discovery Wharf overlooked
- Impact on flat 41 Century Quay
- Appears to be a low ceiling height of property
- Building abuts party wall of Century Quay which has several ventilation units serving bathrooms
- Unclear how proposed courtyard and garden wall will impact upon Century Quay
- Loss of light to Century Quay

Uses

- Building can be retained and used as a commercial property, offices, visitor centre, community use, pharmacy, shop, cafe
- Loss of a music venue, should be retained as a music venue, and the licence should have been granted back in 2013
- Music venue was thriving previously, City in need of alternative music venue, loss of other Plymouth music venues, and this should be reverted to this use
- A restaurant/bar use would add to the tourist offer
- Concern whether the proposed ground floor commercial units will be let, empty units within the area, no demand

Non Planning Issues

- Sutton Harbour should be promoted as an upmarket destination
- Sat Nav directs you to Tin Lane
- Negative impact on house value
- Covenant on building restricting use

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 Sutton Harbour 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
- Planning Obligations & Affordable Housing 2nd Review 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. Assessment

1. This application has been considered in the context of the development plan, the draft Plymouth Plan, the Framework and other material policy documents as set out in Section 7.
2. The policies of most relevance to the determination of this application are CS01 (Sustainable Communities), CS02 (Sustainable Design), CS03 (Historic Environment), CS08 (Retail Development Considerations), CS12 (Cultural/Leisure Development Considerations), CS13 (Evening/Night Time Economy Uses), CS15 (Overall Housing Provision), CS18 (Plymouth Green Space), CS19 (Wildlife), CS21 (Flood Risk), CS22 (Pollution), CS28 (Local Transport Considerations), CS30 (Sport, Recreation and Children’s Play Facilities), CS32 (Designing Out Crime), CS33 (Community Benefits/Planning Obligations) and CS34 (Planning Application Considerations).
3. The policies of most relevance from the emerging Plymouth Plan Policy 12 (Delivering strong and safe communities and good quality neighbourhoods), Policy 15 (Meeting local housing needs), Policy 20 (Delivering sufficient land for new homes to meet Plymouth’s housing need), Policy 21 (Provision for shops and services), Policy 24 (Delivering Plymouth Natural Network), Policy 26 (Dealing with Flood Risk), Policy 28 (Promoting Plymouth Heritage), Policy 29 (Place shaping and the quality of the built environment), Policy 30 (Safeguarding environmental quality, function and amenity), Policy 41 (Defining the spatial provision of retail

development), Policy 43 (Managing and Enhancing Plymouth Waterfront), Policy 46 (Approach to planning obligations, the community infrastructure levy and development viability).

4. Principle of Development

The site is located within the Sutton Harbour Area Action Plan boundary. Within the vision diagram, this site is identified as an area to 'conserve and enhance the Barbican and Bretonside' and to ensure new development is sensitive to historic setting.

5. The Vauxhall Street side of the building is located within the existing local centre, which means policy CSI I of the Core Strategy is applicable, which will be considered later.
6. The principle of development depends mainly on whether the loss of the building is acceptable.

7. Loss of Existing Building

In accordance with Para 128 of the NPPF, a Historic Environment Assessment has been submitted with the application. The summary states:

The current buildings forming The Cooperage are probably of late 18th- or early 19th-century date, and have been altered during the late 19th and 20th centuries. The site has archaeological potential for the presence of below-ground deposits, features and artefacts associated with this historic development. The significance of The Cooperage is based on its evidential (both architectural and archaeological values) and aesthetic values, with lesser contributions from its historical and communal values and its setting.

8. The Historic Environment Officer (Archaeology) has confirmed that the site is considered to be of high archaeological importance. Due to the sites location on reclaimed land, there is a likelihood of mediaeval deposits which may lie below the building.
9. The building has been identified as a positive building within the Barbican Conservation Area Appraisal and Management Plan. This means that priority should be given to the retention and enhancement of the building (Principle 3 of the Barbican Conservation Area Appraisal and Management Plan).
10. Due to the sites location within a Conservation Area, this means the existing building is a heritage asset. As the proposal involves the complete removal of the heritage asset, para 133 of the NPPF is a key point of consideration, and copied below.
11. 133. *Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
 - *the nature of the heritage asset prevents all reasonable uses of the site; and*
 - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*

- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

12. This means there is a presumption against the demolition of the building, unless the above justification can be provided. Each criteria will be reviewed in more detail below.

13. The nature of the heritage asset prevents all reasonable uses of the site

The Design and Access statement notes that the use as a pub and nightclub will no longer be permitted by the Council due to a licencing objection and therefore the asset has remained vacant and has no viable use. In addition the Design and Access Statement notes “any other use would be extremely difficult, if not impossible, to form the basis of a viable development.” However, there has not been any evidence or details to suggest why other uses would not be viable and why the nature of the building prevents other uses. It is not considered that this is the case and the building could in principle be converted for another use.

14. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation

The Design and Access Statement has advised that there have been attempts to sell the property. This states that in 2012 the building was put on the market, and subsequently attempts were made to sell it by auction. This was unsuccessful, and it was eventually bought back by the previous and present owner. The applicant has also confirmed this is the case. There has not been any further evidence or information to support this statement, or to show how the building was marketed. In addition, officers are not aware of any more recent attempts to market the property. It's not considered that there has been sufficient recent marketing of the property to find a viable use.

15. Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible

No information has been provided to show that grant funding/charitable or public ownership has been sought.

16. The harm or loss is outweighed by the benefit of bringing the site back into use.

Whilst there is no planning objection to the proposed use, it is not considered that this creates significant benefits that outweigh the harm from the loss of the building.

17. There is an agreement to S106 obligations which will bring community benefits, however in this case, the harm is considered to be more significant than these benefits. Consideration is also given to the impact on the 5 year housing supply, e.g. purpose built student accommodation will release dwellings from student occupation. Whilst substantial weight is accorded for the need for housing, the NPPF (para 132) states ‘great weight’ should be given to the assets conservation. Taking the above into account, it is considered that the harm caused by the loss of the building is considered greater than the need for housing in this instance.

18. Overall, it is considered that there has not been the full consideration of the retention of the building and reconfiguring it internally. As the building is not listed this gives flexibility to any proposed conversion. To date there has not been the submission of a structural report, nor details for the marketing for the property seeking to re-use the building for variety of uses.

One of the reasons suggested for demolition is to address flood mitigation however it is considered that the building could be altered in order to address flood concerns which has been carried out on other buildings within the Conservation Area. It is not considered that the demolition of this building has been justified and the application is therefore recommended for refusal contrary to the NPPF para 133. This is consistent with the objection received from Historic England, the C20th Society, the Victorian Society and Plymouth Barbican Trust.

19. In addition it is considered contrary to Core Strategy Policy CS03 which states “The Council will safeguard and where possible, enhance historic environment interests and the character and setting of areas of acknowledged importance, including scheduled ancient monuments, listed buildings (both statutory and locally listed), registered parks and gardens, conservation areas and archaeological remains” and Plymouth Plan Policy 28 which states local distinctiveness is conserved through “safeguarding and enhancing historic assets and the character and setting of areas of acknowledged importance, including conservation areas”.

20. Listing process

In June an application was received by Historic England to consider the building for listing. In August the decision from DCMS was received, which noted not to list the building, the reasons are copied below.

21. *Is not recommended for listing at Grade II for the following principal reasons:*

- *Architectural interest: the building is a mixture of styles and dates that does not represent a consistently high quality or innovative design;*
- *Historical interest: the building does not have any known specific claims to historical interest except its overall linked function with the historic Sutton Wharf;*
- *Intactness: the building has been substantially rebuilt and altered in the C19 and C20, and no longer remains a legible and intact C18/C19 warehouse;*
- *Interior: there are no warehouse fittings that would help increase the legibility of the building’s former use.*

22. Whilst the building did not meet the criteria for listing, the building remains a heritage asset, and is considered to have significance locally. The listing decision also made relevant comments in terms of the local importance of the building, and are copied below:

- “The Vauxhall Street frontage, a ‘mock-Tudor’ invention of post-Second World date is of some *local interest* for taking a historicist approach in an area widely rebuilt following the German bombing.
- “.....it retains qualities that clearly add to the setting of Sutton Wharf as a building of appropriate scale, with façades drawing on historical cues and some remaining fabric (principally the Tin Lane elevation and the remaining parts of the interior spine walls)”
- “Despite The Cooperage *making a very positive contribution to the character and appearance of the Barbican Conservation Area*, it does not meet the strict criteria for listing.”
- “Although *The Cooperage has undoubted local historic interest as a reminder of the former character of this part of the city prior to its bombing in The Blitz*, it has undergone considerable

successive alterations which have cumulatively impacted on its claims to special interest. It does not, therefore, merit listing.”

23. Loss of Leisure/Night time use

A licence application was made to re-open the building for use as a music venue and wine bar and in September 2013. The license was refused and the building has remained vacant since this time.

24. The application includes the loss of the existing pub/club. The Core Strategy Policy CS12 seeks to retain leisure uses and Plymouth Plan Policy 34 also supports providing music venues for local and underground talent.

25. Whilst there are concerns regarding the loss of a leisure night time use, given the lack of a premises licence for events, it is not considered that a reason for refusal on this basis would have the required weight needed to defend an appeal, and therefore the application is not proposed for refusal on this basis.

26. Proposed Uses

The application proposes ground floor commercial units. Whilst the Design and Access statement suggests a number of uses (office, retail, restaurant, pub/bar), during the validation process it was confirmed that only retail is applied for which is reflected in the application forms. The site is located within a Local Centre, which is referred to in Policy CS11 of the Core Strategy. On this basis there is no objection to a retail use within this location.

27. Student Accommodation

The application proposes 8 cluster flats. The location is just under 10 minutes' walk from Plymouth University. The application states the proposed units are of generous size for student accommodation and are intended for graduate students. Whilst the University have raised concerns about the development not being needed, agent has confirmed developer interest in the scheme. As there is no policy requirement to justify the need for student accommodation, then there is no objection on this basis.

28. The Emerging Plymouth Plan continues to welcome and support the Universities within the City and the student population. Policy 1 identifies that it is important that every student feels welcome and has access to quality accommodation near their place of study. Policy 15 supports purpose built student accommodation in the form of cluster flats and studio developments where these are in locations close to the education establishment, support wider regeneration objectives, are acceptable in terms of impact on their existing residential areas, and which provide decent accommodation with support facilities.

29. It is considered that being located less than 10 minutes from the University is acceptable. One of the considerations is the impact upon the existing residential area. The impact upon amenity is considered in more detail below. As suggested above, the units are of a generous size for student accommodation, approx. 18sqm including an ensuite and a communal area for each flat approx. 35 sqm. On this basis the flats are considered to provide decent accommodation for future occupiers. A condition could be added to deal with provision for

on-going management of the development. On this basis the student element of the scheme is considered to comply Policy CS15 of Core Strategy and Policy 15 of the Plymouth Plan.

30. Design

The proposed footprint follows that of the existing buildings and provides an active ground floor frontage onto the east and west elevations. The building is proposed to be formed from white aluminium or fibreglass. The building form creates a courtyard around a central atrium, within which is a green wall which extends internally on the west elevation. Along the east elevation ground floor is a covered walkway for pedestrians separating them from the highway.

31. Historic England has not commented in detail on the design however has commented that the design does not reflect the positive elements of the conservation area and has paid little heed to the special character and appearance held within the area. It is not considered that the proposed replacement building is of sufficient quality or innovation that would justify the loss of the existing building.

32. Amenity

Discovery Wharf

This is a flatted development located to the north east of the application site.

These units have balconies fronting on the Sutton Harbour, the majority of which serve the living accommodation. The apartments closest to the development are located approx. 10m from the proposed development. These would give rise to some overlooking of some of the balconies closest to the development site. The apartments furthest away are approx. 50m distant, which is over the distance that is considered to give rise to harmful overlooking (28m is the distance noted in the Development Guidelines SPD for buildings over 3 storeys in height). The overlooking is also partially limited due to the angle of overlooking. These balconies are currently visible from street scene and therefore already subject to some degree of overlooking. As the balconies create a visual separation to the living room behind, this helps to prevent any significant impact upon the privacy of the residents of this accommodation.

33. Century Quay

The proposed building footprint is adjacent to Century Quay. As the building is in line with Century Quay, there is not considered to be any overlooking from the internal accommodation of the proposed building.

34. The overlooking impact from the roof terraces have been raised through the letters of representation. In order to prevent any overlooking, a condition could be added which sets back the boundary of the roof terraces, and the agent has confirmed this would be acceptable. In terms of the noise impact from the roof terrace a condition could also be added to restrict its use, for example: "The proposed terrace shall not be occupied after 21:00 hours or before 07:00hours on any day." This would prevent any noise impact from the entrance during anti-social hours. This is consistent with the advice from Public Protection.
35. The proposed south boundary wall is proposed to be built along an existing boundary wall line. Century Quay has a central courtyard at first floor level (above the parking area) which serves as the amenity space for residents. The construction of a boundary wall will mean the

courtyard, which is currently open on the north elevation, will be enclosed by a part 4/ 6 storey wall. Due to the orientation of the buildings, the wall will not give rise to significant over shadowing; however will result in a sense of enclosure for the courtyard. Whilst this will result in a different character, it is not considered that this would be significantly harmful to result in a reason for refusal.

36. Fortune Court and 144 and 146 Vauxhall Street to north

Fortune Court is located immediately opposite the application site to the north. It's not clear whether there is any residential occupation of Fortune Court, it would appear that there is the residential occupation of the second floor. This presents some small windows on to the proposed building, and there will be some overlooking between the two buildings.

37. Further to the north is 144 and 146 Vauxhall Street. This building is located about 24m from the proposed building and is considered to prevent any significant issues of overlooking.

38. Overall, the development will have some impact in terms of overlooking, however this is not considered to be significantly harmful to result in a reason for refusal.

39. Public Protection have recommended conditions to ensure the building would be constructed to Good Room Criteria. This would help to ensure the amenity of future occupiers would be protected.

40. Flood Risk and Drainage

The site is located within Flood Zone 3. A Flood Risk Assessment has been submitted with this application. Due to its location within flood zone 3, it is necessary to demonstrate that the sequential and exception tests set out in paragraphs 100-102 of the National Planning Policy Framework can be satisfied. Normally, details of the sequential and exception test are provided for appraisal by the Local Planning Authority. In this instance, this information has not been provided and the application is recommended for refusal on the basis of insufficient information.

41. Notwithstanding the above, a flood risk assessment has been provided which has sought to address the flood mitigation on site. This is proposed through raising the ground floor levels. There is a requirement to ensure the development is safe for its lifetime. This has triggered a requirement for S106 contributions towards the upgrading of the Sutton Harbour flood lock gate which has been agreed.

42. Currently there is a lack of information on surface water drainage. The drainage engineer has requested further details and advises that the drainage should have an outfall into the harbour. As there has not been the submission of sufficient information to confirm that the site can be drained in accordance with policy, the application is recommended for refusal on the basis of insufficient information.

43. Transport

The Local Highway Authority has confirmed that the site sits within a resident parking permit scheme which operates on all days 24 hours a day. Pay and Display parking is also available in the area. The Development Guidelines SPD suggests that a development in a parking zone which operates for more than 6 hours a day and 6 days a week could be

acceptable without the provision of off-street car parking. In this instance the applicant states that the residential units would be for student use only and suggests that this would negate the need for, and therefore justifies the lack of parking.

44. The Local Highway Authority has advised that the site would be suitable as a car free non-student residential property and there would be no need to restrict the occupation to student on a transport basis, and also notes nor is there any reason to deem the location to be not suitable for student uses. As the proposal represents a significant increase in development at the site and as such the property and future residents would be excluded from being eligible to apply for resident permits or visitor tickets for use within the scheme. The Local Highway Authority has concluded that a car free development is entirely suitable and appropriate in this location.
45. In terms of design and layout, access to the site is proposed by way of using Tin Lane. This lane is very narrow and not entirely suitable for vehicles however, it is existing and it serves as a means of access to a small private service yard / car park. Therefore it is not possible to close the lane nor is it appropriate to introduce access restrictions as, due to its width and construction, it is only likely to be used for access only with very few through movements.
46. The application includes an undercroft footway along Tin Lane. This would ensure that pedestrians are provided with a suitable refuge and a level access through Tin Lane. The Local Highway Authority has noted that this will also be of benefit to existing pedestrians using the route and is considered to be a highway gain. Due to the design of the walkway, and the building over-sailing it, it is not possible for the Highway Authority to adopt the footway as Highway Maintainable at Public Expense. However, the route should be kept available and maintained accordingly for use by the general public at all times. A dedication of the route as a right of way should be secured by way of a suitably worded condition.
47. Access to the flats is via Tin Lane whereas the ground floor retail units will have accesses onto Sutton Harbour and Vauxhall Street. A bike store and refuse store is also proposed with access from Tin Lane. In terms of servicing and deliveries to the retail unit which fronts onto Vauxhall Street there are limited opportunities due to the buildings proximity to a pelican crossing, which has zig-zag lines preventing any loading/unloading. A short length of double yellow lines exist which have loading restrictions during highway peak hours. The length of double yellow lines are relatively short and any vehicle unloading on them is likely to overhang the junction to Tin Lane. Therefore this location is relatively well controlled and deliveries should not be able to occur on this frontage. The Local Highway Authority notes that deliveries could be achieved from Sutton Harbour for this unit and there are no objections to this.
48. If recommended for approval, conditions would be recommended to deal with a Code of Practice during construction, the re-surface of the entire frontage prior to occupation as deemed appropriate by the Highway Authority, (in accordance with the Plymouth Paving Manual) and a condition to propose doors to open inward so they do not overhang the highway.
49. Contaminated Land

A Phase I contaminated land survey has been submitted and the site is at risk of contamination. On this basis Public Protection have recommended a standard condition which will deal with contaminated land.

50. Ecological Mitigation and Enhancement

An ecological mitigation and enhancement strategy was submitted which noted suitable bird nesting habitats on site and negligible potential for roosting bats was noted on site. It is not considered that further surveys are required. However, a pre-demolition inspection should be undertaken in relation to breeding birds and bats and locations identified for bat and bird boxes which can be dealt with through conditions. Overall there is no objection relating to the ecological impact of the proposal and the development is in compliance with Core Strategy Policy CS19.

51. Secure by Design

The glazed arcade runs along Tin Lane which incorporates the entrance to the student accommodation, which is proposed to be lit at night. In addition CCTV is proposed. The Police Architectural Liaison Officer has raised concern over the access from Tin Lane which, if not lit sufficiently, will add to the fear of crime for persons using this lane. A condition can be added to deal with this requirement.

52. Refuse

A bin store is provided at the ground floor. This is to serve both the retail units and the student accommodation. It is considered that the bin store would be sufficient in size to meet these uses. The refuse store would require a separation between the commercial and student storage, however this could be dealt with by condition, and there is no objection on this basis. The Transport Officer has also confirmed that the development guidelines SPD requires bin storage to be located away from access points but within 25 metres of a service vehicle collection point. The proposal conforms to this standard and as such is acceptable.

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 £140,029.01 (index-linking applied, but subject to change before final liability confirmed).

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 and agreed in respect of the following matters:

- Local Greenspace: for the provision and maintenance of facilities at the Jewish Cemetery, Barbican £13,709
- Strategic Greenspace: for the provision and maintenance of greenspace and access improvements at Central Park £30,577
- Playing Pitches: for the provision and maintenance of playing pitch facilities at Astor Park £24,867
- Flood Defences: for the study to consider the upgrade of defences at Sutton Harbour £25,000
- Management Fee of £2668

12. Equalities and Diversities

The retail units have a ramped access, and the student cluster flats are served by a lift which will allow for level access.

13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal does not accord with policy and national guidance and specifically 132 and 133 of the NPPF, Core Strategy Policy CS03, Plymouth Plan Part One Policy 28, Sutton Harbour Area Action Plan and the Barbican Conservation Area Appraisal and Management Plan. The loss of the building making a positive contribution towards the Conservation Area (as identified in the Barbican Conservation Area Appraisal) is considered to result in substantial harm to the character and appearance of the Barbican Conservation Area.

In addition the Local Planning Authority has not received adequate information to demonstrate that provision has been made to ensure that the site drains adequately and no sequential or exception test has been provided, contrary to paragraphs 100 - 103 of the National Planning Policy Framework and Policies CS20 and CS21 of the Adopted Plymouth Core Strategy and Policy 26 of the Plymouth Plan: Part One (as draft development plan policy).

14. Recommendation

In respect of the application dated **09/05/2016** and the submitted drawings Site Location, Section 3 North Elevation Towards Tin Lane, Section 1 east Elevation Towards Sutton Harbour, Section 2 West Elevation Towards Vauxhall Street, PL01 A, PL 02 A, PL 03 A, PL 07, PL 08 A, PL 12, PL 13, PL 14, it is recommended to: **Refuse**

15. Reasons

REFUSAL REASON: LOSS OF HERITAGE ASSET

1. The Local Planning Authority considers that the loss of this key historic building would result in substantial harm to the character and appearance of the Barbican Conservation Area. The complete loss of this heritage asset which marks the entrance to the Conservation Area would therefore be contrary to paragraphs 132 and 133 of the NPPF, Core Strategy Policy CS03, Plymouth Plan Part One Policy 28, Sutton Harbour Area Action Plan and the Barbican Conservation Area Appraisal and Management Plan.

REFUSAL REASON: INSUFFICIENT INFORMATION SEQUENTIAL TEST AND DRAINAGE

2. The Local Planning Authority has not received sufficient information to demonstrate that provision has been made to ensure that the site drains adequately and flooding will not occur. In particular no sequential or exception test has been provided and there is a lack of detail regarding surface water drainage contrary to paragraphs 100 - 103 of the National Planning Policy Framework and Policies CS20 and CS21 of the Adopted Plymouth Core Strategy and Policy 26 of the Plymouth Plan: Part One (as draft development plan policy).

INFORMATIVE: REFUSAL (WITH ATTEMPTED 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 with the Applicant including pre-application discussions and has looked for solutions to enable the grant of planning permission. However the proposal remains contrary to the planning policies set out in the reasons for refusal and was not therefore considered to be sustainable development.

Relevant Policies:

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

CS28 - Local Transport Consideration

CS32 - Designing out Crime

CS33 - Community Benefits/Planning Obligation

CS34 - Planning Application Consideration

CS22 - Pollution

CS08 - Retail Development Considerations

CS13 - Evening/Night-time Economy Uses

CS18 - Plymouth's Green Space

CS19 - Wildlife

CS21 - Flood Risk

CS22 - Pollution

CS03 - Historic Environment

CS03 - Historic Environment

CS01 - Sustainable Linked Communities

CS02 - Design

CS15 - Housing Provision

CS12 - Cultural / Leisure Development Considerations

CS30 - Sport, Recreation and Children's Play Facilities

AV5 - Sutton Harbour

SPD2 - Planning Obligations and Affordable Housing

SPD1 - Development Guidelines First Review

SPD3 - Design Supplementary Planning Document

NPPF - National Planning Policy Framework March 2012

PP12 - Delivering strong and safe communities and good quality neighbourhoods

PP15 - Meeting local housing needs

PP20 - Delivering sufficient land for new homes to meet Plymouth's housing need

PP21 - Provision for shops and services

PP24 - Delivering Plymouth's natural network

PP26 - Dealing with flood risk

PP28 - Promoting Plymouth's heritage

PP29 - Place shaping and the quality of the built environment

PP30 - Safeguarding environmental quality, function and amenity

PP41 - Defining the spatial provision of retail development and main town centre uses

PP43 - Managing and enhancing Plymouth's waterfront

PP46 - Approach to development delivery and viability, planning obligations and the community infrastructure levy

Barbican Conservation Area Appraisal and Management Plan

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PLANNING COMMITTEE

Decisions issued for the following period: 22 August 2016 to 19 September 2016

Note - This list includes:

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

Item No **1**

Application Number: 15/02234/FUL **Applicant:** Plymouth Community Homes

Application Type: Full Application

Description of Development: Construction of 72 affordable dwellings, together with associated accesses, car parking and landscaping

Site Address HILLSIDE SCHOOL FOR BOYS, BODMIN ROAD
PLYMOUTH

Case Officer: Simon Osborne

Decision Date: 26/08/2016

Decision: Grant Subject to S106 Obligation - Full

Item No **2**

Application Number: 16/00677/FUL **Applicant:** Plymouth Argyle Football Club

Application Type: Full Application

Description of Development: 4x portable buildings and regularisation of existing portable buildings

Site Address HOME PARK FOOTBALL GROUND, OUTLAND ROAD
PLYMOUTH

Case Officer: Mike Stone

Decision Date: 09/09/2016

Decision: Grant Conditionally

Item No 3

Application Number: 16/00844/FUL **Applicant:** Mr Neal Stoneman
Application Type: Full Application
Description of Development: Erection of 5no. Dwellings (Class C3)
Site Address ST ANNES HOUSE, JENNYCLIFF LANE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 07/09/2016
Decision: Application Withdrawn

Item No 4

Application Number: 16/00845/LBC **Applicant:** Mr Neal Stoneman
Application Type: Listed Building
Description of Development: Erection of 5no. dwellings (Class C3)
Site Address ST ANNES HOUSE, JENNYCLIFF LANE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 07/09/2016
Decision: Application Withdrawn

Item No 5

Application Number: 16/00980/FUL **Applicant:** Mr Mike Wall
Application Type: Full Application
Description of Development: New window
Site Address FLAT 1, 14 POMPHLETT ROAD PLYMSTOCK PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 07/09/2016
Decision: Grant Conditionally

Item No 6

Application Number: 16/00989/LBC **Applicant:** RBS
Application Type: Listed Building
Description of Development: Removal and replacement of ATM
Site Address 6 ST ANDREWS CROSS PLYMOUTH
Case Officer: Kate Price
Decision Date: 24/08/2016
Decision: Grant Conditionally

Item No 7

Application Number: 16/00994/FUL **Applicant:** Mr Phil Rump
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of Public House and ancillary residential accommodation to 6 flats & associated car parking
Site Address CROWN AND COLUMN, 223 KER STREET PLYMOUTH
Case Officer: Jon Fox
Decision Date: 08/09/2016
Decision: Refuse

Item No 8

Application Number: 16/00995/LBC **Applicant:** Mr Phil Rump
Application Type: Listed Building
Description of Development: Change of use, conversion and alteration of Public House and ancillary residential accommodation to 6 flats & associated car parking
Site Address CROWN AND COLUMN, 223 KER STREET PLYMOUTH
Case Officer: Jon Fox
Decision Date: 08/09/2016
Decision: Grant Conditionally

Item No 9

Application Number: 16/00996/ADV **Applicant:** European Tyre Enterprise Ltd
Application Type: Advertisement
Description of Development: Erection of signage
Site Address 125 TO 129 ALEXANDRA ROAD MUTLEY PLYMOUTH
Case Officer: Liz Wells
Decision Date: 05/09/2016
Decision: Grant Conditionally

Item No 10

Application Number: 16/01018/FUL **Applicant:** Mr Mark Eggleton
Application Type: Full Application
Description of Development: Change of use of Doctors Surgery to residential dwelling
Site Address 54 GLENDOWER ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 08/09/2016
Decision: Grant Conditionally

Item No 11

Application Number: 16/01115/FUL **Applicant:** Mr A H Venter
Application Type: Full Application
Description of Development: Change of use to Class A3 (Restaurants & Cafes)
Site Address 134 CORNWALL STREET CITY CENTRE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 01/09/2016
Decision: Grant Conditionally

Item No 12

Application Number: 16/01117/TPO **Applicant:** Pro Trees
Application Type: Tree Preservation
Description of Development: Ash - reduce two lower branches by 2m & branches above by 1m to natural growth points.
Site Address 6 GARDEN PARK CLOSE ELBURTON PLYMOUTH
Case Officer: Jane Turner
Decision Date: 14/09/2016
Decision: Grant Conditionally

Item No 13

Application Number: 16/01120/FUL **Applicant:** Wrigley Company Limited
Application Type: Full Application
Description of Development: Plant room to roof.
Site Address WRIGLEY COMPANY LIMITED, ESTOVER ROAD
PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 31/08/2016
Decision: Grant Conditionally

Item No 14

Application Number: 16/01125/REM **Applicant:** Form Design Group
Application Type: Reserved Matters
Description of Development: Reserved matters approval for access, appearance, landscaping, layout, & scale, for South Yard phase one of the marine industries production campus (following outline approval 14/02269/OUT)
Site Address DEVONPORT DOCKYARD, SOUTH YARD, AREA 1 EAST
PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 19/09/2016
Decision: Grant Conditionally

Item No 15

Application Number: 16/01134/ADV **Applicant:** Co-op
Application Type: Advertisement
Description of Development: Various illuminated and non-illuminated signage
Site Address THE MERMAID, 15 FROGMORE AVENUE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 07/09/2016
Decision: Grant Conditionally

Item No 16

Application Number: 16/01161/ESR10 **Applicant:** WSP Parsons Brinckerhoff
Application Type: Environmental Ass
Description of Development: Request for an EIA Screening Opinion in respect of the proposed Forder Valley Link Road development
Site Address FORDER VALLEY LINK ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 07/09/2016
Decision: Environment Assessment R10

Item No 17

Application Number: 16/01164/ESR10 **Applicant:** WSP Parsons Brincherhoff
Application Type: Environmental Ass
Description of Development: Request for an EIA Scoping Opinion regarding the proposed Forder Valley Link Road
Site Address FORDER VALLEY LINK ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 07/09/2016
Decision: Environment Assessment R10

Item No 18

Application Number: 16/01172/S73 **Applicant:** Burrington Estates
Application Type: Removal or Variation of Condition
Description of Development: Variation of condition 2 (plans) of 14/00617/FUL to allow changes to house designs
Site Address 119 LOOSELEIGH LANE PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 24/08/2016
Decision: Grant Conditionally

Item No 19

Application Number: 16/01186/FUL **Applicant:** Mr and Mrs Childs
Application Type: Full Application
Description of Development: 2 storey rear extension
Site Address 215 BEACON PARK ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 06/09/2016
Decision: Grant Conditionally

Item No 20

Application Number: 16/01193/FUL **Applicant:** Mr & Mrs D Swatton
Application Type: Full Application
Description of Development: Hardstanding, side and rear extension
Site Address 27 LYMPNE AVENUE PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 30/08/2016
Decision: Grant Conditionally

Item No 21

Application Number: 16/01196/FUL **Applicant:** Mrs Elizabeth Waters
Application Type: Full Application
Description of Development: Extraction duct (retrospective)
Site Address THE LOUNGE, 7 STOPFORD PLACE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 07/09/2016
Decision: Refuse

Item No 22

Application Number: 16/01202/FUL **Applicant:** Looselabel Active Imperium Gy
Application Type: Full Application
Description of Development: Change of use from mixed use (Class B1, B2 & B8) to gymnasium (Class D2)
Site Address UNITS 14 TO 17 DARKLAKE PARK DARKLAKE VIEW PLYMOUTH
Case Officer: Christopher King
Decision Date: 23/08/2016
Decision: Grant Conditionally

Item No 23

Application Number: 16/01204/FUL **Applicant:** Mrs Bee Lay Lam
Application Type: Full Application
Description of Development: Rear decking (part retrospective)
Site Address 28 PERCY TERRACE, ALEXANDRA ROAD MUTLEY PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/09/2016
Decision: Grant Conditionally

Item No 24

Application Number: 16/01205/TPO **Applicant:** Mr Paul Ellis Mather
Application Type: Tree Preservation
Description of Development: 2x Holm Oaks - reduce by 3-5m to natural growth points.
Site Address 6 MORLEY CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 23/08/2016
Decision: Grant Conditionally

Item No 25

Application Number: 16/01210/FUL **Applicant:** Costa Limited
Application Type: Full Application
Description of Development: New shopfront
Site Address 51 TO 53 NEW GEORGE STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 22/08/2016
Decision: Grant Conditionally

Item No 26

Application Number: 16/01211/ADV **Applicant:** Costa Limited
Application Type: Advertisement
Description of Development: 2x fascia signs and 2x projecting signs
Site Address 51 TO 53 NEW GEORGE STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 22/08/2016
Decision: Grant Conditionally

Item No 27

Application Number: 16/01212/FUL **Applicant:** Direct Property Services
Application Type: Full Application
Description of Development: Conversion of former hotel to provide 10no residential units and café (Class A3) at ground floor
Site Address 41-43 CHAPEL STREET DEVONPORT PLYMOUTH
Case Officer: Christopher King
Decision Date: 02/09/2016
Decision: Refuse

Item No 28

Application Number: 16/01214/LBC **Applicant:** Direct Property Services
Application Type: Listed Building
Description of Development: Conversion of former hotel to provide 10no residential units and café (Class A3) at ground floor
Site Address 41-43 CHAPEL STREET DEVONPORT PLYMOUTH
Case Officer: Christopher King
Decision Date: 02/09/2016
Decision: Grant Conditionally

Item No 29

Application Number: 16/01215/FUL **Applicant:** Mr and Mrs Humphrey
Application Type: Full Application
Description of Development: Side and front wrap-around extension
Site Address 197 ST MARGARETS ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 07/09/2016
Decision: Application Withdrawn

Item No 30

Application Number: 16/01227/FUL **Applicant:** Mr Thompson & Mrs Watkeys
Application Type: Full Application
Description of Development: Front porch
Site Address 61 THORNHILL ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 22/08/2016
Decision: Grant Conditionally

Item No 31

Application Number: 16/01228/TPO **Applicant:** Mr Hadyn Loveless
Application Type: Tree Preservation
Description of Development: Beech - reduction of crown by approximately 3m to natural growth points and crown raise to give 4m clearance above ground level.
Site Address 415 TAVISTOCK ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 32

Application Number: 16/01229/FUL **Applicant:** Mr Rafiq
Application Type: Full Application
Description of Development: Change of use to café (Class A3)
Site Address 99 WOLSELEY ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 24/08/2016
Decision: Grant Conditionally

Item No 33

Application Number: 16/01231/FUL **Applicant:** Mrs Tracy Bull
Application Type: Full Application
Description of Development: Change of use of post office (Use Class A1) and flat to single dwelling (Use Class C3)
Site Address 68 STATION ROAD KEYHAM PLYMOUTH
Case Officer: Mike Stone
Decision Date: 08/09/2016
Decision: Grant Conditionally

Item No 34

Application Number: 16/01234/ADV **Applicant:** Exxon Mobil
Application Type: Advertisement
Description of Development: Various filling station related signage
Site Address 137 EGGBUCKLAND ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 35

Application Number: 16/01236/FUL **Applicant:** Mr & Mrs Peterman
Application Type: Full Application
Description of Development: Three storey extension containing six studio flats for students
Site Address NO PLACE INN, 353 NORTH ROAD WEST PLYMOUTH
Case Officer: Mike Stone
Decision Date: 31/08/2016
Decision: Grant Conditionally

Item No 36

Application Number: 16/01251/TPO **Applicant:** Mr Bagley
Application Type: Tree Preservation
Description of Development: 2x Sycamore - reduce by half
Site Address 46 WARWICK ORCHARD CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 23/08/2016
Decision: Grant Conditionally

Item No 37

Application Number: 16/01252/TPO **Applicant:** YGS Landscapes
Application Type: Tree Preservation
Description of Development: Oak trees along SW, NW and NE boundaries of Forresters Business Park - raise crowns to give 3m clearance above ground level cutting back to natural growth points.
Site Address FORRESTERS BUSINESS PARK, ESTOVER CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 23/08/2016
Decision: Grant Conditionally

Item No 38

Application Number: 16/01255/FUL **Applicant:** Mr Jan Pringle
Application Type: Full Application
Description of Development: Change of use of dwelling (Class C3) to flat and maisonette (Class C3)
Site Address 4 KEMYELL PLACE, BOSCAWEN PLACE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 01/09/2016
Decision: Grant Conditionally

Item No 39

Application Number: 16/01256/ADV **Applicant:** Co-op
Application Type: Advertisement
Description of Development: Erection of signage
Site Address 54-56 MUTLEY PLAIN PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 07/09/2016
Decision: Grant Conditionally

Item No 40

Application Number: 16/01257/TPO **Applicant:** Ben's Garden Care
Application Type: Tree Preservation
Description of Development: 2 Ash and 1 Oak - remove lower regrowth to raise crown.
Beech - no work required as agreed during site visit on 15/8.
Site Address 6 HORSWELL CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 41

Application Number: 16/01258/TPO **Applicant:** Bens Garden Care
Application Type: Tree Preservation
Description of Development: Yew - reduce crown spread by 1-2m and shape.
4 Ash - repollard
Site Address 7 HORSWELL CLOSE PLYMPTON PLYMOUTH
Case Officer: Jane Turner
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 42

Application Number: 16/01262/FUL **Applicant:** Ms Grace Lynn Sharman
Application Type: Full Application
Description of Development: New dwelling
Site Address REHOBOTH, TORBRIDGE ROAD PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 31/08/2016
Decision: Grant Conditionally

Item No 43

Application Number: 16/01271/FUL **Applicant:** Dr Tim Searle
Application Type: Full Application
Description of Development: First floor extension
Site Address RADFORD, WOODSIDE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 31/08/2016
Decision: Grant Conditionally

Item No 44

Application Number: 16/01272/FUL **Applicant:** Mr & Mrs Collin Stephens
Application Type: Full Application
Description of Development: Front porch and rear extension with roof terrace
Site Address 102 GRANBY STREET PLYMOUTH
Case Officer: Mike Stone
Decision Date: 24/08/2016
Decision: Grant Conditionally

Item No 45

Application Number: 16/01274/REM **Applicant:** Ms Lauren Peckham
Application Type: Reserved Matters
Description of Development: Application for reserved matters including appearance and scale of 1no self build unit (Plot 13) following grant of permission 15/00486/OUT
Site Address WEST PARK PRIMARY SCHOOL, WANSTEAD GROVE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 06/09/2016
Decision: Grant Conditionally

Item No 46

Application Number: 16/01275/TPO **Applicant:** Mrs Julie Skitt
Application Type: Tree Preservation
Description of Development: Ash - remove any broken/split branches and over extended lateral branches. Reduce whole crown by 2-3m to natural growth points.
Site Address 19 LOPWELL CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 23/08/2016
Decision: Grant Conditionally

Item No 47

Application Number: 16/01276/FUL **Applicant:** Mr Michael Wilcox
Application Type: Full Application
Description of Development: Dwelling and garage
Site Address PLOT 5, LAND ADJOINING WANSTEAD GROVE PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 12/09/2016
Decision: Grant Conditionally

Item No 48

Application Number: 16/01279/LBC **Applicant:** Mr Ben Wilcox
Application Type: Listed Building
Description of Development: Reinstatement of second floor partitions and insertion of new staircase in utility/breakfast room.
Site Address 8 BORINGDON TERRACE PLYMOUTH
Case Officer: Kate Price
Decision Date: 02/09/2016
Decision: Grant Conditionally

Item No 49

Application Number: 16/01280/FUL **Applicant:** Ms Keate
Application Type: Full Application
Description of Development: Rear extension
Site Address 25 WHITBY CRESCENT PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 50

Application Number: 16/01282/FUL **Applicant:** Mrs K Wright
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 38 LLANTILLIO DRIVE BEACON PARK PLYMOUTH
Case Officer: Mike Stone
Decision Date: 22/08/2016
Decision: Grant Conditionally

Item No 51

Application Number: 16/01283/FUL **Applicant:** Mr & Mrs Haines-Lawson
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 302 SOUTHWAY DRIVE PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 01/09/2016
Decision: Grant Conditionally

Item No 52

Application Number: 16/01284/TCO **Applicant:** Mr Lucio Paternoster
Application Type: Trees in Cons Area
Description of Development: 3 Leylandii - remove lower 5-6 branches from each tree.
Site Address 55 FORE STREET PLYMPTON PLYMOUTH
Case Officer: Jane Turner
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 53

Application Number: 16/01288/FUL **Applicant:** The Park Pavilion Café - Victoria
Application Type: Full Application
Description of Development: Change of use of first floor to café (Class A3) and disabled access to rear
Site Address VICTORIA LODGE, VICTORIA AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/09/2016
Decision: Grant Conditionally

Item No 54

Application Number: 16/01290/FUL **Applicant:** Mr Neal Downing Waite
Application Type: Full Application
Description of Development: Rear extension
Site Address 48 CLEEVE GARDENS PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 24/08/2016
Decision: Grant Conditionally

Item No 55

Application Number: 16/01292/FUL **Applicant:** Babcock International
Application Type: Full Application
Description of Development: Netting over roof for safety reasons
Site Address BUILDING S126, SOUTH SMITHERY, HM NAVAL BASE
DEVONPORT PLYMOUTH
Case Officer: Kate Price
Decision Date: 09/09/2016
Decision: Grant Conditionally

Item No 56

Application Number: 16/01293/FUL **Applicant:** Thompson and Jackson
Application Type: Full Application
Description of Development: Office extension
Site Address 4 ST LAWRENCE ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 07/09/2016
Decision: Refuse

Item No 57

Application Number: 16/01294/LBC **Applicant:** Babcock International
Application Type: Listed Building
Description of Development: Netting over roof for safety reasons
Site Address BUILDING S126, SOUTH SMITHERY, HM NAVAL BASE
DEVONPORT PLYMOUTH
Case Officer: Kate Price
Decision Date: 09/09/2016
Decision: Grant Conditionally

Item No 58

Application Number: 16/01297/TPO **Applicant:** Mr Kenneth Herring
Application Type: Tree Preservation
Description of Development: Self-sown Sycamore immediately to the rear of 14 Shackleton Court - remove.
Larch to rear of 14 Shackleton Court - reduce in height by one third to previous points.
Site Address 14 SHACKLETON COURT PLYMOUTH
Case Officer: Jane Turner
Decision Date: 01/09/2016
Decision: Grant Conditionally

Item No 59

Application Number: 16/01301/FUL **Applicant:** Eraglow Building Ltd
Application Type: Full Application
Description of Development: External wall insulation to rear elevations
Site Address 14, 15, 16 ADELAIDE STREET STONEHOUSE PLYMOUTH
Case Officer: Kate Price
Decision Date: 02/09/2016
Decision: Grant Conditionally

Item No 60

Application Number: 16/01303/FUL **Applicant:** Mr & Mrs Grice
Application Type: Full Application
Description of Development: First floor rear extension
Site Address 33 EDITH STREET PLYMOUTH
Case Officer: Liz Wells
Decision Date: 02/09/2016
Decision: Grant Conditionally

Item No 61

Application Number: 16/01306/FUL **Applicant:** Guardian Industrial (UK) Ltd
Application Type: Full Application
Description of Development: Container storage (Class B8)
Site Address 271 EMBANKMENT ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/09/2016
Decision: Grant Conditionally

Item No 62

Application Number: 16/01308/FUL **Applicant:** Mr Craig Whally
Application Type: Full Application
Description of Development: Rear extension
Site Address 54 NORMANDY WAY PLYMOUTH
Case Officer: Mike Stone
Decision Date: 22/08/2016
Decision: Grant Conditionally

Item No 63

Application Number: 16/01309/S73 **Applicant:** Mr Keith Elliot
Application Type: Removal or Variation of Condition
Description of Development: Variation of condition 2 (plans) of 13/01195/FUL to allow changes to size, design, and levels of previously approved dwelling
Site Address 53 SHORTWOOD CRESCENT PLYMOUTH
Case Officer: Jon Fox
Decision Date: 09/09/2016
Decision: Grant Conditionally

Item No 64

Application Number: 16/01310/LBC **Applicant:** Mrs Beryl Smith
Application Type: Listed Building
Description of Development: Garden structures (retrospective), part demolition, and new fencing and gates
Site Address THE JETTY, LAND NORTH OF THE MEWS PLYMOUTH
Case Officer: Kate Price
Decision Date: 01/09/2016
Decision: Grant Conditionally

Item No 65

Application Number: 16/01311/FUL **Applicant:** Mitchell Architects
Application Type: Full Application
Description of Development: Change of use from dwelling (Class C3) to HMO (Class C4)
Site Address 82 MILEHOUSE ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 06/09/2016
Decision: Grant Conditionally

Item No 66

Application Number: 16/01313/PRDE **Applicant:** Mr Neil Hendy
Application Type: LDC Proposed Develop
Description of Development: Rear extension
Site Address 47 NORTH DOWN ROAD PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 06/09/2016
Decision: Application Withdrawn

Item No 67

Application Number: 16/01316/FUL **Applicant:** Mr Jim Tuggle
Application Type: Full Application
Description of Development: Two storey annexe extension and detached garage
Site Address 2 WOOD PARK PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 06/09/2016
Decision: Refuse

Item No 68

Application Number: 16/01318/TPO **Applicant:** Mr Anthony
Application Type: Tree Preservation
Description of Development: Oak - reduce side of crown closest to properties by 2-2.5m to natural growth points. No reduction in height necessary.
Site Address 21 THE BIRCHES PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/09/2016
Decision: Grant Conditionally

Item No 69

Application Number: 16/01319/TPO **Applicant:** Mr C Hawkshaw
Application Type: Tree Preservation
Description of Development: 2 Ash and 1 Sycamore - reduce crown by one third to natural growth points and shape (agreed 30/8: applicant to contact owner)
Site Address 47 FRENHAM AVENUE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/09/2016
Decision: Grant Conditionally

Item No 70

Application Number: 16/01320/TPO **Applicant:** Notre Dame Roman Catholic Sc
Application Type: Tree Preservation
Description of Development: 2 Beech (T9 and T11) - reduce to safe height and leave as standing monolith.
1 Ash - fell
Site Address NOTRE DAME ROMAN CATHOLIC SCHOOL, NOTRE DAME CLOSE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 15/09/2016
Decision: Grant Conditionally

Item No 71

Application Number: 16/01324/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Temporary portakabin
Site Address PENNYCROSS PRIMARY SCHOOL, ARDEN GROVE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/09/2016
Decision: Grant Conditionally

Item No 72

Application Number: 16/01326/FUL **Applicant:** G3 Design + Architecture
Application Type: Full Application
Description of Development: Side and rear extension
Site Address 30 COLSTON CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 22/08/2016
Decision: Grant Conditionally

Item No 73

Application Number: 16/01328/TPO **Applicant:** Mr Michael MacDonald
Application Type: Tree Preservation
Description of Development: 3 groups of Lawson Cypress - various reduction works as detailed in section 7 of the application.
Site Address 112 LOOSELEIGH LANE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/09/2016
Decision: Grant Conditionally

Item No 74

Application Number: 16/01339/FUL **Applicant:** Mclean Build Ltd
Application Type: Full Application
Description of Development: Dwelling
Site Address 19 NEAL CLOSE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 07/09/2016
Decision: Grant Conditionally

Item No 75

Application Number: 16/01340/FUL **Applicant:** Mr & Mrs Nel & Sadler
Application Type: Full Application
Description of Development: Rear dormer
Site Address 34B GLENDOWER ROAD PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 14/09/2016
Decision: Grant Conditionally

Item No 76

Application Number: 16/01341/FUL **Applicant:** Mr & Mrs Robertson
Application Type: Full Application
Description of Development: Rear extension
Site Address 7 LYCH CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 77

Application Number: 16/01342/FUL **Applicant:** Ms Julie Worley
Application Type: Full Application
Description of Development: Side extension
Site Address 2A GODDING GARDENS PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 30/08/2016
Decision: Grant Conditionally

Item No 78

Application Number: 16/01343/LBC **Applicant:** Drake Circus Leisure Ltd
Application Type: Listed Building
Description of Development: Demolition of boundary wall & railing between site and Royal Bank of Scotland building and replacement with stone faced concrete wall forming part of leisure redevelopment, with associated paving works to Exeter Street
Site Address BRETONSIDE BUS STATION, BRETONSIDE PLYMOUTH
Case Officer: John Douglass
Decision Date: 13/09/2016
Decision: Grant Conditionally

Item No 79

Application Number: 16/01344/FUL **Applicant:** Du Blanc Estates Ltd
Application Type: Full Application
Description of Development: Change of use to residential (Class C3) and rear 2nd floor extension
Site Address THE HADDINGTON, 28 BENBOW STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 12/09/2016
Decision: Grant Conditionally

Item No 80

Application Number: 16/01345/TCO **Applicant:** Tracey Lee
Application Type: Trees in Cons Area
Description of Development: Yew - reduce crown by up to 3m
Apple - reduce crown by 2m
Site Address 27 WHITEFORD ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 81

Application Number: 16/01346/PRDE **Applicant:** Mr Colin Levers
Application Type: LDC Proposed Develop
Description of Development: Hardstanding
Site Address 28 WAIN PARK PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 15/09/2016
Decision: Issue Certificate - Lawful Use (Pro)

Item No 82

Application Number: 16/01348/FUL **Applicant:** Miss Lynne Bedwell
Application Type: Full Application
Description of Development: Rear extension
Site Address 15 ASHLEIGH CLOSE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 83

Application Number: 16/01349/FUL **Applicant:** Mr D L Cliff
Application Type: Full Application
Description of Development: Rear extension
Site Address 55 EGGBUCKLAND ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 01/09/2016
Decision: Grant Conditionally

Item No 84

Application Number: 16/01351/FUL **Applicant:** Mrs Janet Ward
Application Type: Full Application
Description of Development: Rear extension
Site Address 113 UNDERLANE PLYMPTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 85

Application Number: 16/01352/TPO **Applicant:** Firstport Retirement Services Lt
Application Type: Tree Preservation
Description of Development: Various tree management works as detailed in report attached to application dated 16/6/16.
Additional work agreed on site 6/9/16 - reduce branches of Beech to east of building to previous pruning points.
- reduce Sycamore closest to rear of 77 Earlsmill Road by one third in height and shape.
Site Address 31 HILLSIDE COURT, 31 STATION ROAD PLYMPTON PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/09/2016
Decision: Grant Conditionally

Item No 86

Application Number: 16/01354/FUL **Applicant:** Developing London Ltd
Application Type: Full Application
Description of Development: Rooftop extension and change of use of ground floor from office (Class B1) to commercial (Class A1, A2 or A3)
Site Address ST ANDREWS COURT, 12 ST ANDREW STREET PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 13/09/2016
Decision: Grant Conditionally

Item No 87

Application Number: 16/01356/TPO **Applicant:** Mr P Jackson
Application Type: Tree Preservation
Description of Development: Sycamore - reduce by 2-3m to previous pruning points.
Site Address 12 VALLEY VIEW ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/09/2016
Decision: Grant Conditionally

Item No 88

Application Number: 16/01359/FUL **Applicant:** Mr Richard Burt
Application Type: Full Application
Description of Development: Two storey side extension and hardstanding
Site Address 41 SHAKESPEARE ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 89

Application Number: 16/01361/FUL **Applicant:** Mr Mark Tyrell
Application Type: Full Application
Description of Development: Side extension and a two storey front and side extension
Site Address 20 WAIN PARK PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 09/09/2016
Decision: Grant Conditionally

Item No 90

Application Number: 16/01364/FUL **Applicant:** Mr Ricky May
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 45 LOWER COMPTON ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 15/09/2016
Decision: Grant Conditionally

Item No 91

Application Number: 16/01365/FUL **Applicant:** Mr P Ashton
Application Type: Full Application
Description of Development: Front porch
Site Address GRANVILLE HOUSE, 19 LONGLANDS ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 02/09/2016
Decision: Grant Conditionally

Item No 92

Application Number: 16/01370/ADV **Applicant:** One Stop Stores Ltd
Application Type: Advertisement
Description of Development: Signage
Site Address 59 to 61A GOOSEWELL ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 14/09/2016
Decision: Grant Conditionally

Item No 93

Application Number: 16/01371/FUL **Applicant:** Mr and Mrs Albon
Application Type: Full Application
Description of Development: Rear extension
Site Address 57 COLESDOWN HILL PLYMOUTH
Case Officer: Liz Wells
Decision Date: 16/09/2016
Decision: Grant Conditionally

Item No 94

Application Number: 16/01373/ADV **Applicant:** Mitchells and Butlers
Application Type: Advertisement
Description of Development: Signage
Site Address HARVESTER, 158-160 PLYMOUTH ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 02/09/2016
Decision: Grant Conditionally

Item No 95

Application Number: 16/01374/LBC **Applicant:** Eraglow Building Ltd
Application Type: Listed Building
Description of Development: External wall insulation to rear elevations
Site Address 14, 15, 16 ADELAIDE STREET STONEHOUSE PLYMOUTH
Case Officer: Kate Price
Decision Date: 02/09/2016
Decision: Grant Conditionally

Item No 96

Application Number: 16/01378/FUL **Applicant:** Mr Adam Milburn
Application Type: Full Application
Description of Development: Detached garage
Site Address 71 GEORGE STREET PLYMOUTH
Case Officer: Mike Stone
Decision Date: 14/09/2016
Decision: Grant Conditionally

Item No 97

Application Number: 16/01379/TCO **Applicant:** Margaret McMillan Nursery Scho
Application Type: Trees in Cons Area
Description of Development: Various tree management works: Sycamore, Oak and Persian
Ironwood - raise crown to 2.5m above ground level.
Sycamore - trim lower branches
over wall. Lime - removal of shoots up to
fork.
Site Address 24 HOE STREET PLYMOUTH
Case Officer: Jane Turner
Decision Date: 30/08/2016
Decision: Grant Conditionally

Item No 98

Application Number: 16/01383/FUL **Applicant:** Notemachine UK Ltd
Application Type: Full Application
Description of Development: Installation of ATM
Site Address 105 NEW GEORGE STREET PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 99

Application Number: 16/01384/ADV **Applicant:** Notemachine UK Ltd
Application Type: Advertisement
Description of Development: Internally illuminated ATM fascia
Site Address 105 NEW GEORGE STREET PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 100

Application Number: 16/01390/FUL **Applicant:** Mrs Heather Mitchell
Application Type: Full Application
Description of Development: Hardstanding
Site Address 8 NORMANDY WAY PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 14/09/2016
Decision: Grant Conditionally

Item No 101

Application Number: 16/01391/TCO **Applicant:** Ms Maria Higman
Application Type: Trees in Cons Area
Description of Development: Fell one deciduous & one evergreen tree
Site Address 2 VALLETORT TERRACE, WILTON ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 30/08/2016
Decision: Grant Conditionally

Item No 102

Application Number: 16/01396/FUL **Applicant:** Premier Parking Solutions Ltd
Application Type: Full Application
Description of Development: Demolition of existing building, new façade and provision of car park
Site Address 98-100 VAUXHALL STREET PLYMOUTH
Case Officer: Amy Thompson
Decision Date: 19/09/2016
Decision: Grant Conditionally

Item No 103

Application Number: 16/01397/LBC **Applicant:** 147 Developments Ltd
Application Type: Listed Building
Description of Development: Removal of modern internal staircase
Site Address 18 to 20 DUKE STREET PLYMOUTH
Case Officer: Kate Price
Decision Date: 09/09/2016
Decision: Grant Conditionally

Item No 104

Application Number: 16/01399/FUL **Applicant:** Mr David Lear
Application Type: Full Application
Description of Development: Side and rear extensions and rear decking (demolition of garage and rear extension).
Site Address 68 MERAFIELD DRIVE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 105

Application Number: 16/01404/FUL **Applicant:** Ms & Mr Scarff & Boyd
Application Type: Full Application
Description of Development: Rear extension
Site Address 31 DUNSTONE ROAD ST BUDEAUX PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 25/08/2016
Decision: Grant Conditionally

Item No 106

Application Number: 16/01406/PRDE **Applicant:** Mr & Mrs Hughes
Application Type: LDC Proposed Develop
Description of Development: Side extension
Site Address 24 YEALMPSTONE DRIVE PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 25/08/2016
Decision: Issue Certificate - Lawful Use (Pro)

Item No 107

Application Number: 16/01407/FUL **Applicant:** Mr & Mrs David & Sarah Cunnin
Application Type: Full Application
Description of Development: Side extension and rear hip to gable extension
Site Address 18 UNDERLANE PLYMSTOCK PLYMOUTH
Case Officer: Mike Stone
Decision Date: 01/09/2016
Decision: Grant Conditionally

Item No 108

Application Number: 16/01408/FUL **Applicant:** Mr John Perry
Application Type: Full Application
Description of Development: Rear extension
Site Address 9 HOMER PARK PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 12/09/2016
Decision: Grant Conditionally

Item No 109

Application Number: 16/01413/31 **Applicant:** Mr Nick Rowe
Application Type: GPDO PT31
Description of Development: Demolition of office block, associated buildings and boundary walls
Site Address 27-37 MARTIN STREET PLYMOUTH
Case Officer: Christopher King
Decision Date: 26/08/2016
Decision: Prior approval not required PT31

Item No 110

Application Number: 16/01419/GPD **Applicant:** Ms Julia Parker-Carn
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 4m, and has an eaves height of 3m.
Site Address 17 DALE AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 23/08/2016
Decision: Prior approval not req

Item No 111

Application Number: 16/01425/FUL **Applicant:** Mr M O'Doherty
Application Type: Full Application
Description of Development: Boundary wall
Site Address 39 GREENHILL CLOSE PLYMSTOCK PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 09/09/2016
Decision: Grant Conditionally

Item No 112

Application Number: 16/01427/ADV **Applicant:** Mitchells & Butlers
Application Type: Advertisement
Description of Development: Various illuminated and non-illuminated signage
Site Address THE LORD LOUIS, GLEN ROAD PLYMPTON PLYMOUTH
Case Officer: Alumecci Tuima
Decision Date: 19/09/2016
Decision: Grant Conditionally

Item No 113

Application Number: 16/01428/FUL **Applicant:** H3G UK Limited
Application Type: Full Application
Description of Development: Replace telecommunications mast and new cabinet
Site Address TELECOMMUNICATION STATION, NOVOROSSIYSK ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/09/2016
Decision: Grant Conditionally

Item No 114

Application Number: 16/01429/ADV **Applicant:** Travis Perkins Ltd
Application Type: Advertisement
Description of Development: Various illuminated and non-illuminated replacement signage
Site Address 14 MARSH MILLS PARK PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 07/09/2016
Decision: Grant Conditionally

Item No 115

Application Number: 16/01432/FUL **Applicant:** Mr Dean Bruce
Application Type: Full Application
Description of Development: Rear extension and detached garage
Site Address 8 CHURCHILL WAY PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 15/09/2016
Decision: Grant Conditionally

Item No 116

Application Number: 16/01438/LBC **Applicant:** Mr Soraya Phillips
Application Type: Listed Building
Description of Development: Chimney liners & cowls, alterations to fireplace
Site Address 21 WYNDHAM SQUARE PLYMOUTH
Case Officer: Kate Price
Decision Date: 19/09/2016
Decision: Application Withdrawn

Item No 117

Application Number: 16/01447/LBC **Applicant:** Babcock International Group
Application Type: Listed Building
Description of Development: Exterior building signage
Site Address S032 & S038, DEVONPORT DOCKYARD, SALTASH ROAD
KEYHAM PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 01/09/2016
Decision: Grant Conditionally

Item No 118

Application Number: 16/01450/FUL **Applicant:** Mr Adam Jensen
Application Type: Full Application
Description of Development: Two storey side and rear extension
Site Address 64 HEMERDON HEIGHTS PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/09/2016
Decision: Grant Conditionally

Item No 119

Application Number: 16/01454/GPD **Applicant:** Tamar Energy Community Limit
Application Type: GPDO Request
Description of Development: Notification of prior approval for the installation, alteration, or replacement of solar photovoltaics equipment on the roofs of non-domestic buildings
Site Address PLYMSTOCK SCHOOL, 29 CHURCH ROAD PLYMSTOCK
PLYMOUTH
Case Officer: Mike Stone
Decision Date: 24/08/2016
Decision: Prior approval not req

Item No 120

Application Number: 16/01460/FUL **Applicant:** Mr Andrew Manuel
Application Type: Full Application
Description of Development: Replace rooflights
Site Address 3 BOWDEN FARM, CHURCH HILL PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/09/2016
Decision: Grant Conditionally

Item No 121

Application Number: 16/01461/LBC **Applicant:** Mr Andrew Manuel
Application Type: Listed Building
Description of Development: Replace rooflights
Site Address 3 BOWDEN FARM, CHURCH HILL PLYMOUTH
Case Officer: Mike Stone
Decision Date: 06/09/2016
Decision: Grant Conditionally

Item No 122

Application Number: 16/01462/24 **Applicant:** WHP Wilkinson Helsby
Application Type: GPDO PT24
Description of Development: Replacement 12m monopole and equipment cabinet
Site Address PEVERELL PARK SW, OUTLAND ROAD PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 25/08/2016
Decision: Prior approval not req

Item No 123

Application Number: 16/01464/LBC **Applicant:** City Deal Team, Plymouth City C
Application Type: Listed Building
Description of Development: Removal of capstan in Area 5
Site Address DEVONPORT DOCKYARD, SALTASH ROAD KEYHAM PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 19/09/2016
Decision: Grant Conditionally

Item No 124

Application Number: 16/01466/FUL **Applicant:** Mr Ian Duckworth
Application Type: Full Application
Description of Development: Front dormer
Site Address 45 COPSE ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 19/09/2016
Decision: Grant Conditionally

Item No 125

Application Number: 16/01470/FUL **Applicant:** Mr Thomas Norman & Miss Hayl
Application Type: Full Application
Description of Development: Two storey side extension, part single part two storey rear extension and porch extension
Site Address 90 BEAUMARIS ROAD HARTLEY VALE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 09/09/2016
Decision: Grant Conditionally

Item No 126

Application Number: 16/01473/FUL **Applicant:** Hele's School
Application Type: Full Application
Description of Development: Cladding and render to elevations
Site Address HELES SCHOOL, SEYMOUR ROAD PLYMPTON PLYMOUTH
Case Officer: Mike Stone
Decision Date: 12/09/2016
Decision: Grant Conditionally

Item No 127

Application Number: 16/01479/TCO **Applicant:** Mrs Sarah Crews
Application Type: Trees in Cons Area
Description of Development: 1x Leylandii - remove
Site Address 126 WINGFIELD ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 08/09/2016
Decision: Grant Conditionally

Item No 128

Application Number: 16/01490/FUL **Applicant:** Mr Peter Rowe
Application Type: Full Application
Description of Development: Rear extension
Site Address 38 EASTBURY AVENUE PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 09/09/2016
Decision: Grant Conditionally

Item No 129

Application Number: 16/01492/FUL **Applicant:** Mr & Mrs Ings-Bleier
Application Type: Full Application
Description of Development: Rear extension
Site Address 11 BERRY PARK ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 09/09/2016
Decision: Grant Conditionally

Item No 130

Application Number: 16/01501/FUL **Applicant:** Mr Ryan Clarke
Application Type: Full Application
Description of Development: Side extension (demolition of existing extensions and outbuildings)
Site Address 332 TAVISTOCK ROAD PLYMOUTH
Case Officer: Chris Cummings
Decision Date: 15/09/2016
Decision: Grant Conditionally

Item No 131

Application Number: 16/01529/FUL **Applicant:** Mr Graham Quigley
Application Type: Full Application
Description of Development: Double garage
Site Address SALTMORE, HOLLY PARK CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 02/09/2016
Decision: Application Withdrawn

Item No 132

Application Number: 16/01530/FUL **Applicant:** Wrekin Windows
Application Type: Full Application
Description of Development: Replacement windows
Site Address 19 BARING STREET PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 19/09/2016
Decision: Grant Conditionally

Item No 133

Application Number: 16/01535/FUL **Applicant:** Mr Christopher Perkin
Application Type: Full Application
Description of Development: Boundary fence
Site Address 47 WHITE LADY ROAD PLYMOUTH
Case Officer: Alumeci Tuima
Decision Date: 19/09/2016
Decision: Grant Conditionally

Item No 134

Application Number: 16/01538/FUL **Applicant:** G3 Design and Architecture
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 22 HURST CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 19/09/2016
Decision: Grant Conditionally

Item No 135

Application Number: 16/01556/ADV **Applicant:** Plymouth City Council
Application Type: Advertisement
Description of Development: Illuminated and non-illuminated signage for coach station
Site Address 165 ARMADA WAY PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 07/09/2016
Decision: Grant Conditionally

Item No 136

Application Number: 16/01726/FUL **Applicant:** Interserve Defence Ltd
Application Type: Full Application
Description of Development: NOT YET VALIDATED
Site Address QUARTERDECK AREA, HMS DRAKE, SALTASH ROAD
KEYHAM PLYMOUTH
Case Officer: Kate Price
Decision Date: 16/09/2016
Decision: Application Withdrawn

Application Number **16/00450/FUL** **Page 88**
Appeal Site **10 CONQUEROR DRIVE PLYMOUTH**
Appeal Proposal Retrospective application for erection of garden fence
Case Officer Rebecca Boyde

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 24/08/2016

Conditions
Award of Costs Awarded To

Appeal Synopsis

This appeal has been dismissed with the Inspector agreeing with the Council's decision. The inspector agreed that this recently installed, but unauthorised, back-garden type fence, is uncharacteristic of the property frontages in this area, and is therefore visually intrusive. It was concluded that the development would have an adverse effect on the character and appearance of the area, and is therefore contrary to Local Development Framework policies CS02 and CS34.

No costs claims were submitted in respect of the appeal, and none were awarded by the Inspector.

A concurrent enforcement notice appeal is being considered separately by the Planning Inspectorate, and the outcome of this second appeal will determine whether the fence will need to be removed.

Note:

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