



#plymplanning

Democratic and Member Support

Chief Executive's Department
Plymouth City Council
Ballard House
Plymouth PL1 3BJ

Please ask for Helen Rickman
T 01752 398444
E helen.rickman@plymouth.gov.uk
www.plymouth.gov.uk/democracy
Published 28 March 2017

PLANNING COMMITTEE

Thursday 6 April 2017
2.00 pm
Council House, Plymouth

Members:

Councillor Wiggins, Chair
Councillor Mrs Bridgeman, Vice Chair
Councillors Ball, Cook, Sam Davey, Fletcher, Kelly, McDonald, Mrs Pengelly, Sparling, Stevens, Tuohy and Winter.

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.

For further information on attending Council meetings and how to engage in the democratic process please follow this link - <http://www.plymouth.gov.uk/accesstomeetings>

Tracey Lee
Chief Executive

Planning Committee

AGENDA

PART I – PUBLIC MEETING

1. Apologies

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

2. Declarations of Interest

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

3. Minutes (Pages 1 - 8)

The Committee will be asked to confirm the minutes of the meeting held on 9 March 2017.

4. Chair's Urgent Business

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

5. Questions from Members of the Public

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

6. Planning Applications for consideration

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

6.1 9 Meadow Rise Plymouth, PL7 1JL - 17/00476/FUL (Pages 9 - 14)

Applicant:	Mr Keith Vowles
Ward:	Plympton Erle
Recommendation:	Grant Conditionally
Case Officer:	Mr Mike Stone

6.2 Drake's Island, Plymouth - 17/00336/FUL **(Pages 15 - 54)**

Applicant: Rotolok (Holdings) Ltd
Ward: St Peter & The Waterfront
Recommendation: Grant Subject to S106 Obligation with delegated authority to Assistant Director for Strategic Planning & Infrastructure to refuse if timescales are not met.
Case Officer: Mr Matthew Coombe

6.3. 54 Beaconfield Road, Plymouth, PL2 3LE - 17/00367/FUL **(Pages 55 - 64)**

Applicant: Mrs Hayley Johns
Ward: Peverell
Recommendation: Grant Conditionally
Case Officer: Miss Amy Thompson

6.4. Land to the rear of 10 Woodside, Plymouth, PL4 8QE - 17/00233/FUL **(Pages 65 - 78)**

Applicant: Mr Peter Senior
Ward: Drake
Recommendation: Grant Conditionally
Case Officer: Miss Amy Thompson

6.5. 8 Woodland Terrace, Greenbank Road, Plymouth, PL4 8NL - 17/00317/FUL **(Pages 79 - 90)**

Applicant: Mr and Mrs Dreher
Ward: Drake
Recommendation: Grant Conditionally
Case Officer: Miss Amy Thompson

7. Planning Application Decisions Issued (Pages 91 - 112)

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 27 February 2017 to 24 March 2017, 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

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that these Delegated Planning Applications are available to view online at:

<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

Planning Committee

Thursday 9 March 2017

PRESENT:

Councillor Wigen, in the Chair.

Councillor Mrs Bridgeman, Vice Chair.

Councillors Ball, Cook, Sam Davey, Fletcher, Kelly, McDonald, Mrs Pengelly, Stevens, Tuohy and Winter.

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

The meeting started at 2.00 pm and finished at 4.59 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.

129. Declarations of Interest

The following declarations of interest were made in accordance with the code of conduct –

Name	Minute Number and Item	Reason	Interest
Councillor Ball	134 – 6 Linketty Lane, Plymouth, PL7 IRE – 17/00129/FUL	Applicant is known to him	Personal
Councillor Mrs Bridgeman	134 – 6 Linketty Lane, Plymouth, PL7 IRE – 17/00129/FUL	Applicant is known to her	Personal
Councillor Cook	134 – 6 Linketty Lane, Plymouth, PL7 IRE – 17/00129/FUL	Applicant is known to him	Personal
Councillor Sam Davey	134 – 6 Linketty Lane, Plymouth, PL7 IRE – 17/00129/FUL	Applicant is known to him	Personal
Councillor Fletcher	134 – 6 Linketty Lane, Plymouth, PL7 IRE – 17/00129/FUL	Applicant is known to him	Personal
Councillor Kelly	134 – 6 Linketty Lane, Plymouth,	Applicant is known to him	Personal

	PL7 IRE – 17/00129/FUL		
Councillor McDonald	134 – 6 Linketty Lane, Plymouth, PL7 IRE – 17/00129/FUL	Applicant is known to her	Personal
Councillor Mrs Pengelly	134 – 6 Linketty Lane, Plymouth, PL7 IRE – 17/00129/FUL	Applicant is known to her	Personal
Councillor Stevens	134 – 6 Linketty Lane, Plymouth, PL7 IRE – 17/00129/FUL	Applicant is known to him	Personal
Councillor Tuohy	134 – 6 Linketty Lane, Plymouth, PL7 IRE – 17/00129/FUL	Applicant is known to her	Personal
Councillor Wiggins	134 – 6 Linketty Lane, Plymouth, PL7 IRE – 17/00129/FUL	Applicant is known to him	Personal
Councillor Winter	134 – 6 Linketty Lane, Plymouth, PL7 IRE – 17/00129/FUL	Applicant is known to him	Personal
Councillor Sam Davey	136 - Blake Lodge, Seymour Road, Mannamead, Plymouth, PL3 5AS - 16/02073/FUL	Donated a sum of money to the applicant under the Community Grant Scheme	Personal

130. **Minutes**

Agreed the minutes of the meeting held on 9 February 2017.

131. **Chair's Urgent Business**

Peter Ford (Head of Development Management) provided Members with an update on the recent application to the High Court for permission to proceed with a Judicial Review with regards to Peirson House. He highlighted to Members that Judicial Reviews for planning cases at Plymouth City Council were extremely rare (there had been three in the last 10 years, none of which had been successful).

The result of the application for permission for a Judicial Review was made known on 28 February.

The Hoe Conservation and Residents Association (the Applicant) brought the claim against the Council in reference to the planning application to demolish Peirson House and replace it with apartments.

The application for permission to proceed with the Judicial Review claim was refused by the Planning High Court on 24 February, with the Judge stating in his decision that 'The grounds were wholly unarguable and the case came close to being certified as totally without merit'. The Judge also stated in his reasons that 'it was unacceptable for this claim to have been brought without complying with the pre-action protocol, especially in view of the type of grounds which the claimant has sought to put forward'.

The Judge considered that 'The claimant would have been able to see that the proposed grounds of challenge are bad, and both costs and delay could have been avoided. The approach taken in the claim form would appear to be tactical, if not abusive'.

The Applicant had seven days from 28 February, in which to ask for a Court hearing (as is their right) to review the decision. It was understood from their website that they have asked for such a hearing which has not yet been formally confirmed by the Court.

The Council have also been awarded costs against the Applicant in the sum of £5,000 due to the nature of the review.

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

There were no questions from members of the public.

133. **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.

134. **6 Linketty Lane, Plymouth, PL7 IRE - I7/00129/FUL**

Mr Mavin

Decision:

Application **GRANTED** conditionally.

135. **Former Plymouth College Site, Hartley Road, Plymouth, PL3 5LW - I7/00426/S73**

Mr Kevin Briscoe

Decision:

Application **GRANTED** conditionally.

(The Committee heard from Councillor Dr Mahony, ward councillor, speaking against this application)

(The Committee heard representations against this application)

(The Committee heard from the applicant's agent)

(A Planning Committee site visit was held on Wednesday 8 March 2017 in respect of this application)

136. **Blake Lodge, Seymour Road, Mannamead, Plymouth, PL3 5AS - I6/02073/FUL**

Plymouth Deaf Association

Decision:

Application **DEFERRED** to allow the applicant time to submit amended plans relating to parking provision and drainage details.

137. **I Armada Street, Plymouth, PL4 8LS - I6/02274/FUL**

Mr Tim Barrow

Decision:

Application **GRANTED** conditionally subject to S106 Obligation. Delegated to Assistant Director of Strategic Planning and Infrastructure to refuse if not signed in accordance with agreed timescales

(The Committee heard from Councillor Ricketts, ward councillor, speaking against this application)

(The Committee heard from the applicant's agent)

138. **I4-I6 Victoria Road, Plymouth, PL5 IRG - I6/01994/FUL**

Mr David Bartlett

Decision:

Application **GRANTED** conditionally subject to the inclusion of an Informative relating to parking –

Informative: if a future Controlled Parking Zone was introduced in the area the Council would consider whether or not the property would be excluded from the proposed Controlled Parking Zone.

(The Committee heard from Councillors Bowie and Wheeler, ward councillors, speaking against this application)

(Councillor Stevens' proposal to include an informative relating to parking, having been seconded by Councillor Mrs Pengelly, was put to the vote and declared carried)

(Councillor Sam Davey's proposal to recommend to the Cabinet Member for Transport and Housing Delivery to review the existing Policy for Controlled Parking Zones, having been seconded by Councillor Mrs Bridgeman, was put to the vote and declared carried)

139. **177 Clittaford Road, Plymouth, PL6 6HX - 16/02084/FUL**

Mrs Dahal

Decision:

Application **GRANTED** conditionally.

(The Committee heard from Councillor Deacon, ward councillor, speaking against this application)

140. **Former Tothill Sidings, Desborough Road, Plymouth, PL4 9PN - 16/01422/REM**

Mr Hisham Shibl

Decision:

Application **GRANTED** conditionally subject to the inclusion of Informatives relating to parking and the Code of Construction –

Informatives:

- (1) to inform new residents that they will be excluded from the existing Controlled Parking Zone;
- (2) when an application is received to discharge the Code of Construction Condition (condition 6 of 13/00854/OUT and condition 20 of 14/00791/OUT), the case officer will consult ward councillors as part of that process.

(The Committee heard from Councillor Dann, ward councillor, speaking against this application)

141. **Planning Applications Determined Since Last Committee**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on planning applications determined since last Committee.

142. **Appeal Decisions**

Peter Ford (Head of Development Management) advised the Committee that –

- (1) the appeal in respect of planning application 16/01019/FUL - 36 Burleigh Park Road, Plymouth, PL3 4QH (Change of use from dwelling (Class C3) to 4-bedroom HMO (Class C4) (retrospective)), had been dismissed by the Planning Inspector;
- (2) the appeal in respect of planning application 15/01798/FUL - Former Tennis Courts, Hoe Road-Pier Street, Plymouth (Variation of condition 1 (plans

condition) of 14/01449/FUL to allow fourth floor roof top swimming pool and associated plant buildings), had been allowed by the Planning Inspector, and the swimming pool was now under construction.

Members were further advised that £5,000 costs had been awarded against the Council in relation to the Hoe Road-Pier Street application. The Inspector considered that the decision the Committee made had been unsound. Officers challenged the Inspector's decision as they felt that the Committee gave proper grounds for refusal.

After many months of negotiation, the Inspector agreed that costs should not have been awarded against the Council; however as the decision had already been made the only way to overturn this decision was to go to the High Court, which was not practical due to the costs involved. Officers managed to negotiate the original award of costs from £9,000 down to £5,000.

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

Schedule of voting

Please note

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

Planning Committee – 9 March 2017

Schedule of voting

Minute number and application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
134	6 Linketty Lane, Plymouth, PL7 IRE - 17/00129/FUL	Unanimous				
135	Former Plymouth College Site, Hartley Road, Plymouth, PL3 5LW - 17/00426/S73	Councillors Mrs Bridgeman, Cook, Sam Davey, McDonald, Mrs Pengelly, Stevens, Tuohy, Wigens and Winter	Councillors Ball and Fletcher	Councillor Kelly		
136	Blake Lodge, Seymour Road, Mannamead, Plymouth, PL3 5AS - 16/02073/FUL Amended recommendation to DEFER	Unanimous				
137	1 Armada Street, Plymouth, PL4 8LS - 16/02274/FUL	Unanimous				
138	14-16 Victoria Road, Plymouth, PL5 IRG - 16/01994/FUL	Councillors Ball, Mrs Bridgeman, Cook, Sam Davey, Fletcher, Kelly, McDonald, Mrs Pengelly, Stevens, Tuohy and Wigens	Councillor Winter			
139	177 Clittaford Road, Plymouth, PL6 6HX - 16/02084/FUL	Councillors Ball, Mrs Bridgeman, Cook, Sam Davey, Fletcher, Kelly, Mrs Pengelly, Stevens, Tuohy,	Councillor McDonald			

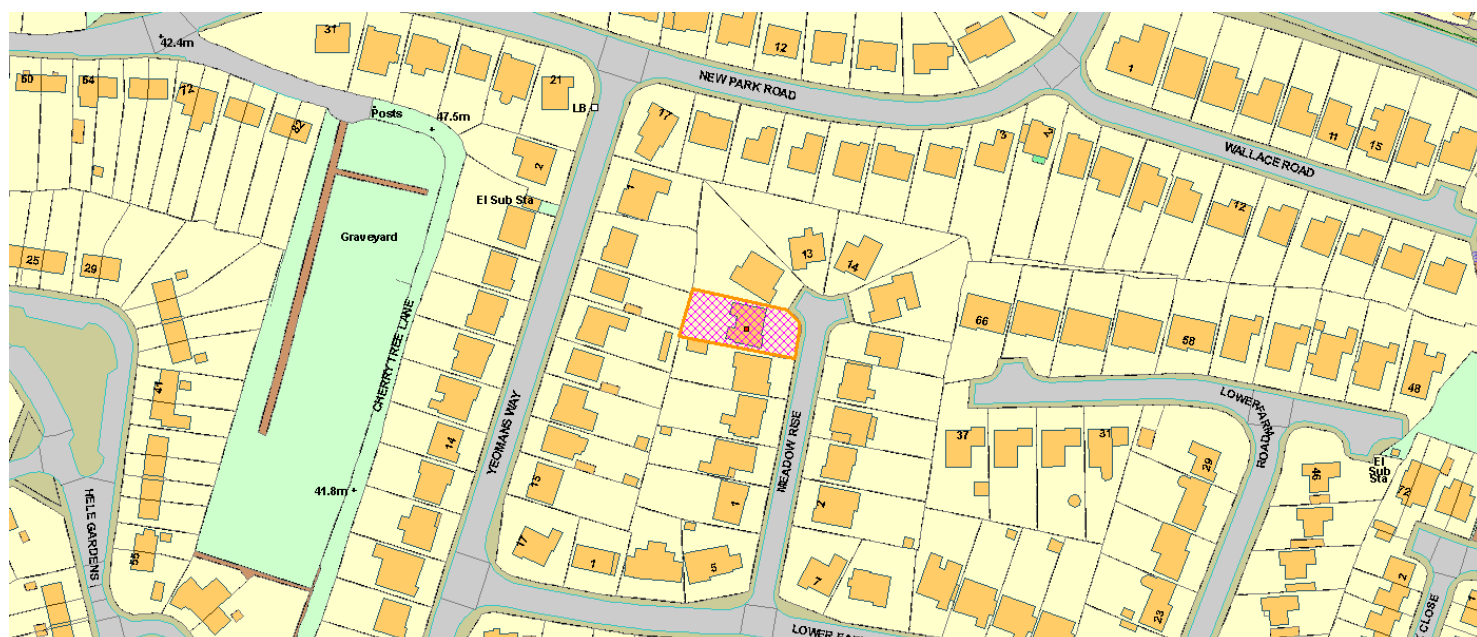
Minute number and application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
		Wigens and Winter				
140	Former Tothill Sidings, Desborough Road, Plymouth, PL4 9PN - 16/01422/REM	Unanimous				

PLANNING APPLICATION OFFICERS REPORT



Application Number	17/00476/FUL	Item	01
Date Valid	15.02.2017	Ward	PLYMPTON ERLE

Site Address	9 Meadow Rise Plymouth PL7 1JL		
Proposal	Extension to approved raised patio (amendment to application 16/02340/FUL)		
Applicant	Mr Keith Vowles		
Application Type	Full Application		
Target Date	12.04.2017	Committee Date	06.04.2017
Extended Target Date	N/A		
Decision Category	Member/PCC Employee		
Case Officer	Mr Mike Stone		
Recommendation	Grant Conditionally		



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

1. Description of Site

The property is a detached bungalow close to the junction with Lower Farm Road in the Plympton St Maurice and Yealmpstone neighbourhood. The street consists of a mix of bungalows of different styles, materials and orientation.

2. Proposal Description

In February 2017 the applicant received planning permission for the construction of a rear extension and raised patio. This application is for the same rear extension but the patio would be increased from 6 metres to 12 metres wide, the full width of the house. The patio would be roughly 1 metre high at the highest point and would include timber railings running around the perimeter.

3. Pre-application enquiry

None.

4. Relevant planning history

16/02340/FUL - Rear extension and raised patio – Granted conditionally.

5. Consultation responses

None required.

6. Representations

None received.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation, with the pre-submission version formally approved by Plymouth City Council, West Devon Borough Council and South Hams District Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. It is also considered consistent with the policies of the Framework, as well as based on up to date evidence. However, until the Regulation 19 stage has concluded, and the scale and nature of representations known, it is considered that the JLP's policies will generally have limited weight within the planning decision. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations.

Other material considerations include the policies of the Framework itself and guidance in National Planning Practice Guidance (NPPG).

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

* Development Guidelines Supplementary Planning Document.

8. Analysis

1. This application has been considered in the context of the development plan, the emerging Joint Local Plan, the Framework and other material policy documents as set out in Section 7.

2. The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021, policies DEV1 (Protecting health and amenity) and DEV10 (Delivering high quality housing) of the JLP, the aims of the Council's Development Guidelines Supplementary Planning Document First Review (2013), and the National Planning Policy Framework (NPPF) 2012. The primary planning considerations in this case are the impact on neighbour amenity and the impact on the character and appearance of the area.

Impact on neighbour amenity

3. There are no neighbour objections to the application. In the earlier application for the extension and the smaller patio the case officer noted that;

"The new extension would replace a smaller conservatory type extension. The property is detached with reasonable levels of separation from neighbours thus minimising the possibility of loss of privacy or loss of light. The application would comply with the 45 degree guidance set out in the SPD. The extension would be directly north of the nearest neighbour so removing any overshadowing concerns."

This is still considered to be the case.

4. There is a high close-boarded timber fence that runs along the boundary with the neighbour to the side (north) and to the rear there is a tall mature hedge. Given the boundary treatment and the good levels of separation between properties, officers do not consider that there are any neighbour privacy concerns.

Impact on the character and appearance of the area

5. The proposed extension and the patio would be at the rear of the property and would not be visible from the street.

6. Officers consider that the proposal complies with Core Strategy policies CS02 (Design) and CS34 (Planning application considerations) and is recommended for approval.

9. Human Rights

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

10. Local Finance Considerations

Not applicable.

11. Planning Obligations

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.

No planning obligations have been sought in respect of this application.

12. Equalities and Diversities

There are no equalities and diversities issues.

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 LDF Core Strategy policies CS02 (Design) and CS34 (Planning applications considerations), policies DEV1 (Protecting health and amenity) and DEV10 (Delivering high quality housing) of the JLP, the Development Guidelines Supplementary Planning Document (First Review) 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 **15.02.2017** it is recommended to **Grant Conditionally**

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1. CONDITION – APPROVED PLANS

Plans and Elevations 2796.A Version: 1 received 15/02/17

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.

2) **CONDITION: COMMENCE WITHIN 3 YEARS**

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.

Informatives

1) **INFORMATIVE: CONDITIONAL APPROVAL NO NEGOTIATION**

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

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

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).

3) **INFORMATIVE: PROPERTY RIGHTS**

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

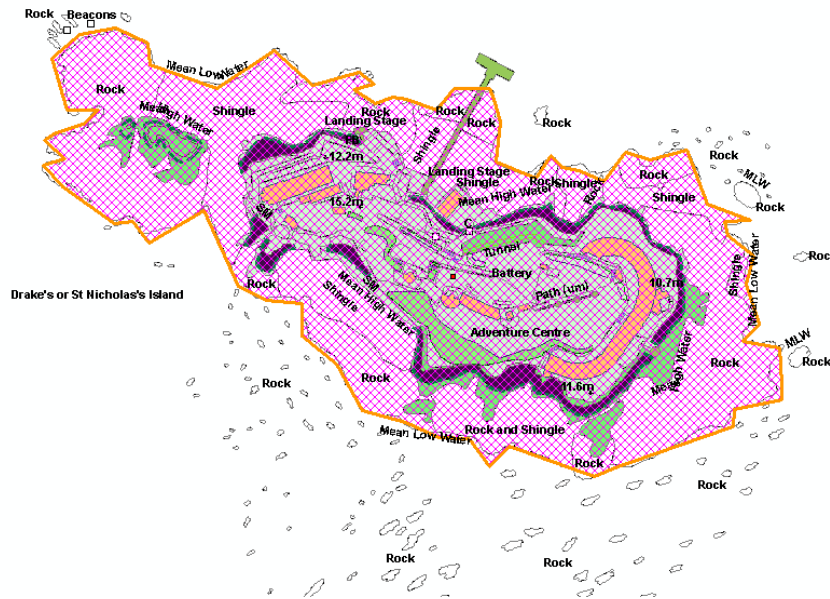
PLANNING APPLICATION OFFICERS REPORT



Application Number	17/00336/FUL
Date Valid	06.02.2017

Item	02
Ward	ST PETER AND THE WATERFRONT

Site Address	Drake's Island Plymouth		
Proposal	Hotel development including conversion of Grade II listed Island House, Barracks and Ablutions Blocks, Scheduled Ancient Monument casemated battery and landscaping, refurbishment of jetty and infrastructure works		
Applicant	Rotolok (Holdings) Ltd		
Application Type	Full Application		
Target Date	08.05.2017	Committee Date	06.04.2017
Extended Target Date	N/A		
Decision Category	Assistant Director for Strategic Planning & Infrastructure referral		
Case Officer	Mr Matthew Coombe		
Recommendation	Grant Subject to S106 Obligation with delegated authority to Assistant Director for Strategic Planning & Infrastructure to refuse if timescales are not met		



This planning application has been referred to Planning Committee by the Assistant Director for Strategic Planning and Infrastructure due to public interest reasons.

1. Description of Site

Drake's Island is located in Plymouth Sound, about 600 metres south of the Hoe. It extends to about 2.6 hectares and is formed of limestone and volcanic rock rising to a height of some 29 metres.

Formerly known as St Nicholas Island, its strategic position on the approach to Sutton Harbour, the Cattewater, Hamoaze and Dockyard led to it being fortified from at least the 16th century. Military use of the island continued until after World War II. From 1963 to 1989, Plymouth City Council obtained a lease from the Crown and operated a youth adventure training centre there. The current owner bought the island from the Crown in 1995. Since then the island buildings have been unused, and have fallen into disrepair.

A large proportion of the island is a designated Scheduled Ancient Monument (SAM 12614), comprising three designated areas. At the western end of the island, the designated area includes the main entrance, coastal walls and the western gun battery. A small area in the north-east of the island encloses a small area believed to contain remains of a 16th century artillery tower. The largest area includes the majority of the central and eastern parts of the island, enclosing the casemated batteries of 1860-1, and most of the later artillery batteries and magazines. Although excluded from the Scheduled Monument, the group of four principal buildings occupying the north-west end of the island are Grade II listed. These buildings comprise the 18th and 19th century former Barracks, Ablution Blocks, Commanding Officer's House and Guardhouse.

The range of remains and fortifications, and the prominent location of Drake's Island, make it a heritage site of national importance.

Drake's Island has significant wildlife interest and is located within the Plymouth Sound and

Estuaries Special Area of Conservation (SAC). There are several designated interest features of the SAC that are relevant to this application including eelgrass (seagrass) beds. Eelgrass beds are essential to the ecological function of the SAC and provide habitat for rare and protected species such as the spiny seahorse. The island also hosts important numbers of breeding and roosting little egrets. The little egret is a designated feature of the Tamar Estuaries Complex Special Protection Area (SPA).

2. Proposal Description

The new scheme is very similar to the previous planning applications (14/00001/FUL & 14/00002/LBC). The key differences are that;

- i. the energy from waste plant previously proposed has been removed to address the refusal reason for the above applications in relation to impacts from emissions on the SAC, and
- ii. an off-site ecological mitigation package is included (comprising a new secured and managed site, enhanced for little egrets at Mount Edgcumbe Country Park) to address the refusal reason for the above applications in relation to impacts on Drake's Island's little egret colony and the SPA.

The proposals seek to carry out conversions and extensions to existing buildings, together with an element of new build, to allow the island to function as a luxury hotel resort. The intention is that the island will be made available not just to hotel residents and guests, but that arrangements will be made to allow controlled access to members of the public.

The proposed development is largely concentrated in three main areas:

- The group of buildings at the western end of the island representing the former residential quarters of soldiers and officers
- The casemated battery at the eastern end of the island
- The arrival point on the north side of the island

In brief, the proposals seek to convert the Barrack Block into 25 hotel bedrooms and suites, to convert Island House into bar and restaurant areas, to convert and extend the Ablution Block, to provide spa, gym and swimming pool facilities and to connect these three buildings with a highly glazed linking element of contemporary architecture that will provide the core services and the main vertical circulation for the hotel as well as space for the bar at ground floor and restaurant at first floor. Space is also allocated for staff and support accommodation and ancillary facilities. Creation of an outside seating area is proposed to the rear of the Barrack Block, together with a circular timber "arbour" and other landscape features. To allow for this space and the Ablutions Block extension it is proposed that the existing ammunitions store here be demolished.

The Napoleonic casemated battery at the east end of the island is proposed for conversion to provide additional hotel accommodation in the form of 18 single and double unit suites, with three "feature rooms" restored to reflect their original historic form and made accessible to the public with displays and information on the island's heritage and ecology. The three northernmost casemates have been chosen as "feature rooms" in order to provide a "buffer zone" to mitigate the impact on the adjacent little egret roost – the intention being that access to the rooms can be limited to outside the roosting and breeding seasons, minimising the chance of disturbing the birds. Construction of glazed acoustic screen is proposed at the

entryway to the casemates from the access tunnel, with the aim of protecting the little egrets from noise disturbance from hotel guests.

The landing jetty at the north side of the island is proposed for repair and refurbishment and the adjacent 1980s Boat House, a dilapidated asbestos-clad structure, triangular in section, is proposed for demolition, to be replaced with a modern "Arrival Building" with a "scenic lift" giving access from the jetty level to the main hotel level at the top of the cliff. A boat store is also proposed within the building.

It is proposed that overgrown vegetation on the island be carefully cut back. On the upper levels it is proposed that historic pathways be uncovered and the area generally be made safe.

Installation of lighting is proposed for the tunnel and store room network beneath the island, which is to be generally cleaned and repaired but with no major changes other than the creation of an ecological enhancement feature in the form of a bat hibernaculum "bat fridge".

A sewage treatment plant is proposed, including an outfall to the southwest of the island.

3. Pre-application enquiry

There were no formal pre-application meetings on the current application. However, officers and Members had several meetings with the applicant and their agents from July 2016 onwards with a view to finding a positive way forward for the proposal in relation to the island's little egret colony and to address the refusal reasons for the previous planning applications (14/00001/FUL & 14/00002/LBC).

4. Relevant planning history

14/00001/FUL & 14/00002/LBC - Hotel development including conversion of Grade II listed Island House, Barracks and Ablutions Blocks, Scheduled Ancient Monument casemated battery and landscaping, refurbishment of jetty and infrastructure works – REFUSED – PLANNING APPEAL CURRENTLY IN PROGRESS (Planning Inspectorate references APP/N1160/W/16/3158601 & APP/N1160/Y/16/3158602)

12/00095/FUL & 12/00099/LBC - Refurbishment and extensions to existing redundant buildings to form hotel development to include refurbishment of jetty, refurbishment, part demolition and extensions to Grade II listed Barrack Block, Island House, and Ablutions Block. Refurbishment and part demolition to scheduled Ancient Monument Casemated Battery and general landscaping and infrastructure works - REFUSED

99/00980/FUL & 99/00981/LBC - Change of use of Casemates to visitor attraction with cafe; Officers House to a tavern/restaurant (together with rear extension); Barrack Block to hotel (together with extension) - REFUSED

5. Consultation responses

Historic England (HE)

Currently unable to support. Historic England's consultation response of 03/03/17 states that the Casemates blast screen arrangement in the current planning applications does not reflect the approach they previously agreed was acceptable. However, at the time of writing the applicant has agreed to revise the drawings to address Historic England's concerns. Historic England have confirmed that they can support the scheme when these changes are complete to their satisfaction. Officers are supporting this process and are recommending approval on the basis that the changes can be finalised and agreed in time for Planning Committee. An update will be provided in the form of an addendum report, with a revised recommendation if necessary.

Historic Environment Officer

Full comments awaited at time of writing. The Historic Environment Officer intends to produce a short comment when Historic England has issued revised comments further to revisions to the Casemates drawings being agreed as above.

Natural England (NE)

No objection – subject to conditions and planning obligations.

Natural England's initial consultation response of 28/02/17 stated that there was insufficient information on the potential impacts the proposal could have on the SAC and SPA to enable them to provide a substantive response. The information referred to was the Habitat Regulations Assessment (HRA) which officers have since provided to NE. Natural England then confirmed in their further consultation response dated 22/03/17 that they have "No objection subject to the mitigation land at Mount Edgcumbe being properly secured, maintained and monitored for little egrets for the duration of the impact in accordance with the Habitats Regulations Assessment dated 21st March 2017, which includes details of the management works proposed. We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures."

Environment Agency (EA)

No objection – subject to conditions covering;

- i. the details of flood resilience and resistance measures including the marine glazing and other resistance measures for the Torpedo Room and the flood (wave action) measures for other parts of the island,
- ii. a flood management plan including the details of the flood alarm system to be used and the evacuation/non-occupation of the Torpedo Room upon the issuing of a warning,
- iii. the restriction of the future use of the Torpedo Room,
- iv. the submission of an intrusive investigation report assessing the potential risks to controlled waters from former activities on site,
- v. the appropriate management and remediation of any unexpected contamination found during construction,
- vi. the agreement of a Construction Environment Management Plan and Operational Management System before development starts and,
- vii. the details of an appropriate foul drainage system serving the development.

Local Highway Authority

No objection – subject to conditions on travel plan, parking and transfer details.

Ministry of Defence (MOD)

No objection – subject to detailed design requirements to address MOD explosive safeguarding concerns which can be controlled by condition.

Public Protection Service

No objection – subject to conditions on;

- i. land quality,
- ii. Construction Environmental Management Plan (CEMP),
- iii. outside entertainment, and
- iv. kitchen staff changing areas and welfare facilities.

Police Architectural Liaison Officer

No objection.

Marine Management Organisation (MMO)

The MMO was consulted but made no comments on this application, However, the MMO raised no objection to the previous planning applications, but requested that the applicant submit an enquiry so they can advise whether a marine license is required.

Queen's Harbour Master (QHM)

No objection. Wishes to be consulted on details which may have an impact on marine navigation, including lighting, the proposed ferry service and marine traffic related to the construction phase of the development.

Royal Society for the Protection of Birds (RSPB)

Objects. Welcomes additional measures and efforts to address outstanding risk to little egret colony posed by previous application, but retains concerns, including:

- Adequacy and attractiveness of Mount Edgcumbe off-site mitigation package, to sufficiently accommodate little egrets displaced from Drake's Island.
- Insufficient duration of management of proposed off-site mitigation.
- Efficacy of the proposals to reduce disturbance during hotel operation.

6. Representations

At the time of writing the Officer's report, only one representation has been received, which is as follows:

"The survey work on Seagrass beds is over 4 years out of date, seagrass is known to vary significantly over time and as such this survey should be updated to ensure that it meets the requirements of protecting the SAC and European Marine Site.

The planting scheme contains a significant number of non native plants new to Drake's Island. In order to ensure the continuing biodiversity of the Island and to minimise further garden escapees the planting scheme should only have native plants currently found on the island or plants found in the close vicinity [sic] of the island.

Public access should be available to the Island, there are no proposed public footpaths."

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 Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation, with the pre-submission version formally approved by Plymouth City Council, West Devon Borough Council and South Hams District Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. It is also considered consistent with the policies of the Framework as well as based on up to date evidence. However, until the Regulation 19 stage has concluded, and the scale and nature of representations known, it is considered that the JLP's policies will generally have limited weight within the planning decision. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations.

The JLP contains a specific policy for Drake's Island:

Policy PLY35

Drake's Island

Land at Drakes Island is allocated for heritage-led regeneration compatible with the natural and built heritage of the site, including the provision of a new hotel and associated visitor facilities and marine/natural environment-related research and development.

Development should provide for the following:

1. Ensure no significant impact on the European Marine Site (EMS) through the provision of on-site and off-site mitigation measures designed to protect the EMS interest features and which is supported by a robust Habitats Regulation Assessment.
2. A development which respects the site's heritage assets and context, as informed by a detailed heritage character assessment to be undertaken for the proposal.
3. Beneficial renovation of the scheduled ancient monuments and listed buildings.

4. Safeguarding and enhancement of the island's features of historic, architectural and nature conservation interest.
5. Managed public access together with the provision of historic and natural environment interpretation and a public heritage trail.

JLP Policy 20 (Managing and enhancing Plymouth's waterfront) supports "improving key waterfront destinations, assets and opportunities, through a strategic approach which ensures that the waterfront's potential is fulfilled."

JLP Policy 21 (Supporting the visitor economy) supports the delivery of "new high quality hotels [...], especially on sites which reinforce Plymouth's unique assets such as its waterfront, heritage and culture, including offering views over Plymouth Sound."

The NPPF - National Planning Policy Framework (March 2012) – is a key consideration. The National Planning Policy Framework seeks to actively encourage and promote sustainable forms of development. Other material considerations include guidance in National Planning Practice Guidance (NPPG). The following planning documents are also material considerations in the determination of the application:

Core Strategy Area Vision 4 - The Hoe

To enhance the civic quality and focus of The Hoe, including its foreshore and related spaces, promoting in particular its tourism, leisure and residential functions.

To create a balanced neighbourhood at West Hoe, encouraging sustainable mixed-use development including new community facilities.

The Council's objectives to deliver this vision are:

1. To maintain a unique, high quality, well-resourced and engaging tourist and leisure destination.
2. To enhance the built environment and address regeneration needs through new development.
3. To improve the range and quality of public facilities and information.
4. To provide a more memorable link between The Hoe and the city.
5. To improve pedestrian movement across The Hoe to its attractions and foreshore.
6. To provide high quality public, water and sustainable transport facilities serving The Hoe and its neighbourhood.

The following Core Strategy policies are also relevant:

- CS01 - Sustainable Linked Communities
- CS02 - Design
- CS03 - Historic Environment
- CS04 - Future Employment Provision
- CS12 - Cultural / Leisure Development Considerations
- CS13 - Evening/Night-time Economy Uses
- CS18 - Plymouth's Green Space
- CS19 - Wildlife
- CS20 - Resource Use
- CS21 - Flood Risk

CS22 - Pollution
CS28 - Local Transport Consideration
CS32 - Designing out Crime
CS33 - Community Benefits/Planning Obligation
CS34 - Planning Application Consideration
CS22 - Pollution

The following Supplementary Planning Documents are relevant:

- Planning Obligations and Affordable Housing Supplementary Planning Document (Second Review 2012)
- Design Supplementary Planning Document (2009)
- Development Guidelines Supplementary Planning Document (2010)

8. Analysis

1.0 This application has been considered in the context of the development plan, the approved Joint Local Plan (JLP), the Framework and other material policy documents as set out in Section 7.

2.0 Principle of Development

2.1 The proposed development is well aligned to planning policy objectives, including JLP Policy PLY35 (Drake's Island) and is considered consistent with spirit of the City Vision - to create "one of Europe's most vibrant waterfront cities". The JLP evidence base highlights the need for new high quality hotel accommodation in the city.

3.0 Impact on Historic Environment

3.1 It must be noted that the Council's responsibility as Local Planning Authority, to the historic environment on Drake's Island, extends only to the Listed Buildings and not the Scheduled Ancient Monument (for which Historic England is the authorising body).

3.2 Refurbishment of the jetty and the proposed Arrival Building are considered to have a minimal effect on the island's historic assets and will significantly improve the existing arrangements. The Arrival Building's bold angular design and associated landscaping measures are welcomed, as are the proposals for the gateway approach to the main hotel area.

3.3 With regards to the main hotel complex proposed for the Barrack Block/Island House/Ablutions Block, there are two key issues - the loss of original historic fabric and the proposal to connect the buildings to form one hotel "core". The proposal requires a significant amount of demolition of existing features and fabric, though the most significant elements to be removed are the three stairways on the southern side of the main Barrack Block. While this is regrettable, this building is only assessed as "moderate" in the Heritage Assessment and the loss is justified in both the Heritage Impact Assessment and accepted by Historic England as necessary for the viability of the development. It is therefore considered that any loss here, and with the Artillery Store, can be mitigated by recording.

3.4 The proposal to connect the buildings with a central glazed "core" is considered to be a sound approach. The front of the glazed "link block" has been pulled back into alignment with the north frontage of the Island House – responding to Historic England's request with the earlier scheme (planning applications 12/00095/FUL and 12/00099/LBC), and allowing the

building's historic elevation to be seen in full.

3.5 Both with the current and previous planning applications, there have also been significant negotiations with Historic England regarding the proposals for the Casemates building (a Scheduled Ancient Monument) – particularly with regards to the proposed loss of a number of cast iron blast shields. The applicant has sought to remove a number of historic blast shields to create larger windows (and therefore allow more natural light and wider sea views for the proposed hotel rooms within the Casemates building). Historic England was initially concerned about the number of blast shields proposed for removal. However, further to extensive negotiations during the course of the previous applications and a site visit with Historic England and the applicant's agents, a compromise was reached. Historic England suggested a hybrid solution, whereby key Casemate blast screens could remain in place, but have larger openings cut into them, subject to agreement on detail and a structural survey. Unfortunately, the Casemates drawings initially submitted with this application did not reflect the Historic England compromise. However, at the time of writing the applicant has agreed to revise the drawings to the arrangement agreed with Historic England. Historic England has confirmed that they will support the scheme when these changes are complete to their satisfaction. Officers are supporting this process on the basis that the changes can be finalised and agreed in time for Planning Committee.

4.0 Impact on Natural Environment

4.1 Drake's Island is of great importance in terms of its natural environment on-site and beyond and its redevelopment presents a complex series of challenges in this respect. Officers have worked over a long period of time to find a solution with the applicant, in recognition of the importance of Drake's Island to Plymouth and the unique opportunity presented by the proposal.

4.2 A key issue in the consideration of this planning application is the level of impact on the island's little egret colony - both during the construction and operation phase of the proposal. Little egrets roost in the trees on Drake's Island – notably in the hawthorn trees to the north of the Casemates. The little egret is a key species cited in the designation of the Tamar Estuaries Complex Special Protection Area (SPA). A large proportion of little egrets from the SPA make a long journey from their feeding sites (notably on the River Lynher) expending a great deal of energy specifically to nest on Drake's Island. Any impacts on Drake's Island's little egret colony therefore potentially impact on the integrity of the SPA.

4.3 Little egrets are protected under the Wildlife and Countryside Act 1981, and are vulnerable to a number of factors including:

- Scrub clearance/ground redevelopment
- Disturbance during construction
- Disturbance from increased human presence
- Possible permanent abandonment of the site if developed
- Lighting impacts

4.4 Protected bats are present on Drake's Island, including the Lesser Horseshoe species. The mitigation and enhancement measures proposed include a "bat fridge", a "hibernaculum" located inland opposite the Casemates at the south west corner. These

measures are considered positive and it is considered that the impact on bats can be managed appropriately.

4.5 Drake's Island is located within the Plymouth Sound and Estuaries Special Area of Conservation (SAC). There are several designated interest features of the SAC that are relevant to this application including eelgrass (also referred to as seagrass) beds. Eelgrass beds are essential to the ecological function of the SAC and provide habitat for rare and protected species such as the spiny seahorse. Most of the seagrass habitat on Drake's Island is to the north of the island around the jetty and existing moorings where visitors are likely to anchor their boats. Without proper mitigation and management, there is therefore potential for boat damage to this delicate habitat.

4.6 It should be noted that the marine works associated with the proposal, including works to the jetty, would be subject to a marine licence, which the applicant will need to obtain from the Marine Management Organisation (MMO).

4.7 Natural England (NE) has been positively engaged in the Council's work on Habitat Regulations Assessment (HRA) since its inception in November 2006. An open and constructive dialogue has been maintained throughout the process, and NE have endorsed the conclusions of all the HRAs so far completed for Plymouth's existing Development Plan Documents and Projects with the exception of the draft HRA for Drake's Island dated March 2015 which concluded after the Appropriate Assessment stage that the "project will not affect the integrity of the two Natura 2000 sites and will not result in likely significant impacts." Natural England is currently engaged in the HRA that has been developed to support the Plymouth and South West Devon Joint Local Plan.

4.8 NE were first consulted on the 2012 Drake's Island application and responded with an objection on the basis that there was insufficient information to determine impacts on the European designated sites of the Plymouth Sound and Estuaries Special Area of Conservation (SAC) and Tamar Estuaries Complex Special Protection Area (SPA). This previous application was refused at Planning Committee on the 8th January 2013 in accordance with the officer recommendation which was informed by Natural England's consultation response.

4.9 After discussions with officers and Natural England throughout 2013, the applicant re-submitted the application in January 2014. This application included much more detailed information on the habitats and species that could be impacted by the development. At the submission stage there was still however insufficient information and certainty about effectiveness on the mitigation measures that would be implemented to ensure no adverse effect on the Natura 2000 sites.

4.10 Since this time, the Council and Natural England have been working with the applicant to help them develop a comprehensive mitigation strategy to reduce potential effects on the Natura 2000 sites. The Council has a legal requirement under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) to avoid adverse effects of plans and projects on European Sites. In March and September 2015, further information was submitted by the applicant to identify how the development might progress without resulting in an adverse effect on the SAC or SPA. This information did not however enable the Council to come to a positive conclusion to the HRA and the planning application

14/00001/FUL was refused at Planning Committee on 10/03/15. In summary, the outstanding issues were the impact of the proposal on Drake's Island's little egret colony during the development's operation phase (and therefore the integrity of the SPA) and the impact of emissions from the proposed energy from waste on the SAC. The two refusal reasons were as follows:

IMPACT ON THE TAMAR ESTUARIES COMPLEX SPECIAL PROTECTION AREA (SPA)

1. The proposal is considered to have a negative impact on the integrity of the Tamar Estuaries Complex Special Protection Area (SPA) which was designated to protect features (habitats and species) under the Conservation of Habitat and Species Regulations 2010. The proposals are therefore not compliant with Policy CS19 (Wildlife) of the adopted City of Plymouth Local Development Framework Core Strategy (2007).

IMPACT ON THE PLYMOUTH SOUND AND ESTUARIES SPECIAL AREA OF CONSERVATION (SAC)

2. The proposal has failed to demonstrate that the designated features of the Plymouth Sound and Estuaries Special Area of Conservation (SAC) will be protected during the operation of the proposed development. The proposals are therefore not compliant with Policy CS19 (Wildlife) of the adopted City of Plymouth Local Development Framework Core Strategy (2007).

4.11 The current planning application includes all the on-site mitigation proposed with the previous application. The key differences are that

- i. the energy from waste plant previously proposed has been removed to address the refusal reason for the previous application in relation to impacts from emissions on the SAC, and
- ii. an off-site ecological mitigation package is included (comprising a new secured and managed site, enhanced for little egrets at Mount Edgcumbe Country Park – a proposal proactively developed by officers, working with NE and the applicant's team) to address the refusal reason for the above applications in relation to impacts on Drake's Island's little egret colony and the SPA.

4.12 The Council has drafted an HRA on the new application. As part of this process, officers submitted a draft Appropriate Assessment to NE for comment on 28/02/17. Eight potentially likely significant effects arising from the Drake's Island development identified: Potential Likely Significant Effects on Plymouth Sound and Estuaries SAC

1. Toxic contamination of water as a result of construction activity or operational accident.
2. Physical Damage – increased threats to sub-tidal habitats by refurbishment of the Jetty, seawall, apron and new foul drainage outfall.
3. Physical Damage – increased threats to sub-tidal habitats by increased water transport to the hotel.
4. Physical Damage – increased threats to sub-tidal habitats by increased recreational pressure including anchoring, mooring and physical disturbance.
5. Physical Damage – increased threats to sub-tidal habitats by smothering with litter during construction and operation

Potential Likely Significant Effects on Tamar Estuaries Complex SPA

6. Disturbance caused by increased noise, light and visual presence associated with construction of the hotel development.
7. Disturbance caused by increased noise and visual presence as a result of increased

recreational pressure including anchoring, mooring and physical disturbance in close proximity to little egret nesting and roosting site.

8. Disturbance to roosting Little Egrets caused by increased noise, light and visual presence associated with hotel operation.

The HRA recommends conditions and mechanisms to ensure these likely significant effects have no adverse effect on the integrity of the SPA and SAC.

4.13 The HRA concludes that, with the proposed package of on and off-site mitigation measures proposed and the control mechanisms that will be put in place, there will be no adverse effects on the integrity of the Special Protection Area or Special Area of Conservation.

4.14 NE confirmed in their consultation response dated 22/03/17, that they have "No objection subject to the mitigation land at Mount Edgumbe being properly secured, maintained and monitored for little egrets for the duration of the impact in accordance with the Habitats Regulations Assessment dated 21st March 2017, which includes details of the management works proposed. We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures." NE advise that "the full package of on-site and off-site mitigation measures detailed in the Habitats Regulations Assessment dated 21st March 2017, including the production and agreement of a detailed Construction Environmental Management Plan and Operational Environmental Management Plan should be secured by an appropriate planning condition or obligation to mitigate the risk of impacts on the Plymouth Sound and Estuaries Special Area of Conservation and the Tamar Estuaries Complex Special Protection Area." The relevant planning obligations and conditions are set out below accordingly.

4.15 With regards to the issue of ensuring plant species proposed in the development's landscape scheme are appropriate in terms of conservation of its natural environment; it is considered that this can be controlled by condition.

5.0 Flood Risk

5.1 In the previous version of the scheme (planning applications 14/00001/FUL and 14/00002/LBC), hotel bedroom accommodation was proposed at the lower level of the Casemates "Torpedo Room". This gave rise to an Environment Agency (EA) objection. The EA's principle concern was that sleeping accommodation was proposed in a potentially hazardous location where high energy waves carrying debris would be likely to impact upon the openings of the Torpedo Room, which is part of the island's foreshore. The EA feared that any windows, however engineered, could be broken and cause rapid flooding of the room (which has a floor level below the opening).

5.2 The EA had stated that its preferred approach for the Torpedo Room would be to leave it undeveloped. However, the EA indicated that it would accept a compromise if the use of the lower level Torpedo Room was limited to non-bedroom accommodation. This would remove the risk of people sleeping in this highly vulnerable area.

5.3 The current scheme now has revised Casemates plans, showing sleeping accommodation removed from the Torpedo Room. The EA has welcomed this amendment and officers have come to the view that, taking into account other material issues, the flood

risk sequential approach set out in the National Planning Policy Framework has been satisfied because;

- i. the most vulnerable parts of the development (i.e. in this case the bedroom accommodation) has now been located away from the area of flood risk in the Torpedo Room hotel suite,
- ii. the scheme and proposed conditions are sufficient to ensure the development will be appropriately flood resilient and resistant and access and escape arrangements, emergency planning and residual risk can be safely managed.

The EA's consultation response sets out the conditions that they consider would make the proposal acceptable, together with a set of informatives.

6.0 Transport

6.1 All access to Drake's Island will be by boat and there will be no car parking on the island. It is proposed that employees and guests will travel to the island by means of a ferry service.

6.2 The applicant's intention is that employees will be encouraged to use public transport to access the ferry departure points around central Plymouth. The applicant states that they will be provided with bus passes to facilitate this, and that employees living further afield who are unable to use local bus services will be encouraged to use rail and taxi linkage to access the ferry departure points. For those employees that cannot use public transport to access the ferry departure points (for example because of the need to transport heavy equipment or because of timing mismatches with rail timetables) the applicant proposes that a valet car parking service will be provided at both Millbay and Sutton Harbour.

6.3 The proposal is that guests will be provided with information about the opportunities for accessing the ferry departure points in a sustainable manner, whilst recognising that many guests will be travelling with luggage and/or their trips may be linked with visits to other destinations that are not easily accessible by public transport. For those guests, a valet car parking service is proposed to be operated from a 'meet and greet' point at either Millbay or Sutton Harbour. The proposal is that the service will be bookable in advance, with vehicles driven from the meet and greet point to either Millbay or the multi-storey car park at Sutton Harbour.

6.4 The applicant has submitted a Transport Statement in support of the proposal and also a draft Travel Plan for staff and customer/hotel guests alike. Although it is accepted that, due to the unique island location, there will be low levels of associated traffic on the mainland, discussions have taken place with regard to parking and transfer arrangements to the island itself.

6.5 The applicant has not fully engaged with a third party to establish a permanent parking provision for hotel guests. Day trip visitors will be able to utilise local car parks and ferry terminals to suit their needs. However, long stay parking options are somewhat limited.

6.6 A number of car parks, in proximity to public landing stages, have been identified within the Transport Statement but only one offers overnight parking opportunities, at

Barbican Approach. This car park is not only within third party ownership, but it is circa 550m away from the ferry for pedestrians and nearly 2km for vehicles, so it would not in itself be reasonable to suggest that hotel guests will use this car park (considering luggage for example).

6.7 Other options have been suggested at Mount Batten or Royal William Yard. However, both of these sites have existing parking pressures and again are not considered suitable for all long stay hotel guests, but are more appropriate for day visitors or linked trips with other local destinations.

6.8 It is noted that the applicant does not wish to obtain third party signatories to any Planning Obligation in relation to securing parking provision before any planning consent is established. This is accepted, and as such discussions have been held with the Transport Consultants, acting on behalf of the applicant, to discuss suitable options. To this end it is suggested that a condition should be attached to any consent to ensure that a suitably located car park is sourced and made fully operational prior to opening or use of any facilities on the island. The car park will need to meet the demands of long stay parking for guests and offer 24 hour safe and secure parking. Furthermore, suitable transfer provision must also be included in such a proposal to the agreed point of ferry transfer to the island.

6.9 A request has been made to allow the applicant to change the parking provision at any time with prior approval from the Council. This is considered acceptable as future City developments may enable improved parking and berthing facilities which the hotel could make better use of. Such allowance should be secured within the aforementioned suggested condition.

6.10 A technical note has also been submitted with regard to staff parking and deliveries. Again there are no firm proposals at this stage but it is accepted that such trips are likely to be minimal, in terms of impacts on the local highway. Staff will be transported to the island by provided ferry transport and it is noted that shift patterns will need to be linked to tide times. Therefore, these times will be subject to changes and will, as a result, sometimes occur outside of highway peak hours. It is in the interest of the hotel operator to ensure staff travel is provided and there is therefore no need to secure this through condition.

6.11 A staff travel plan is proposed with an incentive scheme to encourage sustainable travel to the staff ferry embarkation point.

6.12 With regard to visitors to the island, access will be restricted and controlled and any such associated mainland parking demand will be minimal.

6.13 Deliveries of goods will also be controlled, and again, an operator to provide this service will be arranged by the applicant following any planning consent. However, any such arrangements are unlikely to cause issues of parking or traffic on the mainland and the local highway network.

6.14 The Queen's Harbour Master does not object to the scheme but wishes to be consulted with regard to the detail – including of the access ferry, marine construction traffic and impact of the development's lighting on marine navigation. It is considered that this can be dealt with by condition and an informative.

6.15 Although it is unfortunate that exact details for transfer to the island cannot be secured at this time, it is accepted that a Grampian condition is appropriate to ensure such provision, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, is secured prior to any use or occupation of the facilities hereby proposed. As such there are no objections to the proposal from a transport perspective.

7.0 Planning Obligations

The heads of terms in the process of being agreed are as follows:

1. Nature conservation on-site: an appropriate sum (to be agreed) towards the provision of an on-site ecological warden to manage, monitor and safeguard the site's nature conservation (including little egrets, lesser horseshoe bats and eelgrass beds) during the construction and operational phases of the development.
2. Nature conservation off-site: the total sum of £88,459 towards the creation of an off-site mitigation package which includes the provision and management of a little egret roosting area at Mount Edgcumbe.
3. Public access for non-paying guests of the hotel to the site in perpetuity which shall mean the following as a minimum;
 - a. one day per month from October to April,
 - b. one day per week from May to September, and
 - c. ten school visits per annum.
4. Provision of permanent publicly accessible areas of interpretation on the site's historic and nature conservation interests including in the Arrival Building Lobby and Casemate Feature Room.
5. Funding for the creation of a byelaw on request by the Council during the continued use of the Development to prohibit boat anchoring and mooring to prevent any damage to the seagrass beds if the owner's own monitoring and protection scheme is not effective and there is damage to the seagrass beds.
6. A mechanism to review the above contributions after three years of the operation of the development as to necessity and level in ensuring the continuity of having no adverse effects on the SPA and SAC. This review process will be led by the Council and will include Natural England.

8.0 Human Rights

8.1 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.

9.0 Local Finance Considerations

9.1 Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. In this case the development will not generate any New Homes Bonus contributions for the authority. Therefore the development plan and other material considerations, as set out elsewhere in the report, are the only matters to be taken into account in the determination of this application.

10.0 Equalities and Diversities

10.1 This development affects people of all ages and from all backgrounds, as it provides hotel, spa, bar and restaurant facilities which will be made available to the general public, as well as a heritage trail and historic and natural environment exhibitions and interpretation.

10.2 Clearly, due to the island's topography and terrain, access for some groups to some areas may be challenging. The Arrival Building does however propose a lift giving access from the Jetty level to the main hotel level plateau.

Conclusion

As was the case with the previous Drake's Island planning applications, officers, including up to Assistant Director-level, have undertaken extensive work to help this proposal move forwards positively, in recognition of the importance of Drake's Island to Plymouth and the unique set of opportunities and challenges presented by this proposal.

Further to the refusal of the last Drake's Island planning applications, officers have worked proactively with Natural England and the applicant's team to put together the off-site mitigation package which forms part of this planning application. The off-site mitigation package comprises a new, secured and managed site, enhanced for little egrets at Mount Edgcumbe Country Park. This off-site mitigation package, along with the removal of the energy from waste plant proposed with the previous application, combined with the wider range of mitigation and control measures proposed, effectively addresses the refusal reasons for the previous application and has led the Council to conclude in the Habitat Regulations Assessment (HRA), that the project will result in no adverse effects on the integrity of the European designated sites – the Tamar Estuaries Special Protection Area and Plymouth Sound and Estuaries Special Area of Conservation.

At the time of writing, Natural England has highlighted some outstanding detailed issues which they wish to be addressed before they can fully support the HRA. However, officers are continuing to work positively with Natural England and anticipate that the HRA can be

brought to a positive conclusion to enable Natural England to support the scheme by the time the applications are considered by Planning Committee.

The proposed development is considered to be of a high quality and would secure the restoration and beneficial use of one of Plymouth's most prominent and iconic historic monuments.

At the time of writing, Historic England has some outstanding concerns in relation to proposed changes to Casemates blast screens. However, the applicant has agreed to revise the drawings to address these concerns and Historic England have confirmed that they can support the scheme when these changes are complete to their satisfaction. Officers are supporting this process and hope that the changes can be finalised and agreed before the time the application is considered by Planning Committee.

The scheme is well-aligned to planning policy objectives and is considered consistent with spirit of the City Vision - to create "one of Europe's most vibrant waterfront cities". It deliver heritage and natural environment interpretation rooms and managed public access to the island, including for schools and non-paying guests. The emerging Joint Local Plan evidence base highlights the need for new high quality hotel accommodation in the city and its importance in terms of the city's visitor offer and economic growth.

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval, subject to a S106 agreement.

14. Recommendation

In respect of the application dated **06.02.2017** it is recommended to **Grant Subject to S106 Obligation with delegated authority to Assistant Director for Strategic Planning & Infrastructure to refuse if timescales are not met.**

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1. CONDITION – APPROVED PLANS

Site plans 10057 L 00.01 Version: P2 received 31/01/17

Site plans 10057 L 01.01 Version: P3 received 31/01/17

Existing Floor Plans 10057 L 02.01 Version: P2 received 31/01/17

Proposed Floor Plans 10057 L 02.02 Version: P2 received 31/01/17

Proposed Floor Plans 10057 L 02.03 Version: P2 received 31/01/17

Proposed Floor Plans 10057 L 02.04 Version: P2 received 31/01/17
Proposed Floor Plans 10057 L 02.05 Version: P2 received 31/01/17
Proposed Floor Plans 10057 L 02.08 Version: P4 received 31/01/17
Proposed Floor Plans 10057 L 02.09 Version: P2 received 31/01/17
Cross Section 10057 L 03.01 Version: P2 received 31/01/17
Cross Section 10057 L 03.02 Version: P2 received 31/01/17
Cross Section 10057 L 03.03 Version: P2 received 31/01/17
Existing Elevations 10057 L 04.01 Version: P2 received 31/01/17
Proposed Elevations 10057 L 04.02 Version: P2 received 31/01/17
General 10057 L 04.04 Version: P2 received 31/01/17
Proposed Plans 10057 L 02.08 Version: P4 received 02/02/17
General 10057 L 04.05 Version: 1 received 31/01/17
Site plans 10057 L 09.01 Version: 1 received 31/01/17
Existing Floor Plans 10057 L 09.02 Version: 1 received 31/01/17
Existing Floor Plans 10057 L 09.03 Version: 1 received 31/01/17
Existing Floor Plans 10057 L 09.04 Version: 1 received 31/01/17
Existing Floor Plans 10057 L 09.05 Version: 1 received 31/01/17
Existing Floor Plans 10057 L 09.06 Version: 1 received 31/01/17
Existing Plans 10057 L 09.07 Version: 1 received 31/01/17
Existing Plans 10057 L 09.08 Version: 1 received 31/01/17
Existing Plans 10057 L 09.09 Version: 1 received 31/01/17
Existing Plans 10057 L 09.10 Version: 1 received 31/01/17
Existing Plans 10057 L 09.11 Version: 1 received 31/01/17

Existing Plans 10057 L 09.12 Version: 1 received 31/01/17
Existing Plans 10057 L 09.13 Version: 1 received 31/01/17
Existing Plans 10057 L 09.14 Version: 1 received 31/01/17
Existing Plans 10057 L 09.15 Version: 1 received 31/01/17
Existing Plans 10057 L 09.16 Version: 1 received 31/01/17
Existing Plans 10057 L 09.17 Version: 1 received 31/01/17
Site plans 10057 L 09.20 Version: P2 received 31/01/17
Existing Plans 10057 L 09.21 Version: P2 received 31/01/17
Existing Plans 10057 L 09.23 Version: P2 received 31/01/17
Existing Plans 10057 L 09.24 Version: P2 received 31/01/17

General 10057 L 09.27 Version: P2 received 31/01/17
General 10057 L 09.28 Version: P2 received 31/01/17
General 10057 L 09.29 Version: P2 received 31/01/17
General 10057 L 09.30 Version: P2 received 31/01/17
General 10057 L 09.31 Version: P2 received 31/01/17
Existing Plans 10057 L 09.32 Version: P2 received 31/01/17
Existing Plans 10057 L 09.33 Version: P2 received 31/01/17
Existing Plans 10057 L 09.34 Version: P2 received 31/01/17
Existing Plans 10057 L 09.35 Version: P2 received 31/01/17
Existing Plans 10057 L 09.36 Version: P2 received 31/01/17

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.

2) **CONDITION: COMMENCE WITHIN 3 YEARS**

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.

3) **PRE-COMMENCEMENT: SEAGRASS AND SEAHORSE SURVEY**

No development shall take place until a Phase 2 seagrass and seahorse survey has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To provide a full and up to date understanding of the SAC interest features around the island, to enable a robust CEMP to be developed and agreed prior to works commencing being based on the best available information on the features that must be protected in accordance with Policies CS19, CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies PLY35, SPT11 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraph 118 of the National Planning Policy Framework 2012.

Justification:

To ensure that important the SAC interest features around the island are properly understood and protected before construction commences.

4) **PRE-COMMENCEMENT: SEAGRASS MONITORING METHODOLOGY**

Prior to commencement of the development a monitoring methodology and threshold of damage for the seagrass beds will be submitted to, and agreed with, the Local Planning Authority and Natural England and incorporated into the CEMP. Subsequent monitoring will be undertaken in accordance with the agreed methodology.

Reason:

To control potential adverse effects on the SAC in accordance with Policies CS19, CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies PLY35, SPT11 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraph 118 of the National Planning Policy Framework 2012.

Justification:

To ensure the SAC interest features around the island are properly protected during the construction phase.

5) **PRE-COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)**

No development shall take place until a detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall set out the arrangements for managing all environmental effects of the development during the construction period. The agreed CEMP shall be implemented in full throughout the duration of the construction works, unless a variation is agreed in writing by the Local Planning Authority, in advance.

Reason:

To safeguard against pollution and adverse effects on the SPA and SAC and to prevent unacceptable impacts on protected wildlife and to avoid conflict with Policies CS19, CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies PLY35, SPT11 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraph 118 of the National Planning Policy Framework 2012.

Justification:

To ensure that measures will be in place to ensure no adverse effects on the integrity of the SPA and SAC during the construction phase.

6) **PRE-COMMENCEMENT: CONSTRUCTION MONITORING STRATEGY**

No development shall take place until a detailed Construction Monitoring Strategy to monitor potential adverse effects on the SPA and SAC has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To safeguard against potential adverse effects on the SPA and SAC and unacceptable impacts on protected wildlife and to avoid conflict with Policies CS19, CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies PLY35, SPT11 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraph 118 of the National Planning Policy Framework 2012.

Justification:

To ensure that measures will be in place to ensure no adverse effects on the integrity of the SPA and SAC during the construction phase.

7) **PRE-COMMENCEMENT: OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN (OEMP)**

No development shall take place until an Operational Environmental Management Plan (OEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall set out the arrangements for managing all environmental effects of the development during its operation. The agreed OEMP shall be implemented in full during the operation of the development, unless a variation is agreed in writing by the Local Planning Authority, in advance.

Reason:

To safeguard against pollution and unacceptable impacts on protected wildlife and to avoid conflict with Policies CS19, CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies PLY35, SPT11 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraph 118 of the National Planning Policy Framework 2012.

Justification:

To ensure that measures can and will be put in place to ensure no adverse effects on the integrity of the SPA and SAC during the operational phase of the development.

8) **PRE-COMMENCEMENT: LONG-TERM EGRET MONITORING**

No development shall take place until a long term monitoring programme of little egrets in the local estuaries has been submitted and approved by the Local Planning Authority. A complete years' worth of survey data must be available within 13 months of commencement of development to provide the baseline prior to hotel operations.

Reason:

To better understand the number and distribution of the species and to provide a formal record that the hotel has not impacted on the birds, to prevent an effect on the integrity of the SPA and to safeguard against unacceptable impacts on protected wildlife and to avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies PLY35, SPT11 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraph 118 of the National Planning Policy Framework 2012.

Justification:

To agree a programme to provide sufficient baseline information to support measures

to ensure no adverse effects on the integrity of the SPA during the construction and operational phases of the development.

9) **PRE-COMMENCEMENT: DESIGN DETAILS**

Notwithstanding the submitted details, the development hereby permitted shall not commence until the following details (to include drawings including sections at a scale of not less than 1:20 with key details at a scale of 1:10) have been submitted to and agreed in writing with the Local Planning Authority:

1. Details of the design, method of construction and finish of the windows, doors and openings, including junctions with head, cills and jambs.
2. Details of the proposed siting, design and external materials of any roof plant, services or lift rooms and any wall or roof vents, ducts, pipes or other accretions to the roof or elevations. Unless otherwise agreed in writing with the Local Planning Authority, before any roof plant and/or machinery is used on the premises, it shall be enclosed with sound insulating material and mounted in such a way which will minimise the transmission of structure borne sound in accordance with a scheme to be approved in writing by the Local Planning Authority.
3. Details of the design of the proposed green roofs.

Reason:

To enable the Local Planning Authority to consider the above details in the interests of the appearance and character of the building and locality, in accordance with Policies CS01, CS02, CS03 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies DEV20 and DEV21 of the Plymouth and South West Devon Joint Local Plan and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

Justification:

To ensure the development's design details are of an appropriately high quality for the important historic context before construction commences.

10) **PRE-COMMENCEMENT: LIGHTING DETAILS**

No development shall take place until details of any external lighting scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with the Harbour Masters. The lighting scheme shall be fully implemented before any building is first occupied and henceforth permanently maintained for the occupiers of the site.

Reason:

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

Justification:

To ensure that marine navigation is not affected during the construction and operational phases of the development.

11) **PRE-COMMENCEMENT: EXTERNAL MATERIALS**

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

Reason:

To enable the Local Planning Authority to consider the above details in the interests of the appearance and character of the building and locality, in accordance with Policies CS01, CS02, CS03 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies DEV20 and DEV21 of the Plymouth and South West Devon Joint Local Plan and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

Justification:

To ensure the development's external materials are of an appropriately high quality for the important historic context before construction commences.

12) **PRE-DAMP-PROOF-COURSE: LANDSCAPE DESIGN AND MANAGEMENT PLAN**

Notwithstanding the submitted details, a landscape design and management plan, including planting strategy, long term objectives, management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the development's damp-proof-course. The landscape management plan shall be carried out as approved.

Reason:

To ensure that satisfactory landscaping works are designed, carried out and maintained in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy PLY35 of the Plymouth and South West Devon Joint Local Plan and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

13) **PRE-OCCUPATION: PARKING AND TRANSFER DETAILS**

Prior to occupation of the development, details of car parking and transfer provision must be submitted to and approved in writing by the local Planning Authority to enable long stay, safe and secure guest parking. Details of transfer facilities between the car park and the designated ferry embarkation point shall also be submitted for approval. Such facilities shall remain available for their intended use at all times. Should the applicant wish to amend the location of said facility then written permission shall be obtained from the Council with full details of the amended location and facility details.

Reason:

To enable guests' vehicles to be parked off the public highway in a safe and secure manner so as not to interfere with free flow of traffic on surrounding highway in accordance with Policy CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007. Policy DEV31 of the Plymouth and South West Devon Joint Local Plan and paragraphs 32-36 of the National Planning Policy Framework 2012.

14) **PRE-COMMENCEMENT: GLAZED ACOUSTIC SCREEN**

No development or construction activities shall take place until the glazed acoustic screen between the Casemates and the tunnel opening has been completed.

Reason:

To prevent an effect on the integrity of the SPA and to safeguard against unacceptable impacts on protected wildlife to avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies PLY35, SPT11 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraph 118 of the National Planning Policy Framework 2012.

Justification:

To ensure there is no adverse effect on the SPA during the construction and operational phases of the development.

15) **PRE-DAMP-PROOF-COURSE: SUSTAINABILITY**

Unless otherwise agreed previously in writing with the Local Planning Authority, prior to the development being constructed to damp-proof-course-level, the applicant shall provide to the Local Planning Authority a report for approval identifying how a minimum of 15% of the carbon emissions for which the development is responsible will be off-set by low carbon production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Unless otherwise agreed in writing, the approved on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to off-set at least 15% of predicted carbon emissions in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV34 of the Plymouth and South West Devon Joint Local Plan and paragraphs 93-98 of the National Planning Policy Framework 2012.

16) **PRE-COMMENCEMENT: FLOOD RESILIENCE & RESISTANCE MEASURES**

Prior to the commencement of the development a final coastal defence scheme to manage flood risk during a 1 in 200 year coastal storm over the development's lifetime shall, in consultation with the Environment Agency, be submitted to and approved in writing by the Local Planning Authority. In particular, the details shall include:

- i. The detailed design of windows, doors and any other external openings associated with the Torpedo Room.
- ii. The detailed design of windows, doors and any other external openings associated with the Casemates.
- iii. The design details of the landing quay area and all built development below 6m AOD.
- iv. A timetable for construction.
- v. Details of the safe management and drainage of wave related overtopping water.

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

Reason:

To ensure that the proposed development and users of the proposed development are adequately protected from the impact of waves during coastal storm conditions in accordance with Policy CS21 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV37 of the Plymouth and South West Devon Joint Local Plan and paragraphs 93-98 of the National Planning Policy Framework 2012.

Justification:

To ensure that appropriate measures will be put in place during the construction and operational phases, to protect the proposed development and its users from the impact of waves during coastal storm conditions.

17) **PRE-COMMENCEMENT: FOUL WATER DRAINAGE PLAN**

Prior to the commencement of the development hereby approved, a detailed foul water drainage plan for the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Natural England. The strategy will include turbidity data and plume modelling for all proposed outflows and details and location of

the foul drainage discharge, pumping stations and treatment plant. The development shall be constructed and operated in accordance with this strategy.

Reason:

To minimise the risk of pollution to the sensitive marine environment in accordance with Policies 19 and 22 of the Plymouth Local Development Framework Core Strategy (2006-2021), Policy DEV37 of the Plymouth and South West Devon Joint Local Plan and paragraph 109 of the National Planning Policy Framework 2012.

Justification:

To prevent pollution to the sensitive marine environment during the construction and operational phases of the development.

18) **PRE-COMMENCEMENT: MOD EXPLOSIVES SAFEGUARDING**

No development shall be commenced until a report (to include detailed technical and structural drawings) has been submitted to and approved in writing by the Local Planning Authority providing verification that the development has been designed to withstand structural collapse or damage that could cause critical injury, in the event of an explosion within the statutory explosive safeguarding zone in Plymouth Sound.

Prior to use of the development commencing, the applicant shall provide written confirmation verifying that the building has been designed and constructed to the above criteria unless otherwise agreed previously in writing with the Local Planning Authority and the approved details shall thereafter be so retained and maintained unless the written consent of the Local Planning Authority is given to any variation. The use of an experienced blast consultant is recommended.

Reason:

The site of the proposed development falls within the statutory explosive safeguarding zone in Plymouth Sound. All buildings within this zone should be "non-vulnerable" and of robust construction and design, so that should an explosive incident occur, buildings nearby will not collapse or sustain damage that cause critical injury to the occupants. Further information is therefore required to demonstrate that the development is not a vulnerable structure in accordance with adopted Policy CS02 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Justification:

To ensure that, should an explosive incident occur during the construction or operational phases, the development will not collapse or sustain damage that cause critical injury.

19) **PRE-COMMENCEMENT: CONTAMINATED LAND**

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

Section 1. Site Characterisation

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

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

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

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

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model

Procedures for the Management of Land Contamination, CLR 11'.

Section 2. Submission of Remediation Scheme

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

Section 3. Implementation of Approved Remediation Scheme

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

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

Section 4. Reporting of Unexpected Contamination

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

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV37 of the Plymouth and South West Devon Joint Local Plan and paragraphs 120 – 123 of the National Planning Policy Framework 2012.

Justification:

To ensure that the construction and operation of the development can be carried out safely without unacceptable risks from contaminated land.

20) **PRE-COMMENCEMENT: PROGRAMME OF ARCHAEOLOGICAL WORK**

No works pursuant to this permission, including laying of temporary services, ground investigation, erection of site accommodation or provision of temporary accesses, shall take place until an Archaeological Methodology Statement with a supporting Archaeological Impact Assessment has been submitted to and approved in writing by the local planning authority in

consultation with Historic England. The Archaeological Impact Assessment shall be based upon a desktop study and site survey of the fortifications and surrounding island to evaluate the impact of parts of the development which require excavation. The Archaeological Impact Assessment shall be used to develop an Archaeological Mitigation Strategy. The Archaeological Mitigation Strategy shall include proposals for recording all archaeological evidence and a justification for the removal and proposed relocation of any artefacts, fixtures and fittings, from in-situ. The Archaeological Mitigation Strategy shall be incorporated into the Archaeological Methodology Statement. All development including demolition and excavation works shall be carried out in accordance with the approved Archaeological Methodology Statement and in the presence of an archaeologist.

Reason:

The site is considered likely to contain archaeological deposits that warrant appropriate investigation and/or recording in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV21 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification:

To ensure archaeological deposits are investigated, recorded and protected during the construction phase.

21) **PRE-COMMENCEMENT: HISTORIC BUILDINGS SCHEME OF IMPLEMENTATION**

No works pursuant to this permission shall take place until a detailed scheme of implementation is submitted to and approved in writing by the Local Planning Authority in consultation with Historic England. The scheme of implementation shall include details of the phased restoration of the listed buildings and scheduled ancient monuments on the island and ensure that the designated heritage assets are made wind and weathertight to prevent further deterioration to the satisfaction of the Local Planning Authority in consultation with Historic England prior to the commencement of new-build elements of the proposals.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV21 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification:

To ensure the island's listed buildings and scheduled ancient monuments are properly protected during the construction and operational phases of the development.

22) **PRE-COMMENCEMENT: BLAST SHIELD METHOD STATEMENT**

No cutting or removals of any part of the existing blast shields shall take place until a coring investigation by a conservation-accredited engineer has confirmed the thickness of the cast iron plates and thickness and material sizes of the infill. The coring investigation report will enable a detailed method statement to be produced on the cutting and part removal of the blast shields which will be submitted to and approved in writing by the Local Planning Authority in consultation with Historic England.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV21 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification:

To ensure the historic blast shields can be conserved appropriately during the construction

23) **PRE-COMMENCEMENT: REMOVAL OF BLAST SHIELDS 15 & 17**

Removal or intrusive works to the existing blast shields numbered 15 and 17 in the approved plans shall not take place until a structural survey and report by a conservation-accredited engineer has been undertaken and incorporated into a methodology statement which will be submitted to and approved in writing by the Local Planning Authority in consultation with Historic England. The structural survey and methodology statement will specifically examine impact associated with the total removal of the blast shield and how this may remove its load bearing support to the flat arch and the inner masonry construction of the casemates. The structural survey and methodology statement will also examine potential impacts on the casemates structure caused by vibration during the course of the works.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV21 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification:

To ensure appropriate protection for the historic Casemates and blast screens during the construction phase.

24) **PRE-COMMENCEMENT: DETAILS OF FITMENTS AND FEATURES**

No works shall take place until full details of the fitments and features to be retained, and those which may be removed, altered or adapted (as may be determined by prior inspection by a representative of the Local Planning

Authority at the applicant's request) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the approved details.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV21 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification:

To ensure that Drake's Island's significant historic building fittings and features are protected appropriately during the construction and operational phases of the development.

25) **PRE-COMMENCEMENT: RECORDING OF FEATURES**

No works shall take place until the applicant, or their agent or successor in title, has secured the implementation of a programme of recording of features that will be destroyed or damaged in the course of the works to which this consent relates, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV21 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Justification:

To ensure appropriate recording of features that will be destroyed or damaged in the course of the works to which this consent relates.

26) **PRE-OCCUPATION: FLOOD RISK MANAGEMENT PLAN**

Prior to occupation of the permitted development it shall be demonstrated, in consultation with the Environment Agency, to the satisfaction of the Local Planning Authority, that a Flood Risk Management Plan has been created for the future users of the development that includes information on the flood risks and methods of managing these risks appropriately. The Plan shall include:

- a. Details of the flood warning and evacuation procedure
- b. Management of occupation to Casemate No. 4 (which includes the Torpedo Room) during coastal storms, with the basis that this accommodation must not be occupied during hazardous conditions.
- c. Management of risks to occupants of the casemates during coastal storm conditions, to include details of safe access routes and areas to minimise the risk of being impacted by coastal conditions.
- d. The details of areas to be closed during hazardous coastal conditions and the management of these closed areas.

- e. The details of access to and from the island during coastal storm conditions.
- f. The methods of updating the plan to reflect updated knowledge on coastal flood risk and other changes.

Reason:

To manage the safety of users of the development during coastal storm events over the lifetime of the development in accordance with Policy CS21 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV37 of the Plymouth and South West Devon Joint Local Plan and paragraphs 93-98 of the National Planning Policy Framework 2012.

27) **PRE-OCCUPATION: TRAVEL PLAN**

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

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV31 of the Plymouth and South West Devon Joint Local Plan and paragraphs 32 and 34 of the National Planning Policy Framework 2012. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

28) **PRE-OCCUPATION: ALDERMAN MILLER MEMORIAL GARDEN**

Prior to occupation of the development, details of the proposed restoration of the Alderman Miller Memorial Garden shall be submitted to and agreed in writing by the Local Planning Authority. Such agreed details shall be implemented prior to the occupation of the development and maintained throughout its lifetime.

Reason:

To safeguard the restoration of a feature of historic interest in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV21 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

29) **CONDITION: REPORTING OF UNEXPECTED CONTAMINATION**

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

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

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

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

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

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy SPT1 of the Plymouth and South West Devon Joint Local Plan and paragraphs 120 -

123 of the National Planning Policy Framework 2012.

30) **CONDITION: USE OF THE TORPEDO ROOM**

The lounge area within the former Torpedo Room below Casemate No. 4 (as shown on drawing 10057 L 02.07 Rev. P4) shall be restricted for this use only, shall have no openings made in the windows and shall not be used for any other hotel function unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development and users of the proposed development are adequately protected from the impact of waves during coastal storm conditions in accordance with Policy CS21 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV37 of the Plymouth and South West Devon Joint Local Plan and paragraphs 93-98 of the National Planning Policy Framework 2012.

31) **CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT**

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) Order 1995 (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 dwelling[s] hereby approved.

Reason:

In order to safeguard the special character of the island and its setting, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV21 of the Plymouth and South West Devon Joint Local Plan and paragraphs 120-123 of the National Planning Policy Framework 2012.

32) **CONDITION: SENSITIVE PERIODS FOR WORKS**

All works whether planned or unplanned and in direct line of sight with little egret nests/roosts will take place out of sensitive periods (nesting/roosting).

Reason:

To prevent an effect on the integrity of the SPA and to safeguard against unacceptable impacts on protected wildlife and to avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies PLY35, SPT11 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraph 118 of the National Planning Policy Framework 2012.

33) **CONDITION: NOISE LEVELS**

Noise levels on the island shall be monitored and maximum noise levels of 30dB shall be maintained within 50m of the little egret nesting area and

roosting areas during sensitive times. After one year, noise monitoring may be scaled back with the agreement of the Local Planning Authority and Natural England.

Reason:

To prevent an effect on the integrity of the SPA and to safeguard against unacceptable impacts on protected wildlife and to avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies PLY35, SPT11 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraph 118 of the National Planning Policy Framework 2012.

34) **CONDITION: NO HELICOPTER ACCESS**

No helicopter access will be allowed to Drake's Island except in an absolute emergency.

Reason:

To prevent an effect on the integrity of the SPA and to safeguard against unacceptable impacts on protected wildlife and to avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policies PLY35, SPT11 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraph 118 of the National Planning Policy Framework 2012.

Informatives

1) **INFORMATIVE: CONDITIONAL APPROVAL (WITH NEGOTIATION)**

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 through pre-application discussions and has negotiated amendments to the application to enable the grant of planning permission.

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

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)

3) **INFORMATIVE: MOD SAFEGUARDING MEASURES**

The proposed scheme will need to be designed to be compatible with MOD explosive safeguarding requirements. It is strongly recommended that the developer engages an experienced blast-design consultant as this is a specialised field of engineering.

The Register of Security Engineers & Specialists (RSES), which is administered by the Institution of Civil Engineers (ICE), contains details of a number of firms who may be able to assist.

4) **INFORMATIVE: SCHEDULED MONUMENT**

The developer is advised that, as the proposed works affect a Scheduled Monument, the prior consent of the Secretary of State for Culture, Media and Sport is required under Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 before the development is commenced.

5) **INFORMATIVE: TRAVEL PLAN**

The document required in connection with the Travel Plan should be based upon the Council's guidance for Travel Plans published on the Council's website and should, where possible, be created using Itrace, an online travel plan management tool available through Plymouth Transport and Infrastructure. The applicant is advised to contact Plymouth Transport and Infrastructure prior to preparation of this document for site-specific advice on the requirements for the Travel Plan, which are likely to include:

- i. appointment and contact details of a Travel Plan Coordinator
- ii. recommendation of the use of Itrace
- iii. site specific targets, measures and a management/monitoring plan.

6) **INFORMATIVE: TREE SURGERY**

All works to trees should be carried out in accordance with the relevant recommendations of BS 3998:2010 (Recommendations for Tree Work).

7) **INFORMATIVE: NESTING SEASON**

It is an offence under the Wildlife and Countryside Act to damage or destroy the nest of any wild bird while it is in use or being built and it is also an offence to disturb many species of wild bird while nesting.

8) **INFORMATIVE: CONTAMINATED LAND - WARNING**

There is a possibility that the site is contaminated due to previous activities on the land. The responsibility for the safe development and secure occupancy of the site rests with the developer. The Local Planning Authority has determined this application on the basis of the information available to it at the time, but this does not mean that the land is free from contamination.

9) **INFORMATIVE: SPECIAL WASTES**

The Environment Agency advises that buildings when demolished can give rise to Special Wastes. These are subject to additional control prior to disposal. The Environment Agency can advise the applicant on the regulations concerning Special Wastes.

The Special Wastes most likely to be encountered during the demolition/refurbishment of pre-developed

sites are: -

- a. asbestos cement building products;
- b. fibrous asbestos insulation, particularly around heating appliances;
- c. central heating oil;
- d. herbicides/pesticides;
- e. oils and chemicals associated with vehicle repairs and maintenance.

10) **INFORMATIVE: CONTAMINATED SITE DRAINAGE**

The Environment Agency should be contacted with regard to the discharge of contaminated site drainage to the environment and further advice can be obtained from their website in the form of Pollution Prevention Guidelines 13: High Pressure Water and Steam Cleaners.

11) **INFORMATIVE: ENVIRONMENTAL PERMITTING (FOUL DRAINAGE)**

The foul drainage system associated with this development will require an Environmental Permit from the Environment Agency under the Environmental Permitting (England and Wales) Regulations 2010, unless it satisfies the General Binding Rules for small sewage discharges in England. The General Binding Rules can be found online at <https://www.gov.uk/government/publications/small-sewage-discharges-in-england-general-binding-rules>.

If the proposed foul discharge will not satisfy the General Binding Rules the applicant is advised to contact the Environment Agency's National Permitting Service on 03708

506 506 for further advice and to discuss the issues likely to be raised. You should be aware that the permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed online at <https://www.gov.uk/permits-you-need-for-septic-tanks>.

12) **INFORMATIVE: ENVIRONMENTAL PERMITTING (ANAEROBIC DIGESTION PLANT)**

This development will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency, unless a waste exemption applies. The applicant is advised to contact our local Environment Officer (Waste) Clarissa Newell on 01208 265405 to discuss the issues likely to be raised.

13) **INFORMATIVE: CONSULT HARBOUR MASTERS**

The applicant is advised to consult the relevant Harbour Masters on the detail of the development with regards to marine traffic and navigation.

Mr Carl Necker is the Queen's Harbour Master (QHM) and has responsibility for all waterways from the port limit to as far as the tide flows; Capt. Tim Charlesworth is the Harbour Master for the Cattewater Harbour Commission and is responsible for the waterway east of the Cobbler Channel whilst Commander David Vaughan is Harbour Master for ABP Millbay.

QHM requests to be consulted and asked for approval should there be any plans to lay any additional marker buoys on the approaches to the jetty on Drake's Island.

With regards to the ferry service to transport staff and guests to the island, QHM would wish to know the route and schedule at the earliest opportunity so that this new service can be factored in to the Whole Port Risk Assessment. Any craft employed must be correctly certified dependent on size, passenger capacity and crew training.

During construction there will be a considerable number of loads of material being transported to the island. It is incumbent on the contractor to utilise appropriately certified craft for this purpose and to ensure that load calculations have been conducted on the vessel to ensure that they are not overloaded and become unstable. Any loss of equipment or sinking of vessels would likely occur in the main navigation channel and would constitute a hazard to navigation and likely impose a restriction on navigation in the area, including access to and from the HM Naval Base.

Once the jetty is in commission the appropriate notification will need to be issued to the United Kingdom Hydrographic Office (UKHO) for inclusion in navigational charting.

This page is intentionally left blank

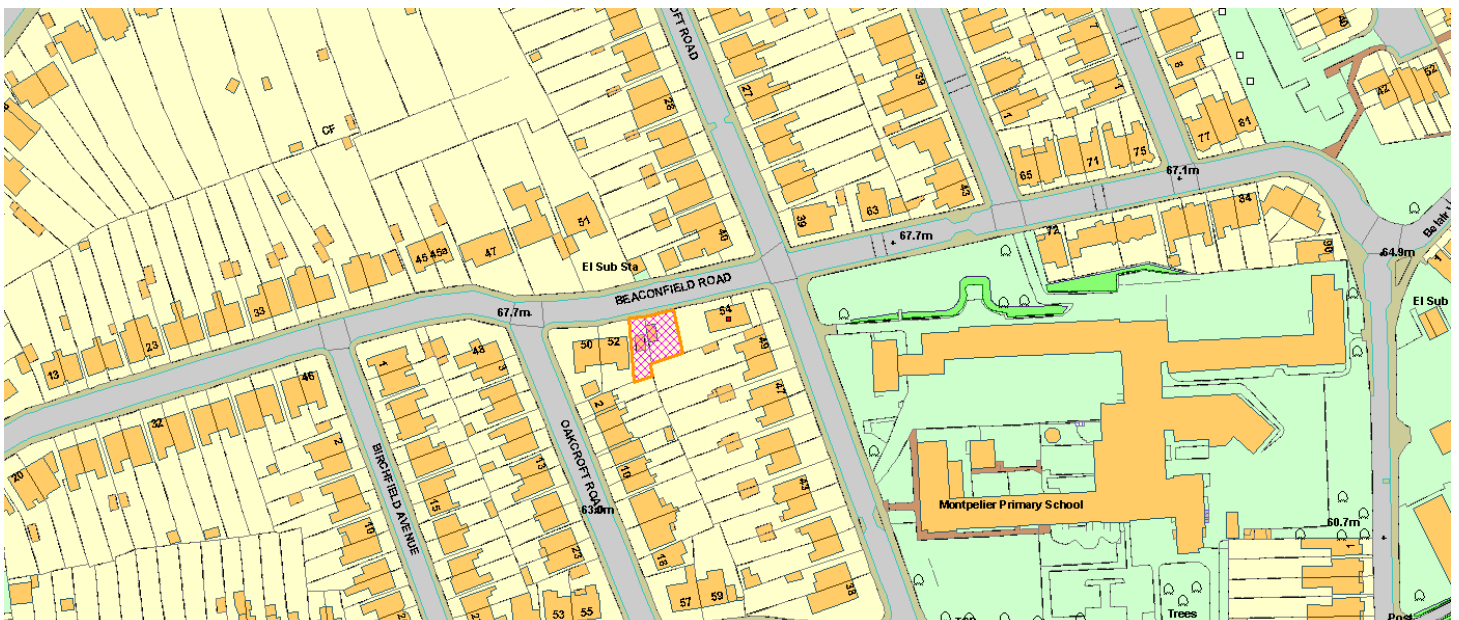
PLANNING APPLICATION OFFICERS REPORT



PLYMOUTH
CITY COUNCIL

Application Number	17/00367/FUL	Item	
Date Valid	20.02.2017	Ward	PEVERELL

Site Address	54 Beaconfield Road Plymouth PL2 3LE		
Proposal	Resubmission of planning application 16/01628/FUL: detached dwelling		
Applicant	Mrs Hayley Johns		
Application Type	Full Application		
Target Date	17.04.2017	Committee Date	06.04.2017
Extended Target Date	N/A		
Decision Category	Member/PCC Employee		
Case Officer	Miss Amy Thompson		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee as the applicant is an employee of Plymouth City Council

1. Description of Site

54 Beaconfield Road is a two-storey detached property on a corner plot between Beaconfield Road and Fircroft Road and is located in the Beacon Park area of the city. The area is predominantly a residential area but there is a school and various local shops in the vicinity.

2. Proposal Description

New detached dwelling within the garden of 54 Beaconfield Road

3. Pre-application enquiry

16/00166/MIN- Erect a detached house in part of the garden fronting Beaconfield Road- Officer raised concerns in regard to the impact on the street-scene and neighbour amenity and recommended that a bungalow design should be considered.

4. Relevant planning history

15/01254/EXUS- Establish existing use as a single family dwelling- Certificate of lawfulness issued.

16/01628/FUL- New dwelling- Withdrawn by the applicant following a recommendation for refusal from Planning Committee on the 27th October 2016 to negotiate changes.

5. Consultation responses

Local Highway Authority- No objection subject to added condition.

6. Representations

3 letters of representation received objecting to the proposal with main concerns of;

- * Parking
- * Privacy
- * Out of character, loss of open feel
- * Impact on surface water and drainage

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 Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

-For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

-For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation, with the pre-submission version formally approved by Plymouth City Council, West Devon Borough Council and South Hams District Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. It is also considered consistent with the policies of the Framework, as well as based on up to date evidence. However, until the Regulation 19 stage has concluded, and the scale and nature of representations known, it is considered that the JLP's policies will generally have limited weight within the planning decision. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations.

Other material considerations include the policies of the Framework itself, guidance in National Planning Practice Guidance (NPPG). Additionally, the following planning documents are also material considerations in the determination of the application

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

5 year housing supply:

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

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

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

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

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

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

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

For decision-taking this means:

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

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

Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10 (music) (Delivering Adequate Housing Supply) and paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and Policy DEV10 of the Plymouth and South West Devon Joint Local Plan.

8. Analysis

1. This application has been considered in the context of the development plan, the emerging Joint Local Plan, the Framework and other material policy documents as set out in Section 7.

2. This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework Core Strategy 2007 CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing

Provision), CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013), policies DEV1(1) (Protecting Health and Amenity) DEV20 (Place shaping and the quality of the built environment) and DEV10 (Delivering high quality housing) of the emerging Joint Local Plan and is considered to be compliant with National Planning Policy Framework guidance. The main planning considerations in this case are the impact on the character and appearance of the area, the effect on neighbouring amenity, highway safety and parking.

Planning History

3. This application is a resubmission of an application that was submitted in 2016 that sought to erect a detached property with integral garage in the garden of 54 Beaconfield Road. The application went to Planning Committee with the Officer recommending refusal due to the detrimental impact on the street-scene and the detrimental impact on neighbour amenity. The Committee agreed with the Officers reason to refuse the application due to the detrimental impact on neighbour amenity but removed the other reason to refuse the application on the impact on the street scene. The application was therefore refused with the following refusal reason:

The Local Planning Authority considers that the proposed dwelling, by virtue of its size and position, would have a detrimental impact to the outlook of No. 54 Beaconfield Road. The significant impact it would have on neighbouring amenity, would be contrary to Policy CS34 of the adopted City of Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and advice in the Development Guidelines Supplementary Planning Document (2010) (paragraph 2.2.31). The proposal is also considered to be contrary to Policy 29 (3) and 39 of the emerging Plymouth Plan and paragraphs 64 to 66 of the National Planning Policy Framework

4. Prior to the application being formally refused the applicant withdrew the application and a post withdrawal meeting was held with the applicant and the Officer to negotiate changes to the proposal.

5. The existing proposal seeks to erect a detached dwelling of a reduced size of the previous scheme with the width of the scheme being reduced from approximately 11 metres in total to 7.3 metres and the eaves height of the property reduced from 5.1 metres to 4.4 metres. The integral garage has been removed from the scheme and the applicant has purchased the detached garage that was neighbouring the site to the west of the site. The design of the proposed building has also been amended.

Principle of Development

6. The proposal seeks to replace an existing detached garage and erect a detached three-bedroom dwelling in the garden of 54 Beaconfield Road. Some of the garden relating to number 54 will be retained for the sole purpose of the donor property.

7. The application site itself is set within an established residential area, and would be of a comparable size to the adjacent developed plots. Officers consider that the proposal is an

appropriate development of a residential garden. It complies with policy DEV10 (6) which looks at preventing 'town cramming' development of garden space. It is considered that this garden development would not adversely affect the character and amenities of the area. The proposal therefore accords with paragraph 53 of the National Planning Policy Framework (NPPF) and Policies CS01, CS02, CS15 and CS34 of the Core Strategy and policies DEV10 of the emerging Joint Local Plan. The principle of this proposal is therefore considered acceptable.

Residential Amenity

8. It is important to consider the siting of the property to ensure that there is no significant impact on neighbour's amenity. The proposed windows on the rear elevation would face onto the garden of 49 Parker Road. The windows on the first floor to the rear would serve a bathroom therefore a condition will be added to ensure that these windows would be obscure glazed. There is also a window serving a bedroom. There are no proposed windows on the side of the proposed dwelling. These proposed windows would not directly overlook any neighbouring properties and no windows are proposed to face into any neighbouring habitable rooms. Therefore it is considered that the proposal complies with guidance set out in paragraph 2.2.23 of the Development Guidelines Supplementary Planning Document relating to privacy and would not have a detrimental impact on neighbours privacy.

9. The proposed dwelling would be located 12 metres away from the donor property. Paragraph 2.2.31 of the Development Guidelines Supplementary Planning Document states that the minimum distance between a main habitable room window and a blank wall should be at least 12 metres. Officers consider that this is a reasonable relationship in this instance.

10. The proposed dwelling meets the 45 degree guideline (set out in paragraph 2.2.37 of the Development Guidelines SPD) that considers the loss of light to neighbouring properties. It is also considered to be acceptable having considered the position and orientation of the property. It is therefore considered that the proposal would not have a detrimental impact on the neighbour's access to natural light.

11. The proposal is for a three bedroom two-storey dwelling house that will accommodate living room, living/ dining room and utility room on the ground floor and three bedrooms and a bathroom on the first floor. The dwelling exceeds the national space standards at 104m², with the minimum standard set for a three bedroom two storey dwelling stated as between 84m² and 102m² depending on the number of occupiers. It is considered that the proposal provides sufficient sized rooms and the dwelling is of a satisfactory size.

12. The proposed rear garden for the new dwelling would be approximately 34m² and the donor property would have a rear garden of approximately 160m². The size of the rear garden of the proposed dwelling is therefore considered lower than the recommended standard of 100 square metres for detached dwellings in paragraph 2.8.27 in the Development Guidelines SPD. However the SPD also states that within more densely developed neighbourhoods of Plymouth, it is reasonable to assume that outdoor amenity space provision might be lower, and it is also noted that the areas to the front of the proposed property could be considered as amenity space and is approximately 22m².

Although the garden falls short of the recommended amount of amenity space the garden is considered to be adequate and in character with development in the vicinity. Therefore, on balance, officers consider the plot is of an adequate size to accommodate an additional dwelling that would be in character with the area and have a satisfactory level of amenity.

Character and appearance of the area

13. Paragraph 4.10 and 4.11 of the Sustainable Design Supplementary Planning Document states that the scale of the development, which is the size and height, should relate to the surrounding buildings. It goes on to state that the massing of a building, which is the arrangement, volume and shape of a building should also relate to the buildings around the proposed site.

14. The proposed dwelling would be a two storey property with a detached garage, which would be located between the donor two-storey detached property and a bungalow at 52 Beaconfield Road. While it is noted that the immediate surrounding properties are mainly bungalows, the properties to the rear of the proposed site on Oakcroft Road and Parker Road are two storey dwellings, with a number of other two-storey dwellings along Beaconfield Road. Therefore it is considered that the proposed two-storey dwelling is a similar style and massing to other two storey properties on Beaconfield Road and therefore on balance is considered acceptable.

Transport Considerations

15. The proposed dwelling will be served by the detached garage situated to the west of the proposed dwelling. The garage would provide space for one car and the driveway in front of the garage would provide an additional space for another car. The proposal would therefore provide two off-street car parking spaces and complies with guidance.

16. The donor property has a car parking space to the front of the property that provides off-street car parking for the donor property. The Highway Authority have no objections to the proposal.

Housing Supply

17. Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10(8) (Delivering Adequate Housing Supply), paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and Policy SPT3 (Provision of new homes) and DEV7 (Meeting local housing need in the Plymouth Policy Area) of the new Joint Local Plan.

Other Issues

18. A concern has been raised in the letter of representation that was received from residents at 2 Oakcroft Road regarding the loss of the tree and the additional footprint of the building would create additional surface water in wet weather and could result in issues with surface runoff and drainage. The application states that surface water would be disposed of through the soakaways. Development of this size would not normally be subject to Lead Local Flood Authority consultation. It is considered that the addition of surface water within this location to be acceptable. The plans also indicate the trees will be retained on site.

19. The proposal is considered to comply with policies DEV1(1) (Protecting Health and Amenity) DEV20 (Place shaping and the quality of the built environment) and DEV10 (Delivering high quality housing) of the emerging Joint Local Plan, as well as Policies CS02, CS15, CS22, CS28 and CS34 of the Local Development Framework Core Strategy. It is considered that the use of Joint Local Plan policies can be given moderate weight when determining this application as the policies used are similar to those used in the current development framework.

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: £3,965.63 (index-linking applied, but subject to change before final liability confirmed). A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed). The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and will be index-linked. The applicant should check the current rates at the time planning permission first permits development, see Plymouth City Council website for guidance.

11. Planning Obligations

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

None.

13. Conclusions

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

14. Recommendation

In respect of the application dated **20.02.2017** it is recommended to **Grant Conditionally**

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1. CONDITION – APPROVED PLANS

Site plan 27.01.2017 Version: 1 received 27/01/17

Site Location Plan 27.01.2017 Version: 1 received 27/01/17

Plans and Elevations 27.01.2017 Version: 1 received 27/01/17

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.

2) **CONDITION: COMMENCE WITHIN 2 YEARS**

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

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004 and in accordance with Core Strategy Objective 10 (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan

3) **CONDITION: CAR PARKING PROVISION**

PRE-OCCUPATION

The building shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with the approved details, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

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

Informatives

1) **INFORMATIVE: CONDITIONAL APPROVAL NEGOTIATIONS**

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 p

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

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

PLANNING APPLICATION OFFICERS REPORT



Application Number	17/00233/FUL
Date Valid	23.01.2017

Item	04
Ward	DRAKE

Site Address	Land To The Rear Of 10 Woodside Plymouth PL4 8QE		
Proposal	Demolition of office building and erection of a new dwelling		
Applicant	Mr Peter Senior		
Application Type	Full Application		
Target Date	20.03.2017	Committee Date	06.04.2017
Extended Target Date	14.04.2017		
Decision Category	Member referral		
Case Officer	Miss Amy Thompson		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by Councillor Steve Ricketts

1. Description of Site

The site comprises the rear of 10 Woodside, which is currently occupied by a large timber, felt-roofed single-storey construction that is in a poor state of repair. 10 Woodside itself is a listed building.

2. Proposal Description

Demolition of office building and erection of a new dwelling

3. Pre-application enquiry

No formal comments provided but discussion where held between the officer and the agent after the previously withdrawn application.

4. Relevant planning history

16/00530/FUL- Demolition of building and erection of dwelling- Withdrawn

12/02054/FUL- Demolition of office building and rear boundary wall and erection of detached, two-storey dwellinghouse- Refused

10/00698/FUL - Demolition of office building and erection of a pair of three-storey semi-detached dwellinghouses, with integral private motor garages and parking spaces. Withdrawn.

10/00700/LBC - Demolition of office building and rear boundary wall. Withdrawn.

09/00827/FUL - Formation of residential apartment in roofspace, with front dormer windows and balconies. Permitted.

5. Consultation responses

Local Highway Authority- No objection subject to added conditions.

Public Protection- Approval subject to added condition.

Historic Environment Officer- No objection subject to added condition.

6. Representations

7 letters of representation received objecting to the proposal and one letter was received that was neutral to the planning application. The main concerns raised were;

- * Out of character
- * Loss of light
- * Building is large and domineering
- * Impact on traffic
- * Pressure on local road and parking
- * Impact on community safety and environmental implications
- * Direct environmental damage and additional issues to all members of the local community particularly children and the elderly
- * Potentially be student accommodation and would result in noise and excess rubbish
- * Overlooking
- * Noise pollution
- * Impact on access to services through buildings works

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 Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

-For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

-For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation, with the pre-submission version formally approved by Plymouth City Council, West Devon Borough Council and South Hams District Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. It is also considered consistent with the policies of the Framework, as well as based on up to date evidence. However, until the Regulation 19 stage has concluded, and the scale and nature of representations known, it is considered that the JLP's policies will generally have limited weight within the planning decision. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations.

Other material considerations include the policies of the Framework itself, guidance in National Planning Practice Guidance (NPPG). Additionally, the following planning documents are also material considerations in the determination of the application

* Sustainable Design Supplementary Planning Document

* Development Guidelines Supplementary Planning Document

5 year housing supply:

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

Paragraph 47 of the NPPF stipulates that "to boost significantly the supply of housing, local planning authorities should...identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing

against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land"

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

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

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

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

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

For decision-taking this means:

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

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

Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective

10(music) (Delivering Adequate Housing Supply) and paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and Policy DEV10 of the Plymouth and South West Devon Joint Local Plan.

8. Analysis

1. This application has been considered in the context of the development plan, the approved Joint Local Plan, the Framework and other material policy documents as set out in Section 7.

2. This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework Core Strategy 2007 CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS03 (Historic environment), CS05 (Development of Existing Sites), CS15 (Overall Housing Provision), CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013), policies DEV1(1) (Protecting Health and Amenity) DEV20 (Place shaping and the quality of the built environment) and DEV10 (Delivering high quality housing) of the emerging Joint Local Plan and is considered to be compliant with National Planning Policy Framework guidance. . The main planning considerations in this case are the impact on the character and appearance of the area, the effect on neighbouring amenity, highway safety and parking and the setting of a listed building.

Planning History

3. From looking at the planning history an application was submitted in 2012 for the demolition of the office buildings and rear boundary wall and erection of a detached two storey dwellinghouse. This application was refused due to the loss of sunlight and being overbearing and dominant to 8/8a Greenbank Terrace, loss of privacy to 11 and 12 Woodside and due to the loss of privacy and being overbearing and dominant to 9 Woodside.

4. An amended scheme was submitted in 2016 for the demolition of building and erection of dwelling, however this application was withdrawn as the officer raised concerns regarding size and massing of the proposed dwelling and impact on neighbour amenity. The proposed scheme has amended its design and also submitted a sun study to overcome these previous concerns raised by the officer.

Development of an Existing Employment Site

5. The proposal seeks to replace an existing detached single storey vacant office building and erect a detached four-bedroom dwelling with two associated car parking spaces.

6. The existing office is currently vacant and is not considered to be in good condition. Its location on Woodside Lane means that is primarily surrounded by residential dwellings. It is noted that there is a small number of non-residential uses within this area but the character of the area is primarily residential.

7. In principle, the loss of employment at this site is considered to be acceptable given that the neighbourhood has a good range of employment opportunities and the character of the

immediate neighbourhood is residential.

8. The application site itself is set within an established residential area, and would be of a comparable size to the adjacent developed plots. It is considered that the loss

Residential Amenity

9. It is important to consider the siting of the property to ensure that there is no significant impact on neighbour's amenity. There are no proposed windows on the side elevations at first floor level. There are front elevation windows at first floor level that would overlook Freedom Fields Park and the rear elevation windows are opposite 10 Woodside. It is therefore not considered that the proposal would result in an impact on privacy or overlooking to the neighbour properties at 8/8a Greenbank Terrace or 9, 11 and 12 Woodside.

10. The proposal includes a window on the first floor rear elevation that faces the rear of 10 Woodside. Due to concerns of impact on privacy negotiations have resulted in Agent agreeing to move the window from the rear to the side elevation where it would not face a neighbouring property. Amended plans are due to be submitted and will be addressed in an addendum report.

11. A sun path study was submitted with this application and shows that the proposal would not cause a significant loss of light to neighbouring properties. The proposal is considered to be acceptable having considered the position and orientation of the property, and therefore would not have a detrimental impact on the neighbour's access to natural light.

12. The proposal is for a four bedroom two-storey dwelling house that will accommodate a three bedrooms with en-suite bathrooms and utility room on the ground floor and a kitchen, lounge/ dining room and additional bedroom on the first floor. The dwelling exceeds the national space standards at 140m², with the minimum standard set for a four bedroom two storey dwelling stated as between 97m² and 124m² depending on the number of occupiers. It is considered that the proposal provides sufficient sized rooms and the dwelling is of a satisfactory size. The proposed amenity area surrounding the property is 122m² which exceeds the recommended standard of 100m² for detached dwellings set out in paragraph 2.8.27 the Development Guidelines SPD.

Character and appearance of the area

13. Paragraph 4.10 and 4.11 of the Sustainable Design Supplementary Planning Document states that the scale of the development, which is the size and height, should relate to the surrounding buildings. It goes on to state that the massing of a building, which is the arrangement, volume and shape of a building should also relate to the buildings around the proposed site.

14. The proposed dwelling would be a two storey property that has been designed to have a low eaves height with first floor accommodation partially within the roof space. The proposed eaves are approximately 4.3 metres in height and the roof ridge height would be 5.7 metres in height. This is a reduction from the previously refused scheme which had a roof

ridge height of 8.5 metres and an eaves height of 5.1 metres. Therefore reducing the size and massing of the proposed property.

Transport Considerations

15. The Local Highway Authority do not have any objections to the proposal. The proposal will result in construction of a single dwelling with associated car parking spaces. The existing building, to be demolished, has access from the rear service lane and this will be used for access to the proposed dwelling. Therefore in terms of trips the development should be comparable or less than previous uses.

16. The property has already been excluded from the residents parking permit scheme that operates in the area. The proposed dwelling is provided with 2 off street parking so meets the policy requirements. The proposed access is controlled by way of gates. A condition will be added to ensure that the gates would be hung to open inwards only and overhang the adjoin highway at anytime during operation.

Historic Environment Considerations

17. This application site is to the rear of a grade II listed dwelling in a row of similar type of properties. This listed building, and some of its close neighbours, are designated heritage assets. The dwelling and land are not in a Conservation Area. The assessment of this proposal accords with NPPF paragraph 129 requiring Local Authorities to take into account the significance of any heritage asset in order to avoid, or minimise, conflict between the heritage asset's conservation and any aspect of the proposal. In this case this therefore includes the grade II listed building itself no 10 Woodside, and its setting, as a heritage asset.

18. The Historic England listing description for the application site is cited below:
House in row. Mid C19. Dressed and coursed Plymouth limestone with courses of random height; roof not visible behind moulded limestone parapet; dressed stone end stacks. Double-depth plan with probably 2 rooms at the front flanking a central entrance hall. 3 storeys; symmetrical 3-window front. Original 12-pane hornless sashes within plain stone architraves; sill string to 1st floor. Central doorway with pair of C20 3-panel doors. INTERIOR: not inspected but likely to be of interest. (The Buildings of England: Pevsner N: Devon: London: 1989-: 670).

19. The scheme has therefore been assessed on the impact of the scheme the setting of the adjacent listed building. The aim must always be to preserve or enhance. The applicant has provided a design and access statement, which has set out the context of the scheme, and the site context and its perceived issues, and also the overall design approach. The land has had this single-storey office building on it for at least 30 years and this building has almost filled the rear part of the garden and has affected the setting for this length of time. The materials of this existing building are of poor quality.

20. The construction of the new dwelling, which will be approximately 5.00m further away from the rear elevation of the listed building, is acceptable within the setting context. Although it is higher than existing, the first floor accommodation of the new dwelling is largely contained within the roof space. The materials selected – with painted render and

natural slate roof is very much welcomed. Although Upvc windows as proposed are not ideal the selection of the colour grey for these makes them more acceptable.

21. The proposal for the new scheme has been considered with regard to the NPPF criteria and the Historic Environment officer considers that the character and appearance of the grade II listed building no 10 Woodside and its setting, would not be adversely affected any more than exists at present and therefore the new dwelling in the land to the rear is acceptable in this instance. Therefore, viewing this proposal within the context of the NPPF and The Planning (Listed Buildings and Conservation Areas) Act 1990, the proposals are acceptable and will not significantly adversely affect the adjacent grade II Listed buildings no 10 Woodside.

Housing Supply

22. Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10(8) (Delivering Adequate Housing Supply), paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and Policy SPT3 (Provision of new homes) and DEV7 (Meeting local housing need in the Plymouth Policy Area) of the new Joint Local Plan.

23. Permitted development right will be removed from this property to ensure that the no additional modification can be made without planning permission that could impact on neighbours amenity.

24. The proposal is considered to comply with policies DEV1(1) (Protecting Health and Amenity) DEV20 (Place shaping and the quality of the built environment) and DEV10 (Delivering high quality housing) of the emerging Joint Local Plan, as well as Policies CS02, CS15, CS22, CS28 and CS34 of the Local Development Framework Core Strategy. It is considered that the use of Joint Local Plan policies can be given moderate weight when determining this application as the policies used are similar to those used in the current development framework.

9. Human Rights

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

10. Local Finance Considerations

This application will be CIL liable.

11. Planning Obligations

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

None.

13. Conclusions

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

14. Recommendation

In respect of the application dated **23.01.2017** it is recommended to **Grant Conditionally**

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1. CONDITION – APPROVED PLANS

Site Location Plan WS-A3/01A Version: received 12/01/17

Existing Elevations WS-A3/02 Version: received 12/01/17

Proposed Floor Plans WS-A3/03A Version: received 12/01/17

Proposed Elevations WS-A3/04A Version: received 12/01/17

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.

2) **CONDITION: COMMENCE WITHIN 2 YEARS**

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

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004 and in accordance with Core Strategy Objective 10 (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan

3) **CONDITION: PROVISION OF PARKING AREA**

Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

Reason:

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

4) **CONDITION: GARAGE DOOR TYPE (ADJACENT TO HIGHWAY)**

The door to the garage hereby permitted shall be of a type that does not project beyond the face of the garage when open or being opened.

Reason:

To ensure that the door does not project over the adjacent highway at any time in the interest of public safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

5) **UNEXPECTED CONTAMINATION**

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

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

to:

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

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

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model

Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a remediation scheme must be prepared, which is

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

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

Reason:

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

6) **CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT**

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) Order 1995 (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 dwelling hereby approved.

Reason:

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

7) **CONDITION: DETAILS OF BOUNDARY TREATMENT**

PRE-OCCUPATION

The dwelling shall not be occupied until details of the proposed boundary treatment has been submitted to and approved in writing by the Local Planning Authority. Details should include a plan indicating the positions, design, materials and type of boundary treatment to be erected. Development shall be carried out in accordance with the approved details.

Reason:

In order to preserve the building or its setting or any features of special architectural or historic interest which it possesses in accordance with sections 16 & 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and in accordance with

advice set out in paragraphs 132 - 134 of the National Planning Policy Framework 2012

Informatives

1) INFORMATIVE: CONDITIONAL APPROVAL NEGOTIATIONS

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

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

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

3) INFORMATIVE: CODE OF PRACTICE

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

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

4) INFORMATIVE: RESIDENT PARKING PERMIT SCH

The applicant should be made aware that the property lies within a resident parking

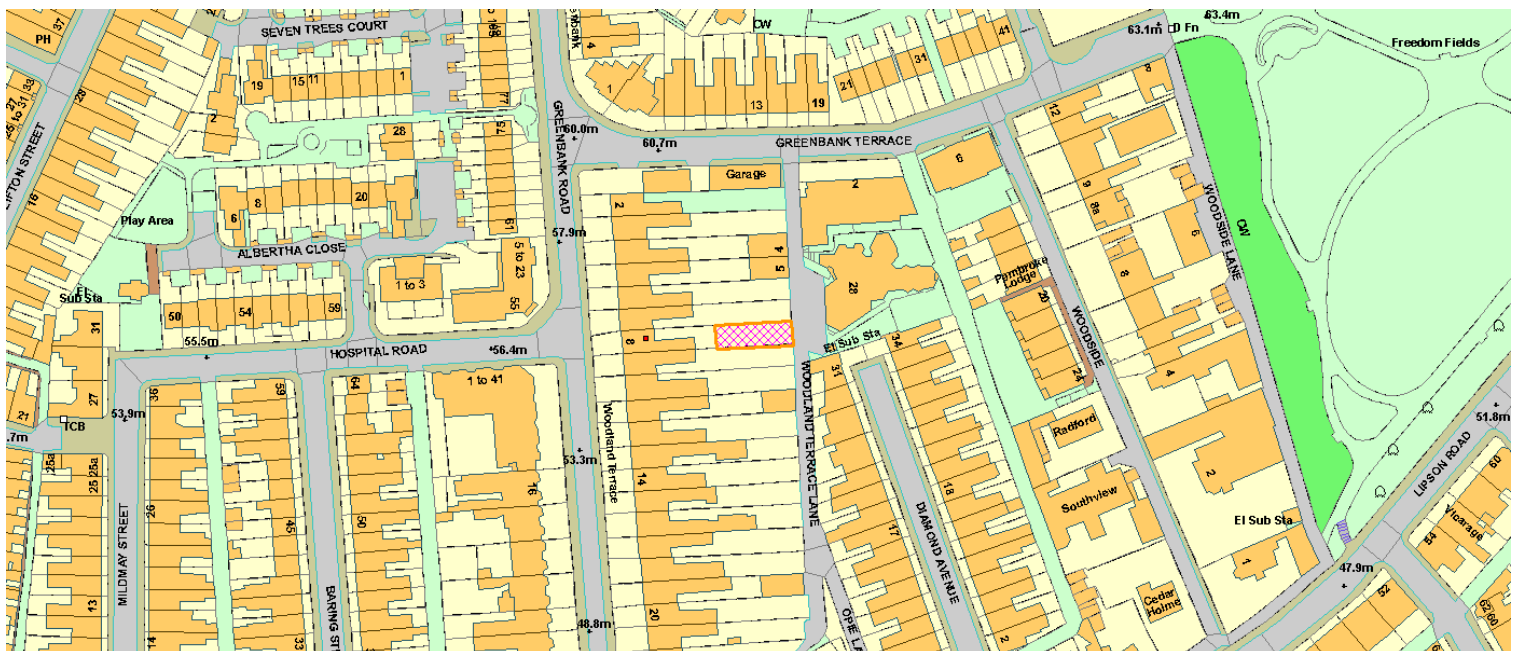
permit scheme which is currently over-subscribed. As such the development will be excluded from obtaining permits and purchasing visitor tickets for use within the scheme.

PLANNING APPLICATION OFFICERS REPORT



Application Number	17/00137/FUL	Item	05
Date Valid	23.01.2017	Ward	DRAKE

Site Address	8 Woodland Terrace Greenbank Road Plymouth PL4 8NL		
Proposal	Detached dwelling with off road parking		
Applicant	Mr & Mrs Dreher		
Application Type	Full Application		
Target Date	20.03.2017	Committee Date	06.04.2017
Extended Target Date	12.04.2017		
Decision Category	Member referral		
Case Officer	Miss Amy Thompson		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by Councillor Steve Ricketts.

1. Description of Site

The site comprises the rearmost section of the long, east-west orientated plot at 8 Woodland Terrace, and which fronts onto the rear service road known as Woodland Terrace Lane. The site is bounded to the south by an open car parking area serving the adjoining properties, and to the north by the parking area and rear garden of 7 Woodland Terrace. The premises on the opposite side of the lane are office type uses; with 31 Diamond Avenue just to the south.

2. Proposal Description

Detached dwelling with off road parking

3. Pre-application enquiry

16/02262/MIN- Detached dwelling with off-road parking and amenities area- Officers recommended that subject to further details in regards to tracking diagrams as requested by the Local Highway Authority, the dwelling is likely to be acceptable.

4. Relevant planning history

06/00646/FUL- Change of use, conversion and extension of dwellinghouse (in use as house in multiple occupation) to form 4 self-contained flats and a maisonette- Granted conditionally

09/01890/FUL- Develop part of rear garden by erection of coach house style dwelling with associated vehicle access to hardstanding- Refused due to the scale being out of character, impact on neighbouring amenities, and lack of amenity space.

11/01275/FUL- Develop part of rear garden by erection of mews style dwelling with associated vehicle access to hardstanding- Refused and dismissed at appeal
Neighbouring Sites

3 Woodland Terrace- 15/00190/FUL- Formation of new dwelling with off road parking within the rear grounds of the property- Grant conditionally

11 Woodland Terrace, Greenbank Road- 10/01107/FUL - Change of use and conversion of garage/workshop to dwelling, with formation of room in roof-space – Granted conditionally

5 Woodland Terrace Lane- 01/00907/FUL - First-floor extension and roof terrace – Refused; but decision overturned at appeal

4 Woodland Terrace Lane- 00/01058/FUL - Change of use and extension of store to form dwellinghouse, including alterations to balcony, including provision of glazed screen – Granted conditionally.

5. Consultation responses

Local Highway Authority- No objection subject to added conditions.

Public Protection- Approval subject to added condition.

6. Representations

One letters of representation was received objecting to the proposal with main concerns of;
* Overlooking

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 Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

-For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

-For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation, with the pre-submission version formally approved by Plymouth City Council, West Devon Borough Council and South Hams District Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. It is also considered consistent with the policies of the Framework, as well as based on up to date evidence. However, until the Regulation 19 stage has concluded, and the scale and nature of representations known, it is considered that the JLP's policies will generally have limited weight within the planning decision. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations.

Other material considerations include the policies of the Framework itself, guidance in National Planning Practice Guidance (NPPG). Additionally, the following planning documents are also material considerations in the determination of the application

* Sustainable Design Supplementary Planning Document

* Development Guidelines Supplementary Planning Document

5 year housing supply:

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

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

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

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

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

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

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

For decision-taking this means:

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

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

Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10(music) (Delivering Adequate Housing Supply) and paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and Policy DEV10 of the Plymouth and South West Devon Joint Local Plan.

8. Analysis

1. This application has been considered in the context of the development plan, the emerging Joint Local Plan, the Framework and other material policy documents as set out in Section 7.

2. This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework Core Strategy 2007 CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS05 (Development of Existing Sites), CS15 (Overall Housing Provision), CS22 (Pollution), CS28 (Local Transport Considerations), and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013), policies DEV1(1) (Protecting Health and Amenity) DEV20 (Place shaping and the quality of the built environment) and DEV10 (Delivering high quality housing) of the emerging Joint Local Plan and is considered to be compliant with National Planning Policy Framework guidance. . The main planning considerations in this case are the impact on the character and appearance of the area, the effect on neighbouring amenity, highway safety and parking.

Design principles and amenity

3. The design approach for this proposal will make efficient use of the space to the rear of the donor dwelling to retain the provision of car parking that is currently required. The undercroft parking solution will enable one vehicle to be parked under the proposed dwelling, whilst allowing access to two parking spaces within the curtilage of 8 Woodlands Terrace, providing a total of 3 spaces. The building itself will be sat on 4 stilts and the ground floor will provide a stairwell, cycle storage and bathroom. Refuse storage will be accommodated within the site.

4. The dwelling will be accessed from a ground floor stair well, which will also provide space for the bathroom facilities. This area leads to first floor accommodation, which comprises of two bedrooms, a lounge/diner area and a kitchen, as well as a private external balcony.

5. The national space standards for a two bedroom 1 storey dwelling is between 61-70 and is between 70-79 for a two storey dwelling. The proposed property is hard to define as the design is unusual as most of the living space is set on one floor. The internal floor space measures at approximately 64m². When considering the design of the building it is considered that the provided living space for future occupiers is acceptable. It is also noted that recently approved scheme at 3 Woodland Terrace had the same amount of internal floor space.

6. The proposed materials chosen would be in keeping with other properties within the lane. A total of four skylights have been positioned in both the north and south facing roof pitches, and three windows (both obscured glazed) have been positioned in the west facing elevation at ground and first floor level to afford the residents a reasonable amount of light into the living areas. In officer's view, this will not cause any privacy or overlooking issues to

neighbouring dwellings.

7. The east facing first floor balcony area, similar to that of No.4 and No. 3 Woodlands Terrace will provide the occupiers with a private external space. The submitted drawings indicate that this space will be enclosed with a 1.8 m high frosted glazed balustrade; which officers consider acceptable on the principle that this remains obscured glazing at all times so as to protect the amenity of future occupiers, and neighbouring residents.

8. The proposed dwelling will be afforded a small amount of private amenity space, however by virtue of the premises location to the city centre and public amenity spaces such as Beaumont Park and Freedom Fields Park, officers are satisfied that the future occupiers will have acceptable access to amenity space. Furthermore, the donor dwelling (subdivided into flats) is considered to have a sufficient level of amenity space for the future enjoyment of the properties.

9. Officers are of the view that the design proposals are not demonstrably harmful to the appearance of the area.

Character and appearance of the area

10. Woodlands Terrace Lane has seen significant development proposals over the past decades, altering its character beyond its original use as a rear service lane. Within the lane, as noted in the site history section, there have been several applications to provide new residential accommodation within existing garages/outbuildings. Whilst this proposal is different in the fact it is new build, the precedent of providing back lane residential dwellings has been set and the end use will be the same as these other approved applications. Officers are therefore of the view that the proposal will not demonstrably harm the character and appearance of the street scene.

11. Officers consider that the proposal is an appropriate development of a residential garden. It is not contrary to policy DEV10 (6) which looks at preventing 'town cramming' development of garden space, which states " to protect the quality of the urban environment and prevent 'town cramming', development of garden space within Plymouth and the towns will only be permitted where it does not adversely affect the character and amenities of the area, and where the proposal can demonstrate that it contributes to the creation of sustainable linked neighbourhoods". The area is predominantly residential in character and there has been a number of similar properties approved in this location. The development would not adversely impact on the character or amenity of the area and is therefore considered to comply with this policy.

Transport Considerations

12. This current proposed development contains a two-bed dwelling with a single parking space beneath it. Ground floor access is provided serving the upper residential floors. The ground floor provides cycle storage internally which would comply with the requirements of being secure and covered, as set out in the City Council's Development Guidelines SPD.

13. The applicant is proposing to retain two parking spaces for the donor property. To support the application and justify the layout the applicant has provided tracking plans for a medium sized car. Each of the proposed spaces can be accessed independently of each other and as

such there are no objections to the proposed layout.

14. The plans indicate that the donor property will be provided with a bike store which would be secured by a condition.

15. The existing property lies within a Resident Parking Permit Zone and is already excluded from being eligible to apply for permits and visitor tickets for use within the scheme. The new property would also be excluded.

16. The proposal provides a parking level which is suitable for its scale, provides cycle provisions for existing and proposed units and retains the current car parking associated with the donor property. As such, subject to conditions, there are no objections to the proposal from the Local Highway Authority.

Other considerations

17. Permitted development right will be removed from this property to ensure that the no additional modification can be made without planning permission that could impact on neighbours amenity.

Housing Supply

18. Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10(8) (Delivering Adequate Housing Supply), paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and Policy SPT3 (Provision of new homes) and DEV7 (Meeting local housing need in the Plymouth Policy Area) of the new Joint Local Plan.

19. The proposal is considered to comply with policies DEV1(1) (Protecting Health and Amenity) DEV20 (Place shaping and the quality of the built environment) and DEV10 (Delivering high quality housing) of the emerging Joint Local Plan, as well as Policies CS02, CS15, CS22, CS28 and CS34 of the Local Development Framework Core Strategy. It is considered that the use of Joint Local Plan policies can be given moderate weight when determining this application as the policies used are similar to those used in the current development framework.

9. Human Rights

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

10. Local Finance Considerations

This application would be CIL liable

11. Planning Obligations

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

None.

13. Conclusions

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

14. Recommendation

In respect of the application dated **23.01.2017** it is recommended to **Grant Conditionally**

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1. CONDITION – APPROVED PLANS

Existing Plans P819-01 Version: 1 received 06/01/17

Proposed Plans P819-02 Version: 1 received 06/01/17

General P819-05 Version: 1 received 06/01/17

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.

2) **CONDITION: COMMENCE WITHIN 2 YEARS**

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

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004 and in accordance with Core Strategy Objective 10 (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan

3) **CONDITION: CYCLE PROVISION**

PRE-OCCUPATION

No dwelling shall be occupied until space has been laid out within the site in accordance with the approved plan for 2 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior

consent of the Local Planning Authority.

Reason:

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

4) **CONDITION: PROVISION OF PARKING AREA**

PRE-OCCUPATION

Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

Reason:

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

5) **CONDITION: LAND QUALITY REPORTING OF UNEXPECTED CONTAMINATION**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified; it must be reported in writing immediately to the Local Planning Authority. Development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

An investigation and risk assessment shall be undertaken subject to the approval in writing of the Local Planning Authority, and where remediation is necessary a remediation scheme shall be prepared subject to the approval in writing of the Local Planning Authority.

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

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

6) **CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT**

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) Order 1995 (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 dwelling hereby approved.

Reason:

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

Informatives

1) **INFORMATIVE: CONDITIONAL APPROVAL NO NEGOTIATION**

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

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

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

3) **INFORMATIVE: CODE OF PRACTICE**

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

- a. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information;
- b. Proposed hours of operation of construction activities and of deliveries, expected numbers per day and types of all construction vehicles and deliveries, routes of

construction traffic to and from the site (including local access arrangements, timing of lorry movements, and weight limitations on routes), initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, location of wheel wash facilities, access points, location of car parking for contractors, construction traffic parking, details of turning facilities within the site for site traffic and HGVs, and a scheme to encourage public transport use by contractors; and

c. Hours of site operation, dust suppression measures and noise limitation measures.

4) **INFORMATIVE: RESIDENT PARKING PERMIT SCHEME**

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

This page is intentionally left blank

Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
27/02/2017	Lawful Certificate Issued	17/00266/PRDE	Mr & Mrs J Wilson	Roof alterations and rear dormer	123 Pomphlett Road Plymouth PL9 7BU	Mr Chris Cummings
27/02/2017	Prior Approval Not Required	17/00226/GP7	Mr James Wells	Change of use from A4 to A1/A2	Crown And Column 223 Ker Street Plymouth PL1 4EL	Mr Chris Cummings
28/02/2017	Agreed Condition Details	17/00180/CDM	Plymouth City Council	Condition Discharge: Conditions 22 & 27 of application 16/00394/LBC	City Museum & Art Gallery Drake Circus Plymouth PL4 8AJ	Mrs Olivia Wilson
28/02/2017	Agreed Minor Amendment	17/00449/AMD	EOP II Prop CI I S.AR.L.	Non-material minor amendment: New single cladding arrangement (Kingspan Wall Panel Flat KS600-1000 FL cover width 900mm RAL 9006 Silver) on north-east and north-west elevation for application for application 16/01102/S73Main building height reduced and parapet amended; andDense boundary planting (in front of) masking proposal from Marsh Close) on north-west elevation	Legacy Plymouth International Hotel 270 Plymouth Road Plymouth PL6 8LN	Mr Alistair Wagstaff
01/03/2017	Agreed Condition Details	13/01520/CDM	Barratt Homes	Condition Discharge: Conditions 2, 3, 4 and 14 of application 12/01847/FUL	Cookworthy Road Plymouth PL2 2JS	Miss Carly Francis
01/03/2017	Agreed Condition Details	14/00428/CDM	Barratt David Wilson Homes	Condition Discharge: Conditions 6, 7, 8, 9, 10, 12, 14, 15, 16, 17, 18, 19, 21, 22, 23, 25 of application11/01384/REM	North Prospect Road Plymouth	Miss Carly Francis
01/03/2017	Grant Conditionally	17/00187/REM	Mr Noel Walsh	Application for reserved matters including appearance, layout and scale of 1No self-build (Plot 6) following grant of permission 15/00486/OUT	West Park Primary School Wanstead Grove Plymouth PL5 2LU	Mr Chris King

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/03/2017	Grant Conditionally	17/00240/ADV	KFC (GB) Ltd	1.no banner signage frame and 1.no height restrictor frame sign (amendments to previously approved application 16/00925/ADV)	KFC Wolseley Road Plymouth PL5 1UD	Mrs Jess Maslen
01/03/2017	Granted Conditionally subject to S106	16/02233/FUL	DCH Group	Residential development of 54 dwellings with associated access, car parking & landscaping	Former Plympton Hospital, Market Road Plympton Plymouth PL7 1QR	Mr Simon Osborne
01/03/2017	Prior Approval Not Required	17/00170/31	Mr Andrew Newman	Notification of demolition of Building SO80.	Building SO80 South Yard H.M. Naval Base Plymouth PL2 2BG	Mr Mike Stone
02/03/2017	Agreed Condition Details	17/00104/CDM	Mr Ian Jewell	Condition Discharge: Conditions 3, 4, 5 & 7 of application 16/01411/FUL	Mill Cottage Station Road Tamerton Foliot Plymouth PL5 4LD	Mr Chris King
02/03/2017	Grant Conditionally	16/01859/FUL	Sid Remmer	Change of use of open land to use for outdoor nature education, recreation and exercise and the erection of a site office and welfare building	Tulgey Woods On Land West Of Compton Vale And East Of Grantley Gardens Plymouth PL4 8DX	Mr Robert McMillan
02/03/2017	Grant Conditionally	17/00099/FUL	Magnet Limited	Installation of 4no air conditioning units	Transit Way Retail Park Transit Way Plymouth PL5 3TW	Mr Mike Stone
02/03/2017	Grant Conditionally	17/00116/FUL	Mr & Mrs Court	First floor side extension and front porch	72 Downham Gardens Plymouth PL5 4QF	Mr Mike Stone
02/03/2017	Grant Conditionally	17/00132/FUL	Mr Steven Powney	Two storey side extension, amendment to approved application 13/01793/FUL	15 Beatty Close Plymouth PL6 6LJ	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
02/03/2017	Grant Conditionally	17/00136/FUL	The Co-operative Group	New resin floor at entrance; refrigeration plant & AC units, covered area and access steps to rear.	Co-Op Store 152 - 158 Albert Road Devonport Plymouth PL2 1AG	Mrs Liz Wells
02/03/2017	Grant Conditionally	17/00181/FUL	Mr Tregay	Change of use from A2 to Sui Generis with internal and external works to facilitate the use as tanning salon	53 Mutley Plain Plymouth PL4 6JP	Mr Chris King
02/03/2017	Refused	16/02312/FUL	Mr Ivo Hesmondalgh	Conversion of warehouse to commercial premises (Class A1, A2 & A3) on the ground floor & residential premises (Class C3) on the first, second & roof spaces	9 Parade Plymouth PL1 2JL	Miss Amy Thompson
02/03/2017	Refused	16/02315/LBC	Mr Ivo Hesmondalgh	Internal & external changes to building	9 Parade Plymouth PL1 2JL	Miss Amy Thompson
06/03/2017	Agreed Condition Details	16/02179/CDMLB	Mr Phil Thompson	Condition Discharge: Condition 3 of application 16/01551/LBC	The Glassblowing House, 20 Sutton Harbour Plymouth PL1 2LS	Miss Amy Thompson
06/03/2017	Agreed Condition Details	17/00272/CDM	Provenn Ltd	Condition Discharge: Condition 5 of application 15/01940/OUT	Old Mays Nursery, Vinery Lane Plymouth PL9 8DE	Mr Alan Hartridge
06/03/2017	Agreed Condition Details	17/00549/CDM	Mrs Kim Newton	Discharge condition 3 from application 16/02088/FUL	32 Poole Park Road Plymouth PL5 1JH	Mr Mike Stone
06/03/2017	Agreed Minor Amendment	17/00364/AMD	MVV Environment Devonport Ltd	Minor amendment application relating to 11/00750/FUL	Devonport EfW CHP Facility Creek Road Plymouth PL5 1FL	Mr Alan Hartridge

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
06/03/2017	Grant Conditionally	16/02342/FUL	Christina Kusytsch	Change of use of existing building from convalescent home (Class C2) to create 10no apartments (Class C3) including internal/external refurbishment, alterations & first floor extension	Pearn House, Egguckland Road Plymouth PL3 5JP	Mr Chris King
06/03/2017	Grant Conditionally	16/02343/LBC	Christina Kusytsch	Change of use of existing building from convalescent home (Class C2) to create 10no apartments (Class C3) including internal/external refurbishment, alterations & first floor extension	Pearn House, Egguckland Road Plymouth PL3 5JP	Mr Chris King
06/03/2017	Grant Conditionally	16/03005/FUL	Ms Jenny Sparkes	Front and side extensions.	3 Thornyville Close Plymouth PL9 7LE	Mr Mike Stone
06/03/2017	Grant Conditionally	17/00103/FUL	Mr Gary Sanders	Replacement tiles	47-55 (odds), 56- 90, 107-117 (odds) Yealmpstone Drive, 2-20 (Evens) Maddock Drive, 31-49 (odds) Hooksbury Avenue, 47-53	Mr Chris Cummings
06/03/2017	Grant Conditionally	17/00175/FUL	Mr & Mrs Eadie	Replacement windowsThe style and colour will match existing and also the windows installed at 14 Shackleton Court	16 Shackleton Court Plymouth PL5 3UL	Mr Chris Cummings
06/03/2017	Lawful Certificate Issued	17/00366/PRDE	Mr R Young	Rear dormer	20 Pentyre Terrace Plymouth PL4 8RW	Mr Chris Cummings
06/03/2017	Prior Approval Not Required	17/00427/GP1	Mr David McGrath	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.75m, has a maximum height of 3.7m, and has an eaves height of 2.4m	7 Widewell Road Plymouth PL6 7DN	Mr Chris Cummings
07/03/2017	Agreed Condition Details	17/00198/CDM	Taylor Wimpey (South West)	Condition Discharge: Condition 11g of application 15/01858/REM	"Sherford New Community" Land South/Southwest Of A38, Deep Lane And East Of Haye Road, Elburton, Plymouth	Mr Ian Sosnowski

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
07/03/2017	Agreed Condition Details	17/00393/CDM	Mr Mark Eggleton	Condition Discharge: Condition 3 of application 16/01018/FUL	54 Glendower Road Plymouth PL3 4LD	Mr Jon Fox
07/03/2017	Agreed Minor Amendment	16/02447/AMD	Plymouth City Council	Non-material minor amendment: Minor internal changes including the addition and removal of rooms within the same overall footprint, infill of window, provision of roof vents and limestone plinth added to extension for application 16/00393/FUL	City Museum & Art Gallery, Drake Circus Plymouth PL4 8AJ	Mrs Olivia Wilson
07/03/2017	Condition Decision Split	16/02200/CDM		Condition Discharge: Condition 5 of application 15/01956/FUL	North Prospect Phase 3, Wordsworth Road/Wordsworth Crescent Plymouth PL2 2NE	Mr Robert McMillan
07/03/2017	Grant Conditionally	16/02370/FUL	Mr Colin Matthews	Erection of 3 bedroom house	15 Frogmore Avenue Plymouth PL6 5XH	Miss Amy Thompson
07/03/2017	Grant Conditionally	16/02427/LBC	Plymouth City Council	Minor internal & external amendments and alterations to approval 16/00394/LBC	City Museum & Art Gallery Drake Circus Plymouth PL4 8AJ	Mrs Olivia Wilson
07/03/2017	Grant Conditionally	17/00143/FUL	Mr & Mrs Colin Merren	Single Storey Rear Extension	2 Woodland Avenue Plymouth PL9 8JE	Mr Mike Stone
07/03/2017	Grant Conditionally	17/00163/FUL	Mr Dan Stewart	Alterations to existing boundary walls	27 Limetree Road Plymouth PL3 5UB	Mr Chris Cummings
07/03/2017	Grant Conditionally	17/00258/FUL	The Co-operative Group	Refrigeration plant, AC and extraction units, rear storage structure, barrier rail and hardstanding	36 - 40 Devonport Road Plymouth PL3 4DH	Mr Chris Cummings

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
07/03/2017	Grant Conditionally	17/00290/ADV	Tracey Sear	no.1 free standing internally illuminated pylon sign and no.1 internally illuminated wall panel	Mercedes Benz, 4 Howeson Lane Plymouth PL6 8BB	Mrs Jess Maslen
07/03/2017	Grant Conditionally	17/00292/FUL	Mr C Player	Rear extension, and roof alterations to create rooms	103 Staddiscombe Road Plymouth PL9 9LU	Mr Chris Cummings
08/03/2017	Agreed Condition Details	16/03004/CDM	Ms S Aston	Condition Discharge: Condition 1 of application 15/02335/FUL	84-86 Somerset Place Plymouth PL3 4BG	Miss Amy Thompson
08/03/2017	Grant Conditionally	16/03007/LBC	Stonegate Pub Company Ltd	Internal refurbishment of restaurant, bar, mezzanine and toilets	The Berkeley 19 Princess Street Plymouth PL1 2EU	Mrs Kate Price
08/03/2017	Grant Conditionally	17/00138/FUL	Mr & Mrs Stearman	Rear extension	9 Robert Adams Close Plymouth PL7 2FE	Mr Mike Stone
08/03/2017	Grant Conditionally	17/00144/ADV	Mr Chris Hatt	4 no illuminated red fascia, 1 no hanging sign and external trough light.	77 Union Street Plymouth PL1 3LU	Mrs Alumecci Tuima
08/03/2017	Grant Conditionally	17/00191/LBC	Mr Mark Bullard	Installation of 202 metres boarding to internal face of railings	Various Sites At HMS Drake Saltash Road Plymouth PL2 2BG	Mrs Kate Price
09/03/2017	Agreed Minor Amendment	17/00470/AMD	Mr David Hendy	Non-material minor amendment: Amendment to front entrance door and installation of new roller shutter to refuse store, together with associated internal modifications to entrance lobby area for application 03/01649/FUL	7 Gibbon Lane Plymouth PL4 8BS	Mrs Katie Saunders

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
09/03/2017	Agreed Minor Amendment	17/00523/AMD	Kris Robertson	Minor amendment to the rear extension to infill an area of patio under the pitched roof from previously approved application 16/00387/FUL	1 Wellsbourne Park Plymouth PL3 5JJ	Mrs Alumeci Tuima
09/03/2017	Grant Conditionally	17/00034/LBC	Mr John London	Minor variations to previously approved listed building consent 16/00343/LBC	Plymouth Market, Market Avenue Plymouth PL1 1PS	Mrs Kate Price
09/03/2017	Grant Conditionally	17/00139/FUL	Mr Martin	Extension of existing dormer	5 Springfield Close Plymouth PL9 8QD	Mr Mike Stone
09/03/2017	Grant Conditionally	17/00243/FUL	Mr Jamie Campbell	Change of use from shop (Class A1) to a Tattoo Parlour (Sui Generis) (Retrospective).	1A Seymour Road Plympton Plymouth PL7 4NX	Mr Mike Stone
09/03/2017	Grant Conditionally	17/00382/FUL	Mr James Armstrong	Construction of Dormers to House of Multiple Occupation (HMO) - Class C4	Hamilton House, 3 Armada Street Plymouth PL4 8LS	Mr Chris King
10/03/2017		17/00652/CDC		Compliance of conditions of the S106 Agreement	3 Emma Place Ope Plymouth PL1 3FD	Mr Robert McMillan
10/03/2017	Agreed Condition Details	16/02174/CDM	Taylor Wimpey Homes (Exeter)	Condition Discharge: Conditions 15, 17 & 18 of application 15/01626/FUL	Land Off Miller Way Plymouth PL6 8UJ	Mr Simon Osborne
10/03/2017	Agreed Minor Amendment	17/00313/AMD	Mr Scott Bingham	Non-material Minor Amendment: Reducing the depth of the extension to 3.2m and changing the deck from a solid deck to a timber deck.	33 Vapron Road Plymouth PL3 5NJ	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
10/03/2017	Grant Conditionally	16/02091/FUL	Mrs Carol Best	Erection of single dwelling	680 Wolseley Road Plymouth PL5 1JL	Miss Amy Thompson
10/03/2017	Grant Conditionally	17/00102/FUL	Mr Down	Front porch with adjoining steps and widened driveway	91 Powisland Drive Plymouth PL6 6AF	Mrs Alumeci Tuima
10/03/2017	Grant Conditionally	17/00115/FUL	Mr Andrew Hall	Erection of single storey rear extension to tenement, conversion of loft to habitable room with front dormer and balcony. Demolition of single storey element to the rear of the tenement.	139 Durnford Street Plymouth PL1 3QR	Mrs Alumeci Tuima
10/03/2017	Grant Conditionally	17/00129/FUL	Mr Chris Mavin	Rear extension	6 Linketty Lane Plymouth PL7 1RE	Mrs Alumeci Tuima
10/03/2017	Grant Conditionally	17/00195/FUL	Mr & Mrs I Graham	Two storey rear extension	1 Southgate Close Plymouth PL9 9QL	Mrs Alumeci Tuima
10/03/2017	Grant Conditionally	17/00212/FUL	Mr & Mrs Johnson	Two-storey side extension	31 Grasmere Close Plymouth PL6 5HE	Mrs Alumeci Tuima
10/03/2017	Refused	16/02320/FUL	Mr Chris Maiden	Erection of 8 dwellings including parking, outdoor amenity and landscaping	Land Adj To Thorn Park Lodge, Thorn Park Plymouth PL3 4TF	Mrs Karen Gallacher
13/03/2017		17/00282/CDM	ALDI Stores Ltd	Condition Discharge: Conditions 3, 4, 5, 6, 7 & 8 of application 16/01044/FUL	Land At Southway Drive Plymouth	Mr Alistair Wagstaff

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
13/03/2017	Agreed Condition Details	17/00151/CDM	Mr Evenson	Condition Discharge: Condition 5 of application 14/01228/FUL	Royal Eye Infirmary Apsley Road Plymouth PL4 6PL	Mrs Katie Saunders
13/03/2017	Agreed Condition Details	17/00177/CDM	Plymouth City Council	Condition discharge: discharge condition 3 of application 16/00393/FUL.	City Museum & Art Gallery Drake Circus Plymouth PL4 8AJ	Mrs Olivia Wilson
13/03/2017	Agreed Condition Details	17/00190/CDM	Neil Howells	Condition Discharge: Conditions 8, 10, 15 and 25 of application 15/01143/FUL	Beckley Court Armada Way Plymouth PL1 1LD PL1 1LD	Mrs Katie Saunders
13/03/2017	Agreed Condition Details	17/00255/CDM	Kevin Poole	Condition Discharge: Conditions 4 & 9 of application 15/02048/FUL	Ringmore Way Family Centre, 41 Ringmore Way Plymouth PL5 3QG	Mr Robert McMillan
13/03/2017	Agreed Minor Amendment	17/00370/AMD	Miss Rebecca Millman	Non-material minor amendment: Gabion retaining structure added to the rear and side of accessible flat in South West corner of the site in order to provide a level and accessible outside amenity space to the ground floor flat. The covered disabled parking associated with the accessible falts has been amended as a result of the retaining structures which has necessitated layout to the parking court being amended from application 15/01520/FUL	Fomer Downham Special School Horn Lane Plymouth PL9 9BR	Mrs Rebecca Boyde
13/03/2017	Grant Conditionally	16/01422/REM	Mr Hisham Shibl	Reserved matters application relating to appearance, landscaping, layout and scale of 50 dwellings following granting of outline planning permissions 13/00854/OUT and 14/00791/OUT	Former Tothill Sidings, Desborough Road Plymouth PL4 9PN	Mr Simon Osborne
13/03/2017	Grant Conditionally	16/01994/FUL	Mr David Bartlett	Change of use of existing business premises into 4no flats (Class C3) with associated parking and external works	14-16 Victoria Road Plymouth PL5 1RG	Mr Chris King

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
13/03/2017	Grant Conditionally	16/02084/FUL	Mrs Dahal	Change of use from retail shop (Class A1) to hot food takeaway (Class A5)	177 Clittaford Road Plymouth PL6 6HX	Miss Amy Thompson
13/03/2017	Grant Conditionally	17/00119/FUL	Mr & Mrs Gale	Extension and raised decking to the rear of the dwelling	63 Thornhill Road Plymouth PL3 5NG	Mrs Liz Wells
14/03/2017	Agreed Minor Amendment	17/00377/AMD	Miss Rebecca Millman	Non-material minor amendment: Units 18-20 have been raised in height in order to prevent the need for excavation to the rear gardens and prevent the resultant adverse impact on the existing trees that are to be retained. The units have been moved in a South East direction to increase the separation between unit 18 and the flats. The parking arrangement has been amended so that all the parking to units 18-20 is at the front of the properties. The step and stagger of the units has been simplified as a result of the levels changes. The rear access to unit 19 has been moved from running behind unit 18 to running behind unit 20 from application 15/01520/FUL	Former Downham Special School Horn Lane Plymouth PL9 9BR	Mrs Rebecca Boyde
14/03/2017	Agreed Minor Amendment	17/00446/AMD	Mr Jim Wallace	Addition of Sedum roof and 8 no PV panels to the scheme approved. No other changes proposed.	College Road Primary School College Road Plymouth PL2 1NS	Miss Amy Thompson
14/03/2017	Condition Decision Split	17/00365/CDM	Miss Dani Barr	Condition Discharge: Condition 3 of application 15/01329/FUL	13-23 Goodwin Crescent (Odds) Plymouth PL2 3JJ	Mrs Rebecca Boyde
14/03/2017	Condition Decision Split	17/00368/CDM	Miss Dani Barr	Condition Discharge: Condition 3 of application 15/01333/FUL	18-24 Allenby Road (Evens) Plymouth PL2 3JH	Mrs Rebecca Boyde

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
14/03/2017	Grant Conditionally	17/00017/TPO	Mr Richard Dickinson	Tree 690 Horse chestnut - dismantle and fell to ground level.	18 Beechwood Rise Plymouth PL6 8AP	Mrs Jane Turner
14/03/2017	Grant Conditionally	17/00106/TCO	Ms Lu Han	T1 Sycamore - remove.	58 Ebrington Street Plymouth PL4 9AF	Mrs Jane Turner
14/03/2017	Grant Conditionally	17/00133/TPO	Mr Haydn Davis	Trim side branches of Hazel and Laurel overhanging garden by 6 to 8 ft in vertical line with boundary of rear garden.	11 Cot Hill Plymouth PL7 1SB	Mrs Jane Turner
14/03/2017	Grant Conditionally	17/00135/TCO	Mr Luke Foster	Repollarding of Limes, reduction of 3 Sycamore, 2 Horse Chestnut, several Cherry and crown lifting of Hornbeam.	Royal Naval Hospital West End (Various Areas) The Millfields Stonehouse Plymouth	Mrs Jane Turner
14/03/2017	Grant Conditionally	17/00147/TCO	Mr Ben Sidman	Holly (T1) - reduce side branch by up to 8 meters. Prune/shape overal to reduce up to 2 meters. Unknown Specimen (T2) - Fell due roots damaging courtyard foundations and too close to house.	Milford House Old Warleigh Lane Plymouth PL5 4ND	Mrs Jane Turner
14/03/2017	Grant Conditionally	17/00193/TPO	Mr Kevin Mcpherson	Beech Tree - reduce 3 lowest branches on south side by 3-4m to natural growth points. NW side redcue lowest limb which divides into 3 to nearest side shoot (agreed on site 7.3.17).	2 Hawkins Close Plymouth PL6 6LL	Mrs Jane Turner
14/03/2017	Grant Conditionally	17/00202/TPO	Mr David Wilson	Trim back trees from rear garden boundaries to give 2m clearance and 6m clearnace above ground level. Remove small self sown trees.	R/O 36-44 Bellingham Crescent Plymouth PL7 2QP	Mrs Jane Turner
14/03/2017	Grant Conditionally	17/00204/TPO		Beech - reduce height by 4m and branches near property by 2-3m.Ash - reduce branches over gardens by 3m.	Rear Of 19 Ramsey Gardens Plymouth PL5 3UR	Mrs Jane Turner

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
14/03/2017	Grant Conditionally	17/00205/TPO		3 Beech and 2 Sycamore - reduce over gardens by 2-3m and crown raise by 4-5m above ground level. Remove small self-sown trees near boundary fence.	Rear Of 37-43 Ramsey Gardens Plymouth PL5 3UR	Mrs Jane Turner
14/03/2017	Grant Conditionally	17/00206/TPO		T1 Oak - crown raise to 5.5m above road level and reduce on house side.T2 Oak - reduce lowest limb back to main fork.	Rear Of 58 Southway Lane Widewell Plymouth PL6 7DL	Mrs Jane Turner
14/03/2017	Grant Conditionally	17/00221/TCO	Peter Bowser	Beech - raise crown to 3m above ground level, reduce crown over road by 2-3m and thin by 10%.	Forth House, 26 Penlee Way Plymouth PL3 4AW	Mrs Jane Turner
14/03/2017	Grant Conditionally	17/00309/S73	DCH Group	Variation of condition 2 (plans) of application 14/01815/FUL changes to plots 5,6,13 and 14 to become 5 bed houses.	Fort House, Fort Terrace Plymouth PL6 5BU	Mrs Rebecca Boyde
14/03/2017	Grant Conditionally	17/00426/S73	Mr Kevin Briscoe	Variation of condition 2 of application 14/02196/FUL to allow alterations to building details including height reduction and raising of ground floor slab level (overall roof height to remain as approved) and provision of two roof terraces and associated balustrades and stairwell building for the top floor apartments (resubmission of application 16/02413/S73)	Former Plymouth College Site, Hartley Road Plymouth PL3 5LW	Mr Jon Fox
14/03/2017	Prior Approval Not Required	17/00380/GP1	Mr Steve Walker	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 6m, has a maximum height of 3m, and has an eaves height of 3m	63 Weir Road Plymouth PL6 8RR	Mrs Alumeci Tuima
15/03/2017	Agreed Condition Details	16/02448/CDM	GJR Archtects	Condition Discharge: Condition 14 of application 14/00823/FUL	Site Adjacent Poseidon House, Neptune Park Plymouth PL4 0SJ	Mrs Katie Saunders

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/03/2017	Agreed Condition Details	17/00296/CDM	Mr Gilbert Snook	Condition Discharge: Condition 7 of application 15/01804/FUL	City College Plymouth Kings Road Devonport Plymouth PL1 5QG	Miss Amy Thompson
15/03/2017	Grant Conditionally	17/00126/ADV	Matalan Retail Ltd	1no. 2mm aluminum panel fascia sign with center panel complete with built up LED aluminum back panel. Red letters to be built-up stainless steel with returned finished in RAL 3020 Satin, faces created from 3mm RED 485 acrylic with clear lexan back trays for face and halo illumination letters stud off 15mm. Illumination via Sloan Red VL Short LED. Folded aluminum border also to be finished red to RAL 3020 satin	Matalan Transit Way Plymouth PL5 3TW	Mrs Liz Wells
15/03/2017	Granted Conditionally subject to S106	16/00554/FUL	Mr M Edworthy	Demolition of existing building, erection of 13-17 storey building (plus basement) comprising 267 student bedrooms, associated student support facilities, 462sqm of retail space (Class A1/A3), 420sqm of commercial office (Class B1) & associated external works	17-19 Mayflower Street Plymouth PL1 1QJ	Mr John Douglas
15/03/2017	Prior Approval Not Required	17/00433/16	Vodafone Limited	15m shrouded monopole with 2no dishes, 2no ground-based cabinets and ancillary development	Highways Land Near Derriford Roundabout Tavistock Road Plymouth PL6 5FL	Miss Amy Thompson
16/03/2017	Agreed Condition Details	16/02381/CDM	Eop II Prop Co I S.A.R.L	Condition Discharge: Condition 15 of application 16/01102/S73	Legacy Plymouth International Hotel, 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff
16/03/2017	Agreed Minor Amendment	17/00262/AMD	Mr John Gregory	Non-material minor amendment: To enable preliminary site investigation, and associated works, to be carried out pending receipt of the MOD's comments, and/or approval, of the structural design of the proposed building	Former Toshiba Factory Site Ernesettle Lane Plymouth PL5 2TX	Mr Simon Osborne

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/03/2017	Condition Decision Split	16/02361/CDM	Ms Kate Pickstock	Condition Discharge: Conditions 4 & 6 of application 14/01264/FUL	Crescent Point, The Crescent Plymouth	Mrs Karen Gallacher
16/03/2017	Grant Conditionally	17/00110/FUL	Mrs Alison Sawle	Change of use from light industrial (Class B1) to leisure (Class D2)	13 Broxton Drive Plymouth PL9 7BG	Mr Mike Stone
16/03/2017	Grant Conditionally	17/00146/FUL	Mr Chris Hatt	Shopfront Alterations	77 Union Street Plymouth PL1 3LU	Mrs Alumeci Tuima
16/03/2017	Grant Conditionally	17/00273/FUL	Mr R Clarke	Alterations to existing carpark, front boundary and front elevation of church	11 Peverell Park Road Plymouth PL3 4LR	Miss Amy Thompson
16/03/2017	Grant Conditionally	17/00323/FUL	Miss Teri Wise	Front extension	1 Liddle Way Plymouth PL7 2WZ	Miss Amy Thompson
16/03/2017	Grant Conditionally	17/00373/FUL	Mr & Mrs P Holvey	Side extension and two outbuildings (side store and rear garden room)	28 Penlee Way Plymouth PL3 4AW	Mr Mike Stone
16/03/2017	Grant Conditionally	17/00383/FUL	Mr Paul Trolloe	First floor side extension	20 Stowe Gardens Plymouth PL5 3PS	Mr Mike Stone
16/03/2017	Grant Conditionally	17/00477/FUL	Mrs Michelle Kenneth	Front and side extension	5 Kidwelly Close Plymouth PL7 2FL	Mr Mike Stone
16/03/2017	Grant Conditionally	17/00486/ADV	ALDI Stores Limited	Illuminated and non-illuminated signage	Land At Southway Drive Southway Plymouth	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/03/2017	Grant Conditionally	17/00497/ADV	Co-operative Food	Illuminated and non-illuminated signage.	41 Torridge Way Plymouth PL3 6JG	Mr Mike Stone
16/03/2017	Prior Approval Not Required	17/00305/GP1	Mr Philip Brewer	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4m, has a maximum height of 2.9m, and has an eaves height of 2.9m	66 Lake View Close Plymouth PL5 4LX	Miss Amy Thompson
17/03/2017	Refused	17/00153/TPO	Ms Hannah & Simone Rhodes	Cedar - fell and replace	Land Adjacent To 18A Torland Road Plymouth PL3 5TS	Mrs Jane Turner
20/03/2017	Agreed Condition Details	16/02219/CDM	Mr Bob Fish	Condition Discharge: Condition 6 of application 15/01956/FUL	North Prospect Phase 3, Wordsworth Road/Wordsworth Crescent Plymouth PL2 2NE	Mr Robert McMillan
20/03/2017	Grant Conditionally	16/02158/FUL	Mrs Gwyneth Kelland	Erection of 1 dwelling	61 Egguckland Road Plymouth PL3 5JR	Miss Amy Thompson
20/03/2017	Grant Conditionally	16/02444/FUL	June Gamble	Window replacements and internal alterations to former changing rooms and ancillary areas	Tinside Lido, Hoe Road Plymouth PL1 3DE	Mrs Kate Price
20/03/2017	Grant Conditionally	16/02445/LBC	June Gamble	Window replacements and internal alterations to former changing rooms and ancillary areas	Tinside Lido, Hoe Road Plymouth PL1 3DE	Mrs Kate Price
20/03/2017	Grant Conditionally	17/00141/FUL	Mr & Mrs James Carver	Extension of existing garage to provide additional parking and workshop/store	Rockville Seymour Road Mannamead Plymouth PL3 5AR	Mrs Liz Wells

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/03/2017	Grant Conditionally	17/00155/FUL	Mr N Bishop	Erection of 8 metre high ball catch fence	Delgany Sports Ground, Powisland Drive Plymouth PL6 6AB	Mrs Alumeci Tuima
20/03/2017	Grant Conditionally	17/00186/FUL	Mr Steven Nelson	Rear conservatory, garage conversion and driveway widening	4 Crowndale Avenue Plymouth PL3 5EQ	Mr Chris Cummings
20/03/2017	Grant Conditionally	17/00231/FUL	Mr & Mrs Webb	Single rear and two storey side extension	76 Ringmore Way Plymouth PL5 3QH	Mrs Alumeci Tuima
20/03/2017	Grant Conditionally	17/00248/FUL	Ms Jan Clark	Installation of ATM	6 The Barbican Plymouth PL1 2LR	Mrs Kate Price
20/03/2017	Grant Conditionally	17/00249/LBC	Ms Jan Clark	Installation of ATM	6 The Barbican Plymouth PL1 2LR	Mrs Kate Price
20/03/2017	Grant Conditionally	17/00250/ADV	Ms Jan Clark	Integral illumination and screen to the ATM fasciaInternally illuminated Free Cash withdrawals sign above the ATM fasciaNo illumination to the ATM surround.	6 The Barbican Plymouth PL1 2LR	Mrs Kate Price
20/03/2017	Grant Conditionally	17/00253/FUL	Mr & Mrs Preece	Revised application to allow for the inclusion of dormer window to first floor bathroom (previous consent: 16/00680/FUL)	116 Fort Austin Avenue Plymouth PL6 5NP	Mrs Liz Wells
20/03/2017	Grant Conditionally	17/00260/TPO	Mr A McQuillan	TG06 (Group of Beech) - removal and replacementTG04 & TG05 (Group of Beech) - remove damaged branches, reduce in height by 3-4m and spread by 3m	Hooe Primary Academy Hooe Road Plymouth PL9 9RG	Mrs Jane Turner

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
20/03/2017	Grant Conditionally	17/00269/LBC	Mr Anderson	External maintenance and remedial repairs	80 Paradise Road Plymouth PL1 5QR	Mrs Kate Price
20/03/2017	Grant Conditionally	17/00471/FUL	Mr M Hodgkiss	Two storey rear extension	26 Oakfield Terrace Road Plymouth PL4 OPS	Mr Mike Stone
20/03/2017	Lawful Certificate Issued	17/00441/PRDE	Mrs Lynda Edwards	Single storey rear extension	35 Honicknowle Lane Plymouth PL2 3QS	Mr Chris Cummings
20/03/2017	Prior Approval Not Required	17/00459/GP1	Mr Earl Macfarlaine	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 6m, has a maximum height of 3.5m, and has an eaves height of 2.6m	83 Elburton Road Plymouth PL9 8JH	Mr Chris Cummings
21/03/2017	Agreed Condition Details	16/02379/CDM	Eop II Prop Co I S.A.R.L	Condition Discharge: Conditions 6, 16, & 32 of application 16/01102/S73	Legacy Plymouth International Hotel, 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff
21/03/2017	Agreed Condition Details	16/02382/CDM	Eop II Prop Co I S.A.R.L	Condition Discharge: Conditions 12, 13 & 14 of application 16/01102/S73	Legacy Plymouth International Hotel, 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff
21/03/2017	Agreed Condition Details	17/00257/CDM	Neil Aitken	Condition Discharge: Condition 3 of application 16/00978/FUL	172 Citadel Road Plymouth PL1 3BD	Mr Chris King
21/03/2017	Agreed Condition Details	17/00315/CDM	Mr Michael Houricon	Condition Discharge: Conditions 6, 10, and 17 of application 14/00975/FUL	St George CRC, George Place Plymouth PL1 3NY	Miss Katie Graham

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
21/03/2017	Grant Conditionally	17/00016/S73	GBH (Devon) Ltd	Variation of condition 2 (plans) of 14/01228/FULto allow conversion of part attic areas including provision of recessed balcony, amendments to internal layout, new cycle storage, adjustment of external levels and re-modelling of east elevation.	Royal Eye Infirmary Apsley Road Plymouth PL4 6PL	Mrs Katie Saunders
21/03/2017	Grant Conditionally	17/00025/LBC	GBH (Devon) Ltd	Conversion of part attic areas, amendments to internal layout of flats, new external cycle store including adjustment of external levels and re-modelling of east elevation	Royal Eye Infirmary Apsley Road Plymouth PL4 6PL	Mrs Katie Saunders
21/03/2017	Grant Conditionally	17/00166/REM	Mr Robbie Brown	Reserved Matters for 78 dwellings and associated highways, landscaping and enclosures to be provided within the 'Saltram Meadow' development within Plymstock Quarry (Relates to Outline Permission 07/01094/OUT for up to 1684 dwellings in total, phased as part of a new mixed use neighbourhood)	Plymstock Quarry, The Ride Plymstock Plymouth	Mr Simon Osborne
22/03/2017	Grant Conditionally	16/02449/ADV	Unite The Union	No.4 non-illuminated fascia signs	New Union House, 2 Harbour Avenue Sutton Plymouth PL4 0BJ	Mr Chris Cummings
22/03/2017	Grant Conditionally	17/00216/ADV	Co Op Food	2 X NON-ILLUMINATED FASCIAS2 X FASCIA ONLY LOGO ILLUMINATED1 X INTERNALLY ILLUMINATED PROJECTOR1 X NON-ILLUMINATED WALL MOUNTED ALUMINIUM PANEL	36-40 Devonport Road Plymouth PL3 4DH	Mrs Jess Maslen
22/03/2017	Grant Conditionally	17/00316/FUL	Mr Steve Rundle	Freestanding guardrails around perimeter of flat roof	70A-70F King Street Plymouth PL1 5HY	Mrs Liz Wells
22/03/2017	Grant Conditionally	17/00355/FUL	The Co-Op Group	Entrance ramp	15 Frogmore Avenue Plymouth PL6 5XH	Mr Chris Cummings

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/03/2017	Grant Conditionally	17/00405/FUL	Mr T Mrs A Hart	Two-storey front extension with balcony, single storey rear extension with balcony over, rear terrace and enlarged front	28 Burnett Road Plymouth PL6 5BH	Mr Chris Cummings
22/03/2017	Grant Conditionally	17/00410/FUL	Mr & Mrs Edwin Price	Side extension and detached garage extension	29 Whiteford Road Plymouth PL3 5LU	Mr Chris Cummings
23/03/2017	Agreed Condition Details	16/02120/CDM	Ryearch	Discharge condition 5 from application 16/00334/FUL	Plymouth Market, Market Avenue Plymouth PL1 1PS	Mrs Kate Price
23/03/2017	Agreed Condition Details	16/02122/CDM	Ryearch	Condition Discharge: Condition 4 of application 16/00343/LBC	Plymouth Market, Market Avenue Plymouth PL1 1PS	Mrs Kate Price
23/03/2017	Agreed Condition Details	16/02201/CDM	Burrington Estates	Condition Discharge: Conditions 3 & 4 of application 16/00484/FUL	17 Brest Road Plymouth PL6 5XN	Mrs Kate Price
23/03/2017	Agreed Condition Details	17/00149/CDM	Mr Mark Edworthy	Condition discharge: discharge conditions 3 and 4 of application 16/00486/LBC	17 Brest Road Plymouth PL6 5AA	Mrs Kate Price
23/03/2017	Agreed Condition Details	17/00312/CDM	Mike Roberts	Condition Discharge: Condition 6 of application 16/00334/FUL	Plymouth Market, Market Avenue Plymouth PL1 1PS	Mrs Kate Price
23/03/2017	Agreed Minor Amendment	17/00495/AMD	Miss Kate Baker	Non-material minor amendment: Various minor changes to approved scheme 14/00135/FUL	Land Off Towerfield Drive Plymouth	Mr Robert McMillan
23/03/2017	Agreed Minor Amendment	17/00542/AMD	Mr Andrew Lawrie	Non-material minor amendment for the construction of the Bin Stores & re-Alignment of Block L for application 15/02234/FUL	Hillside School For Boys Bodmin Road Plymouth PL5 4DZ	Mr Simon Osborne

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
23/03/2017	Condition Decision Split	16/00859/CDM	Mr Stephen Vitali	Condition Discharge: Conditions 4 and 5 of application 15/02111/FUL	26 Longbrook Street Plymouth PL7 1NJ	Mrs Kate Price
23/03/2017	Grant Conditionally	16/00347/FUL	Mr Andrew Overton	External wall insulation to front & rear elevation (retrospective)	30 Caroline Place Plymouth PL1 3PS	Miss Amy Thompson
23/03/2017	Grant Conditionally	16/03000/ADV		No.1 non-illuminated totem sign	Land To The North West Of King George Playing Fields Haye Road Plymouth PL9 8PN	Mr Chris Cummings
23/03/2017	Grant Conditionally	17/00118/FUL	Mr Andy Stone	Alterations to existing car park to form new service yard and vehicle access onto the public highway on Estover Road	The Barden Corporation (UK) Ltd, Plymbridge Road Plymouth PL6 7LH	Mr Chris King
23/03/2017	Grant Conditionally	17/00130/FUL	Mr Alan Craddock	Rear extension	107 Beacon Park Road Plymouth PL2 2PH	Mr Mike Stone
23/03/2017	Grant Conditionally	17/00482/FUL	Mr Alex Cox	Secure vehicle store	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Mike Stone
23/03/2017	Grant Conditionally	17/00502/FUL	Mr & Mrs W Greenwood	Replace flat roof with pitched roof on front extension.	29 Aycliffe Gardens Plymouth PL7 1YN	Mr Mike Stone
23/03/2017	Grant Conditionally	17/00546/ADV	Co Op Food	No.1 internally illuminated fascia sign, no.1 internally illuminated projecting sign and no.1 non-illuminated wall mounted panel	154 - 158 Albert Road Plymouth PL2 1AQ	Mr Chris Cummings
23/03/2017	Granted Conditionally subject to S106	16/01128/FUL	Ms Tina Olver	Construction of 95 dwellings and associated access, car parking and landscaping	Former Southway Primary School Bampfylde Way Plymouth PL6 6SR	Mrs Katie Saunders

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
24/03/2017	Grant Conditionally	17/00178/FUL	Mr Jim Tuggle	Resubmission of Planning App 16/01316/FUL - Garage conversion to annex and replacement garage	2 Wood Park Plymouth PL6 8AW	Mrs Alumeci Tuima
24/03/2017	Grant Conditionally	17/00252/FUL	Mrs Sarah Hyatt	Change of use from public house (Class A4) to education purposes (Class D1), replacement windows and new access	Hawkins Meeting House, Buckwell Street Plymouth PL1 2DA	Mr Mike Stone
24/03/2017	Grant Conditionally	17/00397/FUL	Mr Charlie Irish	Two storey side extension	23 Torr Lane Plymouth PL3 5NY	Mr Mike Stone
24/03/2017	Lawful Certificate Issued	17/00532/EXUS	Mr Richard Pillar	Use as 9-bedroom House in Multiple Occupation (Sui Generis)	140 North Hill Plymouth PL4 8LA	Mr Chris Cummings
24/03/2017	Prior Approval Not Required	17/00398/GP1	Mr Robbie Brown	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 2m, has a maximum height of 3.4m, and has an eaves height of 3m	16 Linketty Lane West Plymouth PL3 5RX	Mrs Alumeci Tuima

This page is intentionally left blank