



#plymplanning

Democratic and Member Support

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PLANNING COMMITTEE

Thursday 1 June 2017
2.00 pm
Council House, Plymouth

Members:

Councillor Wiggins, Chair
Councillor Mrs Bridgeman, Vice Chair
Councillors Cook, Sam Davey, Fletcher, Kelly, Martin Leaves, Mrs Pengelly, Sparling, Stevens, Kate Taylor, 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.

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Tracey Lee
Chief Executive

Planning Committee

Agenda

Part I – Public Meeting

1. Appointment of Chair and Vice Chair

To note the appointment of Chair and Vice Chair for the municipal year 2017 – 2018.

2. Apologies

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

3. Declarations of Interest

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

4. Minutes

(Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 4 May 2017.

5. Chair's Urgent Business

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

6. Questions from Members of the Public

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

7. Planning Applications for consideration

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

7.1. 8 Boringdon Terrace, Plymouth, PL9 9TQ (Pages 7 - 14)
I7/00887/LBC

Applicant: Mr Ben Wilcox
Ward: Plymstock Radford
Recommendation: Grant Conditionally
Case Officer: Mrs Kate Price

7.2. Blake Lodge, Seymour Road, Mannamead, Plymouth, (Pages 15 - 48)
PL3 5AS I6/02073/FUL

Applicant: Mr Andy Atkinson
Ward: Compton
Recommendation: Grant Conditionally
Case Officer: Mr Jon Fox

7.3. 436 Tavistock Road, Plymouth, PL6 7HQ (Pages 49 - 78)
I6/02351/FUL

Applicant: Westcountry Land & Developments
Ward: Moorview
Recommendation: Grant Conditionally
Case Officer: Mrs Katie Saunders

7.4. Plymouth Speedway, St Boniface's College Sports (Pages 79 - 86)
Ground Coypool Road, Marsh Mills, Plymouth
I7/00648/S73

Applicant: Mr M Phillips
Ward: Plympton Erle
Recommendation: Refuse
Case Officer: Mr Jon Fox

8. Planning Application Decisions Issued (Pages 87 - 106)

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 24 April 2017 to 18 May 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>

9. Appeal Decisions

(Pages 107 - 108)

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 4 May 2017

PRESENT:

Councillor Wigen, in the Chair.

Councillor Mrs Bridgeman, Vice Chair.

Councillors Ball, Cook, Dann (substitute for Councillor Sparling), Sam Davey, Fletcher, Mrs Foster (substitute for Councillor Kelly), McDonald, Mrs Pengelly, Stevens, Tuohy and Winter.

Apologies for absence: Councillors Kelly and Sparling.

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

The meeting started at 2.00 pm and finished at 3.44 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.

155. 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 Bridgeman	Minute 161 7 Tor Crescent, Plymouth, PL3 5TW – 17/00329/FUL	One of the public speaker's at the meeting, speaking in objection, is known to her.	Personal
Councillor Stevens	Minute 160 66 Weston Park Road, Plymouth, PL3 5TW – 17/00512/FUL	He owns a property a few streets away.	Personal
Councillor Mrs Pengelly	Minute 161 7 Tor Crescent, Plymouth, PL3 5TW – 17/00329/FUL	She lives in the area being discussed.	Personal

Helen Rickman – Democratic Support Officer	Minute 160 66 Weston Park Road, Plymouth, PL3 5TW – 17/00512/FUL	The applicant used to work in Democratic Support.	Personal
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156. **Minutes**

Agreed the minutes of the meeting held on 6 April 2017.

157. **Chair's Urgent Business**

There were no items of Chair's urgent business however under this item, Peter Ford (Head of Development Management), advised Members that the presentation equipment had been connected to Google Streetview therefore this could be accessed throughout the meeting, if required.

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

There were no questions from members of the public.

159. **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.

160. **66 Weston Park Road, Plymouth, PL3 4NW - 17/00512/FUL**

Mr & Mrs Ian Barnes

Decision:

Application GRANTED conditionally.

161. **7 Tor Crescent, Plymouth, PL3 5TW - 17/00329/FUL**

Mr Eric Davis

Decision:

Application **GRANTED** conditionally with the inclusion of a further condition to agree a suitable code of construction and for discharge of this condition to be undertaken by the Assistant Director for Strategic Infrastructure and Planning in consultation with ward Councillors.

(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)

162. **Land off Lake View Close, Plymouth - I6/02295/OUT**

Ms D Forshaw

Decision:

Application **REFUSED**.

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

(The Committee heard representations against this application)

(The Committee heard from the applicant's agent)

163. **Planning Application Performance 2016/17**

Peter Ford (Head of Development Management) provided Members with a brief overview of planning application performance for 2016/17.

Members were advised that –

- (a) the speed in determining applications was the best recorded whereby all major applications were determined on time and 93% of minor applications and 92% of other applications were determined on time;
- (b) 96% of applications determined were approved; Officers worked hard to negotiate solutions to applications to make them acceptable;
- (c) 98% of applications were delegated to officers; 1706 were determined in total;
- (d) 14 formal complaints and 47 formal compliments were received;
- (f) the number of appeals dealt with was 23 and out of those appeals 65% were dismissed.

The Chair thanked officers for their hard work and commended the good results shown.

(Councillors McDonald and Mrs Pengelly left the meeting at the beginning of this item).

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

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 24 March 2017 to 21 April 2017.

165. **Appeal Decisions**

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

PLANNING COMMITTEE – 4 May 2017

SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	Minute 160 66 Weston Park Road, Plymouth, PL3 4NW - 17/00512/FUL	Unanimous				
6.2	Minute 161 7 Tor Crescent, Plymouth, PL3 5TW - 17/00329/FUL With the inclusion of an extra condition regarding the code of construction.	Councillors Wigens, Ball, Cook, Dann, Sam Davey, Fletcher, Mrs Foster, McDonald, Mrs Pengelly, Stevens, Tuohy, Winter		Councillor Mrs Bridgeman		
6.3	Minute 162 Land off Lake View Close, Plymouth - 16/02295/OUT Voting for the recommendation to refuse.	Unanimous				

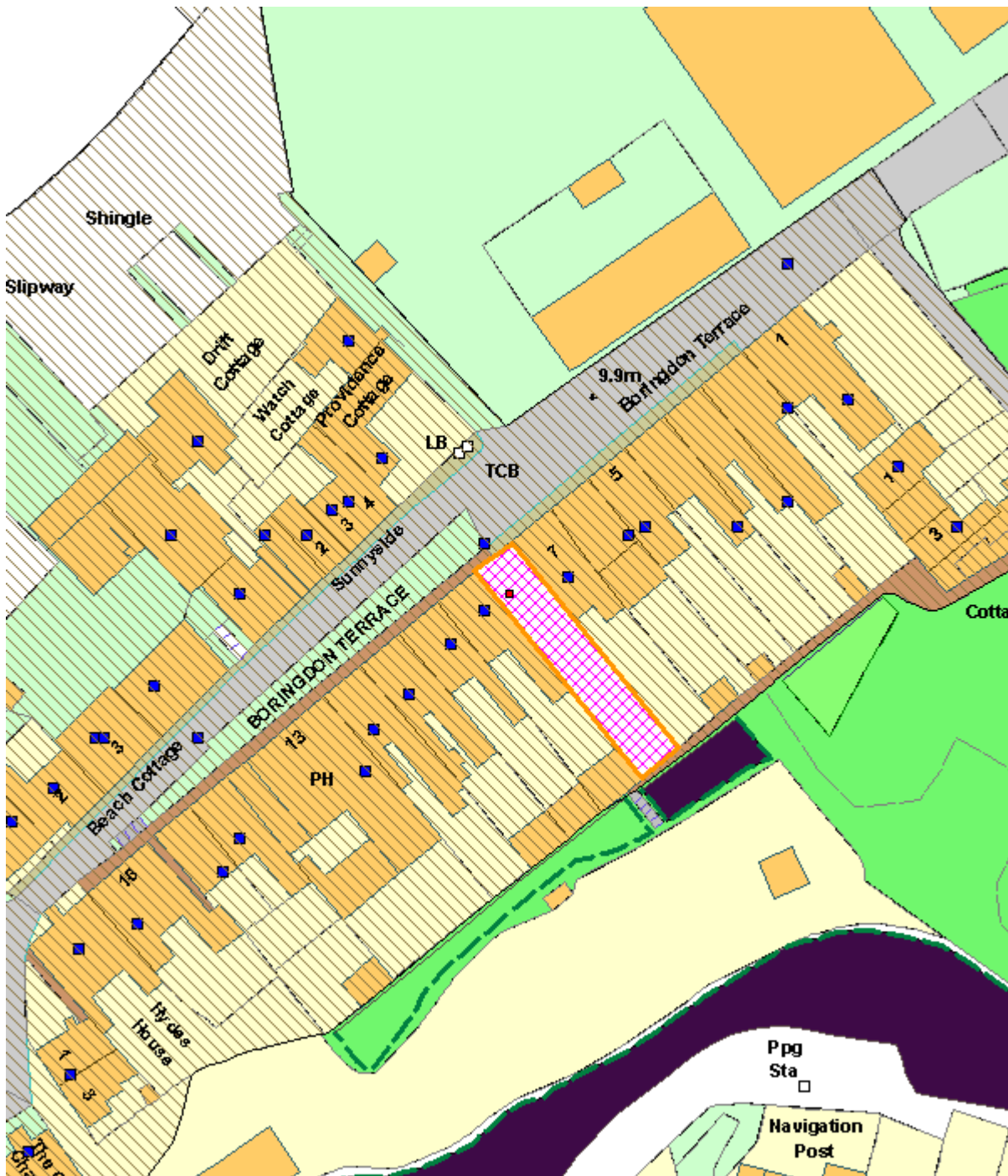
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PLANNING APPLICATION OFFICERS REPORT



Application Number	17/00887/LBC	Item	01
Date Valid	21.04.2017	Ward	PLYMSTOCK RADFORD

Site Address	8 Boringdon Terrace Plymouth PL9 9TQ		
Proposal	Glazed extension and insertion of spiral staircase		
Applicant	Mr Ben Wilcox		
Application Type	Listed Building Consent		
Target Date	16.06.2017	Committee Date	01.06.2017
Extended Target Date	N/A		
Decision Category	Member/PCC Employee		
Case Officer	Mrs Kate Price		
Recommendation	Grant Conditionally		



This application is being brought to the Planning Committee because the applicant is an employee of Plymouth City Council.

1. Description of Site

8 Boringdon Terrace is a two-storey (plus second-floor attic) property – dating from the early 19th Century and is grade II listed. It is a terraced house which is group listed with the remainder of the terrace. The terrace is in the heart of Turnchapel Conservation Area.

The property is stucco-faced, with painted timber sliding sash windows and slate roof, with chimney, and with dormers front and rear. The rear accommodation (kitchen) has been constructed in the place of former outbuildings some while ago.

2. Proposal Description

Glazed extension and insertion of spiral staircase

3. Pre-application enquiry

None

4. Relevant planning history

16/01279/LBC – Reinstatement of second floor partitions and insertion of new staircase in utility/breakfast room.- granted conditionally

01/00057/LBC - Rear velux rooflight- granted conditionally

01/00058/LBC- Demolition of outbuildings and erection of single-storey extension – granted conditionally

01/00059/LBC- Removal of internal partitions on second floor – Refused

5. Consultation responses

None – The Case Officer is also a Historic Environment Officer

6. Representations

None

7. Relevant Policy Framework

The legislation under which listed building consent applications are considered is the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authorityshall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

In addition Sections 16 & 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

In considering whether to grant listed building consent for any works the local planning authorityshall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

The Turnchapel Conservation Area status is also relevant.

NPPF CHAPTER 12 Conserving and enhancing the historic environment paragraphs 129, 131 and 132 are particularly relevant to this application.

Paragraph 129 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 131 states:

In determining planning applications, local planning authorities should take account of:

- * the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- * the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- * the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

Therefore the relevant heritage assets to this application are the listed building itself, and its neighbouring listed terrace with which it is group listed, and the Turnchapel Conservation Area.

8. Analysis

8.01 This application has been considered in the context of Planning (Listed Buildings and Conservation Areas) Act 1990 together with the Turnchapel Conservation Area context.

8.02 The listing description from Historic England is as follows:

SX4953SW BORINGDON ROAD 740-1/71/612 (South East side) 01/05/75 Plymstock, Turnchapel Nos.2-12 (Consecutive) Boringdon Terrace (Formerly Listed as: BORINGDON TERRACE Plymstock, Turnchapel Nos.2-12 (Consecutive))

GRADE II

Terrace of small houses. Early C19. Mostly incised stucco, some render; fairly steep dry slate roofs to Nos 2-4, otherwise replaced with asbestos slate, Nos 9-11 with bracketed eaves; hipped roof dormers with C20 glazing, and deep brick stacks over the party walls. Double-depth plan, each house with 1 room at the front and most with entrance hall on its left. 2 storeys; each house with a 1-window-range front. C20 copy tripartite horned sashes with

glazing bars to Nos 6, 7, 9, 10 and 11. Original pedimented and elliptical-arched doorcases to Nos 6, 9 and 11; No.4 with elliptical arch; No.2 with pilastered doorcase with consoles and original panelled door with flush panels. INTERIORS not inspected.

8.03 The alterations to this listed building are:

The enlargement of the rear kitchen by the removal of an external wall to the kitchen and insertion of a new beam running north to south, and widening the room by approximately 1.400m. The kitchen was constructed in the position of former outbuildings some while ago. The resulting new opening to the side elevation will be fitted with sliding folding powder-coated aluminium doors, stacking to one side of the opening, and which will have the effect of opening up the kitchen considerably and allowing access into the sunken courtyard. Above these new sliding doors a low pitched continuous glazed roof will be installed over the enlarged part of the kitchen. The existing pitched roof over the remainder of the kitchen, with three roof lights, will be retained. To create an inside/outside space the same paving will be laid inside the kitchen and out in the walkway. A linear drain will be installed across the new opening to ensure the dwelling is not affected by excess surface water. Low level ground lighting will be installed to light the boundary wall, which in turn will be repointed with lime mortar.

A new spiral staircase will be installed to enable access from the Utility room to the study on the first floor as this room is at present only accessible via the external steps up to and off the rear garden outside. A new staircase in this position has been already approved.

8.04 In officers' opinion the proposals are acceptable in principle with regard to assessing their impact on the historic building itself and its adjacent listed neighbours. The internal alterations on the ground floor, by the enlargement of the kitchen, will make a positive contribution to the spatial layout and allow for the external space to come in visually into the internal space.

The new ground to first floor staircase access, now to be by spiral staircase, and replacing the staircase approved in the last application (but not implemented), will enable the internal circulation to be resolved comfortably in the rear part of the dwelling and with due regard to the historic fabric. Officers also consider that these proposals have no adverse impact on the Conservation Area.

8.05 In officers' opinion the design is acceptable – with the use of dark grey sliding folding powder-coated aluminium doors and with a low pitched new roof above joining with the pitched roof over the existing kitchen. This will add light and improved quality to both the kitchen and rear sunken courtyard/walkway. The introduction of a new spiral staircase reflects the subservience of the rear accommodation compared to the main property. Officers have requested details of the new staircase, by condition, together with details of the lime mortar mix for the repointing of the boundary garden walls, the stone paving to the kitchen and external sunken courtyard/walkway and new rainwater goods.

8.06 The applicant has provided a clear justification for the proposals and the scale of work entailed is acceptable.

Design

The design for the proposals is well thought out and discreet- being primarily in the sunken walkway area. These proposals are acceptable and will enhance the architectural and historic character of this grade II listed building.

Other Impacts

There is no adverse impact on the listed buildings of the immediate neighbours nor to the Turnchapel Conservation Area.

9. Human Rights

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

10. Local Finance Considerations

None

11. Planning Obligations

None

12. Equalities and Diversities

None relevant to this application

13. Conclusions

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

14. Recommendation

In respect of the application dated **21.04.2017**
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**

Proposed Plans 662/6 Version: 0 received 20/04/17
Proposed Elevations 662/7 Version: 0 received 20/04/17
Existing Elevations 662/4 Version: 0 received 20/04/17
Existing Floor Plans 662/3 Version: 0 received 20/04/17
Site Location Plan 20042017 Version: 0 received 20/04/17
Block Plan 21042017 Version: 0 received 21/04/17

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: TIME LIMIT COMMENCEMENT**

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

3 **CONDITION: SPIRAL STAIRCASE**

PRE-COMMENCEMENT

No works shall take place until details of the spiral staircase 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:

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.

Justification: To ensure that important architectural and historic character of the listed building is maintained.

Informatives

1 **INFORMATIVE: CONDITIONAL APPROVAL NO NEGOTIATION**

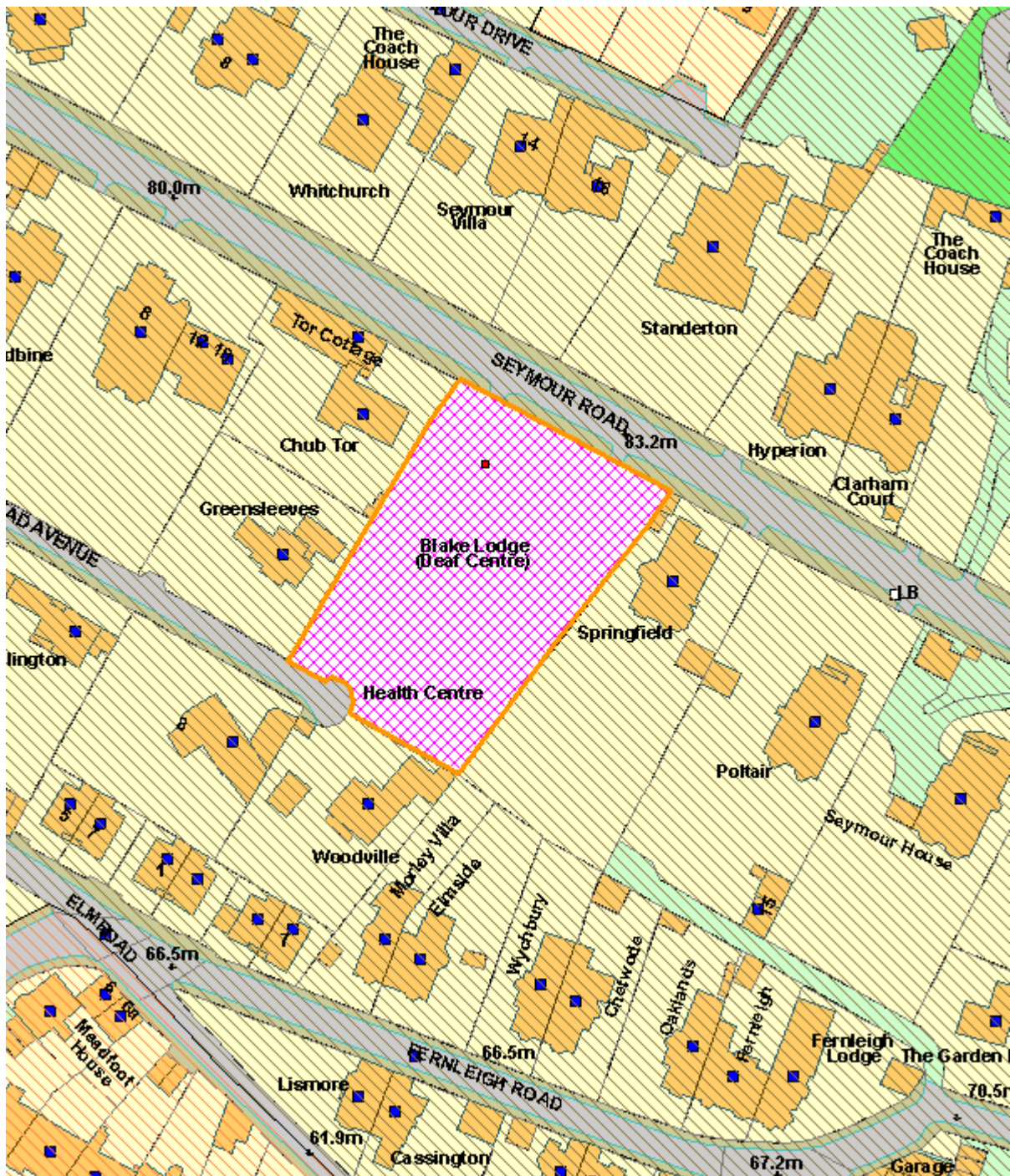
In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and proactive way and has imposed planning conditions to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

PLANNING APPLICATION OFFICERS REPORT



Application Number	16/02073/FUL	Item	02
Date Valid	19.12.2016	Ward	COMPTON

Site Address	Blake Lodge, Seymour Road Mannamead Plymouth PL3 5AS		
Proposal	Demolition of fitness centre and construction of 10 self-contained flats to be used by Plymouth Deaf Association		
Applicant	Mr Andy Atkinson		
Application Type	Full Application		
Target Date	20.03.2017	Committee Date	01.06.2017
Extended Target Date	08.06.2017		
Decision Category	Major - More than 5 Public Comments		
Case Officer	Mr Jon Fox		
Recommendation	Grant Conditionally		



1. Description of Site

The site is within the former grounds of Blake Lodge, which is a substantial listed building fronting Seymour Road, in the Mannamead Conservation Area (CA). Blake Lodge is used as a centre for the Plymouth Deaf Association (PDA) and an adjoining building, within the same curtilage, is used as a separate pre-school. The site is to the rear of Blake Lodge and is occupied currently by a long, single-storey building, which up until recently has been used as a gymnasium. Access to the site has in the past been via Mannamead Avenue, to the rear, but the land on which the gym stands was at some time raised up by approximately 1800mm. Consequently the gym is accessed via a long drive running down the side of the pre-school (from Seymour Road).

The site is bounded to the west by a modern, detached dwelling, which appears to constitute 'backland development' of the corresponding property fronting Seymour Road and to the south by another detached property that is also accessed via Mannamead Avenue. The site is bounded to the east by the garden of substantial residential property on Seymour Road. The site contains a number of mature trees, principally down its eastern side. There is also a thick hedge on the western side, adjacent to the backland site.

2. Proposal Description

The proposal is for the demolition of the fitness centre and construction of 10 self-contained flats to be used by Plymouth Deaf Association. The proposals involve excavating the site by approximately 1.5 metres; in order to reduce levels to the point where vehicular access is achievable via Mannamead Avenue. Consequently the roof of the proposed building is approximately one metre higher than that of the existing gym building roof. The proposed roof parapet is another half of a metre higher than that.

Since the application was deferred at the previous committee, the applicant's agent has submitted an amended site plan, which shows an area for turning amongst the main car parking area, as well as two additional car parking spaces that would be accessed from Seymour Road.

The agents have submitted a statement of need. This includes reference to the need for purpose built rentable accommodation for deaf people within close proximity to facilities at Blake Lodge, which revenue from the project is targeted to improve. The revenue from the scheme is also intended to be used for repairs, decoration and soft landscaping to the Blake Lodge Centre.

Design features the PDA would be looking to include are as follows;

Assistive Technology Pre-Installed In Residences

Light Based Alarms and Doorbells

Unobstructed Sightlines

Flooring Wired for Vibration Alerts

Integrated Smart House Technologies

High Speed Internet Enabled

Smart TVs with Video Calling Capacity

Disabled Access/Lifetime Homes provisions built into the design

Security

The statement says that based on the feedback already provided from members, likely criteria for qualification to rent one of the flats is as follows;

-Aged 55 years and over

-Severely Deaf (able to hear 71 to 90dB)

-Profoundly Deaf (able to hear only over 90dB)

-Preferably uses British Sign Language (BSL) as a first language, or Signed English (one individual if a couple)

-Currently resides within the Devon or Cornwall

-Does not require comprehensive nursing care

-Belief that the purpose-built accommodation will enhance the quality of life

The proposals include restoring the front façade of the building, which would be funded by revenue from the development.

3. Pre-application enquiry

The related pre-application enquiry also proposed developing the site by the construction of 10 flats. The Local Planning Authority (LPA) considered this to be acceptable in principle and if reduced to an appropriate scale would enhance the character of the conservation area while preserving trees and the amenities of neighbours. As such the proposals were considered in accordance with the relevant Core Strategy policies. However, the LPA considered that the proposals for 10 units would overdevelop the site in terms of the impact on the character of the conservation area and the amenities of neighbours.

4. Relevant planning history

16/01540/LBC - Minor external and internal alterations. This application was granted consent.

14/00444/LBC - Construction of timber playroom. Listed building consent was not required.

13/00767/LBC - Conversion of building to pre-school unit including external and internal alterations. This application was granted consent.

13/00766/FUL - Conversion of building to pre-school unit including external alterations.

08/02177/FUL - Erection of single storey storage building. This application was granted permission.

07/00035/CAC - refurbishment of gutters and roof slating plus chimney rendering - Conservation area consent was not required.

97/01435/LBC - Redecoration and repair, including re-roofing. This application was granted consent.

87/02282/FUL - Extension to health studio. This application was refused.

Tree Works

94/00267/FUL - Single storey side extension. This application was withdrawn.

This application was granted permission.

16/01785/TPO - Holm Oak - Fell (decayed). Consent was granted for these works.

09/01833/TPO - Various tree works. Consent was granted for these works.

5. Consultation responses

The Local Highway Authority (HA)

The Highway Authority advises that based upon a trip rate of around 0.3 movements per unit, the 10 flats would generate just 3 two way trips during the am and pm peak traffic hours. Such a low number of movements would not give rise to any issues on Mannamead Avenue. On the basis that the flats would be occupied by persons with hearing impediments in reality the likely number of traffic movements associated with the flats would be lower than that forecast (likely to be less than more traditional open-market flats), although this view is not backed up by evidence.

The HA also observed that a total of 10 off-street car parking spaces have been provided which equates to 1 space per unit. Whilst it would have been beneficial for some visitor car parking to be provided it is acknowledged that the level of car parking accords with current policy and that the site is considered to be in a sustainable location and can easily be accessed by sustainable transport modes (walking, cycling, public transport etc). (Since this response was received two additional parking spaces have been provided, and shown on plan. These two spaces are accessed from Seymour Road and are situated in front of Blake Lodge.)

Although the layout of the car park appears to be quite tight the HA note that there is a minimum distance of 5.5m between the rows of spaces which should provide enough space to allow a vehicle to turn. It is noted also that reference is made to secure and covered cycle parking being provided within the building.

With regard to the amended parking layout, referred to in the description of development, above, the Highway Authority notes that some on-site turning can be provided. Although not large enough to accommodate HGV's, the turning area would allow for a large delivery van to turn around within the site and goes some way to addressing concerns raised regarding the lack of identifiable turning provision at the end of Mannamead Avenue.

With regard to refuse collection, the HA state that bin lorries would have to continue to reverse down Mannamead Avenue to collect bins (which is an arrangement which currently takes place in terms of bin collection for the existing properties that front onto Mannamead Avenue). The HA would not wish to add any further conditions to those already stated in their previous highway consultation response and is content that the condition relating to the provision of the car parking area would also include the proposed turning area now being shown.

Public Protection Service (PPS)

PPS have no objections to the development, subject to a condition to ensure land quality. The Public Health Team within PPS are supportive of this application in principle. The provision of high quality living accommodation for a vulnerable community fits with their ambitions for a growing city where an outstanding quality of life is enjoyed by all.

Historic England (HE)

Historic England advise that the while efforts have been made to utilise the topography of the site, and lessen the impact of the development on the listed building and conservation area, the proposals still negatively impact on the characteristically mature landscaped settings of its large detached Victorian villas. HE also note the proposed charitable use of the new building, and advise that the minor harm to the historic environment should be weighed against any wider public benefits offered by the proposals, in accordance with NPPF paragraph 134.

The Victorian Society

The Society state that ideally there would not be such a large building as existing in what was historically the garden of the Grade II listed house, as this compromises its setting somewhat. Nevertheless, the principle is established and the proposals are judged on this basis.

The Society's view is that replacing the existing building with a larger and slightly taller structure that is in closer proximity to the designated heritage asset, would cause a limited level of harm to it. Under the terms of the NPPF, this should be considered to be 'less than substantial' and should therefore be weighed against the public benefits of the proposals. A considerable heritage benefit that could help to offset the harm would be the repair and restoration of front façade of the main house, as the public face of the listed building.

The Society state that if access is to be from Mannamead Avenue, the original nineteenth century gateway should be made use of. If further works are required, besides unblocking it, these ought to be given careful consideration as the wall and gate piers form part of the curtilage of the listed building.

Environment Agency (EA)

Whilst the EA have no in principle objections to this application they recommend that it is not determined until sufficient information is submitted to demonstrate, to the satisfaction of the Lead Local Flood Authority (LLFA), that surface water can be appropriately disposed of via infiltration. It is for the LLFA to indicate whether they are satisfied with the design and calculations of the proposed surface water drainage scheme.

Lead Local Flood Authority (LLFA)

The site is located in a Critical Drainage area (red). The site is not located in an Area at Significant Risk of Local Flooding (PFRA) or on land with Potential for Contaminated Land. There is no existing surface water sewer in the vicinity of the site, with only 225mm diameter SWW combined sewers located in Seymour Avenue to the north of the site and Mannamead Avenue to the south. The applicant has proposed soakaway drainage for the development consisting of concrete rings filled with gravel.

Technical Response

- A drainage strategy or flood risk assessment should be submitted that demonstrates that the proposed drainage system, including any attenuation, can provide a 1% AEP standard of protection plus a 40% allowance for climate change. Calculations and modelling results should be produced in support of any drainage design, including infiltration test results to support the chosen drainage strategy. Details are required for all proposed drainage features prior to planning approval.
- For infiltration drainage systems, testing should be undertaken at the depth that water is proposed to infiltrate into the final ground surface and should take into account any proposed groundworks and material

removal. A ground investigation/geological study should also take place to assess and confirm the path the water will take having been discharged to the proposed soakaway. This is to confirm that water will not follow a pathway that ultimately impacts upon third party land or property.

- Details should be provided that show how the drainage system is to be protected from silt and pollution from the parking and access road areas, and also from surface water run off during construction.
- Any surface water run off for flows exceeding the 100 year return period storm event should be stored on site and not discharged onto third party land or the highway. A plan should be produced that shows the route exceedance flows will take and confirming that these flows do not impact upon Thirds Party Land or Property.

Wales and West Utilities

Wales and West Utilities have pipes in the area, which may be affected. They require the developer to contact them before works commence to discuss their requirements. There must be no development over their plant or enclosure of their apparatus.

Housing Delivery Team

Housing are concerned that the proposed units are too small to allow for prospective occupiers to take a partner without essentially making themselves homeless on the grounds of inadequate accommodation. Aside from this the Housing Delivery Team has concerns on the grounds that the units are too small per se and that there is inadequate amenity space. There is a concern also that prospective occupiers from outside the city might in due course become a burden on care services.

Natural Infrastructure

Trees and Woodlands

The proposal will result in the loss of two young Sycamore, 2 Bay (shrubs), 1 multi-stemmed Sycamore and a scrubby regrown Holm Oak. The better trees, five category 'B' in the survey are to be retained and are the largest on site consisting of 3 Lime and 2 Sycamore on the eastern and western boundaries. In addition a category 'C' Sycamore on the western boundary is also to be retained.

The amendment to the parking layout to create a wider turning space means the retaining wall will now be even closer to T5, making the details of the construction of the retaining wall essential to assess possible impact on the root protection areas. A pre commencement condition detailed above will be needed to ensure any root damage is kept to a minimum. An updated Tree Protection Plan and Arb Method Statement will be needed to reflect the changes proposed.

As stated previously the main possible issue in relation to their successful retention is the construction of the retaining walls. The arboricultural impact assessment (AIA) states: Details

of retaining walls are not currently available however the aim is to ensure these do not encroach the RPA of retained trees unless explicitly agreed by the planning authority. This may be the aim but we need more details on the construction of the retaining wall to be sure that the trees to be retained can be done so without entering the root protection areas.

The 3 trees on the site to be removed are proposed to be replaced on the site as indicated in the landscaping to the front of the new development. The Design and Access Statement states 3 Silver Birch will be planted.

Biodiversity

The applicant has provided a Phase 1 Habitat Survey and Ecological Mitigation and Enhancement Strategy conforming to CIEEM guidelines with sufficient information to enable us to condition the delivery of the ecological enhancements in order to deliver net biodiversity gain.

Police Architectural Liaison Officer

Has no objection to the proposed development.

Adult Social Care

Are supportive of the scheme.

6. Representations

Letters were received both for and against the proposals. 23 objections were received on the following grounds;

- a. Prejudicial to highway safety owing to the increased use of Mannamead Avenue by deliveries, refuse vehicles, visitors, parents of children at the pre-school; the latter will block the road for emergency vehicles. Parking will block the road and those attending the pre-school will use this access instead of using the access via Seymour Road.
- b. The turning head at the end of Mannamead Avenue will be blocked.
- c. The nature of the junction with Mannamead Road, with poor visibility and being near a bus stop, means that pedestrians do not realise vehicles are entering and leaving Mannamead Avenue. This already presents a danger to pedestrians, motorists and cyclists, which will worsen with the proposed development. With particular concern for road users and pedestrians, e.g. older adults, anyone who has restricted mobility or any sensory impairments, families using pushchairs, and for children and young people
- d. This is already a dangerous junction, due to the fact that only 1 vehicle can exit or enter at a time, often having the added danger of buses exiting the bus bay at the same time. Often motorcyclists will try and overtake the bus as they have not realised the bus driver has stopped to allow a car out, already resulting in several near misses.
- e. Pedestrians are forced to walk in the carriageway of Mannamead Avenue because cars park on the footway owing to the narrowness of the road. This situation will worsen as a

result of the development. Often residents of Mannamead Rise are unable to access their own entrances without great difficulty as cars are parked either on the pavement opposite entrances, or in such a position in the lane that residents cannot turn out.

f. Visiting drivers, who are unaware of the restrictions in this area, find that once they are down Mannamead Avenue, they are unable to turn around and have to reverse back out onto the main road of Mannamead Road B3250. Many vehicles have to reverse in the street, which is another hazard for pedestrians.

g. The more sensible and safest access would be via the existing entrance and exit on Seymour Road which has been successfully used for many years by the users of the former fitness studio which is being replaced by the proposed development. This would negate the removal of hundreds of tonnes of spoil and create less environmental and nuisance impact.

h. Loss of trees due to proposed access from Mannamead Avenue.

i. Construction vehicles will present a nuisance and a danger and will damage the road and block it for emergency vehicles. The access road is already damaged and the removal of tonnes of soil from the site will further damage the road.

j. The proposed flat development is out of keeping with the style and character of the surrounding properties and also the Council's own plan for the area.

k. The existing gym was built either before, or despite, being in a conservation area. The building is a clear example of 'garden grabbing' that the council seeks to prevent.

l. To keep this site in keeping with the conservation area the logical action would be to demolish the gym and return the land to be the garden of Blake Lodge. The building to be demolished has an internal floor area of 194sq.m. and the new building a gross internal floor area of 557sq.m. So despite the council getting a reduction of the floor area by 76sq.m this still represents further concreting over of what should be Blake Lodge Garden. This should be a smaller development and keeping the existing access from Seymour Road.

m. Detrimental to setting of listed building and the conservation area. If this development goes ahead, the possibility of maintaining the original land associated with the heritage asset and its gardens will be lost forever.

n. The likelihood is that vehicles reaching the end of Mannamead Avenue needing to turn will find the car park of the new build very convenient as a turning space and the new residents will find a constant flow of vehicles using their car park to turn.

o. The proposed windows, the communal gardens and parking area all directly overlook neighbours resulting in a loss of privacy.

p. The additional use of the avenue by vehicles would change its nature forever.

- q. The increased use of the Mannamead Avenue junction will present a danger to the use of the junction with Elm Road, which is a little further down the hill.
- r. The proposals could lead to the sale of the development site and therefore the subdivision of the curtilage of the listed building to the detriment of the historic asset. What are the legal means to keep the proposed development for the Deaf community and not sold off for profit to others
- s. The development should highlight the connection and responsibility of buildings located within the curtilage of the Heritage Asset. The proposed residential use would weaken this link. A boarding house/secure accommodation use, linked to the Grade 2 listed building and the members of the Deaf Association, would be better.
- t. Overdevelopment of the site. 10 units will generate too much traffic for either Mannamead Avenue or Seymour Road. The development should be reduced in size. There would be only a minimum of private parking with no turning circle for larger vehicles and services vehicles that will be required to service 10 new properties. The old access from Mannamead Avenue was closed owing to problems of vehicular access and the use by school children as a shortcut.
- u. The proposal for 10 flats would add a considerable burden to local services.
- v. Disregard to boundary treatments.
- w. The existing Grade-II Listed Heritage Asset is in need of some serious renovation, any existing monies and investment should surely be focused on the needs of the existing users of the building, its neighbours and the existing responsibility that Heritage Asset owners have to the buildings located within its curtilage.

31 letters support the development for the following reasons;

- i. The British Deaf Association supports this development. This is very much needed in Plymouth.
- ii. Isolation and loneliness are real issues for deaf people as so few hearing people can sign in British Sign Language.
- iii. The development enables deaf people to be part of a community based accommodation. Deaf people are often neglected and disadvantaged because of attitudes, communication and family support. By having accommodation like that proposed at Blake Lodge they will be able to mix with their peers, and lead a more stable and contented life. This development is needed when social services budgets have been cut and support staff is almost negligible. Residents will be able to access deaf community events and activities at the Association.
- iv. This development will go some way to balancing the requirements for independence with the need for community and social interaction. This would benefit the deaf people

living there and the wider health and social care system by reducing support needs and incidents of depression.

- v. The provision of the flats would ease this sense of loneliness for the deaf residents, especially those with additional disabilities such as mobility problems, learning difficulties or old age.
- vi. This would be a much needed resource for the deaf community in a city where resources and support are so sparse.
- vii. Support this application as there is very little in the southwest for those who are deaf
- viii. This is an attractive design, researched by architects sympathetic to the look of the local area, conscious of the needs of the deaf community and the requirements of those with disabilities. It is impressive that these would be the only purpose-made flats for the deaf community within a deaf community setting, in the county
- ix. The impact visually on the surrounding area is infinitely more pleasing than an old gym building. The re-opening of the blocked gate on to Mannamead Avenue would enhance the appearance of the lovely old wall.
- x. Currently the deaf community is not getting enough support at all levels from local all the way up to government. It would be good if Plymouth council can lead the way by example and encourage awareness of such need in the UK.
- xi. Deaf people are at no more of a risk than any hearing person. In fact, as they are more visually aware they, in fact, may be at less risk than a hearing person. Furthermore, as these flats are targeted at the older generation there is likely to be very limited traffic in and out of the property.
- xii. Transport can become an issue or people may have difficulty in organising transport. People have expressed that they go to the Deaf Club every week to meet their friends. They have said that the flats will allow them to continue to do this, as they are unlikely to go out in the dark in the current homes, for fear of their own safety.
- xiii. A petition of 25 was received, which supports the proposals on grounds including making services in Blake Lodge accessible to members of the deaf community, while at the same time allowing members of the deaf community to be together.
- xiv. A petition of six persons has been received which supports the development including stating that Social insolation as a consequence of being Deaf can significantly impact a person's mental and physical health. This is most apparent when considering the robust research that shows the incident of mental illnesses amongst Deaf people is greatly increased compared to a hearing person of a similar age and health.

xv. Many of the residents are likely to use public transport for most purposes and access to the nearby bus stop at the end of the avenue is an asset. The avenue is flat and has a pavement along the whole length.

Following the publicity of amendments to the scheme, which included the provision of additional visitor parking at the front, Seymour Road side, of the property, and the provision of a turning space within the car park, proposed off Mannamead Avenue, 37 more public comments were received. The comments can be broken down as follows:

36 objections on the following grounds:

1. Significant damage to the Conservation Area. The proposed design, density and use of material results in a scheme that would not enhance or sustain the character of the area or make a positive contribution to the vicinity and to the Mannamead conservation area.
2. The grand view would be lost forever.
3. Blake Lodge itself is poorly maintained. Surely, as a Grade 2 listed building the owners have a responsibility for the basic upkeep of the building. The outside is crumbling and shows signs of real neglect. If the owners cannot care for this fine building I suspect a similar fate would eventually overtake any new buildings in their ownership.
4. Significant damage to and out of character with a listed building.
5. The development would constitute 'garden cramming' and over development.
6. Loss of green space. Councils are allowing supermarkets to purchase land where housing could be placed - Mutley Plain has several shops empty - why could these not be changed to residential use rather than taking up increasingly rare green spaces that should be protected instead?
7. Gardens should stay as gardens. If this space is lost as a garden also lost is the wild life. Already planning permission has been asked for nearby Thorn Park Lodge and near Hermitage Road - which would take away even more natural habitat for wildlife.
8. The proposal would cause serious unacceptable overlooking and result in serious harm to the outlook of the neighbouring property.
9. The design and layout will create conflict with adjacent land uses in respect of overlooking, loss of light and noise.
10. Mannamead Avenue will not support heavy construction traffic and the increased use of foul drainage capacity; will the developer pay for re-laying the drains in Mannamead Avenue which are known to be degraded and not functioning properly?
11. The road is totally inadequate for the increased volume of traffic and parking. It would make the parking situation and subsequent obstruction even worse. This road is not wide enough for increased volume and is very difficult for refuse and delivery lorries. Neither is it suitable for extra parking if the proposed flats were built ... the proposed tight car park would not accommodate more than one car per flat, with no room for visitors. Noise and congestion would result, to the detriment of everyone who lives here.
12. Exit from Mannamead Avenue onto Mannamead Road is already dangerous because of poor visibility and the proximity of the bus bay and drivers racing/overtaking on Mannamead Road.
13. The traffic and parking on Seymour Road would prevent heavy goods vehicles proper access for delivery of building materials at the main entrance of Blake Lodge. If Mannamead

Avenue is going to be used for deliveries instead how are they going to safely get materials over the garden wall, which is part of the listed status of Blake Lodge.

14. Mannamead Avenue hasn't had an opening onto the avenue in over 40 years so to say the development will use an existing entrance/exit for access is a nonsense.

15. The plans show that 70% of the green space would be used to build this development. Loss of this in an already heavily residential area would be detrimental to local wildlife and the environment.

16. The precedent of such a permission would almost certainly lead to other similar developments in the other superb gardens in Seymour Road leading to significant loss of the quality of this conservation area.

17. Perhaps one or two flats could be accommodated within Blake Lodge itself, thus raising revenue. This would leave the garden for the enjoyment of the community who attend Blake Lodge.

18. The local plan for this area makes no mention of this development or any development like it.

19. The Culme Seymour Estate has restrictions on building and the use of properties and gardens.

20. Seymour Road is already used as a park and ride and this development will worsen parking and driving difficulties in the area.

21. The Charity is attempting to raise revenue for the upkeep of Blake Lodge via an economically marginal scheme, which could fail and lead to a change of use of the proposed flats to open market use, i.e. of no benefit to the deaf community.

22. The 10 flats are very close to the legal minimum floor space in order to 'max out' the income from the site. This means that the unacceptable over-intensification in a conservation area is purely driven by economic viability and an over-optimistic plan, and not by planning considerations.

The following comment in support:

- a. On the grounds of the good it will do.
- b. The proposed building would be fairly well hidden from Seymour Road.

A separate notice (of objection), to Friends of the Mannamead Conservation Area, has been forwarded to the Council. This notice states that the development will consume 70% of the rear garden; and the fact that Blake Lodge is a grade 2 listed building in a conservation area should offer protection from inappropriate development. The notice also implies that the development constitutes garden "cramming", "over development" and loss of important green space.

A separate letter, from the applicants, was also circulated, which invited residents to a public meeting at the site in March. This letter confirms that the development is solely for use of the Deaf Community and will be the first of its kind in Plymouth and the UK. The letter states that the development will be nestled within the existing topography of the landscape. Additional comments are that: there has never been any access from Mannamead Avenue to Glen Road; the former opening from Mannamead Avenue has been open within the last half

century; the existing fitness centre takes up 7% of the surroundings of Blake Lodge and the proposed development uses 11% and not 70% as stated in a recent comment.

Overall approximately 88% of objectors live locally, compared with approximately 3% who support the proposals. However, it is to be expected that a proposal relating to one sector of the population, i.e. the deaf community, is likely to attract more geographically widespread support.

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 an advanced stage of preparation having now been subject to 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. It is therefore considered that the JLP's policies have the potential to carry significant weight within the planning decision if there are no substantive unresolved objections. However, the precise weight will need to be determined on a case by case basis, having regard to all of the material considerations as well as the nature and extent of any unresolved objections on the relevant plan policies.

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:

- Development Guidelines Supplementary Planning Document
- Design Supplementary Planning Document.

8. Analysis

This application has been considered in the context of the development plan, the approved Plymouth and South West Devon Local Plan, the Framework and other material policy documents as set out in Section 7. The relevant policies are CS02 [design], CS15 [housing provision], CS22 [pollution], CS34 [planning application considerations]. Relevant JLP policies are SPT1 [delivering sustainable development], SPT3 [provision for new homes], DEV1 [protecting health and amenity], DEV2 [Air, water, soil, noise and land] and DEV10 [delivering high quality housing].

8.1 Principle of Development

8.1.2 The site is within a conservation area typified by large period buildings on substantial plots. While development on garden land is an issue in the context of 'garden grabbing' the presence of the old gym building on site provides a reason for considering the site as 'brownfield' land, which throws a more positive light on the principle of development. In this respect the great majority of the lower part of the Blake Lodge premises is occupied by the gym and car park. The proposed development would add to this existing built form by encroaching on the steep bank, which is below the upper lawn (which is part of the Blake Lodge and pre-school amenity area), and otherwise mainly by virtue of the new access from Mannamead Avenue and the new car park, which moves closer to the southern boundary wall.

8.1.3 Further to the issue of garden grabbing there has been a recent Court of Appeal case (March 2017). This is namely *Dartford Borough Council v SSCLG(2016)*. This case overturned the previous decision of the High Court. Essentially Dartford BC had tried to argue that all private residential gardens are excluded from the definition of previously developed land, but this was not accepted by the Court of Appeal. The Judge stated that the NPPF accommodates the definition of previously developed land, so therefore if a new building is a partial redevelopment of a previously developed site, it is not regarded as inappropriate redevelopment in the Green Belt, provided that it has no greater impact on the openness of the Green Belt, than from the existing development. The Judge also said that Paragraph 111 of NPPF should be relied upon and that planning policies and decisions should encourage the effective use of land by re-using the land that has been previously developed, provided it is not of high environmental value.

8.1.4 The gym is low level but aside from that does not contribute positively to the character or appearance of the CA. Much of the site is otherwise taken up with a large tarmac parking area, which also is at odds with the generally green garden-scape in the surrounding area. In respect of development in rear gardens policy DEV10 of the JLP states that: '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.' Within the context of this policy, and the historic development on the site and elsewhere, it is considered that the proposed development is acceptable and would, on balance, improve the site.

8.1.5 The proposal for 10 flats and a communal area includes large scale excavations to reduce the site level to the extent that vehicular access would once again be possible from Mannamead Avenue. The proposals to reduce the site levels [by approximately 1.5 metres] also effectively reduce the visual impact of any new development on the site. Therefore the proposals overall are considered to be acceptable in principle. In this respect the proposals are considered to be in accordance with policies CS03 [Historic Environment], CS15 [Housing Provision] and CS34 [planning application considerations] of the Core Strategy of Plymouth's Local Development Framework as well as policies SPT1, SPT3, DEV1, DEV2 and DEV10 of the JLP.

8.2 Design

8.2.1 The footprint of the building is 'L' shaped and would be flat-roofed with a natural sedum covering. The materials include extensive natural stone walls on the ground floor of the main south elevation, and on the eastern and inward facing elevations. Elsewhere render is the main finish. The windows would be in powder-coated aluminium. Overall the design of the building is considered to be of an appropriate quality and scale in accordance with policy CS02 [design] of the Core Strategy. The ground levels on site would be lowered, partly in connection with achieving access from Mannamead Avenue. As a result the proposed building would be relatively low compared with the upper part of Blake Lodge. Views from Blake Lodge itself would tend to be over and beyond the new building. The proposed sedum roof would further deflect from the built form of the new development and to a degree would appear as a continuum of the upper lawned area.

8.3 Character of the area and listed building issues

The site is within the Mannamead Conservation Area (CA) and any proposed development must preserve or enhance the area's character. At the pre-app stage it was considered that 10 units would overdevelop the site and that eight units would fit on the site more comfortably in respect of the spaces around the building, neighbouring residential amenity and the overall character of the area. The submitted design and access statement addresses this issue and states that: 'The building to be demolished has a gross internal floor area of 194sq.m. The new building has a gross internal floor area of 557sq.m. Orientation, overlooking, massing, appearance, trees, topography, minimum space standards and the needs of the Deaf Community have influenced this amount. The local authority called for a reduction in bulk during pre-planning discussions, hence the floor area of the latest proposal has been reduced by 76sq.m.' Aside from that the main change is that the upside-down 'L' shape has been flipped over so that the north/south part of the L shape now runs down the western side of the site, and not the eastern, as was the case at the pre-app stage.

8.3.1 The Historic Environment Officer is concerned that that the application proposals have not gone far enough in reducing the footprint of the development, which is essentially the concern that both Historic England and the Victorian Society express on the proposals; and it is true that the footprint does not appear to have been significantly reduced. However, the 'mirroring' of the building layout places the greater length of building over on the western side, i.e. where there is an opposing backland development on the adjacent site, whereas the narrower, eastern side of the building, is adjacent to the garden space of the neighbouring house in Seymour Road. This change has balanced out the development in terms of its

layout and impact on the site. On balance, and given the secluded nature of the site, the scale of the proposed development is not considered to give significant harm to the character of the conservation area. As described above, in 8.2.1 the proposed green roof helps to minimise the impact of the development on the setting of Blake Lodge as a listed building.

8.3.2 With regard to the listed building of Blake Lodge, the curtilage has long been partly fragmented owing to the long-standing gym building on the lower part of the site. The proposals advance the proposition that the prospective occupiers of the development would have access to and use of the lawned area immediately behind Blake Lodge, although not at the times the pre-school were using that space. This commitment ties the proposed development to the Lodge and is considered to be an adequate means of preventing the site from being sold off on the open market.

8.3.3 With regard to mitigating the impacts of the development on the conservation area, Historic England refer to paragraph 134 of the National Planning Policy Framework, which states that: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.' The viable use of the building by the PDA could be helped by the proposed development if resulting revenues are in part used to fund necessary works to preserve the fabric of the listed building. In this respect the Victorian Society has helpfully suggested restoring the front façade of the building, which can be secured by a planning condition that requires details and a timetable for such works before development commences. As well as requiring these works by condition, it is also considered appropriate to limit the use of the building to persons for whom British Sign Language is their first language, as well as requiring the flats to remain incidental to the use of Blake Lodge.

8.3.4 There is some relevant case history under the auspice of the Planning (Listed Buildings and Conservation Areas) Act 1990 In the case of *Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage, National Trust & SSCLG* [2014], it was found that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm. It should be given 'considerable importance and weight' when the decision-maker carried out the balancing exercise. However, there have been challenges to the strength of this judgement. To cite another example, the approval of the demolition of a care home (Pierson House, Plymouth) and construction of a 7 storey building containing 76 apartments with undercroft parking, & associated landscaping & infrastructure was approved and it was considered that less than substantial harm would be caused to the conservation area. In the case of Blake Lodge, the historic environment issues have been given considerable importance and weight and in this case the issues are balanced in favour of the development being acceptable.

8.4 Residential Amenity

The scale of the building, and the associated comings and goings, would have an impact on the amenities of neighbours. It is recognised that the existing gym is a somewhat alien use

and that it attracts visitors during the day. In that sense the proposed residential use is more in keeping with the area [notwithstanding Blake Lodge and adjoining pre-school are more institutional in character]. However, a block of flats is a more intensive form of development than a single dwelling. At the pre-application stage the scale of the proposed building was considered to be intrusive when viewed from neighbouring properties, despite the lowering of the site levels. For reasons similar to those in respect of the character of the area, it is considered that the amended site layout reduces the impact on neighbours, i.e. the development is lessened, or is further from, the houses on the southern and eastern sides of the site. As a consequence there is more development on the western side of the site, next to the house known as Greensleaves. There is a reasonably thick hedge on this boundary, which is within the control of the applicant. Providing this hedge is appropriately maintained the degree of overlooking from the first floor bedroom and kitchen on this elevation should not be significant. However, in any event, the applicant has agreed to obscure the upper windows in this elevation, which would alleviate any overlooking concerns. The relationship with the properties to the south and east is not considered harmful either in terms of privacy, outlook, light or noise. The distance from the proposed south facing elevation, to Woodville, the property to the south, is 23 to 24 metres, which is greater than the distances recommended in the Development Guidelines Supplementary Planning Document. There is an historic wall on the southern boundary, which is close to the neighbouring property. For this reason, as well as concerns that the old wall is properly preserved and restored, there should be a condition that requires details of the works to the wall. Of significance, too, is the fact that the use of the flats would be limited to deaf people, who use British Sign language as their first language, and would be classed as incidental to Blake Lodge.

8.5 Transport matters

Many of the public comments on this application relate to objections and concerns about the perceived inadequacy of the road serving the development and its junction with Mannamead Road. Mannamead Avenue is considered by many objectors to be too narrow leading to conflict between pedestrians and cars and cars with cars/other vehicles such as refuse and emergency vehicles. The junction with the main road is also cited as dangerous and incapable of further traffic movements without prejudicing highway safety.

8.5.1 The Local Highway Authority does not object to the proposed development. The fundamental issue is whether the level of traffic generated by the development would lead to conditions that prejudice highway safety and convenience, i.e. with regard to the function of Mannamead Avenue and its junction with Mannamead Road. In this case the level of traffic generation arising from 10 flats is considered to be well below dangerous levels, i.e. three movements over the peak am or peak pm period would not add significantly to turning movements at the junction; nor would they make a significant difference to the nature and volume of vehicular comings and goings on the access road. The same reasoning goes for emergency and refuse vehicles, all of which might have cause to attend properties on Mannamead Avenue as it stands, and the frequency of which would not increase significantly as a result of the development. However, as a result of concerns about access for emergency vehicles, a three metre wide turning space has now been shown on the site, which would help manoeuvrability for larger vehicles that attend the premises. Relevant amended plans have been obtained from the applicant.

8.5.2 With regard to proposed access versus utilising the existing access from Seymour Road, which the gym users used, the applicant's agent states the following: "Seymour Road Access: There are a number of reasons why we are proposing to have the access via Mannamead Avenue rather than Seymour Road; (1) From the initial pre-planning response there were no issues for use of this access from Highways, this has been further quantified by highways response in the full planning application. Concluding that there are no access or visibility issues by using this entrance. (2) The orientation of the development allows access directly to the front of the apartments via Mannamead Avenue, making use of an original entrance of the grade II listed building plot. (3) By using the entrance to the south of the site it directs the cars away from the existing nursery on the site, and therefore increasing the safety of those 2-5 year old children and their parents/ carers. (4) The access to the south also directs cars away from the front of Blake Lodge where there are currently 2 residential flats. (5) Due to the drop in site level, as you can see by the external staircase on the east into the car park, the levels of the vehicular access down the east would have to be regraded to meet the proposed level. This is not viable as the protected tree roots project into this area and therefore needs to remain as is." In officers' view the proposed access from Mannamead Avenue is appropriate: the traffic generated by the development is not considered harmful by the Highway Authority and would accord with the usual principle of avoiding traffic passing by the 'host' property, which in this case is Blake Lodge. The regrading of the existing driveway, down from Seymour Road, which would be necessary in order to meet the reduced site/build level, would appear to compromise trees on the eastern boundary.

8.5.3 Concerns have been expressed that heavy construction traffic will damage the fabric and drainage capacity of Mannamead Avenue. It is therefore recommended that the construction management plan condition includes a section requiring a detailed road condition survey prior to development commencing. In this way any damage to the highway can be monitored and pursued with the developer/contractors. The management plan condition will also address concerns generally about how construction vehicles would safely access the site.

8.6 Housing matters

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, when measured against the housing requirement in the adopted development plan (the Core Strategy), Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2017-22.

It should be noted, however, that the Local Planning Authority is at a relatively advanced stage in the preparation of the Plymouth and South West Devon Joint Local Plan. The pre-submission version of the JLP has been 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. The pre submission draft JLP sets out that a five year supply of deliverable housing sites can be demonstrated for the whole plan area, for the Plymouth Policy Area and for the Thriving Towns and Villages Policy Area, when measured against the new housing requirements set out in the JLP. Guidance on the amount of weight to be applied to the JLP is contained elsewhere in this report. It should, however, be considered that since the five year land supply elements of the JLP are likely to attract significant representations which will be considered at the Examination into the JLP, only limited weight should be given to the emerging five year land supply position.

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 set out in the adopted Core Strategy, 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(8)(Delivering Adequate Housing Supply) and paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and policy SPT3 of the Plymouth and South West Devon Joint Local Plan.

8.6.1 With regard to concerns raised by the Housing Delivery Team, the proposed units are a minimum 40 sq.m, which is adequate for one-bedroomed units and meets the National Space Standards. Officers consider that the prospect of out-of-town occupiers of the flats is justified due to the specialist nature of the accommodation provided through this application. Concerns that proposals for 10 flats are maximising profits at the expense of the conservation area are noted. Economic viability is often a key consideration for developers, but in planning terms this must not be at the expense of other important material considerations. As discussed elsewhere in this report the impact of the development is not considered to be demonstrably harmful in these respects.

8.7 Housing Need

The applicant's agent has provided the following overview of information provided in the application: The Plymouth Deaf Association are proposing to create a 'deaf friendly community', they want to provide independent living for the potential residents with easy access to support at Blake Lodge and with the ability to mutual support and relationships with those in a similar position. The amount of units is influenced by the idea of creating the community feel, not housing a few deaf residents but with the ability to create a home for 10 residents creating accommodation that is deaf friendly, incorporating all those aspects not found in regular housing. The charity want to create sustainable accommodation, putting in place this kind of facility that is not available in South West. This will be the first deaf friendly community in Plymouth and is something that should be encouraged to reduce the isolation of the deaf community. Based on the figures set out in the Statement of Need there is a clear need for this type of accommodation, providing equal opportunities and inclusion for the deaf community. In this respect Plymouth City Council and NHS Northern Eastern and Western Devon Clinical Commissioning Group (NEW Devon CCG) are broadly supportive of the development. The Public Health team are supportive of this application in principle. The provision of high quality living accommodation for a vulnerable community fits with their ambitions for a growing city where an outstanding quality of life is enjoyed by all.

8.8 Trees and Natural Infrastructure

The trees on site are protected by virtue of being in the conservation area. Those that are intended for removal would not in officers' views significantly impact on the character of the site or the CA overall. However, further information is required to ensure that significant, retained trees would be adequately protected.

The applicant has provided a Phase 1 Habitat Survey and Ecological Mitigation and Enhancement Strategy conforming to CIEEM guidelines with sufficient information to enable

the Planning Authority to condition the delivery of the ecological enhancements in order to deliver net biodiversity gain.

8.9 Drainage matters

The proposed method for disposing of surface water is via infiltration to ground. It is important that the proposed infiltration to soakaways, which is preferable in principle, can be achieved without impacting on third party land or property. In the circumstances a planning condition is recommended, which requires appropriate tests to be carried that ensure infiltration will work for the development without leading to drainage problems for neighbours or other third parties. The planning condition requires the submission of these details prior to the commencement of development. This means that appropriate survey work will have to be carried out before any other development takes place.

8.10 Other matters

There is a concern that the proposal for 10 flats would add a considerable burden to local services. However, the scale and nature of the proposed development is not considered to be onerous in this respect. The applicant has sought to demonstrate that the access from Mannamead Avenue was in use within the last half century. While it appears that the access was at some time in use, the issue today is whether such an access is appropriate for the proposed development. In this case it is considered that the proposed access would not be problematic in highway terms. There are concerns, too, that allowing permission in this case would set a precedent for allowing further developments to the detriment of the character and wildlife of the area. However, each planning case is considered on its merits and in this case the existence of the old gymnasium is a telling factor in favour of the proposals. Reference has also been made to building restrictions on the Culme Seymour Estate; although covenants of this type are not material to the Local Planning Authority's consideration of the case. There is also concern that the scheme is marginal in economic terms and that, should it fail, there would be pressure to allow change of use of the flats to open market housing. However, such a proposal would require the submission of a planning application to the Council, which would be considered on its merits.

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; £13,174.96 (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.

11. Planning Obligations

Not relevant in this case as the scheme is below the threshold for requiring Section 106 obligations..

12. Equalities and Diversities

The proposals are considered to provide valuable, up-to-date modern accommodation for deaf people in a location that is close to an existing hub for the deaf population in Plymouth, i.e. Blake Lodge. The inter-relationship with existing services and support, together with the independent living this development will foster, is considered to be a welcome and positive development in improving the quality of life for this sector of the community.

13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and will provide valuable accommodation while at the same time preserving the character and appearance of the conservation area and the setting and fabric of the listed building. In other respects the proposals are not considered to be harmful to residential amenity nor highway safety. The development is therefore considered to be in accordance with policies of the Core Strategy of Plymouth's Local Development Framework and the Joint Local Plan and it is recommended that permission be granted.

14. Recommendation

In respect of the application dated **19.12.2016**
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

Proposed Elevations 1512_P04 Version: A received 28/10/16

Plans and Elevations 1512_P02 Version: A received 15/12/16

Plans and Sections 1512_P03 Version: A received 09/01/17

Cross Section 1512_P05 Version: 0 received 09/01/17

Site Plans 1512_P01 Version: E received 10/03/17

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.

1 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(8) (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan

2 PRE-COMMENCEMENT: ACCESS FOR CONTRACTORS

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

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV10 and DEV15 of the

Plymouth and South West Devon Joint Local Plan and paragraph 32 of the National Planning Policy Framework 2012.

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

3 **PRE-COMMENCEMENT: BOUNDARY TREATMENT**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority:

- a) Details and a methodology for the restoration and construction of the boundary wall on the southern elevation of the site including the preservation and restoration of the vehicular entranceway from Mannamead Avenue and any new means of enclosure;
- b) Details of the permanent retention of the hedge on the western site boundary including a maintenance schedule and undertaking to replace any dead, dying or removed plants in the first planting season following death or removal.

Development shall be carried out in accordance with the approved details and the said boundary treatments shall be completed before the building is first occupied. In addition the boundary fencing shown on the approved plans shall be provided before the building is occupied and all approved boundary treatments shall thereafter be permanently retained.

Reason:

To ensure that the details of the development are in keeping with the standards of the vicinity and in order to preserve the building or its setting or any features of special architectural or historic interest which it possesses in accordance with Policies CS03 CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV1 and DEV22 of the Plymouth and South West Devon Joint Local Plan, sections 16 & 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 61 to 66 and 132 - 134 of the National Planning Policy Framework 2012.

Justification: To ensure that the boundary treatment can be properly accommodated within the development proposals / addresses its purpose.

4 **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

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must 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:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archeological 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'.

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 must 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.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must 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 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.

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 must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be

prepared in accordance with the requirements of condition 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 condition 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, DEV2 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 risks to health through contamination are properly considered and addressed before building works commence

5 PRE-COMMENCEMENT: EXTERNAL MATERIALS

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

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policies CS03 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies Dev20 and DEV22 of the Plymouth and South West Devon Joint Local Plan and paragraphs 61 to 66 and 132 - 134 of the National Planning Policy Framework 2012.

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

6 PRE-COMMENCEMENT: ARBORICULTURAL METHOD STATEMENT

No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority in relation to Tree ref:T5. The statement shall detail how trees are to be protected during construction of the flats and in particular the retaining wall to the east. It shall include measures for protection in the form of barriers to provide a 'construction exclusion zone' and ground protection in accordance with Section 6.1 of BS: 5837:2012 Trees in relation to Design, Demolition and Construction - Recommendations. The measures contained in the approved statement shall be fully implemented and shall remain in place until construction work has ceased.

Reason:

To ensure that the trees on site are protected during construction work in accordance with Policy CS18 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV30 of the Plymouth and South West Devon Joint Local Plan and paragraphs 61,109 and 118 of the National Planning Policy Framework 2012.

Justification: To ensure that trees are protected throughout the scheme.

7 PRE-COMMENCEMENT: MANAGEMENT PLAN

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

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV2 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 phase does not unduly impact on local amenity such as disturbance to local residents or disruption to traffic and parking.

8 PRE-COMMENCEMENT: SURFACE WATER DRAINAGE

No development approved by this permission shall be commenced until details of a scheme for the provision of surface water management has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- o Calculations and modelling results, which demonstrate that the proposed drainage system, including any attenuation is able to provide a 1% Annual Exceedance Probability (AEP) standard of protection plus a 40% allowance for climate change;
- o a ground investigation study to assess and confirm water pathways following discharge to the soakaways;
- o a construction environment management plan;
- o provision for storage and exceedance pathways and overland flow routes;
- o a plan for the future maintenance and management of the system and overland flow routes.

Prior to occupation of the site it shall be demonstrated to the satisfaction of the Local Planning Authority that relevant parts of the scheme have been completed in accordance with the details and

timetable agreed. The scheme shall thereafter be managed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason:

To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal during and after development, and to ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure in accordance with policy CS21 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV37 of the Plymouth and South West Devon Joint Local Plan and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.

Justification: Necessary because of the essential need to ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure.

9 PRE-DAMP PROOF COURSE: SURFACING MATERIALS

Notwithstanding the submitted plans the development shall not proceed beyond damp proof course level until details of all materials to be used to surface external areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policies CS03 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies Dev20 and DEV22 of the Plymouth and South West Devon Joint Local Plan and paragraphs 61 to 66 and 132 - 134 of the National Planning Policy Framework 2012.

10 PRE-DAMP PROOF COURSE: RESTORE FACADE OF BLAKE HOUSE

Details and a timescale for works to restore the front façade of the main house of Blake Lodge, or other works as agreed in writing with the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority before the development proceeds beyond the damp proof course stage.

Reason:

To mitigate the impact of the development hereby permitted on the setting of the Grade 2 listed building and the Conservation Area, in accordance with policy CS03 of the Core Strategy of Plymouth's Local Development Framework., DEV22 of the Plymouth and South West Devon Joint Local Plan, sections 16 & 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 132 - 134 of the National Planning Policy Framework 2012.

11 PRE-OCCUPATION: ACCESS FOR PEDESTRIANS

The building shall not be occupied until a means of access for pedestrians has been constructed in accordance with the approved plans.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV10 and DEV15 of the Plymouth and South West Devon Joint Local Plan and paragraph 32 of the National Planning Policy Framework 2012.

12 PRE-OCCUPATION: 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, policies DEV10 and DEV15 of the Plymouth and South West Devon Joint Local Plan and paragraph 32 of the National Planning Policy Framework 2012.

13 PRE-OCCUPATION: CYCLE PROVISION

No unit shall be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of 5 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, policies DEV10 and DEV15 of the Plymouth and South West Devon Joint Local Plan and paragraph 32 of the National Planning Policy Framework 2012.

14 PRE-OCCUPATION: LANDSCAPE WORKS AND IMPLEMENTATION

Landscape works shall include planting plans including the location of all proposed plants their species, numbers, densities, ground preparation and tree pit details. All landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV24 of the Plymouth and South West Devon Joint Local Plan and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012 .

15 PRE-OCCUPATION: LANDSCAPE MANAGEMENT PLAN

A Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The plan will include the long term objectives, indicate the ownerships and responsibilities and set out maintenance operations for the first year following implementation of the scheme and for a further 4 years following establishment.

Reason:

To ensure that due regard is paid to the continued enhancement and maintenance of amenity is afforded by the changed landscape in accordance with Core Strategy Policies CS18 and CS34.

16 CONDITION: ECOLOGICAL MITIGATION

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy (dated March 2017) for the site.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34, policies SPT11 & DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraphs 109 and 118 of the National Planning Policy Framework 2012. This pre-commencement condition is required to ensure that wildlife habitats are adequately protected from the development.

17 CONDITION: TREE PROTECTION

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

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

B: If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or

hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

C: The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with the approved plans 16.42.1.TPP and/or in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction-Recommendations) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy 30 of the Plymouth and South West Devon Joint Local Plan and paragraph and paragraphs 61,109 and 118 of the National Planning Policy Framework 2012.

18 **CONDITION: USE RESTRICTION**

The occupation of the accommodation hereby approved shall be limited only to persons for whom British Sign Language is their first language and the use of the flats hereby permitted shall remain incidental to the use of Blake Lodge at all times.

Reason:

The accommodation is considered to be suitable for deaf people but its occupation by any other persons would raise issues relating to the impact on the listed building and the character of the conservation area; access and the level and use of outdoor amenity space and would need to be the subject of a further planning application for consideration on its merits, in accordance with policies CS03, CS15, CS28 and CS34 of the Core Strategy of Plymouth's Local Development Framework and policies DEV10, DEV15, DEV22, DEV31 of the Plymouth and South West Devon Joint Local Plan and paragraphs 32, 61, and 132-134 of the National Planning Policy Framework 2012.

19 **CONDITION: OBSCURE GLAZING**

Notwithstanding the provisions of Article 3 and Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the windows (at first floor level) in the west elevation of the proposed building, shall at all times be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5) and non-opening unless the parts of the window which can be opened are more than 1.75 metres above the floor of the room in which the window is installed.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV1 of the Plymouth and South West Devon Joint Local Plan and paragraph 61 of the National Planning Policy Framework 2012.

Informatives

1 INFORMATIVE: CONDITIONAL APPROVAL NEGO

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 proactive way with the Applicant [including pre-application discussions] 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 SCHEME**

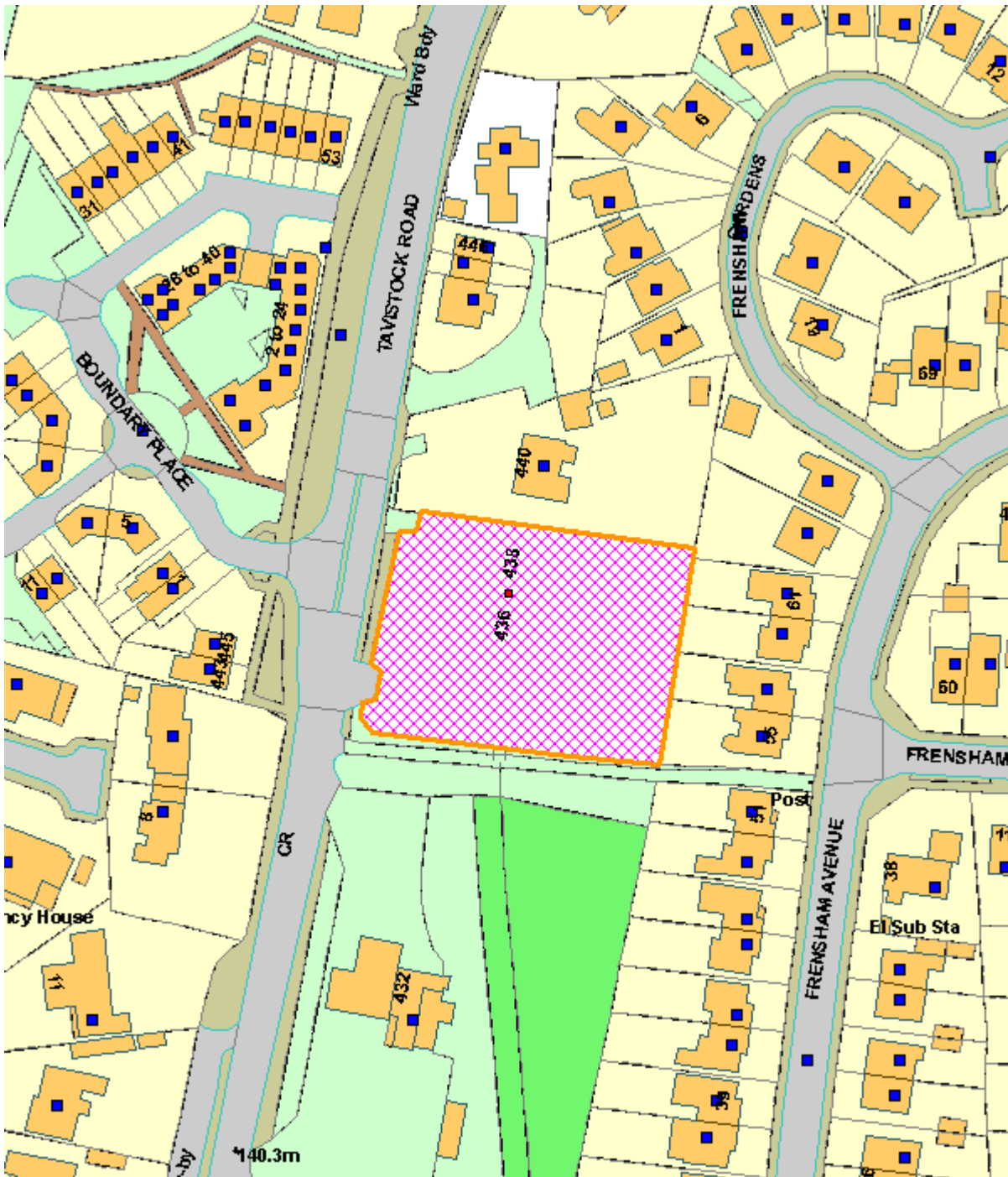
The applicant should be made aware that the property lies within a resident parking permit scheme which is currently over-subscribed. As such the development will be excluded from obtaining permits and purchasing visitor tickets for use within the scheme.

PLANNING APPLICATION OFFICERS REPORT



Application Number	16/02351/FUL	Item	03
Date Valid	16.01.2017	Ward	MOORVIEW

Site Address	436 Tavistock Road Plymouth PL6 7HQ		
Proposal	Demolition of Millstones Hotel and construction of 11 dwellings and associated works		
Applicant	Westcountry Land & Developments		
Application Type	Full Application		
Target Date	17.04.2017	Committee Date	01.06.2017
Extended Target Date	02.06.2017		
Decision Category	Major - More than 5 Public Comments		
Case Officer	Mrs Katie Saunders		
Recommendation	Grant Conditionally		



1. Description of Site

436 Tavistock Road or the Millstones Hotel as it is better known is a large detached building located in the Derriford area of the City. The property occupies a large plot with a number of established trees positioned around the boundary.

The site is bounded by a further large detached residential property to the north, a footpath linking through to Glenholt and Turners Car Dealership to the South and to the east are a number of smaller semi-detached properties located within Frensham Avenue.

Tavistock Road is the main arterial route extending north from the City Centre to Dartmoor.

2. Proposal Description

Demolition of hotel and erection of 11 detached houses and associated works

The application has been amended from the original submission in response to comments made by the Local Planning Authority resulting in the number of dwellings being reduced from 12 to 11.

The proposal involves the demolition of the existing hotel and redevelopment of the site with 11 three and four bedroom detached properties. The layout has been informed by the trees on site some of which are subject to a tree preservation order. The houses will be served by a shared surface street with each property having the benefit of a garden and off-street parking.

3. Pre-application enquiry

14/02062/MAJ – Detailed pre-application advice was provided which offered support for the principle of residential redevelopment but highlighted a number of issues for consideration including the impact on trees, residential amenity and the proposed road widening.

4. Relevant planning history

01/00840/OUT- Outline application to demolish existing hotel and redevelop land for residential purposes – Granted conditionally

02/01382/REM - Demolition of hotel and erection of 6 detached dwellings with garages and new access road and courtyard – Withdrawn

02/01975/FUL - Redevelopment of site of hotel and adjacent detached dwelling by erection of 10 detached dwellings with garages, and associated access road – Refuse

03/01284/FUL – Change of use and conversion of hotel to form two dwellings (with associated new means of enclosure) – Granted conditionally

04/01215/FUL - Single storey rear extension and formation of external rear terrace area – Granted conditionally

5. Consultation responses

Environment Agency – No objections

Highways Authority – No objections subject to conditions

Lead Local Flood Authority – Consultation response received making comments about the application of Sustainable Urban Drainage (SUDS) hierarchy, exceedance flows and South West Water approval

Low Carbon Team – No objections subject to condition

Natural Infrastructure Team – No objections subject to conditions

Public Protection Service – No objections subject to conditions

Police Architectural Liaison Officer – No objections subject to condition

6. Representations

Nine letters of representation have been received, seven in response to the initial consultation period and an additional two following the period of re-advertisement after the receipt of amended plans which revised the layout and led to the reduction in the number of dwellings from 12 to 11. The following issues have been raised:

* Development should only be allowed if it doesn't prejudice future widening of Tavistock Road

* Loss of character

* Contribute to traffic problems in the area

* One parking space per dwelling is not adequate

* Risk of overspill parking in Frensham Avenue

* Loss of privacy

* Overbearing and visually intrusive creating a sense of enclosure

* Loss of light

* Increase in noise from new dwellings

* Extensions above garages should be restricted

* Query over ownership/maintenance and type of boundary fencing

* Concern that drainage problems may be created within adjacent gardens

* Loss of trees

* Potential for issues with retained TPO trees

* Impact on highway safety from movements in and out of site

These issues were raised following the period of reconsultation

* Amended plans will still result in overlooking

* Properties backing on to Frensham Avenue are still too high and should be reduced in scale

* New properties are less than 21 metres from extended property in Frensham Avenue

* New plans are inconsistent regarding garages between plots 5 and 6

* Amendments could be made to make the development acceptable to the properties to the rear

One letter of representation also refers to the desire of the neighbour to address Planning Committee. Letters have been sent to all parties that had made representations notifying them of the committee procedure. In addition one of the letters raised property devaluation as an issue; this is not a material planning consideration.

7. Relevant Policy Framework

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

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

The 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 an advanced stage of preparation having now been subject to 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. It is therefore considered that the JLP's policies have the potential to carry significant weight within the planning decision if there are no substantive unresolved objections. However, the precise weight will need to be determined on a case by case basis, having regard to all of the material considerations as well as the nature and extent of any unresolved objections on the relevant plan policies.

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:

Development Guidelines Supplementary Planning Document First Review 2013

Planning Obligations and Affordable Housing Supplementary Planning Document Second Review 2012

Sustainable Design Supplementary Planning Document 2009

8. Analysis

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

2. The policies of most relevance to this application are CS01 (Sustainable Linked Communities), CS02 (Design), CS05 (Development of Existing Sites) CS15 (Overall Housing Provision), CS18 (Plymouth's Green Space), CS19 (Wildlife), CS20 (Sustainable Resource Use), CS21 (Flood Risk), CS22 (Pollution), CS28 (Local Transport Considerations), CS32 (Designing Out Crime), CS33 (Community Benefits/Planning Obligations) and CS34 (Planning Application Considerations).

3. The emerging Joint Local Plan also has the following policies relevant to the consideration of the application; SPT1 (Delivering sustainable development), SPT2 (Sustainable linked neighbourhoods), SPT3 (Provision of new homes), DEV1 (Protecting health and amenity), DEV2 (Air, water, soil, noise and land), DEV7 (Meeting local housing need), DEV9 (Meeting local housing need in plan area), DEV10 (Delivering high quality housing), DEV20 (Place shaping and the quality of the built environment), DEV28 (Protecting and enhancing biodiversity and geological conservation), DEV30 (Trees, woodlands and hedgerows), DEV31 (Specific provisions relating to transport), DEV33 (Waste Management), DEV34 (Delivering low carbon development) and DEV37 (Managing flood risk and water quality). However, as noted above, and given this site has had extensive pre-application discussions only limited weight has been given to the policies of the JLP.

4. The main planning considerations in this case are considered to be housing provision; highway safety; parking provision; biodiversity; impact on trees; impact on residential amenity, flooding and drainage and sustainability. These issues will be discussed in full below.

Principle of Development

5. The property was originally a residential property but was converted to a hotel in excess of 25 years ago. The area is primarily residential in nature although just to the south of the application site is a car sales garage.

6. The hotel is limited in size and scale, having only 8 bedrooms, and is not within the key waterfront and city centre tourist areas. The business has found it difficult to compete with more recent developments such as the Travelodge at Derriford, Future Inn and accommodation at the George Public House. Policy CS05 advises redevelopment of existing tourist infrastructure will be permitted if the loss of the use would not significantly harm the City's tourist and visitor offer.

7. The Economic Development Department has commented on the application and advised that they have no objections to the redevelopment of the site. Officers consider that given the limited scale of the hotel the proposed redevelopment will not significantly prejudice the tourist offer of the City and given the considerable demand for new housing the principle of the development is acceptable.

8. The proposal is not considered to conflict with Policy CS05 of the Core Strategy.

Housing Provision

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

10. 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”

11. 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.”

12. For the reasons set out in the Authority’s Annual Monitoring Report, when measured against the housing requirement in the adopted development plan (the Core Strategy), Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2017-22

13. It should be noted, however, the JLP is at an advanced stage of preparation having now been subject to a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. The pre submission draft JLP sets out that a five year supply of deliverable housing sites can be demonstrated for the whole plan area, for the Plymouth Policy Area and for the Thriving Towns and Villages Policy Area, when measured against the new housing requirements set out in the JLP. Guidance on the amount of weight to be applied to the JLP is contained elsewhere in this report. It should, however, be considered that since the five year land supply elements of the JLP are likely to attract significant representations which will be considered at the Examination into the JLP, only limited weight should be given to the emerging five year land supply position.

14. 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.

15. 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...”

16. 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"

17. As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as set out in the adopted Core Strategy, 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.

18. In accordance with Core Strategy Objective 10(8) (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan a two-year commencement condition is proposed in order to accelerate the delivery of housing.

Design and Layout

19. The initial layout has been amended following discussions with officers to address concerns that have been raised. Although the highways considerations will be discussed in more detail below a key factor in the layout was the safeguarding of sufficient land to ensure the dualling of the A386 Tavistock Road can be delivered. Officers are satisfied that the set back from Tavistock Road will provide sufficient space to deliver the road widening.

20. The necessary setback results in the provision of a landscaped area adjacent to the highway. Full landscaping details have not yet been provided however this will be covered by condition. Officers will ensure any planting does not prejudice highway safety and is in keeping with the character and appearance of the area.

21. Furthermore, again as discussed in more detail below the established trees on site and the relationship within existing residential properties has also informed the changes detailed to the layout.

22. The layout is centred around a single, shared surface street with two properties fronting Tavistock Road positively addressing this main arterial route in to the City in accordance with good urban design principles.

23. New dwellings then extend back fronting the shared surface street with three further dwellings then located to the rear of the site facing west. The back to back relationship with the dwellings to east is again in accordance with good urban design principles.

24. The density of development is higher than in the established residential area of Glenholt to the east and large detached properties are the primary form of development along Tavistock Road. However, smaller cottages can be found to the north of the application site

and other new developments such as on the former boundary filling station and adjacent to the George Park and Ride are comparable in scale.

25. The dwellings are all proposed to be two and a half storeys in height with rooms provided in the roofspace. Three different house types are proposed which helps create a sense of place and add variety to the street. A varied materials palette is proposed with the use of wood, brick and render, which are all considered appropriate. The dwellings will have dormer and gable features which will again help to deliver a high quality development.

26. Conditions will be required to ensure full details of materials are agreed to ensure the longevity of the development for the future. This is vital given the siting on a primary route in and out of the City.

27. Officers are satisfied that the development will positively contribute to the character and appearance of the area and appropriate conditions will ensure a high quality scheme is delivered in accordance with Policy CS02 and CS34 of the Core Strategy

Highways and Parking

Trip Generation

28. Based upon trip rates derived from the TRICS (Trip Rate Information Computer System) database the existing 8 bed hotel would generate around 3 two-way movements during the am peak and 5 during the pm. By comparison the dwellings now proposed would generate 6 two-way movements in each of the peak traffic hours (am and pm). Therefore whilst the proposed development would result in an increase in traffic movements in both the am and pm peaks, the scale of that increase is extremely minor and would not give rise to any capacity issues on the local road network.

Car Parking

29. All of the properties (which will have either 3 or 4 bedrooms) each have access to a minimum of 2 off-street car parking spaces. Such a level of car parking is consistent with the maximum car parking standards as outlined within the Development Guidelines SPD. As most of the units either have access to a garage or have a garden area large enough to accommodate a shed a specific condition relating to the need for cycle parking is not considered necessary.

Layout

31. As no dedicated footway provision is proposed within the site the access road will be designed and constructed as a shared surface street and will therefore need to be block paved to help reduce vehicle speeds and create a safe environment. The Local Highways Authority advises that a rumble strip be provided at the first point of entry into the site to highlight the fact to motorists that they are entering a shared space area.

32. Service margins of a minimum width of 0.5m will need to be provided on either side of the road in order to provide somewhere within which statutory undertakers can locate their

services. It may be that in order to accommodate all services that the width of these margins will have to be increased to 1m.

33. In order to prevent vehicles from right turning into and out of the site onto the busy A386 (which could give rise to highway safety issues), the applicant has attempted to align the position the junction of the access into the site with an existing central reservation on the A386 (provided as part of the redevelopment of the former Boundary Filling Station site). It is acknowledged that there may be the need to extend the existing central island reservation in a southerly direction by an extra 3-4m in order to totally prevent right turning manoeuvres taking place in this location. These works would need to be delivered by way of a Section 278 Highways Agreement. A condition is recommended relating to this and the layout of the junction of the site access with the A386.

Woolwell to The George Improvement Scheme

34. The Woolwell to The George highway improvement scheme allows for the widening of the A386 to provide additional highway capacity. This will require land along the frontage of the development for both the widening and to provide sufficient working space. The development incorporates a set back of 7.2m back from the existing kerb line, which is considered to be a worst case scenario. This distance maybe reduced once detailed design for the road widening scheme has taken place.

35. Officers are satisfied that the development can create a safe and satisfactory access and make a contribution to meeting its parking requirement in accordance with Policy CS34 of the Core Strategy. The development is not considered to have a severe impact on the transport network and complies with Paragraph 32 of the NPPF.

Residential Amenity

36. The development is located within a primarily residential area with a large detached property located to the north accessed from Tavistock Road and semi-detached properties located within Frensham Avenue bounding the site to the east.

37. Three properties are proposed to the rear of the site, between 9 and 11 metres from the rear (eastern) boundary. The properties in Frensham Avenue then have gardens with the rear elevations of their main dwellings situated between 24-26 metres away from the proposed new dwellings.

38. The Development Guidelines SPD recommends a distance of 21 metres between opposing windows in order to safeguard privacy. Whilst it is noted that one of the letters of representation advises of a single storey extension on their property which would be within 21 metres of the new dwellings a good level of boundary screening is currently in place and a large amount of this screening can be retained to safeguard the privacy of this extension.

39. The house types on plots 5, 6 and 7 adjacent to the eastern boundary have been amended with the projecting L-shaped elements being removed to provide a greater separation distance. The dwellings will have no more windows than originally proposed and

no rooflights are proposed in the rear elevation. It was noted that a type H dwelling was originally proposed on plot 6 which only had 3 small windows serving the staircase in the rear elevation. However this house type was undeliverable on this plot as adequate light and outlook could not be provided through side windows.

40. New dwellings will also have a view over 440 Tavistock Road to the north of the site. The majority of these dwellings will face the side elevation of this property and whilst there are some windows located within this elevation primary windows are focussed on the front and rear elevations. An angled view of the rear elevation of 440 Tavistock Road will be possible from the upper windows of plot 5. However, officer's opinion is the angle and distance between the properties will not result in unacceptable overlooking.

41. A boundary treatment condition is proposed in order to ensure established planting is retained on the site and adequate new fencing is provided. Officers consider this will ensure a good standard of privacy is retained for existing residents.

42. Concern has also been raised that the properties will appear dominating and overbearing from the properties and gardens in Frensham Avenue. Letters of representation raise concerns that the dwellings are three storeys high and will tower above the existing properties. The dwellings could be considered two and half storeys as rooms are proposed within the roofspace however the separation distances between the properties are considered adequate and existing and new planting will help to soften the appearance of the buildings.

43. Officers accept that the level of development on the site is the maximum that could be considered acceptable and given the close relationship with existing properties it is appropriate to restrict permitted development rights through an appropriate condition. This will ensure that roof alterations and extensions would need to be the subject of a planning application and their impact would be carefully considered.

Standard of Accommodation

44. All the proposed dwellings will provide a decent standard of accommodation. The houses all exceed the internal size guidelines in the National Technical Standards and will have good sized gardens. All habitable rooms will have sufficient light and outlook. The dwellings offer flexibility for future occupiers and adequate provision is provided to accommodate refuse facilities, cycle storage and parking. The applicant has also considered the need to provide 2 dwellings that meet Part M4(2) standards and provide added flexibility for future occupiers.

45. Officers consider the dwellings comply with Policy CS15 and CS34 of the Core Strategy.

Drainage

46. The site is located within a critical drainage area and has been accompanied by a drainage strategy. It is proposed that surface water will be attenuated on site and discharged to the surface water sewer. Infiltration was considered but given the limited scale of the site sufficient space was not available to accommodate a soakaway. South West Water has advised that they are happy to accept the discharge to the surface water sewer.

47. Furthermore details of the exceedance routes show that flows will be contained within the site running off to garden areas.

48. It is noted that residents have raised concerns regarding the potential for drainage problems from the development and have made comparisons with other new housing sites. Officers are unable to comment on the other sites referred to but are confident that the drainage solution proposed will not adversely impact adjoining properties.

49. A condition is recommended to secure some further details of the drainage proposals although at the time of writing this report new information has been supplied by the applicant and if considered acceptable the condition may not be required. This matter will be addressed by addendum if necessary.

50. The development is considered to comply with Policy CS21 of the Core Strategy.

Trees and Biodiversity

51. The site is covered by Tree Preservation Order 395 which protects two Ash and an Oak, two located on the southern and one on the eastern boundary. They are referred to as T8, T9, and T19 on the submitted tree survey and categorised as 'A' grade trees and are shown to be retained. In addition there is a mature large Monterey Cypress shown on the plans as a category 'A' tree (T20) on the northern boundary shown to be removed. There is a smaller group of Ash and Sycamore on the southern boundary nearer Tavistock Road which are also shown to be retained.

52. Initially plots 5, 7, 11 and 12 were considered to be located too close to the retained trees. The layout has been amended and one dwelling has been removed, a number of garages have been removed and the remaining dwellings have been repositioned.

53. Officers are satisfied that the alterations result in the dwellings being outside the tree protection areas and will not unduly prejudice the future health of the tree. There remains some concern that the established nature of the trees and their position to the south of a number of dwellings may lead to pressure in the future from future occupiers for further tree works. However any future tree works application would be considered on its own merits.

54. The application has been supported by an Extended Phase 1 Habitat Survey and further bat surveys. Officers are satisfied with the reports' findings and note that a number of recommendations are proposed including bat/bird bricks and boxes alongside native planting. A condition is recommended to secure these recommendations secure net biodiversity gain on site in accordance with Policy CS19 of the Core Strategy.

Public Protection Considerations

55. The Public Protection Service has assessed the submitted Phase 1 Site Investigation and note that contamination of the land is not ruled out from petroleum hydrocarbons associated with an old filling station that was located to the south of the site. The report suggests that data should be sought from the adjacent site to determine if elevated levels of contaminants were encountered. However, given the overall medium likelihood of human health pollutant linkages, a condition is recommended for further intrusive ground investigations on the application site.

56. The Phase 2 report should also take in to account the risk from identified asbestos on site which will need to be addressed through the demolition process.

57. A noise report was also submitted with the application which details that the proposed new dwellings are capable of meeting the "good room criteria" noise levels as detailed in BS8233:2014. However, in order to achieve these standards the following construction methods will need to be utilised:

* Trickle Vents: None – mechanical ventilation will be required

* Walls: Brick/Block cavity wall

* Windows & Doors: Double Glazed using Pilkington Optiphon acoustic glass, 10mm glass/16mm cavity/6mm glass

* Roof – Tiled / Slated with 12mm plasterboard ceiling and 100mm of mineral wool

58. Further investigation will need to be undertaken to establish if the amenity areas can meet the recommended 55dBA. An appropriate condition will ensure the additional investigations are carried out and a verification report is submitted demonstrating the dwellings have achieved the required standards.

59. Although Tavistock Road is identified as an Air Quality Management Area (AQMA) data held by Plymouth City Council suggests that Nitrogen Dioxide (NO₂) levels within very close proximity to the proposed development are within National Objective levels and therefore further work is not required.

60. The application has adequately addressed pollution issues and is considered to comply with Policy CS22 of the Core Strategy.

Sustainability

61. The submitted Energy Statement is acceptable in principle which details a total minimum of 9.40 kWp of photo-voltaic cells across the development. However clarity will be required on the breakdown of the regulated emissions and locations for the solar panels will also be required. These matters will be covered by condition. The development is considered to comply with Policy CS20 of the Core Strategy.

Secure by Design

62. The Police Architectural Liaison Officer has considered the application and notes the need for a single condition in order to ensure lockable gates are provided to private pathways in order to reduce the potential risk of crime.

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: £21,341.25 (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).

11. Planning Obligations

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

Planning obligations are not required as the development is only for 11 dwellings. It is noted that Policy DEV7 of the emerging Joint Local Plan details that an off-site contribution towards affordable housing provision should be negotiated for application of between 11 and 14 dwellings. However as this is an emerging policy and the development has been subject to pre-application discussions it would be unreasonable to insist that this proposal complies with this policy.

12. Equalities and Diversities

The development will provide 11 new detached family properties which will be available on the open market to purchase. Level access is provided to the properties and some flexibility is offered in the proposed layouts to meet a range of needs.

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.

The applicant has worked proactively with the council to address issues raised regarding the safeguarding of land for highway work, the impact on trees and the effect on residential amenity.

The development will deliver high quality housing that helps address the City's five-year housing land supply. The potential negative impacts of the development have been carefully considered and appropriate conditions are recommended to address any outstanding matters. Officers are satisfied that the development accords with relevant policies from the adopted core strategy and these matters are not outweighed by other material considerations.

14. Recommendation

In respect of the application dated **16.01.2017**
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

- Proposed Elevations 2202/4 Version: C received 19/04/17
- Proposed Floor Plans 2202/7 Version: C received 19/04/17
- Proposed Elevations 2202/8 Version: D received 04/05/17
- Existing Plans 2202/1 Version: 0
- Site plan 01122016 Version: 0 received 01/12/16
- Proposed Elevations 2202/10 Version: C received 18/05/17
- Floor Plans 2202/3 Version: 0 received 30/11/16
- Floor Plans 2202/5 Version: B received 30/11/16
- Proposed Elevations 2202/6 Version: D received 18/05/17
- Floor Plans 2202/9 Version: B received 30/11/16
- Site Location Plan OS1250 Version: 0 received 30/11/16
- Tree Protection Plan R1676AL Version: D received 30/11/16
- Block Plan 2202/12 Version: A received 18/05/17
- Proposed Sections 2202/15 Version: A received 18/05/17

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(8) (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan

3 **CONDITION: CONTAMINATED LAND**

Pre-commencement

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:
 - o human health
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - o adjoining land
 - o groundwaters and surface waters
 - o ecological systems
 - o archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

Section 2. Submission of Remediation Scheme

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

Section 3. Implementation of Approved Remediation Scheme

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

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

Section 4. Reporting of Unexpected Contamination

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

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

Reason:

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

Justification for Pre-commencement:

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

4 CONDITION: SURFACE WATER DRAINAGE

Pre-commencement

No development shall take place until details of the proposals for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before any dwelling hereby permitted is first occupied.

Reason:

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

Justification for Pre-commencement:

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

5 CONDITION: ACCESS (CONTRACTORS)

Pre-commencement

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

Reason:

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

Justification for Pre-commencement:

To ensure that the construction access can ensure the safety of road users and pedestrians.

6 CONDITION: ARBORICULTURAL METHOD STATEMENT

Pre-commencement

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

Reason:

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

Justification for Pre-commencement

To ensure existing trees are adequately protected and incorporated within the development proposals.

7 CONDITION: EXTERNAL AMENITY AREAS

Pre-dpc level

Unless otherwise previously agreed in writing no development shall take place past damp proof course level until further details have been submitted to and approved in writing by the LPA demonstrating how the External amenity areas shall not exceed 55 dB (LAeq,16hours) 07:00 to 23:00 daytime. The works shall be carried out in accordance with the approved details prior to occupation of the dwellings.

Reason: To ensure that the proposed dwellings hereby permitted achieve a

satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

8 CONDITION: STREET DETAILS

Pre-dpc level

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

Reason:

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

9 CONDITION: DETAILS OF NEW JUNCTION

Pre-dpc level

No development past dpc level shall take place until details of the junction between the proposed service road and the highway have been approved in writing by the Local Planning Authority; and none of the units shall be occupied until that junction has been constructed in accordance with the approved details.

Reason:

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

10 CONDITION: LANDSCAPE DESIGN PROPOSALS

Pre-dpc level

No development past dpc level shall take place until full details of both hard and soft landscape works and a programme for their implementation and maintenance have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; planting plans including the location of all proposed plants their species, numbers, densities, type (i.e bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection].

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development

Reason:

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

11 **CONDITION: DETAILS OF BOUNDARY TREATMENT**

Pre-dpc level

No development past dpc level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the details of the development are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core

Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

12 **CONDITION: EXTERNAL MATERIALS**

Pre-dpc level

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

Reason:

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

13 **CONDITION: SUSTAINABILITY**

Pre-dpc level

The development shall be completed in accordance with the submitted Energy Statement prepared by Liddell Associates (received 22/12/2016). This proposes the use of Solar Photovoltaic Cells as the preferred method of incorporating onsite renewable energy production. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise agreed previously in writing with the Local Planning Authority, prior to development past dpc level, the applicant shall provide to the Local Planning Authority details of the breakdown of the 15% reduction calculation and the locations and size of the on-site renewable energy production methods (in this case Photovoltaic Cells) for approval. The on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the development in

accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within the NPPF.

14 **CONDITION: NOISE**

Pre-occupation

All dwellings shall be constructed in accordance with BS8233:2014 so as to provide sound insulation against externally generated noise. The good room criteria shall be applied, meaning there must be no more than 35 dB LAeq for living rooms (0700 to 2300 daytime) and 30 dB LAeq for bedrooms (2300 to 0700 night-time), with windows shut and other means of ventilation provided.

Prior to any occupation of dwellings, the developer should submit, for written approval by the LPA, a verification report proving that the dwelling meets the aforementioned criteria.

Reason:

To ensure that the proposed dwellings hereby permitted achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

15 **CONDITION: ACCESS/HIGHWAY IMPROVEMENTS (GRAMPIAN)**

Pre-occupation

None of the units hereby approved shall be occupied until the proposed access and improvements to the existing highway (extension of central reservation on the A386) have been delivered in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway and pedestrian 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.

16 **CONDITION: REINSTATEMENT OF FOOTWAY**

Pre-occupation

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

Reason:

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

17 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 those 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.

18 CONDITION: LOCKABLE GATES

Pre-occupation

All gates to private pathways shall have gates and locks with key access. Details of these shall be submitted to and approved in writing by the Local Planning Authority, and shall be installed before any of the residential units requiring to use the respective private pathways are occupied.

Reason:

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

19 **CONDITION: BIODIVERSITY**

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the recommendations of the Extended Phase 1 Habitat Survey dated 14th October 2015 for the site. For the avoidance of doubt, this shall include the installation of 2 Schwegler 1FR bat tubes, 3 x No. 16 Schwegler Swift Boxes, 3 x 1SP Schwegler Sparrow Terraces and 2 House Martin Nests. The facilities shall be provided prior to occupation of the relevant dwelling.

Reason

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

20 **CONDITION: TREE/HEDGEROWS TO BE RETAINED/PROTECTED**

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

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

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

C: The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from

the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

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

21 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

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

Reason:

In order to protect residential amenity and ensure a good standard of accommodation is retained 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.

22 CONDITION: PART M (ACCESSIBLE AND ADAPTABLE DWELLINGS)

Unless otherwise previously agreed in writing with the Local Planning Authority 20% (2 no.) of the dwellings hereby approved shall be constructed in accordance with the details in the Accessible and Adaptable Dwellings Statement demonstrating compliance with Part M4(2).

Reason:

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

Informatives

**1 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.

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

3 INFORMATIVE: PUBLIC HIGHWAY ENGINEERING DETAILS

No work within the public highway should commence until engineering details of the improvements to the public highway have been approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into. The applicant should contact Plymouth Transport and Highways for the necessary approval.

4 INFORMATIVE: ROADWORKS

Any of the roadworks included in the application for adoption as highways maintainable at public expense will require further approval of the highway engineering details prior to inclusion in an Agreement under Section 38 of the Highways Act 1980. The applicant should contact Plymouth Highways for the necessary approval.

5 INFORMATIVE: CODE OF PRACTICE

The development shall be managed in accordance with the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web pages, this covers the following areas:

- 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.

6 **INFORMATIVE:SUPPORTING DOCUMENTS**

The application has also been accompanied by the following supporting documents which have been taken in to account in the determination of this application:

Phase 1 Site Investigation Project No. 001LADHI110 by Wesson Environmental

Asbestos Survey Report Job No. JO18353

Noise Assessment Report No. 044/16 by SB Consulting

Laminated Acoustic Glass Details

Bat Activity Surveys Version 1 Issued 28th October 2016

Tree Schedule by AM Lane Ref. R1676a

Drainage Statement Ref. J-5679-CFM-01-HS

Additional Drainage Information Ref. J-11632-01-HS dated 16th May 2017

Accessible and Adaptable Dwellings Statement

Secure by Design Statement

Energy Statement

Design and Access Statement

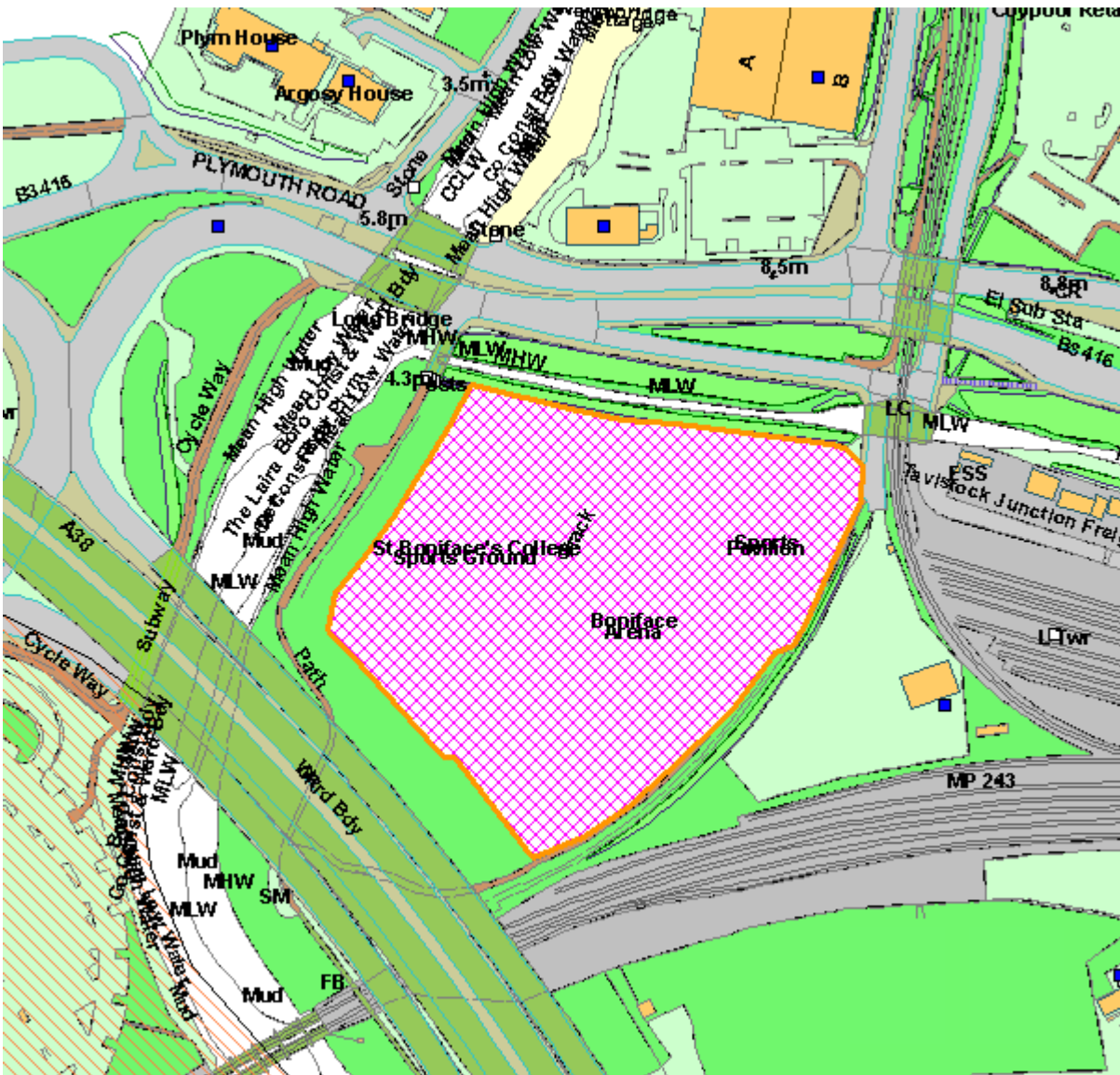
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PLANNING APPLICATION OFFICERS REPORT



Application Number	17/00648/S73	Item	04
Date Valid	14.03.2017	Ward	PLYMPTON ERLE

Site Address	Plymouth Speedway St Bonifaces College Sports Ground Coypool Road Marsh Mills Plymouth		
Proposal	Vary conditions 4 and 9 from application 13/01196/FUL to allow extended speedway and training operating hours and to allow up to 21 races per meeting (instead of the 20 currently allowed) (except for Championship events and British finals when 24 races are already permitted)		
Applicant	Mr M Phillips		
Application Type	Removal or variation of a condition		
Target Date	13.06.2017	Committee Date	01.06.2017
Extended Target Date	N/A		
Decision Category	Major - More than 5 Public Comments		
Case Officer	Mr Jon Fox		
Recommendation	Refuse		



1. Description of Site

The site is approximately 1.2 hectares in area and comprises over one half of the former St. Boniface's sports ground, on its eastern side. The site is accessed via Coypool Road, on the northern side of the site, as it passes under, and runs up to, the main Plymouth Road. A rough footpath runs around the western, southern and eastern sides of the sports ground. The western boundary also abuts a site of local importance for nature conservation, which includes the River Plym as it joins the Laira. The main A38 trunk road runs beyond and above the site's southern boundary. The sports ground is thus situated on low lying ground and is within Flood Zone 3 of the Environment Agency's indicative floodplain map. The site has for approximately 12 years been used as a speedway circuit and accommodates associated infrastructure such as spectator stands, officials' building and covered motorcycle enclosures.

2. Proposal Description

Vary conditions 4 and 9 from application 13/01196/FUL to allow extended speedway and training operating hours and to allow up to 21 races per meeting (instead of the 20 currently allowed) (except for Championship events and British finals when 24 races are already permitted).

These proposals would involve racing ending at 22.00 hours, instead of 21.45 hours, and beginning at 19.00 hours, instead of 19.15 hours. Engine warm-up would be 15 minutes earlier, i.e. at 18.30.

The proposals also seek to allow Saturday training from 1100 - 1600 (currently 1300 - 1600) on alternate Saturdays from the second Saturday in January to second Saturday in December (currently March to October).

3. Pre-application enquiry

None.

4. Relevant planning history

13/01196/FUL - Continue use of part of land as motor cycle speedway track, with ancillary accommodation and facilities on a permanent basis, and including variations to existing terms/methods of operation with revision of conditions 4a & 4c of Approval 07/00547 to allow an alternative to main race night of Friday of EITHER Thursday or Saturday or Bank Holiday Monday (with only one meeting in any weekend) and to allow revisions to meeting timing allowing engine warm-up at 1845 (1730 on a Bank Holiday) and racing to commence at 1915 (1800 on a Bank Holiday) and complete meeting by 2145 (2030 on a Bank Holiday). This application was granted conditionally.

07/00547/FUL - Continue use of part of land as motor cycle speedway track, with ancillary accommodation and facilities on a permanent basis, and including variations to existing terms/methods of operation. This application was approved.

05/01452/FUL - Develop part of site by provision of motorcycle speedway track and ancillary accommodation and facilities. Granted temporarily.

5. Consultation responses

Local Highway Authority

Have no objections. The site has been in use since 2006, without giving rise to any significant transport impacts, and the traffic impact and parking element of the extant use had been carefully considered as part of the previous planning applications. That considered the traffic impact generated by the speedway use would fall well within the capacity of the local road network.

This latest application is supported by an updated traffic statement. The additional relatively minor extension of the use would be unlikely to give rise to any significant material impacts in terms of the highway network and its function.

Environment Agency

Have no objections. The EA consider that the continued use of this land for speedway will be acceptable provided that the site's flood evacuation plan is maintained (and updated if necessary); and there will be no increase in the footprint of built development.

Public Protection Service (PPS)

Raise objections. The submitted Noise Impact Assessment "Neighbourhood Noise Survey - Plymouth Speedway, S B Consulting, Rev 1: Reissued on 07/03/2017" concludes the impact of the Speedway is likely to be minimal and insignificant, the conclusion appears to be based on monitoring data obtained in 2013. However, it is noted that more recent monitoring has been undertaken (24th February 2017) although there appears to be no discussion relating to the latest monitoring results - which PPS would prefer to have included.

PPS have reviewed their system and have found details of a total of 27 noise complaints have been logged, some of which are mail merged i.e. more than one complainant per case. To PPS, this suggests that a high number of residents in the locality have previously been disturbed by the Speedway and by extending the hours and altering the training season to become an all year round process will only exacerbate this.

PPS consider that the application as it stands is not acceptable and therefore recommends it is not granted permission in its current form because the noise created from the Speedway has the potential to diminish the general amenity of the locality and affect the use and enjoyment to noise sensitive receptors within their homes and gardens.

6. Representations

13 letters were received; there were seven objections and six letters of support:-

Objections

1. Noise - high pitched noise of bikes overrides everything else, including other traffic.
2. Loud tannoy system
3. Further increase in training hours should not be considered; training throughout the year is unacceptable.
4. Pollution from the bikes will increase.
5. Revving of engines before races.

Support

- a. Develop young and up and coming riders, to progress, and also bring on local talent. Let's put this sport on the map for Plymouth.
- b. We need a motor sport in Plymouth and this is the way forward.
- c. The noise is minimal compared to traffic and bike noise on A38.
- d. A favourable outcome would secure the future of speedway not only in Plymouth but the southwest.
- e. The key to the survival of speedway is young riders and the National League gives these young English riders the opportunity to do this. The alteration to the planning consent will allow youngsters in the south of England chance to experience racing and be able to practice on some Saturday afternoons. At present this is only done in the North but it is a long way to travel and a financial commitment to their families and this restricts the opportunity.
- f. Speedway is a family sport, spectacular and exciting.
- g. Speedway puts Plymouth on the map and does assist with tourism and the financial status of the surrounding area; each week supporters come from all around the UK visiting the speedway but also making a little holiday from it and thus using the local amenities.
- h. This will enable young local speedway riders to participate in a meaningful Junior League, (The Southern Development League.)
- i. There are very few facilities for teenagers in Plympton.

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

- o 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).
- o 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 an advanced stage of preparation having now been subject to 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. It is therefore considered that the JLP's policies have the potential to carry significant weight within the planning decision if there are no substantive unresolved objections. However, the precise weight will need to be determined on a case by case basis, having regard to all of the material considerations as well as the nature and extent of any unresolved objections on the relevant plan policies.

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

8. Analysis

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

8.1 Noise and residential amenity

This application relates only to a proposed variation in the days and times at which speedway racing and training takes place. In this respect it is important to note that the principle of speedway racing has long been established.

8.2 The one proposed extra race, on meeting nights, would not in officers' view be harmful to residential amenity. However, the reality is that, at present, only 15 races typically take place per meeting. The intention is to accommodate six races within the 'Development League', which would increase the number of races typically to 21. The proposals add 15 minutes to the end of the speedway event, i.e. from 21.45 hours to 22.00 hours. This is arguably the part of the proposals that has the most impact, on race nights. 22.00 hours is considered to be an unreasonable time for noisy activity to cease. It is understood that the alternative, of adding thirty minutes to the start of the meeting, i.e. start at 18.45 hours and finish at 21.45 hours, would not allow time for visiting attendees to travel to the site.

8.3 The increased rider training, on alternate Saturdays only from within the Speedway season, to throughout the year is also a significant issue. At present local residents are afforded 'time off' from the Speedway. Notwithstanding the level of noise generated by the training events, it is considered unreasonable to expect residents to have to tolerate noise from the speedway arena throughout the year (bar the Christmas and New Year period), even if this is only on alternate Saturdays.

Other Impacts

The proposals do not raise any other negative issues. However, there have been a number of support letters, which point to the increased times and days of use as important for the development of Speedway in Plymouth and the South West. Officers consider these comments to carry weight also.

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives

further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

None.

11. Planning Obligations

Planning obligations not required in this case

12. Equalities and Diversities

The proposals do not raise equalities and diversity issues.

13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and at this time are not able to support the proposals. It is recognised that the Speedway is an important sporting facility for the city and the wider region. However, in its present form the proposals are considered to be harmful to residential amenity and therefore contrary to policies CS22 of the Core Strategy of Plymouth's Local Development Framework and policies DEVI and DEV2 of the Plymouth and South West Devon Joint Local Plan. It is therefore recommended that permission be refused.

14. Recommendation

In respect of the application dated **14.03.2017** it is recommended to **Refuse**

15. Conditions / Reasons

I REFUSAL: NOISE HARMFUL TO RESIDENTIAL AMENITY

The noise and disturbance associated with the use of the Speedway particularly in the evening and for increased rider training would cause an unacceptable level of harm to the living conditions of the residents within the vicinity of the application site contrary to policy CS22 of the adopted City of Plymouth Core Strategy Development Plan Document 2007, policies DEVI and DEV2 of the Plymouth and South West Devon Joint Local Plan and paragraphs 17 and 123 of the National Planning Policy Framework 2012.

Informatives

I INFORMATIVE: REFUSAL (WITH ATTEMPTED 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 and has looked for solutions to enable the grant of planning permission. However the proposal remains

contrary to the planning policies set out in the reasons for refusal and was not therefore considered to be sustainable development.

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/04/2017	Agreed Minor Amendment	17/00898/AMD	Land Developments (SW) Ltd	Non-material minor amendment for application 16/00804/FUL: Change Plot 4 to a 3 bedroom property with additional windows, removal of trees, and additional trees planted elsewhere	Land Off Tamar Way West Park Plymouth	Mr Chris King
24/04/2017	Grant Conditionally	17/00376/FUL	Mr Stephen Croft	Hardstanding and access (Retrospective)	419 Honicknowle Lane Plymouth PL5 3PE	Mrs Alumecei Tuima
25/04/2017	Grant Conditionally	16/02106/FUL	Mr Martin Hemmerle	Alteration & extension to former B&Q building to form 4 retail units (Class A1) including recladding of the building	206 Plymouth Road Plymouth PL7 4NR	Mr Alistair Wagstaff
25/04/2017	Grant Conditionally	17/00131/TPO	Mr David Smallridge	T40, T43, T44 - Monterey Pines - Fell	Meadowside Residential Home 5 Plymbridge Road Plymouth PL7 4LE	Mrs Jane Turner
25/04/2017	Grant Conditionally	17/00246/FUL	Mark White	Change of existing window to louvre and creation of new louvre window	Peninsula NHS Treatment Centre, 20 Brest Road Plymouth International Business Park Plymouth PL6 5XP	Mrs Jess Maslen
25/04/2017	Grant Conditionally	17/00310/TPO	Richard Prowse	Various trees tree management works, as detailed in report dated 26/1/17.	Glenholt Park, Glenfield Road Plymouth PL6 7NJ	Mrs Jane Turner
25/04/2017	Refused	17/00297/FUL	Mr William Brook	Three storey rear extension, two storey side extension and front porch	4 Cressbrook Close Plymouth PL6 8RX	Mrs Liz Wells

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
25/04/2017	Refused	17/00331/TPO	Mr John Dean	T1 Sycamore - Fell.	6 Venn Court Plymouth PL3 5NS	Mrs Jane Turner
26/04/2017	Agreed Condition Details	17/00185/CDMLB	Ms Ann Roberts	Condition Discharge: Condition 3 of application 13/00299/LBC	11 Holyrood Place Plymouth PL1 2QB	Mrs Jess Maslen
26/04/2017	Agreed Condition Details	17/00500/CDM	Mr Steven	Condition Discharge: Condition 6 of application 15/02229/FUL	St Peters Convent George Lane Plymouth PL7 2LL	Mrs Rebecca Boyde
26/04/2017	Agreed Condition Details	17/00503/CDMLB	Mr Steven	Condition Discharge: Conditions 5, 6, 7, 9, 10, 11, 12 & 14 of application 15/02232/LBC	St Peters Convent George Lane Plymouth PL7 2LL	Mrs Rebecca Boyde
26/04/2017	Agreed Condition Details	17/00504/CDMLB	Mr Steven	Condition Discharge: Conditions 5, 7, 10, 15 & 17 of application 15/02231/LBC	St Peters Convent George Lane Plymouth PL7 2LL	Mrs Rebecca Boyde
26/04/2017	Agreed Condition Details	17/00689/CDM	Mr Steven	Discharge conditions 8 and 9 from application 15/02229/FUL	St Peters Convent George Lane Plymouth PL7 2LL	Mrs Rebecca Boyde
26/04/2017	Agreed Condition Details	17/00690/CDM	Mr Steven	Condition Discharge: Conditions 8 & 9 of application 15/02230/FUL	St Peters Convent George Lane Plymouth PL7 2LL	Mrs Rebecca Boyde
26/04/2017	Grant Conditionally	17/00298/FUL	Lee and Drew	External alterations, remedial works to garden & replacement windows	9 Caroline Place Plymouth PL1 3PR	Mrs Jess Maslen

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
26/04/2017	Grant Conditionally	17/00299/LBC	Lee and Drew	External alterations, remedial works to garden & replacement windows	9 Caroline Place Plymouth PL1 3PR	Mrs Jess Maslen
26/04/2017	Grant Conditionally	17/00701/LBC	Mr Julian Cooper	Replacement of existing roof covering with insulated sheeting building N177 within the Grade I Listed Quadrangle	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Chris King
27/04/2017		17/00259/GP2	Mr Benjamin E Elliott	Change of use of building from Office Use (Class B1(a)) to a dwellinghouse (Class C3)	98 Billacombe Road Plymstock Plymouth PL9 7EZ	Mrs Liz Wells
27/04/2017	Grant Conditionally	17/00236/FUL	Ms Alison Hicks	Partial demolition, and new extensions to existing main campus building providing part of larger internal refurbishment works for centralised student hub facility, including associated hard and soft landscape works	University Of St Mark And St John Plymbridge Lane Plymouth PL6 8BH	Mrs Katie Saunders
27/04/2017	Grant Conditionally	17/00501/FUL	Mr Richard Tremain	0.5m stone faced boundary wall with a fence up to a maximum height of 1.6 metres along the side boundary	6 Leatfield Drive Plymouth PL6 5HP	Mrs Liz Wells
27/04/2017	Grant Conditionally	17/00511/FUL	Miss Bethanie Cork	Change the use from office (Class B1) to a Hair Salon (Class A1)	32 Looe Street Plymouth PL4 0EA	Mrs Kate Price
27/04/2017	Grant Conditionally	17/00518/FUL	Mr John McConnell	Removal and replacement of 176x windows to Astor, Astor Annex, Brunel and Burrows Blocks and the replacement of 1x roof light to Astor Annex	Devonport High School For Boys Paradise Road Plymouth PL1 5QP	Mrs Liz Wells
27/04/2017	Grant Conditionally	17/00519/LBC	Mr John McConnell	Removal and replacement of 176x windows to Astor, Astor Annex, Brunel and Burrows Blocks and the replacement of 1x roof light to Astor Annex	Devonport High School For Boys Paradise Road Plymouth PL1 5QP	Mrs Liz Wells

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
27/04/2017	Grant Conditionally	17/00528/LBC		Installation of metal railing as guarding around upper level of the steps	Nursery Steps Royal William Yard Plymouth PL1 3RP	Mrs Kate Price
27/04/2017	Grant Conditionally	17/00590/LBC	Mrs Beryl Smith	Replacement of existing fence and gates (Minor variations to application 16/01310/LBC)	The Jetty, Land North Of The Mews The Millfields Plymouth PL1 3JS	Mrs Kate Price
27/04/2017	Grant Conditionally	17/00605/FUL	Mr & Mrs Paul Bullard	Rear and side extensions	11 Hurrabrook Gardens Plymouth PL6 8SH	Mrs Alumecci Tuima
27/04/2017	Refused	17/00589/FUL	Roger John Kingdom	Hardstanding (Restrospective)	39 Egguckland Road Plymouth PL3 5HF	Miss Amy Thompson
28/04/2017	Agreed Condition Details	17/00440/CDM	Mr Keith Elliott	Condition Discharge: Conditions 3 & 4 of application 16/01309/S73	53 Shortwood Crescent Plymouth PL9 8TH	Mr Jon Fox
28/04/2017	Grant Conditionally	17/00358/TPO	Mr John Doidge	Tree 1: Sycamore, fell (in decline with little new wound wood)Tree 3: Sycamore, 3 stems, fell/coppice to bank height.Tree 4: Sycamore, coppice to bank height.Tree 6: Sycamore, fell. Tree 7: Sycamore, fell.Tree 8: Sycamore, retainTree 9: Sycamore triple stemmed, fell	2 Widewell Road Plymouth PL6 7DN	Mrs Jane Turner
28/04/2017	Grant Conditionally	17/00539/FUL	Mr Aaron Wilkinson	Change of use from Industrial Unit (Class B2) to a Doggy Day Care Center (Sui-Generis) for up to 16 dogs	9 Haxter Close Plymouth PL6 7DD	Mrs Liz Wells

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
28/04/2017	Grant Conditionally	17/00603/FUL	Mr A Yazdabadi	Installation of noise mitigation measures including metal framed barriers with acoustic lining and acoustic lining applied to wall	Ernesettle STOR, Ernesettle Lane Plymouth PL5 2TT	Mr Simon Osborne
02/05/2017	Grant Conditionally	16/02363/OUT	Mr & Mrs Douglas	Outline consent for 2 detached dwellings	Pengarth, Tamerton Foliot Road Plymouth PL6 5EU	Miss Amy Thompson
02/05/2017	Grant Conditionally	17/00335/ADV	Mr Mitch Tonks	Proposed new sign boards & awnings with advertisement	The Design Studio 3 Rope Walk Plymouth PL4 0LB	Mrs Jess Maslen
02/05/2017	Grant Conditionally	17/00430/FUL	Mr Phil Lord	Installation of additional structural supports to support the walkways of blocks I, J & L at Tinside Cove	Tinside Pool Hoe Road Plymouth PL1 2NZ	Mrs Kate Price
02/05/2017	Grant Conditionally	17/00431/LBC	Mr Phil Lord	Installation of additional structural supports to support the walkways of blocks I, J & L at Tinside Cove.	Tinside Pool Hoe Road Plymouth PL1 2NZ	Mrs Kate Price
02/05/2017	Grant Conditionally	17/00650/FUL	Mr Jim Clemens	Hardstanding	17 Derwent Avenue Plymouth PL3 6JW	Mr Mike Stone
02/05/2017	Grant Conditionally	17/00762/FUL	Mr & Mrs R Oak	Side and rear extension and detached garage	40 Gilwell Avenue Plymouth PL9 8PA	Mr Mike Stone
03/05/2017		17/00637/GP2	Mr Matthew Conyers	Proposed change of use from Class B1(business) to Class C3 (dwellighthouse)	3 Elizabeth Court Whimble Street Plymouth PL1 2DH	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
03/05/2017	Agreed Condition Details	17/00628/CDM	Mr Liam Lynch	Condition Discharge: Conditions 3, 4, 5 & 7 of application 16/00477/FUL	186 - 190 Keyham Road Plymouth PL2 1RD	Mr Mike Stone
03/05/2017	Agreed Condition Details	17/00647/CDM	Mr & Mrs J Andrews	Condition Discharge: Condition 3 and 4 of application 15/02379/FUL	Plot 3, Riverford Estover Close Plymouth PL6 7LJ	Miss Amy Thompson
03/05/2017	Grant Conditionally	17/00247/OUT	Mr & Mrs S O'Higgins	Outline application with details of access to construct a detached single dwelling	56 Vinery Lane Plymouth PL9 8DE	Miss Amy Thompson
03/05/2017	Grant Conditionally	17/00303/FUL	Frankie Montgomery	To remove the existing Georgian, single glazed timber framed windows and replace with double glazed Georgian styled timber framed windows and make good surroundings.	61 George Street Plymouth PL1 4HS	Mrs Jess Maslen
03/05/2017	Grant Conditionally	17/00499/FUL	Mr & Mrs John Pitcher	Two storey side extension	8 Glade Close Plymouth PL6 5JB	Mrs Liz Wells
03/05/2017	Grant Conditionally	17/00595/FUL	Mr & Mrs Cris & Candice Cowburn	Restoration and conversion of existing barn/store to create a family dwelling (Class C3)	1 Hooe Manor Belle Vue Road Plymouth PL9 9NR	Mrs Kate Price
03/05/2017	Grant Conditionally	17/00596/LBC	Mr & Mrs Cris & Candice Cowburn	Restoration and conversion of existing barn/store to create a family dwelling (Class C3)	1 Hooe Manor Belle Vue Road Plymouth PL9 9NR	Mrs Kate Price
03/05/2017	Refused	17/00703/FUL	Miss Kelly Lashbrook	Residential annexe in rear garden.	15 Kit Hill Crescent Plymouth PL5 1EW	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
04/05/2017		17/00842/GP1	Mr Kenneth Roberts	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 5.75m, has a maximum height of 2.7m, and has an eaves height of 2.7m	20 Laira Park Crescent Plymouth PL4 7HS	Mr Chris Cummings
04/05/2017	Agreed Minor Amendment	17/00947/AMD	Mrs Sarah Hyatt	Non-material Minor Amendment: Minor alterations to remove rotting timber cladding to expose the original rendered concrete finish and to return the appearance back to the original finish.	Hawkins Meeting House Buckwell Street Plymouth PL1 2DA	Mr Mike Stone
04/05/2017	Grant Conditionally	17/00475/FUL	Turtle Bay	Change of use from retail (Class A1) to restaurant (Class A3), alterations to shopfront and installation of extraction system	Ground Floor, 5 St Andrews Cross Plymouth PL1 1AB	Miss Amy Thompson
04/05/2017	Grant Conditionally	17/00547/FUL	Mr Mark Salmon	Side extension and erection of new 2.2m boundary wall to replace hedge	21 Patterdale Close Plymouth PL6 8XA	Mrs Liz Wells
04/05/2017	Grant Conditionally	17/00584/ADV	Mr Gilbert Snook	Internally illuminated signs	City College Plymouth Kings Road Devonport Plymouth PL1 5QG	Mrs Alumecci Tuima
04/05/2017	Grant Conditionally	17/00618/FUL	Mr Malcolm Roose	First floor side extension	15 The Drive Plymouth PL3 5SU	Mrs Alumecci Tuima
04/05/2017	Grant Conditionally	17/00629/FUL	Ms Hilary Cragg	Single storey rear extension to the side of the tenement	11 Acre Place Plymouth PL1 4QR	Mrs Liz Wells
04/05/2017	Grant Conditionally	17/00773/FUL	Mr & Mrs Wadland	Detached garage, existing garage to be demolished.	1C North Down Road Plymouth PL2 3HH	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
04/05/2017	Grant Conditionally	17/00795/FUL	Mr & Mrs Smith	Hipped roof alterations to form two gable ends and installation of rooflights and windows	26 Egguckland Road Plymouth PL3 5HG	Mr Chris Cummings
04/05/2017	Lawful Certificate Issued	17/00817/PRDE	Mr Andrew Shute	Rear extension	9 Hirmandale Road Plymouth PL5 2JZ	Mr Chris Cummings
04/05/2017	Prior Approval Not Required	17/00804/GP1	Mr John Jakubowski	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	8 Queens Gate Stoke Plymouth PL1 5NQ	Mrs Liz Wells
04/05/2017	Refused	17/00562/FUL	Mr Ian Marsh	Front porch extension	31 Laira Park Place Plymouth PL4 7HT	Mrs Alumecci Tuima
05/05/2017	Agreed Condition Details	16/02364/CDM	Eop II Prop Co I S.A.R.L	Condition Discharge: Condition 4 of application 16/01102/S73	Legacy Plymouth International Hotel, 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff
05/05/2017	Agreed Condition Details	16/02392/CDM	Eop II Prop Co I S.A.R.L	Condition Discharge: Condition 5 of application 16/01102/S73	Legacy Plymouth International Hotel, 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff
05/05/2017	Agreed Condition Details	17/00251/CDMLB	Mr Phil Thompson	Condition Discharge: Condition 5 of application 16/01551/LBC	The Glassblowing House 20 The Barbican Plymouth PL1 2LS	Miss Amy Thompson
05/05/2017	Condition Decision Split	14/00140/CDM	Pilgrim Primary School	Discharge of conditions: conditions 3, 6, 8 of application 13/01333/FUL	Pilgrim Primary School, Oxford Street Plymouth PL1 5BQ	Mrs Olivia Wilson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
05/05/2017	Condition Decision Split	14/00705/CDM	Pilgrim Primary School	Condition Discharge: Conditions 4, 5, 7, 8, 9 and 12 of application 13/01460/FUL	Pilgrim Primary School, Oxford Street Plymouth PL1 5BQ	Mrs Olivia Wilson
05/05/2017	Grant Conditionally	17/00334/FUL	Mr Simon Isbell	Conversion of work shop into a residential dwelling (Use C3)	2 Buttersby Lane Plymouth PL4 8EE	Miss Amy Thompson
05/05/2017	Grant Conditionally	17/00512/FUL	Mr & Mrs Ian Barnes	Two storey side and single rear extensions	66 Weston Park Road Plymouth PL3 4NW	Mrs Alumeci Tuima
05/05/2017	Grant Conditionally	17/00553/FUL	Mr Gary Duff	Erection of a garden studio which will be positioned in the south west corner of the existing garden and separate from the main house	22 Lower Compton Road Plymouth PL3 5DH	Mrs Liz Wells
05/05/2017	Grant Conditionally	17/00666/REM	Mr Nick Clark	Application for reserved matters including appearance, layout and scale of 1no. self-build (Plot 21) (Resubmission of 16/02280/REM)	West Park Primary School, Wanstead Grove, Plymouth PL5 2LU	Miss Amy Thompson
05/05/2017	Grant Conditionally	17/00685/LBC	Mrs Barbara Willis	Replacement of full height sash windows with a french door.	Flat 2 Chaddlewood House Clement Road Plymouth PL7 2HH	Mrs Kate Price
05/05/2017	Grant Conditionally	17/00764/FUL	Mr Ellis Garrett	Side extension at first floor level	34 Yealmpstone Close Plymouth PL7 1XL	Mr Mike Stone
05/05/2017	Grant Conditionally	17/00812/FUL	Mr Steve Thomas	Rear extension and enlargement of garage	14 Buena Vista Gardens Plymouth PL6 7JG	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
05/05/2017	Grant Conditionally	17/00823/FUL	Mr & Mrs Whitman	Revision of application 16/01496/REM	40 Netton Close Plymouth PL9 8UL	Mrs Rebecca Boyde
05/05/2017	Prior Approval Not Required	17/00697/GP1	Mr William Draper	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4.3m, has a maximum height of 3.5m, and has an eaves height of 2.6m	112 Green Park Road Plymouth PL9 9LJ	Miss Amy Thompson
05/05/2017	Refused	16/02295/OUT	Ms D Forshaw	Outline application with details of access for the erection of up to 51 dwellings with associated greenspace, parking & estate road (details of appearance, landscaping, layout & scale reserved for future consideration)	Land Off Lake View Close Plymouth	Mr Simon Osborne
08/05/2017	Agreed Condition Details	17/00585/CDM	Mr Michael Boother	Condition Discharge: Conditions 3, 4, 5 & 6 of application 15/01242/FUL	Tamar Bridge Offices Tamar Bridge Plymouth PL5 1LP	Mr Jon Fox
08/05/2017	Agreed Condition Details	17/00656/CDM	Mr Ian MacMartin	Condition Discharge: Conditions 4, 8, 9 of application 13/02348/FUL	Nightingale Close Plymouth PL9 8PN	Mrs Katie Saunders
08/05/2017	Condition Decision Split	17/00810/CDM	Mr Joshua Ryeland	Condition Discharge: Condition 2 of application 14/01965/OUT	1 South Down Road Plymouth PL2 3HW	Mrs Liz Wells
08/05/2017	Grant Conditionally	17/00661/FUL	Mr Iain Christie	Third floor extension including roof terrace	10 Hillsborough Plymouth PL4 7AR	Mrs Alumeci Tuima
08/05/2017	Grant Conditionally	17/00669/FUL	Mrs Valerie Hawken	Front dormer	92 Pomphlett Road Plymouth PL9 7BP	Mrs Alumeci Tuima

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
08/05/2017	Grant Conditionally	17/00680/FUL	Mr Achin Sobti	Single storey side extension	176 Aberdeen Avenue Plymouth PL5 3UW	Miss Amy Thompson
08/05/2017	Grant Conditionally	17/00718/FUL	Mr T Mrs S Williams	hip to gable roof and rear dormer	174 Fort Austin Avenue Plymouth PL6 5NU	Miss Amy Thompson
08/05/2017	Refused	17/00580/TPO	Dr Ralph Ford	Ash - Crown reduction by 3 metres. Excessive shading of garden/windows and roof (solar panels) of number 44	Strathmore 46 Rocky Park Road Plymouth PL9 7DQ	Mrs Jane Turner
09/05/2017	Agreed Condition Details	14/01582/CDM	Galliford Try Partnerships	Condition Discharge: Condition 3 of application 09/01708/FUL	South Trelawny Primary School, Jedburgh Crescent Plymouth PL2 2NY	Miss Amy Thompson
09/05/2017	Agreed Condition Details	16/02385/CDM	Eop II Prop Co I S.A.R.L	Condition Discharge: Condition 10 of application 16/01102/S73	Legacy Plymouth International Hotel, 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff
09/05/2017	Agreed Condition Details	16/02391/CDM	Eop II Prop Co I S.A.R.L	Condition Discharge: Condition 7 of application 16/01102/S73	Legacy Plymouth International Hotel, 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff
09/05/2017	Agreed Condition Details	17/00860/CDM	Mr Edward Hobbs	Condition Discharge: Condition 3 of application 17/00359/FUL	Former Seaton Barracks Site, William Prance Road Plymouth	Miss Amy Thompson
09/05/2017	Agreed Condition Details	17/00901/CDM	Mrs Susan Aston	Discharge condition 1 from application 15/02335/FUL	84 And 86 Somerset Place Plymouth PL3 4BG	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
09/05/2017	Agreed Minor Amendment	17/00704/AMD	Mr Matthew Chubb	Non-material minor amendment: Construct a dormer window instead of the 3no. agreed velux windows for application 16/00136/FUL	20 Nettlehayes Plymouth PL9 8BU	Miss Amy Thompson
09/05/2017	Agreed Minor Amendment	17/00956/AMD	Drake Circus Leisure Ltd	Vary condition 6 for application 15/01163/FUL	Bretonside Bus Station Bretonside Plymouth PL4 0BG	Mr John Douglas
09/05/2017	Grant Conditionally	17/00326/FUL	Mr Dave Hewitt	A four bedroom, two storey dwelling with detached double garage	Land At Forget-Me-Not Lane Riverford Estover Close Plymouth PL6 7LJ	Mr Simon Osborne
09/05/2017	Grant Conditionally	17/00540/FUL	Ms Bee Lay Lam	Change of use from shop and cafe (Class A1 & A3) to cafe, shop and hot food takeaway (Class A1, A3 & A5)	55 Ebrington Street Plymouth PL4 9AA	Miss Amy Thompson
09/05/2017	Grant Conditionally	17/00616/FUL	Miss S Jhugroo	Single storey rear extension	4-5 Belmont Place Plymouth PL3 4DN	Mrs Liz Wells
09/05/2017	Grant Conditionally	17/00624/FUL	Mr Peter Stapleton	Detached garage to rear	28 Edith Avenue Plymouth PL4 8TJ	Mrs Liz Wells
09/05/2017	Grant Conditionally	17/00681/FUL	Mr & Mrs Foster	Garage extension and pitched roof over garage and porch	162 Beverston Way Plymouth PL6 7EQ	Mrs Liz Wells
09/05/2017	Grant Conditionally	17/00684/ADV	Mr Ben French	Rebranding all fascia and projecting signs with like-for-like replacement with new HSBC UK logo.	20 William Prance Road Plymouth PL6 5WR	Mrs Liz Wells

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
09/05/2017	Grant Conditionally	17/00688/FUL	Mr Ryan Fletcher	Two storey side extension and rear dormer	34 Howard Road Plymouth PL9 7DT	Mr Mike Stone
09/05/2017	Grant Conditionally	17/00692/LBC	Mrs Sarah Barton	Change of use from Office (B1) to Hair Salon (A1) and internal works.	32 Looe Street Plymouth PL4 0EA	Mrs Kate Price
09/05/2017	Grant Conditionally	17/00736/TPO	Mr Terry Donavon	T1 (Oak): Reduce lower crown towards 97A Woodford Ave by 2-3m. Crown raise up to a height of 4m above ground level.	11 Cundy Close Plymouth PL7 4QH	Mrs Jane Turner
09/05/2017	Granted Conditionally subject to S106	16/01376/FUL	Mr Adam Willetts	Change of use to hotel and flexible mixed use including shops (Class A1), restaurants & cafe (Class A3), office (Class B1), residential (Class C3), non-residential institutions (Class D1), assembly & leisure and courtyard events space (Class D2). Reconfigure Devil's Point car park & overflow parking in reservoir	Melville Building, Royal William Yard Plymouth PL1 3RP	Miss Katie Graham
09/05/2017	Refused	17/00352/FUL	Richard Watt	Change of use from dwellinghouse (C3c) to HMO (C4)	4 Laira Street Plymouth PL4 9JT	Miss Amy Thompson
10/05/2017	Grant Conditionally	17/00150/S73	Eop II Prop Co I S.A.R.L	Section 73 application to modify conditions: 2 (plans), 31(Hours of Delivery and Collection), and 37 (Floor Space Restriction) of Application Reference Number: 16/01102/S73.	Legacy Plymouth International Hotel 270 Plymouth Road Plymouth PL6 8LN	Mr Alistair Wagstaff
10/05/2017	Grant Conditionally	17/00655/FUL	Lisa Humphries	Rear extension	9 Brookingfield Close Plymouth PL7 1RA	Mrs Alumeci Tuima
10/05/2017	Grant Conditionally	17/00752/FUL	Mr Nigel Carson	Single-storey rear extension, first floor juliet balcony and detached garage extension.	5 Athenaeum Street Plymouth PL1 2RQ	Mr Chris Cummings

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
11/05/2017	Agreed Condition Details	17/00643/CDM	Ms Katie Slack	Condition Discharge: Conditions 3, 4, 5, 6, 7 & 8 of application 16/02233/FUL	Plympton Hospital Market Road Plymouth PL7 1QR	Mr Simon Osborne
11/05/2017	Agreed Condition Details	17/00717/CDM	Taylor Wimpey Homes (Exeter)	Condition Discharge: Conditions 4, 7 & 8 of application 15/02359/FUL	Land Off Ham Drive Pennycross Plymouth	Mr Chris King
11/05/2017	Grant Conditionally	17/00755/FUL	Mr David Marshall	Change of use from Guest House (Class C1) to dwellinghouse (Class C3)	27 Athenaeum Street Plymouth PL1 2RQ	Mr Chris King
11/05/2017	Grant Conditionally	17/00837/FUL	Mr A Shakespear	Hip to gable roof and rear dormer.	14 Venn Way Plymouth PL3 5PN	Mr Mike Stone
11/05/2017	Grant Conditionally	17/00843/FUL	Mr & Mrs Porter	Rear extension and veranda	12 Dean Hill Plymouth PL9 9AB	Mr Mike Stone
11/05/2017	Refused	17/00682/FUL	Mr Hewings	Two storey rear extension and front porch	49 Keswick Crescent Plymouth PL6 8SL	Mrs Alumeci Tuima
12/05/2017	Grant Conditionally	17/00457/FUL	Woodside Trust	Change of use and creation of 2no. dwellings	Willcocks Buildings Colebrook Road Plympton Plymouth PL7 4AA	Mr Jon Fox
12/05/2017	Grant Conditionally	17/00612/FUL	Mr Levi Hosking	Hardstanding.	25 Rydal Close Plymouth PL6 8TR	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
12/05/2017	Grant Conditionally	17/00793/FUL	Mrs Patricia Wass	Rear extension.	The Stables, 21 Hill Lane Plymouth PL3 5QX	Mr Mike Stone
12/05/2017	Lawful Certificate Issued	17/00871/PRDE	Ms C Cole	Roof alterations and rear dormer	18 Burnham Park Road Plymouth PL3 5QD	Mr Chris Cummings
15/05/2017		17/00720/PRDE	Mr + Mrs G O'Reilly	Rear dormer	4 Architect Way Plymouth PL5 1GZ	Mr Chris Cummings
15/05/2017	Agreed Condition Details	16/01888/CDM	Mr Ben Smith	Condition Discharge: Conditions 6, 7, 19 & 20 of application 12/01304/FUL	Woodville Road Plymouth PL2 2LJ	Miss Carly Francis
15/05/2017	Agreed Minor Amendment	17/01044/AMD	Mr Howard Pope	Non-material minor amendment for application 17/00384/FUL: Replace on window section with block/render wall as shown in drawings	20 Trefusis Gardens Plymouth PL3 6BB	Mrs Alumecci Tuimala
15/05/2017	Grant Conditionally	17/00111/S73	Mr Stevens	Variation of condition 2 of application 15/02230/FUL to enable material amendments to plot 8	St Peters Convent George Lane Plymouth PL7 2LL	Mrs Rebecca Boyde
15/05/2017	Grant Conditionally	17/00112/S73	Mr Stevens	Variation of condition 2 of application 15/02231/LBC to enable material amendments to plot 8	St Peters Convent George Lane Plymouth PL7 2LL	Mrs Rebecca Boyde
15/05/2017	Grant Conditionally	17/00468/FUL	Rev Tim Smith	New external lighting	St Jude's Church Beaumont Road Plymouth	Mrs Liz Wells

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
15/05/2017	Grant Conditionally	17/00601/FUL	Mr Michael Zacharkiw	Replacement shopfront windows	35 Bridwell Road Plymouth PL5 1AA	Mrs Alumeci Tuima
15/05/2017	Grant Conditionally	17/00719/S73	Mr Elliott	Vary condition 2 of 13/01195/FUL to allow for a new detached garage	53 Shortwood Crescent Plymouth PL9 8TH	Mr Jon Fox
15/05/2017	Grant Conditionally	17/00734/FUL	Miss Lucy Orrell	Rear extension.	20 Limetree Road Plymouth PL3 5UB	Mr Mike Stone
15/05/2017	Prior Approval Not Required	17/00568/GP2		Notification for Prior Approval for a change of use from Class B1 (Business office) to Class C3 (Dwellinghouse)	20 - 21 Oxford Place Plymouth PL1 5AJ	Mr Mike Stone
16/05/2017	Agreed Condition Details	16/00708/CDM	Antony Chedzey	Condition Discharge: Conditions 2, 4, 7, 8, 9, 10, 11, 13 & 14 of application 14/01449/FUL	Former Tennis Courts, Hoe Road-Pier Street Plymouth	Mrs Karen Gallacher
16/05/2017	Grant Conditionally	17/00329/FUL	Eric Davis	Roof extension, two storey side extension and rear extension. Externally applied wall insulation	7 Tor Crescent Plymouth PL3 5TW	Mrs Liz Wells
16/05/2017	Grant Conditionally	17/00573/FUL	Mr Wim Van Der Lugt	Rear extension	28 Whiteford Road Plymouth PL3 5LX	Mrs Alumeci Tuima
16/05/2017	Grant Conditionally	17/00634/FUL	Mr & Mrs Wall	Part two-storey, part single storey rear extension	Fernleigh Honcray Plymouth PL9 7RP	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
16/05/2017	Grant Conditionally	17/00737/FUL	Mr Samuel Congdon	Change of use from craft beer shop (Class A1) to public house (Class A4) with ancillary off licence	184 Exeter Street Plymouth PL4 0NQ	Mrs Karen Gallacher
17/05/2017	Agreed Condition Details	16/02209/CDM	Mr Ben Smith	Condition Discharge: Conditions 6, 7, 19 & 20 of application 12/01304/FUL	Woodville Road Plymouth PL2 2LJ	Miss Carly Francis
17/05/2017	Agreed Condition Details	17/00691/CDM	Mr Martyn Cox	Condition Discharge: Conditions 3, 4, 5 & 6 of application 16/02229/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Robert McMillan
17/05/2017	Agreed Condition Details	17/00735/CDM	Mr Chris Duggan	Condition Discharge: Conditions 5, 6, 7 & 8 of application 16/01973/FUL	Lakeside Ernesettle Green Plymouth PL5 2ST	Mr Robert McMillan
17/05/2017	Grant Conditionally	17/00644/TPO	Mr Steven Billings	G1 - group of Lime Tree:, crown raise to 4m above ground level and reduce by 2-3m. T3 - Beech Tree on bank: remove lowest branches that extend over the historic wall. Yew tree reduce by 2-3m and balance.	119 Looseleigh Lane Plymouth PL6 5HH	Mrs Jane Turner
17/05/2017	Grant Conditionally	17/00646/TPO	Mrs Charlie Jones	Monterey Cypress (T1): reduce crown near roof by up to 3m and crown clean. Beech (T2): reduce upper canopy by 3-4m to natural growth points.	11 Venn Court Plymouth PL3 5NS	Mrs Jane Turner
17/05/2017	Grant Conditionally	17/00731/TCO	N Brown	Redwood - works exempt due to structural damage to wall. Yew - trim back from the road.	1 Meadfoot Terrace Plymouth PL4 7AH	Mrs Jane Turner
17/05/2017	Grant Conditionally	17/00803/FUL	Mr Chris Beggs	Rear extension	14 Rosedale Avenue Plymouth PL2 3PN	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
17/05/2017	Prior Approval Not Required	17/00770/GP1	Mr Nigel Trickey	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.86m, has a maximum height of 2.8m, and has an eaves height of 2.1m	9 Torbryan Close Plymouth PL6 8NZ	Mrs Alumeci Tuima
17/05/2017	Prior Approval Not Required	17/00792/16	Telefonica (UK) Ltd	Erection of a 17.5m monopole and an equipment cabinet	Land At Budshead Road Plymouth PL5 4DX	Mr Mike Stone
17/05/2017	Prior Approval Not Required	17/00905/GP1	Mr Martin Wood	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4.8m, has a maximum height of 3.5m, and has an eaves height of 2.5m	46 North Down Gardens Plymouth PL2 2AW	Mrs Alumeci Tuima
18/05/2017	Grant Conditionally	17/00715/LBC	Ms Jane Stewart	Roof Repairs	5 Grange Cottages Barbican Road Plymouth PL7 1LU	Mrs Kate Price
18/05/2017	Grant Conditionally	17/00739/FUL	Mr Colin Putt	Resubmission of 16/1477/FUL for revised outbuilding	12 Ashburnham Road Plymouth PL5 2LR	Mrs Alumeci Tuima
18/05/2017	Grant Conditionally	17/00797/ADV	Ms Jan Clark	Internally illuminated ATM fascia (retrospective)	107 Victoria Road Plymouth PL5 1RX	Mrs Jess Maslen
18/05/2017	Grant Conditionally	17/00857/FUL	Mr David Slade	Roof level air handling plant and associated ductwork	Becton Dickinson Vacutainer Systems Belliver Way Plymouth PL6 7BP	Mr Mike Stone
18/05/2017	Grant Conditionally	17/00865/FUL	Mr Stephen Robbins	Refurbish shopfront.	2 St Stephens Place Plymouth PL7 2ZN	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
18/05/2017	Lawful Certificate Issued	17/00845/EXUS	Mr Clive Littlejohns	Existing use as hair salon (Use Class A1)	142A Trelawney Road Peverell Plymouth PL3 4JZ	Mr Chris Cummings
18/05/2017	Refused	17/00154/FUL	Mark Bellwood	Block of 8 garages on parking area	Existing Parking Area At Dynevor Close Plymouth PL3 5QN	Mrs Liz Wells
18/05/2017	Refused	17/00597/FUL	Mr Nicholas Vosper	Extension to car park to provide 14 no. additional display bays in permeable paving	Vospers Motorhouse Ltd Marsh Mills Retail Park Plymouth PL6 8AY	Mrs Liz Wells
18/05/2017	Refused	17/00598/FUL	Mr Mark Goodwin	Two storey side extension (resubmission of 16/03001/FUL)	79 Hemerdon Heights Plymouth PL7 2EZ	Mrs Liz Wells
18/05/2017	Refused	17/00722/LBC	Mr Neil Todd	Internal works and alterations	45 New Street Plymouth PL1 2ND	Mrs Jess Maslen
18/05/2017	Refused	17/00796/FUL	Ms Jan Clark	Installation of ATM (retrospective)	107 Victoria Road Plymouth PL5 1RX	Mrs Jess Maslen

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Planning Appeals decided between 22/04/2017 and 18/05/2017 = 4

App no	Decision	Address	Proposal	Case Officer	Appeal Type	Decision Date	Synopsis
16/01664/FUL	DISMISSED	861A WOLSELEY ROAD, PLYMOUTH, PL5 1JX	Extension and change of use from garage to single dwellinghouse (Class C3)	Mike Stone	Written Representations	26/04/2017	Planning permission was refused for an extension and change of use from garage to single dwellinghouse (Class C3). In 2015 consent was granted for a similar development of two storeys, this application was for three storeys. The application was considered to be contrary to Local Development Framework Core Strategy policies CS02 (Design), CS34 (Planning Application Considerations) and emerging, PLYMOUTH, Plan policies, 29 (Place shaping and the quality of the built environment) and 30 (Safeguarding environmental quality, function and amenity) It was also considered contrary to guidance in the Development Guidelines Supplementary Planning Document (First Review) and the National Planning Policy Framework. The Inspector supported the Council view that the proposal would have an adverse effect on the character and appearance of the area, in conflict with policy CS02 (Design) of the Core Strategy, by appearing out of keeping and harming the semi-natural character of the area. The Inspector did not accept that the development would result in an unacceptable loss of privacy but did agree that the proposal would be detrimental to the living conditions of neighbours by resulting in an increase in levels of enclosure and overshadowing, contrary to policy CS34 (Planning Application Considerations). No applications were made for costs by either side and no costs were awarded by the Inspector.

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