



#plymplanning

Democratic and Member Support

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PLANNING COMMITTEE

Thursday 8 February 2018

2.00 pm

Council House, Plymouth

Members:

Councillor Wiggins, Chair

Councillor Mrs Bridgeman, Vice Chair

Councillors Ball, Sam Davey, Fletcher, Kelly, Morris, Mrs Pengelly, Riley, Sparling, Stevens, Tuohy and Winter.

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

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

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Tracey Lee

Chief Executive

Planning Committee

Agenda

Part I – Public Meeting

1. Apologies

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

2. Declarations of Interest

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

3. Minutes (Pages 1 - 4)

The Committee will be asked to confirm the minutes of the meeting held on 11 January 2018.

4. Chair's Urgent Business

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

5. Questions from Members of the Public

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

6. Planning Applications for consideration

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

1.1. Highland Cottage, New Street, Plymouth, PL1 2ND - (Pages 5 - 26) 17/01827/FUL

Applicant:	Mr Bill Rabbetts
Ward:	St Peter & The Waterfront
Recommendation:	Grant Conditionally

6.2 20 Wolsdon Street, Plymouth, PL1 5EH - I7/02278/FUL (Pages 27 - 36)

Applicant: Mr Nathan Miles
Ward: St Peter & The Waterfront
Recommendation: Grant Conditionally

7. Planning Application Decisions Issued (Pages 37 - 54)

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 since the last committee, including –

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

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

8. Appeal Decisions (Pages 55 - 60)

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

9. Exempt Business

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

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Planning Committee**Thursday 11 January 2018****PRESENT:**

Councillor Wigen, in the Chair.

Councillor Mrs Bridgeman, Vice Chair.

Councillors Ball, Sam Davey, Fletcher, Morris, Mrs Pengelly, Riley, Stevens, Tuohy and Winter.

Apologies for absence: Councillor Kelly and Councillor Sparling

Also in attendance: Peter Ford (Planning), Mark Lawrence (Legal), Jamie Sheldon (Democratic Advisor) and Helen Rickman (Democratic Advisor).

The meeting started at 2.00 pm and finished at 3.30 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.

80. Declarations of Interest

There were no declarations of interest made in accordance with the code of conduct.

81. Minutes

Agreed the minutes of the meeting held on 14 December 2017.

82. Chair's Urgent Business

There were no items of Chair's urgent business.

83. Questions from Members of the Public

There were no questions from members of the public.

84. 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.

85. **90-92 Plymstock Road, Plymouth, PL9 7PJ - 17/01976/FUL**

Mr & Mrs Shirley
Decision:
Application REFUSED

(A Planning Committee site visit was held on 10 January 2018 in respect of this application)

(The Committee heard a representation against this application)

(The Committee heard from the Applicant)

86. **Bretonside Bus Station, Bretonside, Plymouth, PL4 0BG - 17/01591/S257**

Mr Alan Swan
Decision:
Confirmed the Public Path Stopping up Order in accordance with the addendum report.

87. **Planning Application Decisions Issued**

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

88. **Appeal Decisions**

There were no appeal decisions.

89. **Exempt Business**

There were no items of exempt business.

Schedule of voting (Pages 3 - 4)

*** Please note ***

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

PLANNING COMMITTEE – 11 January 2018

SCHEDULE OF VOTING

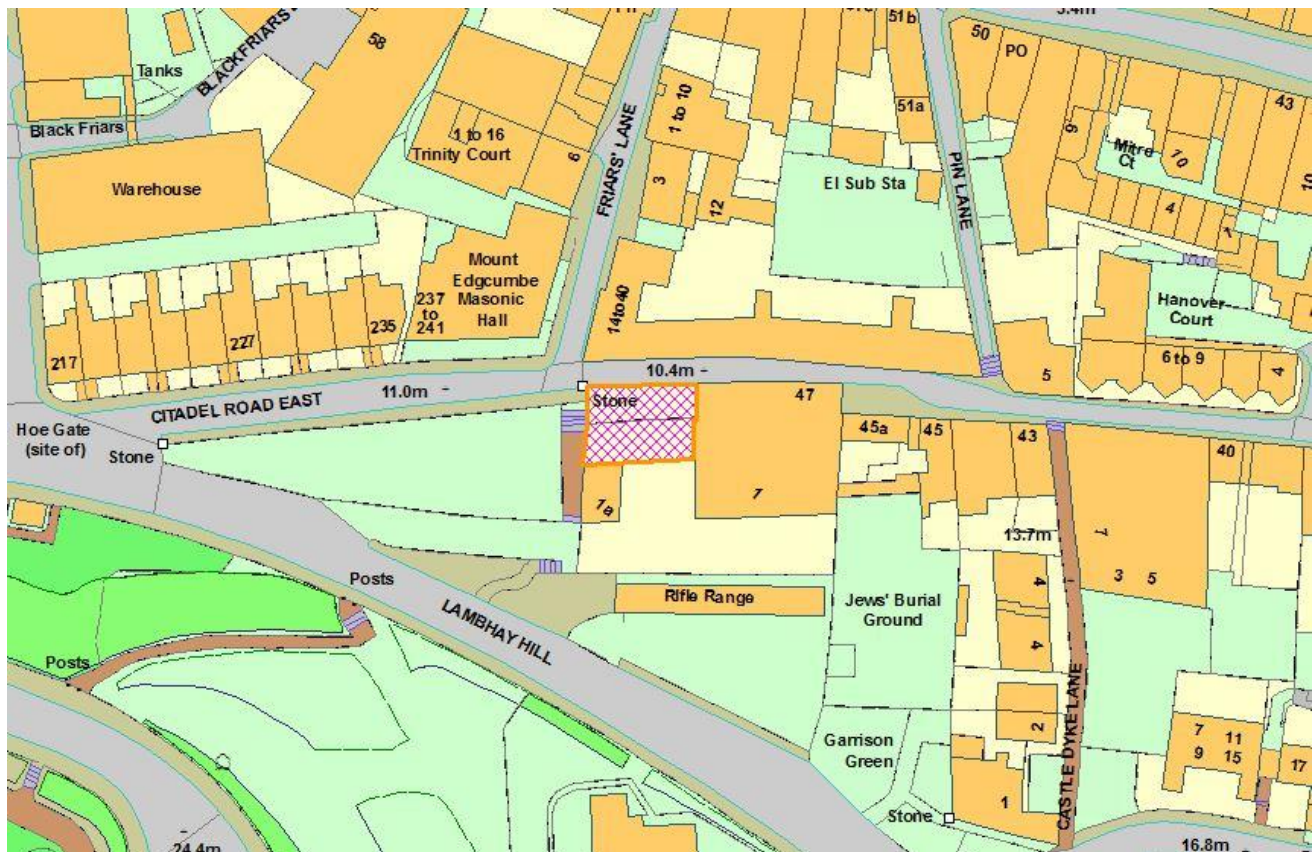
Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	Minute 85 90-92 Plymstock Road, Plymouth, PL9 7PJ - 17/01976/FUL REFUSED	Unanimous Councillors Ball, Mrs Bridgeman, Cook, Sam Davey, Fletcher, Dr Mahony, Morris, Riley, Stevens, Tuffin, Tuohy, Wigens, Winter.				Cllr Sparling (He was substituted at the meeting by Cllr Tuffin) Cllr Kelly (He was substituted at the meeting by Cllr Dr Mahony)
6.2	Minute 86 Bretonside Bus Station, Bretonside, Plymouth, PL4 0BG - 17/01591/S257 GRANTED Conditionally	Unanimous Councillors Ball, Mrs Bridgeman, Cook, Sam Davey, Fletcher, Dr Mahony, Morris, Riley, Stevens, Tuffin, Tuohy, Wigens, Winter.				Cllr Sparling (He was substituted at the meeting by Cllr Tuffin) Cllr Kelly (He was substituted at the meeting by Cllr Dr Mahony)

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PLANNING APPLICATION OFFICERS REPORT



Application Number	17/01827/FUL	Item	01
Date Valid	02.11.2017	Ward	ST PETER AND THE WATERFRONT
Site Address	Highland Cottage New Street Plymouth PL1 2ND		
Proposal	New dwelling		
Applicant	Mr Bill Rabbetts		
Application Type	Full Application		
Target Date	28.12.2017	Committee Date	08.02.2018
Extended Target Date	15.02.2018		
Decision Category	Member referral		
Case Officer	Mr Jon Fox		
Recommendation	Grant Conditionally		



This application has been referred to the Planning Committee by Councillor Tuffin.

1. Description of Site

The site comprises the ruin of an old stone building situated on the southern corner of New Street with Friars' Lane in the historic Barbican Conservation Area. The remains of the building consist principally of a stone wall on the northern (New Street) and western of elevations the building. The wall is approximately two storeys in height, rising to approximately three storeys on the corner, which is marked by fine quoin stones including two very large, opposing stones at the base. There are a number of historic openings in the old wall, which have brick arches or surrounds. The structure is not listed.

New Street is a narrow cobbled lane. Consequently, the flats opposite, in Friary Court, are only a matter of approximately 3.60 to 3.66 metres away from the north facing wall of the old building. A separate stone retaining wall marks the point on site where the land rises up to a high stone wall on the southern boundary, where there is a small residential building (with facing window). This boundary wall separates the site from a car parking area, which also serves the converted warehouse adjoining the eastern end of the site. This building, and those opposite in Friary Court, are listed Grade 2.

According to the submitted Heritage statement, the previous building on site was a public house, in the mid-19th Century (The Royal Highlander), before turning into two houses later on. Elevation drawings from the 1970s show the building three storeys high, with a pitched roof.

2. Proposal Description

The proposal is to erect a three-bedroomed dwellinghouse on the site, which would utilize some of the existing old wall on the northern and western elevations. The proposals also include two projections southwards, which accommodate a dining room and small study/living room. The building would be three storeys high including half a storey within the roofspace.

At the time of writing this report further amended plans have been received, which are in the process of being advertised to the public and certain relevant consultees.

3. Pre-application Enquiry

16/00960/MIN - Construction of new house (1 Dwelling). The Planning Authority was generally supportive of the proposed scheme for a dwelling, subject to further consideration regarding the retention of the old wall and alterations to the windows.

4. Relevant Planning History

None.

5. Consultation Responses

Local Highway Authority

The Highway Authority objected initially on the basis that the single proposed parking space is not adequate to cater for the level of accommodation being provided. However, the Transport Officer's view is that the proposed development could be considered as 'car free' as it is located within a 24 hour, 7 days a week Controlled Parking Zone (CPZ). In this respect a proposal to provide just two bedrooms would allow a development here that has no off-street car parking provision. They conclude, therefore, that the provision of a single space (as in this case) would be advantageous in terms of addressing some of the concerns raised regarding car parking.

Public Protection Service

Have no objections subject to a condition regarding land quality.

Lead Local Flood Authority

Have no objections, subject to conditions, the main tenets of which are that:

- a) A surface water drainage system that, including attenuation, should provide a 1% AEP standard of protection plus a 40% allowance for climate change. Design details, calculations and modelling data should be produced in support of any drainage design showing that the defences and drainage system are designed to the required standard.

- b) Surface water peak discharge rates to the combined sewer should be limited to 1 in 10 years greenfield run off rates, with on-site attenuation required to store surface water volumes over and above these rates to a 1 in 100 year return period standard of protection, in accordance with SWW and Local Flood Risk Management Strategy.

Historic Environment Officer

Highland Cottages are located at the end of New Street in the Barbican Conservation Area and were formerly a public house with a skittle alley at the rear (The Highlander) which was later converted into two cottages. The buildings were originally listed at Grade III but when this grade of listing was abolished, it was not felt that they were worthy of listing at Grade II and were therefore de-listed. This is also an area of high archaeological potential, and therefore the City Archaeologist has been consulted.

The buildings have stood empty, roofless and derelict for many years, and are now in a very poor state of repair, so it is very heartening to see a scheme which proposes to bring the building back into a long-term use. The external walls facing on to New Street and the end elevation are still standing to a varied height above ground floor level, but are extremely unstable having lost the roof which tied the structure together. Much of the pointing is now missing and vegetation growth has taken hold in many areas. However, these walls retain a great deal of character and features such as the old window and doors opening are still clearly visible. Internally fireplace openings remain but the internal walls themselves have collapsed, leaving a large quantity of limestone rubble within the site. Although in a poor state, the well-constructed external limestone rubble walls with their granite quoins add to the character of this part of the Conservation Area, and it is therefore important to retain as much of this historic fabric as is reasonably possible. This is also a gateway site into the Barbican, and therefore a high quality scheme is extremely important.

The proposals are to turn the shell into a single house, incorporating a garage on the ground floor which will open on to New Street. Having discussed a number of options, the plans are now to

retain the historic walls on the New Street elevation and gable end up to just above the top of the ground floor windows, and slightly higher on the gable end. The stone above this will be carefully removed and retained, with the quoins being numbered. The remaining walls will be stabilised and repointed appropriately, and then the additional storey will be built on top and faced in the salvaged limestone. The quoins will be built back in in the same order in which they were removed. The repointed ground floor walls will then act as a sample panel, so it will be imperative that the upper floor is constructed and pointed to match in with the existing ground floor section of wall.

The original proposals were a storey higher, which was felt to be too high in relation to the adjacent listed buildings. The height has therefore been reduced and it is now felt that it sits well within the context of the surrounding converted Grade II listed warehouses. It no longer dominates or overlooks the adjacent properties, which are in close proximity. Above the first floor will be a natural slate roof with conservation roof lights proposed, but these will not be visible from New Street. A more contemporary approach will be taken to the rear of the property in order to provide some outside space and to bring more light into the rooms via glazed patio doors.

This scheme is therefore felt to be acceptable in this very sensitive context, and is not considered harmful to the setting of the surrounding listed buildings, subject to the conditions.

Archaeology

In light of uncertain archaeological potential and practical constraints to investigation at present, it is recommended that archaeological testing is completed as a condition of planning permission. Given some potential for significant remains, it is recommended that a test pit or pits is opened within the site to understand the likely potential of the area to retain any archaeological deposits of note. Further investigation or monitoring may be required if there is an indication of survival. Pre-commencement evaluation will allow the correct degree of archaeological mitigation (if any) to be applied.

Natural Infrastructure Team

Have no objections subject to conditions requiring development to be carried out in accordance with the submitted bat survey, the provision of bird/bat bricks and a requirement for site clearance to take place outside the bird breeding season.

Natural England

This development falls within the 'zone of influence' for the Plymouth Sound and Estuaries SAC, as set out in the (emerging) Local Plan. It is anticipated that new housing development in this area is 'likely to have a significant effect' upon the interest features of the SAC/SPA, when considered in combination, through increased recreational pressure. As such NE advise that mitigation will be required to avoid such an effect occurring and enable the Planning Authority to reach a conclusion of "no likely significant effect". Permission should not be granted until such time as this mitigation has been secured.

Community Connections

As a single family dwelling the Ground, First and Second floors raise no particular concerns as the provisions look to be of a good standard.

· The Third Floor / Roof Space would be concerning, if as discussed the intention is to change from a mansard style roof to a conventional pitched roof. This is on the basis of available head height for regular use of the area. We would consider available space, only when the head height is 1.5m or above and therefore would need accurate measurements and calculations to ensure this space is suitable for use.

· Concern about the proposed access to flat roof space on the third floor level. Will it be suitably guarded, what is it's purpose and what impact may it have on neighbouring buildings?

· If the roof was changed for a pitched roof suggest that the area might only be suitable for storage and maintenance of the lift controls.

6. Representations

Three letters were received, which raise the following objections:-

1. Allowing demolition of the existing building will change the appearance of New Street. The existing structures should be preserved.
2. Disruption during construction, including to local businesses and residents.
3. The building is totally out of keeping with most other buildings in New Street, a conservation area.
4. The proposed building would completely dwarf New Friars Court leading to considerable loss of light.
5. Loss of privacy, especially as opposing windows are so close to each other.
6. The public house ceased trading over 70 years ago, and at that time and before, New Friars Court was a warehouse with few windows, and the question of privacy and loss of light back then would not have been a matter for consideration. New Friars Court was not converted into residential flats until 1997.
7. The site is an eyesore at the moment. It needs clearing up, but certainly not as proposed in this application.
8. As this is a new build previous building height/mass cannot be used as a precedent.
9. New builds should not attempt mock compliance with the style of buildings within the neighbourhood but rather be a reflection of good design pertinent to the age in which it is built.

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) and the Barbican Conservation Area Appraisal and Management Plan.

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.

- 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 submitted to the Planning Inspectorate for Examination, pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations. It is considered to be a sound plan, consistent with the policies of the Framework, and is 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, particularly if there are no substantive unresolved objections. 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, Sustainable Design Supplementary Planning Document and Planning Obligations and Affordable Housing Supplementary Planning Document.

8. Analysis

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

8.1 Principle of Development

The Barbican Conservation Area Appraisal and Management Plan (BCAAMP) states that the Barbican is one of the key historic areas of Plymouth; the core of the historic town, characterised by its historic working harbour, its historic street pattern, its diversity of building styles and ages, and by the vibrancy created by its many mixed uses. The BCAAMP goes on to say that the richness of the built heritage can be readily appreciated by the fine views along many of the streets, particularly New Street, Southside Street, Looe Street and the Parade, and the rears of the historic buildings on New Street can be viewed to good effect from the Elizabethan Gardens. The site is identified as being the location of views and glimpsed views into the Conservation Area, from both directions on New Street. New Street is also the location of fine late 16th and 17th century townhouses, often incorporating ground floor shops or other commercial uses. New Street is also home to large limestone warehouses, built to house the loot from enemy ships taken as prizes during the 19th century, as well as the proceeds of legitimate trade, e.g. ('Palace Vaults' and Nos. 41-42).

8.1.1 The view eastwards down New Street, which turns the eye into the heart of the historic area, is not best served by the ruin of the old building on this prominent corner, which in time is likely to fail structurally unless expensive shoring up works are carried out. Therefore a 'new' building on the site, which is sensitively designed and constructed, with appropriate materials, would enhance the views of the BCA and its character and appearance. A residential use is also considered appropriate in the light of previous uses of the site and the modern context of residential conversions of surrounding properties. The proposals are therefore considered to be in accordance with policy CS03 (historic environment) of the Core Strategy of Plymouth's Local Development Framework 2007 (Core Strategy) and policies DEV21 (Conserving the historic environment) and DEV22 (Development affecting the historic environment) of the Plymouth and South West Devon Joint Local Plan (JLP).

8.1.2 The National Planning Policy Framework states in paragraph 131 that 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 134 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.

In this case it is considered that the proposals would secure a viable use of the site while at the same time enhancing the character and appearance of the Conservation Area.

8.2 Design

Given the site's historic context, it is vital that the resulting building contributes to and enhances the character and appearance of the area. While the scale of the proposed building is considered acceptable, it is principally the external materials and finish of the building that will determine whether it builds on its past, or becomes an aesthetic 'let-down' at this prominent gateway site to the historic, and iconic, Barbican Conservation Area.

8.2.1 Consideration was given to the re-use of the existing wall, in situ, either to be extended to new eaves height, or as a preserved element sitting in front of a new, structural wall. These options were considered too expensive and/or structurally unsafe, on the basis that the upper parts of the old wall are potentially unstable. The compromise proposal is to preserve the old wall up to a point just above the heads of the windows on the ground floor, north elevation, and about one metre higher than that on the western elevation. The wall above these levels would be constructed using salvaged stone from the site, including the demolished sections of the wall and previously collapsed sections which lie inside the old building. The ground floor window openings would be retained and re-used and salvaged bricks would be used to construct the arches over the new windows at first floor level and on the western elevation. The roof would be natural slate. The southern elevation is largely out

of view and therefore can be treated differently; therefore the south wall is of render and with aluminium window frames; the roofs of the southward 'projections' would be covered in natural zinc. On this basis the proposals are considered to be in accordance with policies CS02 (design), CS03 (historic environment) and CS34 (planning considerations) of the Core Strategy of Plymouth's Local Development Framework 2007, policies DEV10 (Delivering high quality housing), DEV21 (Conserving the historic environment) and DEV22 (Development affecting the historic environment) of the Plymouth and South West Devon Joint Local Plan and the Sustainable Design SPD.

8.2.2 The proposals are also not considered to be harmful to the setting of the Grade 2 listed buildings nearby, i.e. Friary Court and the warehouse next door.

8.3 Amenity

The main impact is that of the overshadowing and loss of light to Friary Court, which is to the north of the site and only a very short distance away given the narrow width of New Street. Friary Court was used for commercial purposes in the past, but now houses residential flats. The new building is to the south of Friary Court and therefore would restrict a certain amount of sunlight and daylight from those properties. Following negotiations with the developer's agent the proposed upper storey of accommodation was removed and the roof lowered. The new roof is now lower than that of Friary Court, and below the eaves of the adjoining converted warehouse to the east. In addition, the existing windows in the latter building would no longer be overshadowed by the proposed roof. Consequently it is considered that, especially in this area of close-knit streets and housing, the loss of daylight and sunlight would not be so significant as to warrant refusal.

8.3.1 With regard to privacy, the left hand retained window onto New Street would be opposite a kitchen window in Friary Court. However, the new window serves a proposed gym and, as with the other retained ground floor window, would be covered with a security grill, which would further cut down on potential overlooking. The other proposed windows on this elevation are not directly opposite neighbours' windows and therefore are not considered to result in an unreasonable loss of privacy. The coach house, to the south of the site, has a facing window at the equivalent of 2nd floor level, which is not compromised by any opposing windows on the development. The proposals are therefore not in conflict with policies CS15 and CS34 of the Core Strategy, policy DEV1 of the JLP or the Development Guidelines SPD.

8.3.2 With regard to outdoor amenity space for prospective occupiers of the proposed building, the outside patio space is approximately 50m², which is below the Development Guidelines standard of 75m² for a semi-detached house. However, in the context of the historic building layouts on the Barbican this amount of space is actually quite generous. There is also easy access to the Hoe park nearby, albeit one would have to climb steps to get there.

8.3.3 With regard to internal space, the Government's Space standards state that a three-bedroomed, three storey house, for six persons requires 108m² of internal floor spaces. In this case the internal spaces of the main core of the building exceed 150², which is acceptable from an amenity point of view.

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.

8.4 Other Impacts

The proposals provide for a single parking space, which is all that can be accommodated off the narrow fronting street. However, in this central location a single space is adequate in accordance with policy CS28 of the Core Strategy and policy DEV31 of the JLP.

8.4.1 With regard to the comments from Natural England, The Planning Obligations and Affordable Housing Supplementary Planning Document identifies a number of possible impacts on the Plymouth Sound and Estuaries SAC arising from Core Strategy policies, including impacts on water quality, physical damage, habitat loss and biological disturbance. However, in this case the small scale of the development is not considered to warrant specific mitigation in respect of the Plymouth Sound and Estuaries SAC.

8.4.2 With regard to the comments from Community Connections these are based on the original plans, which have now been amended.

8.4.3 With regard to neighbours’ objections the impact on the structural integrity of the adjoining listed building should be dealt with by an informative note advising the developer of their responsibilities concerning party wall matters, and, in this case the need for listed building consent should any significant alterations be made to that building, which is listed Grade 2.

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and

expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended).

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 not required due to the nature and size of proposal.

12. Equalities and Diversities

The proposals do not raise an issue from the point of view of equalities and diversity.

13. Conclusions

The proposed development deals with a long standing ruin that in itself does not contribute to the Conservation Area and, as time goes on, is likely to become more of a liability. The scheme is considered to be a sensitive redevelopment of the site, including appropriate use of materials and careful construction that would enhance the character and appearance of the area. Residential amenity would be affected in terms of lost light/sunlight and privacy but the impacts are not considered to be unreasonable. The roof has been lowered compared to the original scheme and this has helped to mitigate these effects. 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 **02.11.2017**
it is recommended to **Grant Conditionally**

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Site Location Plan 1372/S/02 Rev A received 20/10/17

Proposed Elevations 1372/P/02 Rev J received 23/01/18

Proposed Plans I372/P/01 Rev K received 23/01/18

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 I0(8) (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan

3 CONDITION: CONSTRUCTION METHODOLOGY

PRE-COMMENCEMENT

Prior to the commencement of development a detailed methodology for the partial demolition and repair and restoration of the existing walls on the northern and western elevations of the building, identified on the approved plans, and the construction of the new walls above, including the use of specific salvaged materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV21 and DEV22 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012. This pre-commencement condition is necessary to ensure that the development can reasonably accommodate the external materials that are acceptable to the local planning authority.

4 CONDITION: TRIAL AREA

PRE-CONSTRUCTION

No works to construct the new section of wall shall take place until a trial area of not more than two square metres of new wall, above the retained section of wall, including a schedule of mortar has been prepared in a previously agreed location and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with that approved trial area.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV21 and DEV22 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012. This pre-commencement condition is necessary to ensure that the development can reasonably accommodate the external materials that are acceptable to the local planning authority.

5 CONDITION: ARCHAEOLOGY

PRE-CONSTRUCTION

No works shall commence on the construction of the new dwelling until the applicant (or their agent or successors in title) has secured and implemented a programme of archaeological work to include archaeological trial trench evaluation, aimed at providing information of the location, nature and extent of any surviving archaeological remains which may be present. The development shall be carried out in strict accordance with the approved scheme, or such other details as may be agreed in writing by the Local Planning Authority. All of the above shall be agreed in accordance with a written scheme of investigation which shall previously have been submitted to and approved in writing by the Local Planning Authority.

Reason:

The site may contain archaeological deposits or remains which would warrant appropriate investigation and/or recording in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV21 and DEV 22 of the Plymouth and South Hams Joint Local Plan and paragraph 128 of the National Planning Policy Framework 2012. This pre-commencement condition is necessary to ensure that important archaeological features are properly protected / recorded before construction commences.

6 **CONDITION: CONTAMINATION**

PRE-CONSTRUCTION

Unless otherwise agreed by the Local Planning Authority, no works shall commence on the construction of the new dwelling 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.

I. 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:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- 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, policy DEV2 of the Plymouth and South West Devon Joint Local Plan and paragraphs 120 – 123 of the National Planning Policy Framework 2012. This pre-commencement condition is necessary to ensure that risks to health through contamination are properly considered and addressed before building works commence.

7 **CONDITION: SURFACE WATER DRAINAGE**

PRE-CONSTRUCTION

No works shall commence on the construction of the new dwelling 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:

a)

A surface water drainage system that, including attenuation, should provide a 1% AEP standard of protection plus a 40% allowance for climate change. Design details, calculations and modelling data should be produced in support of any drainage design showing that the defences and drainage system are designed to the required standard.

b)

Surface water peak discharge rates to the combined sewer should be limited to 1 in 10 year greenfield run off rates, with on-site attenuation required to store surface water volumes over and above these rates to a 1 in 100 year return period standard of protection, in accordance with SWW and Local Flood Risk Management Strategy.

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 reduce the risk of flooding to and from the development, and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory surface water management and disposal during and after development. 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. This pre-commencement condition is necessary 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 and water environment.

8 CONDITION: USE OF NATURAL SLATE

PRE-CONSTRUCTION

The roof shall be clad using natural slate, fixed with nails, not clips. A sample of the slate and natural zinc (for those parts of the roof shown with a natural zinc covering) shall be submitted to and approved in writing by the Local Planning Authority before any works commence on the construction of the new dwelling.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV21 and DEV22 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012. This pre-commencement condition is necessary to ensure that the development can reasonably accommodate the external materials that are acceptable to the local planning authority.

9 CONDITION: ROOFLIGHTS

PRE-CONSTRUCTION

No works shall commence on the construction of the new dwelling until details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be of a flush fitting conservation type. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV21 and DEV22 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012. This pre-commencement condition is necessary to ensure that the development can reasonably accommodate the external materials that are acceptable to the local planning authority.

10 CONDITION: WINDOWS

PRE-CONSTRUCTION

No works shall commence on the construction of the new dwelling until details of the proposed windows, frames and cills, and the design and materials of the juliet balcony on the western elevation, have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV21 and DEV22 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012. This pre-commencement condition is necessary to ensure that the development can reasonably accommodate the external materials that are acceptable to the local planning authority.

11 CONDITION: DOORS

PRE-CONSTRUCTION

No works shall commence on the construction of the new dwelling until details of the proposed new doors have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, method of construction, material and finish of the proposed doors and the door furniture to be used. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV21 and DEV22 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012. This pre-commencement condition is necessary to ensure that the development can reasonably accommodate the external materials that are acceptable to the local planning authority.

12 CONDITION: WINDOW AND DOOR ARCHES/SURROUNDS

PRE-CONSTRUCTION

All doors and windows on the northern and western elevations of the building shall have salvaged brick arches or surrounds and no works shall commence on the construction of the new dwelling until details of the said brick arches and surrounds have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV21 and DEV22 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012. This pre-commencement condition is necessary to ensure that the development can reasonably accommodate the external materials that are acceptable to the local planning authority.

13 CONDITION: RAINWATER GOODS, FASCIAS AND SOFFITS

PRE-CONSTRUCTION

No works shall commence on the construction of the new dwelling until details of all rainwater goods, fascias and soffits have been submitted to and approved in writing by the Local Planning Authority. The works shall accord with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV21 and DEV22 of the Plymouth and South West Devon Joint Local Plan and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012. This pre-commencement condition is necessary to ensure that the development can reasonably accommodate the external materials that are acceptable to the local planning authority.

14 CONDITION: PARKING PROVISION

PRE-OCCUPATION

The dwelling hereby permitted shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV31 of the Plymouth and South West Devon Joint Local Plan and paragraph 32 of the National Planning Policy Framework 2012.

15 CONDITION: BIRD AND BAT BRICKS

PRE-OCCUPATION

The dwelling hereby permitted shall not be occupied until a minimum of three bat/bird bricks have been installed within the fabric of the building, in accordance with details to be submitted to and approved in writing by the Local Planning Authority at a minimum height of 3 metres.

Reason:

In the interests of enhancement for wildlife and features of biological interest, in accordance with policies CS19 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007, policies SPT11 & DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraph 109 of the National Planning Policy Framework 2012.

16 CONDITION: BIODIVERSITY

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Bat Survey Report (Simon Geary, 2015) for the site, including the recommendations set out in Section 5.2.

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 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007, 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.

17 CONDITION: BIRD BREEDING SEASON

Works on site (including vegetation removal) should commence outside of the bird breeding season (March to August inclusive). If this is not possible, then a nesting bird survey must be undertaken by an ecologist within the 24 hours prior to commencement of works. If nesting birds are identified the area will need to be cordoned off and left undisturbed until the chicks have fledged.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with policies CS01, CS19 and CS34 of the Core Strategy of Plymouth's Local Development Framework 2007, 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.

18 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no development falling within Classes A (enlargement, improvement or other alteration of a dwellinghouse), B (additions etc to the roof of a dwellinghouse), C (other alterations to the roof of a dwellinghouse), D (porches), E (buildings etc incidental to the enjoyment of a dwellinghouse), G (chimneys, flues etc on a dwellinghouse), H (microwave antenna on a dwellinghouse) of Part 1 of Schedule 2 to that Order shall be carried out.

Reason:

In order to protect residential amenity and the character and appearance of the area, in accordance with policies CS03 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policies DEV1, DEV10, DEV21 and DEV22 of the Plymouth and South West Devon Joint Local Plan and paragraphs 120-123, 131, 132 and 133 of the National Planning Policy Framework 2012.

Informatives

I 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 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: ADJOINING LISTED BUILDING

The applicant is advised that the adjoining building to the east of the site is listed Grade 2 and that any works that affect the fabric of that building are likely to require separate listed building consent.

4 INFORMATIVE: QUOIN STONES

The developer is advised that the quoins on the corner of the building must be put back into the rebuilt wall in the order in which they are now.

5 INFORMATIVE: CODE OF PRACTICE

During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working. The Code of Practice can be found online at: <http://www.plymouth.gov.uk/sites/default/files/ConstructionCodeOfPractice.pdf>

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PLANNING APPLICATION OFFICERS REPORT



Application Number	17/02278/FUL	Item	02
Date Valid	29.11.2017	Ward	ST PETER AND THE WATERFRONT
Site Address	20 Wolsdon Street Plymouth PL1 5EH		
Proposal	Change of use from dwelling (Class C3) to 6-bed HMO (Class C4)		
Applicant	Mr Nathan Miles		
Application Type	Full Application		
Target Date	24.01.2018	Committee Date	08.02.2018
Extended Target Date	N/A		
Decision Category	Member referral		
Case Officer	Mr Chris Cummings		
Recommendation	Grant Conditionally		



This application was referred to Planning Committee by Councillor McDonald

1. Description of Site

20 Wolsdon Street is a mid-terrace property located in the North Stonehouse Conservation Area, within the St Peter and the Waterfront ward of Plymouth. The rear of the site faces onto Wyndham Lane.

2. Proposal Description

Change of use from dwelling (Use Class C3) to 6-bed House in Multiple Occupation (Use Class C4)

3. Pre-application Enquiry

None

4. Relevant Planning History

None

5. Consultation Responses

Public Protection Service - No comment

Community Connections - No objections

Historic Environment - No objection as no external alterations are proposed

Local Highway Authority - No objection as property is within an area covered by a Controlled Parking Zone for more than 6 hours per day, 6 days per week and the development could be considered car free. The development would be excluded from the parking permit scheme. Recommended that a condition requiring secure cycle storage be placed on any approval.

6. Representations

Four letters of representation have been received objecting to the proposal. The considerations raised are:

- Area has high density of HMO's and single occupancy units
- Over intensification of use of the property with negative impacts to neighbouring properties
- Does not provide mix of housing in the area
- Increase in anti-social behaviour
- Lack of parking at the property

- Lack of maintenance of HMOs, installation of satellite dishes in the area and visual impacts on the Conservation area.
- Front windows open onto pavement, creating pedestrian hazard

The matters raised will be discussed in the analysis section of this report.

7. Relevant Policy Framework

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

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

The 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.

- 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 submitted to the Planning Inspectorate for Examination, pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations. It is considered to be a sound plan, consistent with the policies of the Framework, and is 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, particularly if there are no substantive unresolved objections. 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.

In this case the following policies are relevant to the consideration of these proposals:

DEVI I Houses in Multiple Occupation in the Plymouth Article 4 Direction Area

The policy received no objections and one letter of support. The Planning Inspector has raised a question regarding the policy plans positively for the development of HMOs, is it supported by

evidence and will it be effective? The Policy is given limited weight in this report, as it is not formally adopted by the Council at this time.

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 SPD
- North Stonehouse Conservation Area Appraisal and Management Plan

8. Analysis

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

Layout

The proposal seeks a change of use from a single dwellinghouse (Use Class C3) into a 6-bed HMO (Use Class C4). Policy CS15 of the Core Strategy states that conversions of this nature are only acceptable in properties where the gross floor area is more than 115sqm. The proposed gross floor level of the property exceeds 115sqm and is therefore considered compliant with this aspect of Policy CS15.

The Nationally Described Space Standards require a 6-bedroom house such as the application site to provide a minimum floor space of 138sqm. The property will exceed this floor space requirement and is considered an acceptable size.

The Community Connections Service were consulted on the proposal and advised that the room sizes were considered acceptable. The rooms are remaining in the same position, with the provision of en-suites in a number of bedrooms. The smallest bedroom measures approximately 10 sqm, with all room sizes exceeding the Nationally Described Space Standard requirements for room sizes and widths.

Outdoor Amenity

There is approximately 29.5sqm of outdoor amenity space within the application site. Paragraph 2.8.27 of the Development Guidelines SPD sets a recommended size of 50sqm to be provided for terraced dwellings. Although the site provides less than the recommended levels, this is similar in size to surrounding properties. Paragraph 2.8.26 of the Development Guidelines SPD also states that in older, more densely developed neighbourhoods of Plymouth 'it is not unreasonable to assume that outdoor amenity space provision might be lower'. Due to the similar levels of outdoor amenity space in neighbouring properties and the close proximity to Victoria Park, the provided level of 29.5sqm is considered acceptable.

Existing HMO levels

High concentrations of HMO's can have a detrimental impact on an area in terms of noise, anti-social behaviour, on-street parking and poorly maintained properties.

The property is located within an area covered by an Article 4 Direction which requires changes of use from dwelling (Use Class C3) to an HMO of 3 to 6 occupants (Use Class C4) to obtain planning approval from the Council for the change.

The Council's data confirms that 8.37% of the residential buildings within 100m of the application site are HMOs.

This level falls below the threshold of 25% HMO's which Paragraph 2.5.14 of the Development Guidelines SPD states as an appropriate ceiling to maintain balanced communities, and the 10% threshold set out in Policy DEVI I of the emerging Joint Local Plan.

Neighbour amenity Impacts

Policy DEVI I of the emerging Joint Local Plan also states that the application site should not sandwich a C3 dwelling unit between two HMO properties. The change of use of the property to an HMO would sandwich the neighbouring C3 dwelling at no.21 Wolsdon Street, between two HMOs.

Policy DEVI I has not been formally adopted by the Council, so limited weight can be placed on this policy. The emerging Policy DEVI I has had no objections to it and one letter of support, but the Planning Inspector is questioning whether the policy plans positively for HMO's, is supported by evidence and is effective. There is no direct policy equivalent in the adopted Core Strategy and therefore officers do not recommend that refusal should be pursued on these grounds alone in advance of the adoption of JLP policy DEVI I.

The change to an HMO would, however, create an intensification of use, and Policies CS22 and CS34 of the adopted Core Strategy look to protect the amenity of neighbouring properties and prevent noise pollution generated by developments.

Previous applications for enlarging HMO's in the city have been considered acceptable with a condition requiring submission and approval of a management plan, such as I6/00568/FUL, West Hill Road which had previously had noise complaints about the occupants when operating as an HMO.

It is recommended that, due to the limited weight that can be accorded to Policy DEVI I of the Joint Local Plan it will be possible to mitigate the possible amenity impacts of the proposal on neighbouring properties through the attachment of a condition requiring submission and approval of a management plan. This would help to protect amenity for current and future occupants of neighbouring properties consistent with the approach taken on previous similar applications in the city. .

No additions or extensions to the existing building have been proposed, so the change of use will not create any reduction in privacy or light for neighbouring properties.

Paragraph 6.2.1 of the Development Guidelines SPD states that each occupant of a property would require space for 70 litres of space for refuse and 40 litres for recycling per week, creating a total of 420 litres for refuse and 240 litres for recycling for the six proposed occupants.

The existing dwelling provides two 240 litre wheeled bins and as such, additional bin storage is required to meet the SPD recommended levels. In light of letter of representations raising concerns over an increase in rubbish and potential waste in the rear lane, it is recommended to add a condition requiring the installation of a bin store at the rear of the property and that the bins should be stored in this location except for on the day of collection. This would be compliant with Paragraphs 6.3.6 and 6.3.4 of the Development Guidelines SPD and Policy DEV10 of the emerging Joint Local Plan.

Parking

The site does not have any off-street parking provision and the change of use to HMO could lead to an intensification of use of the property. The Local Highway Authority were consulted on the proposal and advised that the site is located within an area of the City where there is a Controlled Parking Zone in operation for more than 6 hours per day, 6 days per week (Monday to Saturday, 9am to 7pm). Paragraph 8.5.2 of the Development Guidelines SPD states that in circumstances such as this a proposal is acceptable as a car-free development. The property would be excluded from parking permits, in line with Paragraph 8.5.3 of the Development Guidelines SPD.

The Local Highway Authority recommended that 6 secure cycling spaces should be provided at the site. Table 8.2 of the Development Guidelines recommends that a minimum of 1 space per 2 occupants should be provided. As the proposal is considered a car-free development it is considered appropriate to add a condition requiring provision of 6 secure cycle spaces to promote sustainable transport options in line with Policy CS28 of the Core Strategy and Policies DEV10 and DEV31 of the emerging Joint Local Plan. There appears to be adequate space for this within the rear yard.

External Alterations and North Stonehouse Conservation Area

The property is situated within North Stonehouse Conservation Area and letters of representation raised concerns about the impact on the Conservation Area from satellite dishes or other external alteration. The Council's Historic Environment Officer was consulted and verbally advised that there was no objection as no external alterations are proposed. However, it is recommended to add an informative condition to this decision to advise the applicant that the property is within a Conservation Area and that planning consent may be required for future external alterations to the property.

9. Human Rights

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

10. Local Finance Considerations

None

11. Planning Obligations

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

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

12. Equalities and Diversities

None

13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that although the site will see an intensification of use through the change of use to an HMO, it is considered that on balance, and with appropriate conditions, the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated **29.11.2017** it is recommended to **Grant Conditionally**

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Site Location Plan 23/11/2017 - received 23/11/17

Existing Floor Plans 29/11/2017 - received 29/11/17

Proposed Floor Plans 29/11/2017 - received 29/11/17

Reason:

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

2 CONDITION: COMMENCE WITHIN 3 YEARS

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

Reason:

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

3 CONDITION: SECURE CYCLE STORAGE

PRE-OCCUPATION

The additional bedrooms hereby approved shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for 6 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and Policies DEV10 and DEV31 of the emerging Plymouth and South West Devon Joint Local Plan (2014-2034).

4 CONDITION: MANAGE STUDENT ACCOMMODATION

PRE-OCCUPATION

No bedrooms shall be occupied until a management plan for the operation of the accommodation, which shall include contact details (including postal address, email address and telephone number) of the person to be contacted regarding any issues arising from the use of the building or its curtilage and shall include a commitment to keep this information up to date, have been submitted to the Local Planning Authority. The management plan shall thereafter be adhered to strictly at all times.

Reason:

In the interests of neighbours' amenities and to provide a ready point of contact for any person who needs to address an issue in relation to the use of the property, in accordance with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

5 CONDITION: REFUSE STORAGE

PRE-OCCUPATION

Prior to occupation details of bin storage showing the design and location and external appearance shall be submitted to and approved by the Local Planning Authority. The total bin storage should provide space to store refuse bins with a minimum total size of 420 litres for refuse and a minimum of 240 litres for recycling. The approved enclosures shall be provided before the commencement of the use and thereafter permanently retained. The refuse bins shall be kept in the refuse storage area at all times, with the exception of the allocated refuse collection day.

Reason:

To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and Policies DEV1, DEV2 and DEV20 of the Plymouth and South West Devon Joint Local Plan

Informatives

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

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

2 INFORMATIVE: CONDITIONAL APPROVAL NO NEGOTIATION

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

3 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.

4 INFORMATIVE: EXTERNAL ALTERATIONS

No external alterations were proposed in this application. The applicant's attention is drawn to the site being located within the North Stonehouse Conservation Area and that planning permission may be required for any future external alterations.

Planning Applications Determined Since Last Committee

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
22/12/2017	Agreed Minor Amendment	17/02332/AMD	Mrs Amy Crisp	Non-material Minor Amendment: Reposition plot 20 by 450mm for application 17/00570/S73M	Nightingale Close Plymouth PL9 8PN	Mrs Katie Saunders
22/12/2017	Grant Conditionally	17/01676/S73	Mr Steven	Variation of condition 2 of 15/02229/FUL to allow internal & external changes to plot 9 & 10.	St Peters Convent George Lane Plymouth PL7 2LL	Mr Oliver Gibbins
22/12/2017	Grant Conditionally	17/02124/FUL	Mr Suraj Miah	Extension to create third floor, front dormers, part 2 & part 3-storey rear extension and conversion of upper floors to form 4 flats	248 Albert Road Plymouth PL2 1AW	Miss Amy Thompson
22/12/2017	Grant Conditionally	17/02144/FUL	Mr Graham Bartlett	High level canopy to be located between units 2, 7 & 8	Princess Yachts International Ltd 2 Newport Street Plymouth PL1 3QG	Mr Mike Stone
22/12/2017	Refused	17/01504/FUL	Mr John Henson	Hardstanding	159 Southway Drive Plymouth PL6 6SN	Mr Chris Cummings
22/12/2017	Refused	17/01890/FUL	Mrs Julia Wilkins	Change of use of lower-ground floor to nail salon (retrospective)	36 Pomphlett Road Plymouth PL9 7BN	Mr Chris Cummings
22/12/2017	Refused	17/02048/FUL	Quimson	Conversion of car repair garage (Class B2) and extension to form new dwelling (Class C3)	155 Vauxhall Street Plymouth PL4 0DF	Miss Amy Thompson
02/01/2018	Grant Conditionally	17/01919/FUL	Mrs Natalie Gaunt	Retrospective application for installation of ATM	LM Stores 264 North Road West Plymouth PL1 5DG	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
02/01/2018	Grant Conditionally	17/02207/TPO	Taylor Wimpey	G1, Sycamore; Crown lift to minimum 2m over footpath and remove small split branch. G3, Ash; Remove leaning stem with split/crack at base. G4, Ash; Remove lowest branch to give minimum 2m clearance over path. G5, Ash; Remove 2 stems leaning towards path and fell poor 'U' shaped tree. T7, Ash; Fell - tree has cavity through main stem. G9, Ash; Crown lift all 3 trees to minimum of 2m over path (1 branch on each tree).	Land To Rear Of 57 Down Road Plymouth PL7 2GN	Mrs Jane Turner
02/01/2018	Grant Conditionally	17/02229/TCO	Mr D Curtis	Sycamore (T1) - Crown raise over road to 4m and reduce crown spread next to building by 1m	Castle Close 9 Barbican Road Plymouth PL7 1LX	Ms Joanne Gilvear
02/01/2018	Grant Conditionally	17/02247/TCO	Mr Andy Potter	Prune willow tree at end of the garden by 3 metres.	31 Thorn Park Plymouth PL3 4TE	Ms Joanne Gilvear
02/01/2018	Grant Conditionally	17/02254/TCO	Mr Colwill	Mulberry (T1) - Remove 2 large limbs on the southern side due to a split in the trunk of the tree and reduce remaining crown by approx 1-2m to natural growth points. Pittisporum (T2) - Pollard at height indicated in photos.	32 New Street Plymouth PL1 2NA	Mrs Jane Turner
03/01/2018	Refused	17/01859/GPD	Mr David Cobbold	Prior approval: Change of use from agricultural building to dwellinghouse (Class C3)	Colebrook Farm Barn Plymouth	Miss Amy Thompson
03/01/2018	Grant Conditionally	17/02023/FUL	Mr James Dean	New detached dwelling in a side garden	19 Treby Road Plymouth PL7 1LE	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
04/01/2018	Agreed Condition	17/02174/CDM	Mr John Rook	Condition Discharge: Conditions 6 & 7 of application 16/02303/FUL	Plymouth City Airport Land Off Runway Road Plymouth PL6 8AL	Mr Robert McMillan
04/01/2018	Agreed Condition	17/02235/CDM	Miss Kate Baker	Condition Discharge: Conditions 29 & 46 of application 14/00135/FUL	Land Off Towerfield Drive, Plymouth	Mr Robert McMillan
04/01/2018	Agreed Minor Amendment	17/02389/AMD	Ms Claire Newcombe	Non-material Minor Amendment: Addition of footpath for rear access to gardens to units 40 - 48 for application 15/02234/FUL	Hillside School For Boys Bodmin Road Plymouth PL5 4DZ	Mr Simon Osborne
04/01/2018	Agreed Minor Amendment	17/02460/AMD	Mr John Gregory	Non-material Minor Amendment: Change of colour scheme for application 16/01451/REM	Former Toshiba Site, Ernesettle Lane Plymouth PL5 2TX	Mr Simon Osborne
04/01/2018	Grant Conditionally	17/02103/LBC	Mr Phil Lord	Repairs to Block L including insertion of steel beams to support roof	Tinside Pool Hoe Road Plymouth PL1 2NZ	Mrs Jess Maslen
05/01/2018	Agreed Condition	17/02371/CDM	Mr Steve Demuth	Condition Discharge: Condition 3 of application 16/00977/FUL	Gordon Terrace Lane West Plymouth	Miss Amy Thompson
05/01/2018	Grant Conditionally	17/02132/FUL	Mr Colin Matten	First floor side extension and ground floor rear extension	46 Dover Road Plymouth PL6 8ST	Mr Macauley Potter
05/01/2018	Grant Conditionally	17/02188/FUL	Mr & Mrs Helen and David Evans	Two storey rear extension (resubmission of 17/01905/FUL)	12 Bakers Place Richmond Walk Plymouth PL1 4LX	Mrs Alumeci Tuima

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
05/01/2018	Grant Conditionally	17/02194/FUL	Mr & Mrs Grenney	Two storey side extension and demolition of garage	21 Sparke Close Plymouth PL7 2YA	Mr Macauley Potter
05/01/2018	Grant Conditionally	17/02199/FUL	Miss Brown	Two storey rear extension, loft conversion and construction of front dormers.	14 Bakers Place Richmond Walk Plymouth PL1 4LX	Mrs Alumeci Tuima
05/01/2018	Grant Conditionally	17/02211/FUL	Mr Neal Stoneman	Erection of fencing (retrospective)	St Annes House Jennycliff Lane Plymouth PL9 9SN	Mr Chris Cummings
05/01/2018	Grant Conditionally	17/02212/LBC	Mr Neal Stoneman	Erection of fencing (retrospective)	St Annes House Jennycliff Lane Plymouth PL9 9SN	Mr Chris Cummings
05/01/2018	Grant Conditionally	17/02222/TPO	Mr David Wilson	112 no. Horse Chestnuts - crown raise on path sides to give 4m clearance above ground level as detailed in schedule attached to the application.	Coronation Avenue Central Park Plymouth PL2 3DE	Ms Joanne Gilvear
08/01/2018	Agreed Condition	17/02226/CDM	Mr Anthony Collins	Condition Discharge: Conditions 12, 14, 15 & 16 of application 14/01537/FUL	Turnchapel Boatyard Clovelly View Plymouth PL9 9SY	Mrs Janine Warne
08/01/2018	Grant Conditionally	17/01948/FUL	Mr Dan Russell	Split existing office (class A2) and add a non-residential institution (class D1)	55 Bretonside Plymouth PL4 0BD	Miss Amy Thompson
08/01/2018	Grant Conditionally	17/01998/S73	Mr Kevin Hancock	Vary condition 2 (plans) of application 15/00776/FUL to allow external alterations.	The Ship George Place Plymouth PL1 3NY	Mrs Karen Gallacher

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
08/01/2018	Grant Conditionally	17/02355/FUL	Mr Brian Ackerman	Side extension and conversion of garage to bedroom.	5 Burton Close Plymouth PL6 6LQ	Mr Mike Stone
08/01/2018	Refused	14/00005/CDM	Aldi Stores Ltd	Condition Discharge: Condition 3 of application 13/01103/FUL	Longfield House, Greenbank Road Plymouth	Miss Katherine Graham
09/01/2018	Grant Conditionally	17/01916/FUL	Plymouth City Council	Regrading of playing pitch & associated works	Central Park Alma Road Plymouth PL3 4QL	Mrs Katie Saunders
09/01/2018	Grant Conditionally	17/01917/FUL	Plymouth City Council	Regrading of playing pitch & associated works	Playing Fields Next To Efford Pathways Plymouth	Mrs Katie Saunders
09/01/2018	Grant Conditionally	17/01987/FUL	Mrs Dean	Rear extension and front porch	4 Durwent Close Plymouth PL9 9TP	Mr Mike Stone
09/01/2018	Grant Conditionally	17/02224/FUL	Mr & Mrs Matthew Reed	Provision of room in roof with rear dormer	33 Dunstone View Plymouth PL9 8TW	Mrs Alumeci Tuima
10/01/2018	Agreed Minor Amendment	17/02401/AMD	Mr Brian Oliver	Non-material Minor Amendment: Plots 23 and 24 front elevations to be finished with Audura sand cement render painted polar white (excluding garages) for application 16/01291/S73	Former Tamerton Vale School Plymouth PL6 6PE	Mrs Katie Saunders
10/01/2018	Grant Conditionally	17/02018/FUL	Mr & Mrs Pearce	Conversion of maisonette and self-contained basement flat to form family dwelling	13 Alfred Street Plymouth PL1 2RP	Mrs Jess Maslen

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
10/01/2018	Grant Conditionally	17/02020/LBC	Mr & Mrs Pearce	Internal alterations to return to single dwelling	13 Alfred Street Plymouth PL1 2RP	Mrs Jess Maslen
10/01/2018	Grant Conditionally	17/02131/ADV	McDonald's Restaurants Ltd	Internally illuminated pole sign	McDonalds Restaurant Coypool Road Plymouth PL7 4TB	Mr Macauley Potter
10/01/2018	Grant Conditionally	17/02250/TPO	Mr Chris Cope	T1 Beech. To remove lower branches on the South East side leaning in to the garden of 28 Thornhill way. To crown raise the first line of branches SE side, this will raise the height to 4 meters approximately, removing only small branches of up to 3 inch in diameter. These branches can be removed back to the main stem (trunk) if the tree owner agrees, otherwise, they should be trimmed to the nearest growth point within the boundary of 28 Thornhill Way.	18 Kingsland Gardens Close Plymouth PL3 5NR	Ms Joanne Gilvear
10/01/2018	Grant Conditionally	17/02303/FUL	Mr Marc Nash	Demolition of side wall and formation of garage door and dropped kerb to create off-street parking space.	Ladywell Lodge 7 Ladywell Place Plymouth PL4 8DY	Mr Mike Stone
11/01/2018	Agreed Condition	17/02420/CDC	Mary Hill	Compliance with conditions of application 04/02104/FUL	31 Moorfield Avenue Plymouth PL6 5SE	Mr Jon Fox
12/01/2018	Agreed Condition	17/01028/CDM	Mr Paul Webb	Condition Discharge: Conditions 9, 10, 11, 12 & 15 of application 16/02233/FUL	Plympton Hospital Market Road Plymouth PL7 1QR	Mr Simon Osborne
12/01/2018	Agreed Minor Amendment	17/02431/AMD	McDonald's Restaurant	Non-material Minor Amendment: Relocation of the approved entrance doors for application 17/01070/FUL	McDonald's Restaurant 195 Tavistock Road Plymouth PL6 5DA	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
12/01/2018	Grant Conditionally	17/02179/REM	Mr N Angle	Application for reserved matters including appearance, landscaping, layout and scale of 1 dwelling following grant of permission 16/02344/OUT	3 Hollow Hayes Goosewell Hill Plymouth PL6 5RP	Miss Amy Thompson
12/01/2018	Grant Conditionally	17/02251/TPO	Mr Chris Cope	Amended works as agreed on 10/01/2018:Beech (T1) - reduce branches on house side back to previous points.Hornbeam (T2) - no work required.Hornbeam (T3) - stem over house reduce to 1 foot above fork.Hornbeam (T4) - no work required.Hornbeam (T5) - fell supressed specimen.Hornbeam (T6) - reduce back part of crown towards house by one third.Hornbeam (T7) - remove tall thin stem only near roof.	4 Coach House Mews Plymouth PL9 8FS	Mrs Jane Turner
12/01/2018	Grant Conditionally	17/02406/TCO	Mr Alexander Leskin	Yew (over garage) - reduce side branhces rather than height.Yew (near Mannamead Road) - reduce by one third and shape.Taller of two Yews (next to Thorn Park boundar) - :reduce taller one by one third.2x Bay - reduce by one third and remove overhang over pavement. Removal of 3 dead apple and one dead Holly (exempt works)	Flat 1 The Hollies Thorn Park Plymouth PL3 4TA	Mrs Jane Turner
12/01/2018	Refused	17/01147/OUT	Mr Paul Body	Outline application with details of access and scale for demolition of existing buildings and erection of up to 5 storey building containing 11 houses of multiple occupation (Class C4) and 1 flat (Class C3) providing up to 47 bedspaces and associated works (details of appearance, layout and landscaping reserved for future consideration)	Gulland House Winston Avenue Plymouth PL4 6AZ	Mrs Katie Saunders
12/01/2018	Refused	17/02070/FUL	Mr Michael Fowler	New dwelling (resubmission of 17/00791/FUL)	5 Trentham Close Plymouth PL6 6BR	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
15/01/2018	Agreed Condition	17/02162/CDC	Mr George Edwards	Please confirm that all conditions that require discharging in Planning Permission 02/00037/FUL (dated 09/04/2002) have been discharged from Plymouth City Council. Please refer to contamination conditions seperately.	13 Seaton Avenue Plymouth PL4 6QJ	Mr Mike Stone
15/01/2018	Grant Conditionally	17/02122/TPO	Mrs Susan Chamberlain	5x Sycamore, 1x Ash, 1x Beech & 1x Holly - reduce lateral branches by 3-5m back to previous pruning points.Beech over parking area/out buildings - reduce lowest two branches only (as discussed on 12/01/2018).	21 Lavington Close Plymouth PL7 1PL	Mrs Jane Turner
15/01/2018	Grant Conditionally	17/02154/FUL	D Baker	Change of use of part of ground floor unit from offices (Class B1) to financial and professional services (Class A2)	Plym House 3 Longbridge Road Plymouth PL6 8LT	Miss Amy Thompson
15/01/2018	Refused	17/01976/FUL	Mr & Mrs Steve Shirley	First floor and part ground floor extensions including rear car parking (Resubmission of 17/01236/FUL)	90 - 92 Plymstock Road Plymouth PL9 7PJ	Mrs Alumeci Tuima
16/01/2018	Grant Conditionally	17/01845/FUL	Mr & Mrs Bob Brimacombe	Second floor rear extension to form self contained flat	2 Woodland Terrace Greenbank Road Plymouth PL4 8NL	Mr Mike Stone
16/01/2018	Grant Conditionally	17/02252/FUL	Mrs Sandra Lamerton	Front conservatory	142 Springfield Road Plymouth PL9 8PT	Mr Macauley Potter
16/01/2018	Grant Conditionally	17/02276/FUL	Mr B Lambert	Construction of 2 detached dwellings	Braidwood Terrace Lane Plymouth PL4 8JW	Mr Jon Fox
17/01/2018	Agreed Condition	17/02441/CDM	Sainsbury's Supermarkets Ltd	Condition Discharge: Condition 4 of application 17/01767/FUL	Sainsburys Supermarket Plymouth Road Plymouth PL3 6RL	Mr Chris Cummings

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
17/01/2018	Grant Conditionally	17/01770/FUL	Mr Vince Rosson	Conversion & part demolition of existing building to create 24 apartments (Class C3) and ground floor commercial units comprising Retail (Class A1), Financial and Professional Services (Class A2), Restaurants and Cafe (Class A3) & Bar (Class A4)	16-20 Duke Street Plymouth PL1 4EA	Mr Chris King
17/01/2018	Grant Conditionally	17/01771/LBC	Mr Vince Rosson	Conversion & part demolition of existing building to create 24 apartments (Class C3) and ground floor commercial units comprising Retail (Class A1), Financial and Professional Services (Class A2), Restaurants and Cafe (Class A3) & Bar (Class A4)	16-20 Duke Street Plymouth PL1 4EA	Mr Chris King
17/01/2018	Grant Conditionally	17/02233/FUL	Mr Denis Fielder	Front porch	96 Bodmin Road Plymouth PL5 4EA	Mr Macauley Potter
17/01/2018	Grant Conditionally	17/02246/FUL	Mr Ali	Change of use to cafe/hot food takeaway (Class A3/A5)	17 Raleigh Street Plymouth PL1 1ET	Mr Mike Stone
17/01/2018	Grant Conditionally	17/02308/FUL	Mr McCartney	New low front boundary wall and 2m high fence (Retrospective)	71 Plymbridge Road Plymouth PL6 7LB	Mr Mike Stone
17/01/2018	Grant Conditionally	17/02311/FUL	Mr Darren Lakin	Temporary retention of kiosk	Site 3A, Bedford Way Plymouth PL1 1YY	Mr Mike Stone
18/01/2018	Agreed Condition	17/00113/CDM	Plymouth City Council	Condition Discharge: Conditions 3, 4, 5 & 6 of application 16/01014/FUL	Pennycross Primary School Arden Grove Plymouth PL2 3RL	Mr Chris Cummings
18/01/2018	Grant Conditionally	17/02301/FUL	Mr & Mrs Ivor Wheeler	Annexe to replace existing garage	48 Deveron Close Plymouth PL7 2YF	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
19/01/2018	Grant Conditionally	17/02043/FUL	Mr James Yorke	Change of use from gymnasium/sports hall to 6x HMO's (Class C4/Sui Generis) & associated works	Wyndham Hall Wyndham Street East Plymouth PL1 5HE	Mrs Katie Saunders
19/01/2018	Grant Conditionally	17/02044/LBC	Mr James Yorke	Change of use from gymnasium/sports hall to 6x HMO's (Class C4/Sui Generis) & associated works	Wyndham Hall Wyndham Street East Plymouth PL1 5HE	Mrs Katie Saunders
19/01/2018	Grant Conditionally	17/02243/FUL	Morrisons	Erection of canopy and fencing in existing customer car park	15 Pomphlett Road Plymouth PL9 7BH	Mr Chris Cummings
19/01/2018	Granted Conditionally subject to S106	17/01288/FUL	CDS Superstores (International) Ltd	Erection of office building (Class B1), retail superstore (Class A1 (bulky goods)), cafe (Class A3), 350 space car park, landscaping & associated works	Land On Seaton Hill (East Of Future Inn) William Prance Road Plymouth PL6 5ZD	Mr Alistair Wagstaff
22/01/2018	Agreed Minor Amendment	17/02417/AMD	Miss Teresa Lakeman	Non-material Minor Amendment: Confirm the fence colour as black for application 16/00039/FUL	Ridgeway School Moorland Road Plymouth PL7 2RS	Mr Jon Fox
22/01/2018	Grant Conditionally	17/02175/FUL	Mr Robert Bradbury	Change of use to garage with MOT testing station (Class B2) (Retrospective)	8 Broxton Drive Plymouth PL9 7BG	Mr Chris Cummings
22/01/2018	Grant Conditionally	17/02220/FUL	Mr Phillip Stanbury	Decking extension incorporating steps and access to the garage and garden below (Retrospective)	15 Mallard Close Plymouth PL7 2LF	Mrs Alumeci Tuima
22/01/2018	Grant Conditionally	17/02265/TCO	Mr Gary Kallis	Beech - reduce height by 3m, lateral spread by 2m and remove epicormic growth in low crown.	93 Mannamead Road Plymouth PL3 4SX	Ms Joanne Gilvear

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
22/01/2018	Grant Conditionally	17/02271/TPO	Derek Baker	1x Sycamore - crown raise by removing lower branch that overhangs access road to rear of property.3x Oak - reduce lower branches over pavement by 1.5m.2no. Oak - remove dead wood (exempt work).	16 Widewell Road Plymouth PL6 7DN	Ms Joanne Gilvear
22/01/2018	Grant Conditionally	17/02273/FUL	Mrs Sara Humphries	Aluminium shopfront, two air conditioning condenser units, freezer room condenser unit and two extract grills	30 Royal Parade Plymouth PL1 1DU	Mrs Alumeci Tuima
22/01/2018	Grant Conditionally	17/02274/ADV	Mrs Sara Humphries	1x fascia sign, 1x projecting sign & 2x internal posters	30 Royal Parade Plymouth PL1 1DU	Mrs Alumeci Tuima
22/01/2018	Grant Conditionally	17/02281/FUL	Mr Mark Hartshorn	Change of use from office (Class B1) to training centre (Class D1)	Building 6, Brooklands Office Campus Budshead Road Plymouth PL6 5XR	Mr Mike Stone
22/01/2018	Grant Conditionally	17/02282/TPO	Mrs Cooke	Chestnut - Re-pollard	93 Molesworth Road Stoke Plymouth PL3 4AQ	Ms Joanne Gilvear
22/01/2018	Grant Conditionally	17/02292/FUL	Mr & Mrs Wills	Demolition of existing garage, two storey side and single rear extension	49 Southwell Road Plymouth PL6 5BG	Mrs Alumeci Tuima
22/01/2018	Grant Conditionally	17/02309/TPO	Mr Christopher Lyons	Oak - lower canopy branches overhanging 21 and 23 Rosewood Close only - ongoing consent to trim back regrowth to previous pruning points as required.	10 Shute Park Road Plymouth PL9 8RE	Mrs Jane Turner
22/01/2018	Grant Conditionally	17/02388/TCO	Mr Ben Sidman	Eucalyptus (T1) - prune top and side branches 4-5 meters Beech (T2) - prune top and side branches 2-3 meters Beech (T3) - prune top and side branches 2-3 metersElm (T4) - fell as tree is deadHedgerow (T5) - prune top and side by 1-2 meters	Milford House Old Warleigh Lane Plymouth PL5 4ND	Mrs Jane Turner

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
22/01/2018	Grant Conditionally	17/02457/FUL	Plymouth City Council	Erection of a new Cafe building (Class A3) with associated external works	Central Park Mayflower Drive Plymouth PL2 3DG	Mr Chris King
22/01/2018	Refused	17/02200/FUL	Mrs Heather Yung	Two storey rear extension with side dormer & rear balcony and rear decking.	3 Venn Way Plymouth PL3 5PN	Mr Mike Stone
23/01/2018	Agreed Condition	17/02284/CDM	Mr Max Parfitt	Condition Discharge: Condition 17 of application 15/02371/FUL	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mrs Karen Gallacher
23/01/2018	Agreed Minor Amendment	18/00078/AMD	Devcor (Plymouth) Ltd	Non-material Minor Amendment: To amend wording of Conditions 3, 4, 5, 7 and 8 of 17/01826/S73 to : PRE-COMMENCEMENT (other than demolition works above ground level) for application 17/01826/S73	Peirson House Mulgrave Street Plymouth PL1 2R	Mr Simon Osborne
23/01/2018	Grant Conditionally	17/01789/LBC	Mr Russell Gale	Installation of gates at front entrance	Beaumont House Beaumont Road Plymouth PL4 9BD	Mrs Jess Maslen
23/01/2018	Grant Conditionally	17/02017/FUL	Mr Richard Walsh	Change of use from dwelling (Class C3) to 4-bed HMO (Class C4)	48 Adelaide Street Stonehouse Plymouth PL1 3JE	Miss Amy Thompson
23/01/2018	Grant Conditionally	17/02050/TPO	Mrs Sharon-Lee Beattie	3x Poplar (in the rear garden of 76 Lynwood Avenue) - fell	76 Lynwood Avenue Plymouth PL7 4SG	Mrs Jane Turner
23/01/2018	Grant Conditionally	17/02234/FUL	Mr P Thompson & Mrs J Henry	Rear extension, existing to be demolished and rear dormer	32 Moorland Avenue Plymouth PL7 2DA	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
23/01/2018	Grant Conditionally	17/02288/TPO	Mr Mark Ingall	9x Beech - reduce height by 2-3m and lateral branches towards house by 2-3m.Mature Beech - reduce two side branches near property by 2-3m.	10 Shackleton Court Plymouth PL5 3UL	Mrs Jane Turner
23/01/2018	Grant Conditionally	17/02315/TCO	Mr Gary Kallis	Ash (T1) - Reduce lateral crown spread by up to 3m and reduce height by 3m. Remove epicormic growth in low crown. Sycamore (T2) - No actionMultistemned Sycamore (T3 & T4) - Fell, causing damage to boundary wall. Yew (T5) - Reduce height by 1m and lateral crown on garden side by 2m.Sycamore (T6) - Crown lift to 5.2m.	85 Mannamead Road Plymouth PL3 4SX	Ms Joanne Gilvear
23/01/2018	Grant Conditionally	17/02316/TPO	Mr Mark Wood	Sweet Chesnut (T1) - fell.Oak (T2) - reduce triple stemmed oak tree by one third (agreed amendment).Oak (T3) - crown raise to 4m above road and reduce overhanging branches by 1-2m over road.	42 Glenfield Road Plymouth PL6 7LN	Mrs Jane Turner
23/01/2018	Grant Conditionally	17/02352/LBC	Mr Jim Woodley	Minor external alterations including paint colour, flue locations & LED lighting	41 - 43 Chapel Street Devonport Plymouth PL1 4DU	Mr Chris King
23/01/2018	Grant Conditionally	17/02361/TPO	Mrs Y Draper	Ash (T1) (twin stemmed Ash) - fell to ground level.T2-T3 - reduce 1st lowest branch by 2-3m.	275 Tavistock Road Plymouth PL6 8AA	Mrs Jane Turner
23/01/2018	Grant Conditionally	17/02403/TCO	Mr Nick Maker	3x Cherry Trees - prune back from building and reduce by a third.	5-11 Millbay Road Plymouth PL1 3LF	Mrs Jane Turner
23/01/2018	Grant Conditionally	17/02472/FUL	Mr John Swain	Extension of existing high level roof to facilitate removal of internal walls	The Barden Corporation (UK) Ltd Estover Road Plymbridge Road Plymouth PL6 7LH	Mr Chris King

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
24/01/2018	Agreed Condition	17/02370/CDMLB	Wyatt Bros Ltd	Condition Discharge: Condition 2 of application 16/02253/LBC	5 - 7 Durnford Street Plymouth PL1 3QJ	Miss Amy Thompson
24/01/2018	Agreed Minor Amendment	17/02428/AMD	Mr Dan Symons	Non-material Minor Amendment: Change of materials on front, side and rear external walls to timber frame with cladding for application 17/01406/FUL	229 Fort Austin Avenue Plymouth PL6 5ST	Mr Chris Cummings
24/01/2018	Grant Conditionally	17/02156/FUL	Ms Florence Moore	Proposed hardstanding (Retrospective)	16 Dunstone View Plymouth PL9 8TP	Mrs Alumeci Tuima
24/01/2018	Grant Conditionally	17/02255/FUL	Ms Rachael Williams	Rear extension	31 Grainge Road Plymouth PL6 5LB	Mrs Alumeci Tuima
24/01/2018	Grant Conditionally	17/02293/FUL	Mr & Mrs Turlej	Garage conversion to form habitable room including extension to front elevation	47 Trelawny Road Plympton Plymouth PL7 4LJ	Mrs Alumeci Tuima
24/01/2018	Grant Conditionally	17/02322/FUL	Sarah Verden	Rear extension with roof pitch of 14 degrees	3 Cornfield Gardens Plymouth PL7 5LB	Mrs Alumeci Tuima
24/01/2018	Grant Conditionally	17/02327/FUL	Mr Mark Akerman	Single storey side extension (south), two storey rear extension (west) and side and rear annexe extension (north), resubmission of 17/01914/FUL.	4 Leatfield Drive Plymouth PL6 5HP	Mr Mike Stone
24/01/2018	Granted Conditionally subject to S106	17/01911/S73	Mr Russell Hooper	Vary condition 2 (plans) of application 16/01856/FUL to allow changes to internal layout and associated external alterations	Tamar House St Andrews Cross Plymouth PL1 1DN	Mrs Karen Gallacher

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
25/01/2018	Agreed Condition	17/02368/CDM	Wyatt Bros Ltd	Condition Discharge: Condition 2 of application 16/02252/FUL	5-7 Durnford Street Plymouth PL1 3QJ	Miss Amy Thompson
25/01/2018	Grant Conditionally	17/02008/FUL	Plymstock School	Construction of new arts centre to comprise of open plan performance are with retractable seating with a second floor mezzanine with fixed seating and entrance lobby display area. Ancillary areas to include WC facilities and backstage changing areas	Plymstock School 29 Church Road Plymstock Plymouth PL9 9AZ	Mr Oliver Gibbins
25/01/2018	Granted Conditionally subject to S106	17/01997/FUL	Mr Colin Salisman	Proposed 3 storey building with 12x 1 bed apartments for people with learning disabilities	23 How Street Plymouth PL4 0DB	Mr Chris King
26/01/2018	Grant Conditionally	17/02155/LBC	Mr Ian Cox	Internal alterations & insertion of rooflight at attic level to create a shower room	19 Acre Place Plymouth PL1 4QR	Mrs Alumeci Tuima
26/01/2018	Grant Conditionally	17/02305/FUL	Mr C Richman	Proposed external platform lift	Hedgerow Horn Lane Plymouth PL9 9BR	Mrs Alumeci Tuima
26/01/2018	Grant subject to S106	17/01684/OUT	Mr Tony Hopwood	Hybrid Application comprising two parts:(Part 1) Full Planning Permission for the refurbishment and extension to Home Park Stadium Grandstand (including ancillary area within the ground) (Class D2) and Erection of New Ice Arena (Class D2) with associated car parking, landscaping, public realm and highways access.(Part 2) Outline Planning Permission for mixed use development including Food and Beverage Units (Class A3/A4), Offices (Class B1), Gymnasium (Class D2), Hotel (Class C1) and Veterinary Surgery (Class D1) with all matters reserved except highways access and parking	Home Park Football Ground Outland Road Plymouth PL2 3DQ	Mr Chris King

Planning Applications Determined Since Last Committee, cont'd

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
22/12/2017	Prior Approval Not Required	17/02314/GP1	Mrs Karen Chapman	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 6.0m, has a maximum height of 3.9m to ridge, and has an eaves height of 3.9m	106 Furzehatt Road Plymouth PL9 9JT	Mr Chris Cummings
22/12/2017	Prior Approval Refused	17/02244/GP1	Mr John Hewitt	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 2.5m, has a maximum height of 2.4m, and has an eaves height of 3.6m	288 Westfield Plymouth PL7 2ER	Mr Chris Cummings
03/01/2018	Refused	17/02178/GP2	Mr G Rowe	Conversion of builders office (Class B1a) into 3 flats (Class C3)	82 - 84 Higher Compton Road Plymouth PL3 5JD	Miss Amy Thompson
05/01/2018	Lawful Certificate Issued	17/02334/PRUS	Great End Properties Ltd	Use of first floor and second floor as two residential units (Use Class C3)	47A-49A The Broadway Plymouth PL9 7AN	Mr Chris Cummings
05/01/2018	Prior Approval Not Required	17/02331/GP1	Mr Luke Phillips	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4.0m, has a maximum height of 2.7m to ridge, and has an eaves height of 2.3m	19 Laira Park Road Plymouth PL4 7HP	Mr Mike Stone
10/01/2018	Lawful Certificate Issued	17/02459/PRDE	Ms Hutchinson	Proposed rear extension	25 Southwell Road Plymouth PL6 5BG	Mr Chris Cummings
17/01/2018	Granted	17/02497/11	Mr Andrew Newman	Demolish the redundant former workshop	Building S146 H.M. Naval Base South Yard Plymouth PL1 4SG	Mrs Jess Maslen

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
17/01/2018	Lawful Certificate Issued	18/00020/PRDE	Mr & Mrs Ross	Single storey extension (demolition of existing conservatory)	11 Rowland Close Plymouth PL9 9TH	Mr Chris Cummings
17/01/2018	Lawful Certificate Issued	18/00048/PRDE	Mr T Mrs Stephen Aldridge	Single storey rear extension	24 Furzehatt Road Plymouth PL9 8QS	Mr Chris Cummings
23/01/2018	Lawful Certificate Issued	17/02508/PRDE	Mr & Mrs Rowe	Rear extension	14 Billington Close Plymouth PL6 5SY	Mr Chris Cummings
24/01/2018	Lawful Certificate Issued	17/02330/EXDE	Alexandra Residential Management Ltd	Existing fencing	4 Constance Place Plymouth PL1 3NN	Mr Chris Cummings

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Appeal Decisions between 03/01/2018 and 26/01/2018

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
03/01/2018	17/00913/FUL	2017/0032	Appeal Dismissed	APP/N1160/D/17/3185163
Ward				
Plymstock Radford				
Address				
27 The Old Wharf Plymouth PL9 7NP				
Application Description				
First floor balcony				
Appeal Process		Officers Name		
Written Representations		Mrs Liz Wells		
Synopsis				
<p>Planning permission was refused for a first floor balcony at the front of the house, as it was considered to be contrary to Local Development Framework Core Strategy Policies CS02 and CS34 and the Development Guidelines Supplementary Planning Document. The Inspector supported the Council view that the proposed balcony would be out of keeping with other balconies in the street by virtue of its design, size and materials. He also agreed that it would be seen as a dominating feature on the front elevation of the host property, which in turn would make the host property jar with others in the area. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
16/01/2018	16/02315/LBC	2017/0025	Appeal Dismissed	APP/N1160/Y/17/3178683
Ward				
St Peters & the Waterfront				
Address				
9 Parade Plymouth PL1 2JL				
Application Description				
Internal & external changes to building				
Appeal Process		Officers Name		
Written Representations		Miss Amy Thompson		
Synopsis				
<p>Planning permission was refused for the conversion of warehouse to commercial premises (Class A1, A2 & A3) on the ground floor & residential premises (Class C3) on the first, second & roof spaces, as it was considered to be contrary to Local Development Framework Cores Strategy Policies CS02 and CS03. It was also considered contrary to guidance contained in the Councils Development Guidelines Supplementary Planning Document First Review, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. Having reviewed the application, and visited the site, the Inspector supported the Councils view that the proposal would cause substantial harm to the Grade II listed buildings and its special architectural and historic interest. The Inspector stated that the development would result in the loss of a considerable amount of internal architectural features and historic fabric that contribute evidential and aesthetic value to the significance of the buildings. The Inspector stated that benefits of the scheme would not outweigh the substantial harm to the heritage asset. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
16/01/2018	16/02312/FUL	2017/0026	Appeal Dismissed	APP/N1160/W/17/3178676
Ward				
St Peters & the Waterfront				
Address				
9 Parade Plymouth PL1 2JL				
Application Description				
Conversion of warehouse to commercial premises (Class A1, A2 & A3) on the ground floor & residential premises (Class C3) on the first, second & roof spaces				
Appeal Process		Officers Name		
Written Representations		Miss Amy Thompson		
Synopsis				
<p>Planning permission was refused for the conversion of warehouse to commercial premises (Class A1, A2 & A3) on the ground floor & residential premises (Class C3) on the first, second & roof spaces, as it was considered to be contrary to Local Development Framework Cores Strategy Policies CS02 and CS03. It was also considered contrary to guidance contained in the Councils Development Guidelines Supplementary Planning Document First Review, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. Having reviewed the application, and visited the site, the Inspector supported the Councils view that the proposal would cause substantial harm to the Grade II listed buildings and its special architectural and historic interest. The Inspector stated that the development would result in the loss of a considerable amount of internal architectural features and historic fabric that contribute evidential and aesthetic value to the significance of the buildings. The Inspector stated that benefit of the scheme would not outweigh the substantial harm to the heritage asset. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
18/01/2018	17/01168/FUL	2017/0034	Appeal Dismissed	APP/N1160/D/17/3189581
Ward				
St Budeaux				
Address				
797 Wolseley Road Plymouth PL5 1JN				
Application Description				
Front hardstanding				
Appeal Process		Officers Name		
Written Representations		Mr Chris Cummings		
Synopsis				
<p>Planning permission was refused for a hardstanding at the front of a residential dwelling on a classified road as it was considered to be contrary to Local Development Framework Core Strategy Policies CS28 and CS34 and Policy DEV31 of the Plymouth and South West Devon Joint Local Plan. It is also considered contrary to guidance contained in the Council's Development Guidelines Supplementary Planning Document First Review and the National Planning Policy Framework. Having reviewed the application, and visited the site, the Inspector supported the Council's view that development was unacceptable as vehicles must be able to enter and exit the hardstand in a forward gear. Failure to do so would increase highway safety risks to other road users and pedestrians. The Inspector noted that planning permission had been granted for housing opposite the site, but that limited detail was provided by the applicant and that each application must be considered on its own merits. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
19/01/2018	17/01782/FUL	2017/0035	Appeal Split	APP/N1160/D/17/3190354
Ward				
Plymstock Radford				
Address				
58 Shaw Way Plymouth PL9 9XH				
Application Description				
Replacement balcony and side porch/canopy				
Appeal Process		Officers Name		
Written Representations		Mr Mike Stone		
Synopsis				
<p>Planning permission was refused for an application for a balcony with privacy screen and a side porch. The balcony was considered to be contrary to Local Development Framework Core Strategy Policy CS34 and emerging JLP Policy DEV1. This was because of its adverse impact on the streetscene and on neighbour amenity. It was also considered contrary to guidance contained in the Council Development Guidelines Supplementary Planning Document First Review and the National Planning Policy Framework. The inspector supported the Council view that the development, due to its scale, would harm the character of the area and the appearance of the terrace. Regarding neighbour amenity, the inspector noted that the existing open aspect of a habitable room would be compromised with the screen introducing a dominant and enclosing element. The inspector concluded that the proposed side porch would not be harmful to the area and would comply with Policy CS34 and was allowed. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

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