



#plymplanning

**Oversight and Governance**

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

Please ask for Democratic Support  
T 01752 305155  
E [democraticsupport@plymouth.gov.uk](mailto:democraticsupport@plymouth.gov.uk)  
[www.plymouth.gov.uk/democracy](http://www.plymouth.gov.uk/democracy)  
Published 26 November 2019

## PLANNING COMMITTEE

Thursday 5 December 2019  
4.00 pm  
Council House, Plymouth

**Members:**

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Allen, Mrs Bridgeman, Corvid, Derrick, Loveridge, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Ms Watkin 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

### 1. Apologies

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

### 2. Declarations of Interest

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

### 3. Minutes (Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 10 October 2019.

### 4. Chair's Urgent Business

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

### 5. Questions from Members of the Public

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

### 6. Planning Applications for consideration

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

#### 6.1. Ground Floor Flat, 25 Grand Parade - 19/01017/LBC (Pages 7 - 12)

Applicant: Mr Didier Cavrot  
Ward: St Peter and the Waterfront  
Recommendation: Grant Conditionally

#### 6.2. 1 Bounds Place - 19/01217/FUL (Pages 13 - 20)

Applicant: Mr Dara Mohammed  
Ward: St Peter and the Waterfront  
Recommendation: Grant Conditionally

6.3. 21 Mutley Road - 19/01646/PIP **(Pages 21 - 30)**

Applicant: Mr N Bishop  
Ward: Peverell  
Recommendations: Grant Permission in Principle

**7. Planning Enforcement (Pages 31 - 32)**

**8. Planning Application Decisions Issued (Pages 33 - 62)**

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 meeting –

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

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

**9. Appeal Decisions (Pages 63 - 64)**

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

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## Planning Committee

**Thursday 10 October 2019**

### **PRESENT:**

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Allen, Mrs Bridgeman, Sam Davey, Derrick, Loveridge, Nicholson, Mrs Pengelly, Rebecca Smith, Vincent, Ms Watkin and Winter.

Apologies for absence: Councillor Corvid.

Also in attendance: Peter Ford (Head of Development Manager, Strategic Planning and Infrastructure), Julie Parkin (Senior Lawyer), Simon Osborne (Planning Officer), Chris Cummings (Planning Officer), Gary Lester (Transport Planning Officer), Jackie Kings (Community Connections Strategic Manager), Ben Wilcox (Planning Officer), Jamie Sheldon (Democratic Advisor) and Amelia Boulter (Democratic Advisor).

The meeting started at 4.00 pm and finished at 5.36 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.*

### 58. **Declarations of Interest**

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

| Name   | Minute Number and Item  | Reason              | Interest |
|--|---|---------------------|----------|
| Councillors Allen, Bridgeman, Davey, Derrick, Loveridge, Nicholson, Mrs Pengelly, Rebecca Smith, Stevens, Tuohy, Vincent, Ms Watkin and Winter | Minute 62 – 6.1 – Land Adj. to Darklake Close, Plymouth PL6 7TJ | Know the applicant. | Personal |

### 59. **Minutes**

Agreed the minutes of the meeting held on 12 September 2019.

### 60. **Chair's Urgent Business**

The Chair welcomed visitors from Malta Planning Authority.

### 61. **Questions from Members of the Public**

There were no questions from members of the public.

62. **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.

63. **Land Adj. To 5 Darklake Close Plymouth PL6 7TJ - 19/00775/FUL**

Mr Tony Carson

Decision:

Conditional approval subject to an agreed S106 planning obligation with delegated authority to Service Director for Strategic Planning and Infrastructure to refuse it if not signed within agreed timeframes.

Amendment to Condition 17 to include a provision for appropriate signage to be put in place to notify those entering the site of the parking restrictions.

A request should be forwarded to the relevant Council departments to consider pedestrian safety and the possible inclusion of a pavement on land owned by the Council at Darklake Close.

(The Committee heard from Kim Greeno in objection).

(The Committee site visit was held on 9 October 2019 in respect of this item).

64. **17 Fairfield Hotel, Pentillie Road Plymouth PL4 6QL - 19/01209/S73**

Mrs Vasiliou

Decision:

Grant conditionally.

Amendment to Condition 6 to include an appropriate commitment for maintaining the boundary treatment.

(The Committee heard from Councillor Johnson, Ward Councillor).

(The Committee heard from Councillor Corvid, Neighbouring Ward Councillor).

(The Committee heard from Hilary Kolinsky on behalf of the applicant).

65. **Planning Enforcement**

Members noted the Planning Enforcement Report.

Councillor Stevens wished to thank the relevant officers for their work on enforcement in the city.

66. **Planning Application Decisions Issued**

The Committee noted the report from the Service Director for Strategic Planning and Infrastructure on decisions issued since the last meeting.

Councillor Nicholson wished to thank officers involved in the determination of the planning application at Inter City House.

67. **Appeal Decisions**

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

**VOTING SCHEDULE 10 OCTOBER 2019** (Pages 5 - 6)

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## PLANNING COMMITTEE – 10 October 2019

## SCHEDULE OF VOTING

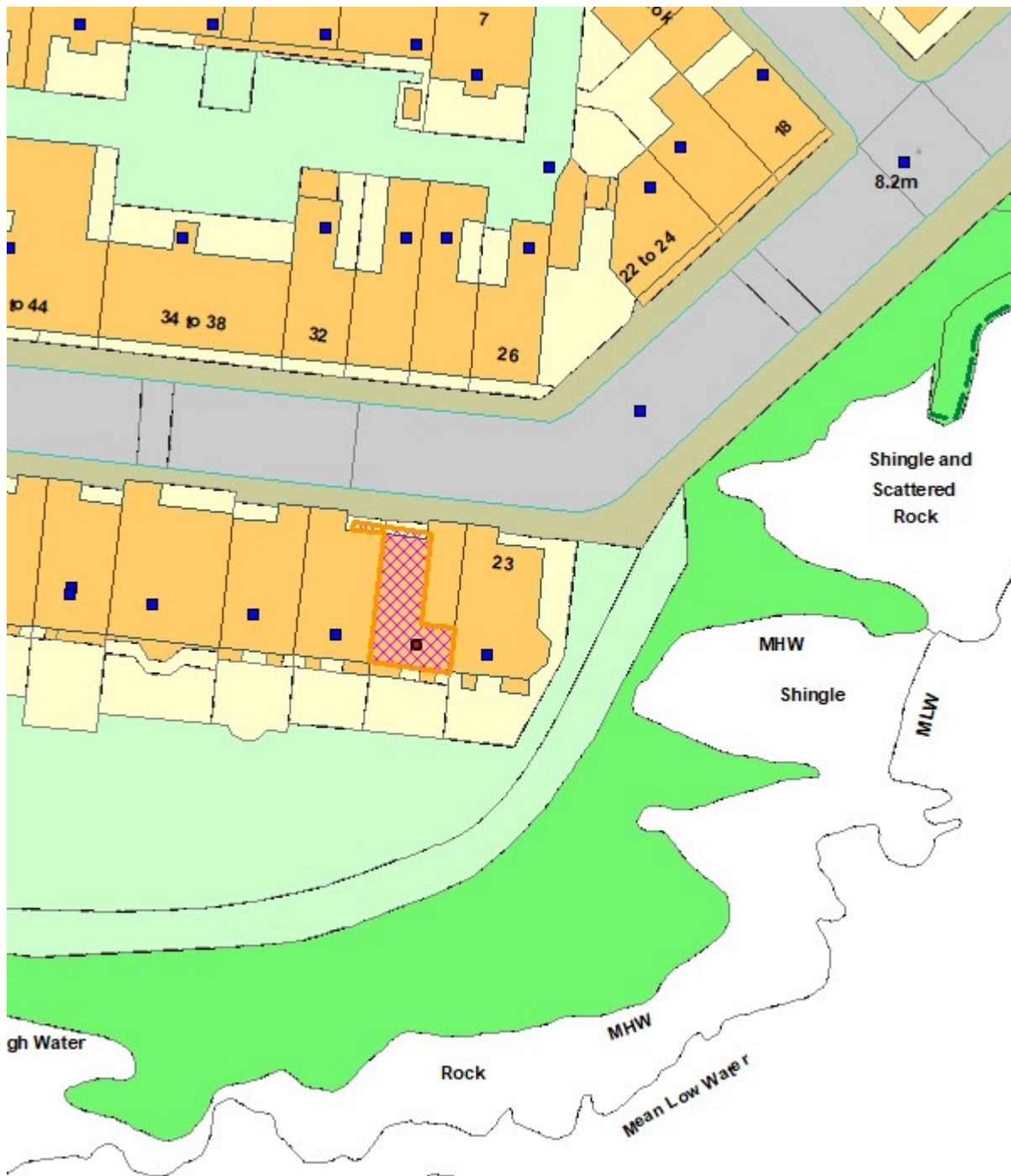
| Minute number and Application |  | Voting for  | Voting against  | Abstained                                | Absent due to interest declared | Absent |
|-------------------------------|--|---|---|--|---------------------------------|--------|
| 6.1                           | Land Adj. To 5 Darklake Close, Plymouth, PL6 7TJ<br><br>Grant of application including amendment | Councillors Stevens, Tuohy, Bridgeman, Loveridge, Nicholson, Mrs Pengelly, Rebecca Smith, Ms Watkin, Derrick, Allen, Davey, Vincent and Winter. |   |  |                                 |        |
| 6.2                           | 17 Fairfield Hotel, Pentillie Road, Plymouth, PL4 6QL  | Councillors Stevens, Tuohy, Derrick, Allen, Davey, Vincent and Winter.  | Councillors Bridgeman, Loveridge, Nicholson and Mrs Pengelly. | Councillors Rebecca Smith and Ms Watkin. |                                 |        |

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# PLANNING APPLICATION OFFICERS REPORT



|                             |   |                       |                             |
|-----------------------------|---|-----------------------|-----------------------------|
| <b>Application Number</b>   | 19/01017/LBC  | <b>Item</b>           | <b>01</b>                   |
| <b>Date Valid</b>           | 18.09.2019  | <b>Ward</b>           | ST PETER AND THE WATERFRONT |
| <b>Site Address</b>         | Ground Floor Flat 25 Grand Parade Plymouth PL1 3DQ                |                       |                             |
| <b>Proposal</b>             | Replace 2x wooden French doors with powder-coated aluminium units |                       |                             |
| <b>Applicant</b>            | Mr Didier Cavrot  |                       |                             |
| <b>Application Type</b>     | Listed Building Consent   |                       |                             |
| <b>Target Date</b>          | <b>13.11.2019</b>   | <b>Committee Date</b> | <b>05.12.2019</b>           |
| <b>Extended Target Date</b> | <b>09.12.2019</b>   |                       |                             |
| <b>Decision Category</b>    | PCC Employee  |                       |                             |
| <b>Case Officer</b>         | Mr Mike Stone   |                       |                             |
| <b>Recommendation</b>       | Grant Conditionally   |                       |                             |



The application comes before the Planning Committee because the applicant is an employee of Plymouth City Council.

### **1. Description of Site**

The application site is part of a planned terrace of nine, 3 storey, Victorian houses, listed grade II, whose rear elevations overlook Plymouth Sound. The subject property, no. 25 has been sub-divided into flats and the application refers to the ground floor flat. The rear French doors open out on to a small paved amenity area and beyond that, a large communal garden. The site is located in the City Centre neighbourhood and The Hoe Conservation Area.

### **2. Proposal Description**

Replace 2 x wooden French doors with powder-coated aluminium units. The existing doors are said to be suffering from long term exposure to the harsh weather conditions they experience in this exposed location. One set of doors has expanded and is difficult to open.

### **3. Pre-application enquiry**

There was no pre-application enquiry with this proposal.

### **4. Relevant Planning History**

01/01559/LBC - Demolition and reconstruction of penthouse flat - Refuse.

Third Floor Flat 25 Grand Parade

02/01778/FUL and 02/01779/LBC - Extension and renovation of third floor flat (revised scheme) - Refuse.

Third Floor Flat 25 Grand Parade

04/01241/FUL and 04/01243/LBC - Renovation and extension of attic flat and restoration of south facade with reinstatement of balustraded parapet - Granted Conditionally

### **5. Consultation Responses**

Historic Environment Officer - the powder-coated aluminium doors are deemed an appropriate replacement for this exposed setting.

### **6. Representations**

None received.

### **7. Relevant Policy Framework**

The legislation under which listed building consent applications are considered is the Planning (Listed Buildings and Conservation Areas) Act 1990 together with the relevant paragraphs of the National Planning Policy Framework (NPPF) 2012.

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

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

- o Development Guidelines Supplementary Planning.
- o The Hoe Conservation Area Appraisal Management Plan.

NPPF CHAPTER 16 Conserving and enhancing the historic environment paragraphs 189, 192, 193 are also particularly relevant to this application.

Paragraph 189 states:

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

Paragraph 192 states:

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

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- o the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

The relevant heritage assets to this application are the Grand Parade terrace, listed grade II and the Hoe Conservation Area.

## 1. **8. Analysis**

This application has been considered in the context of the Planning (Listed Buildings and Conservation Areas) Act 1990 as set out in Section 7.

2. The Historic England listing description for Grand Parade dated 1st May 1975 is as follows; Formerly Listed as: GREAT WESTERN ROAD, Plymouth West Hoe Terrace Nos 1-9 (consec) Planned terrace of houses, the rear elevation overlooking Plymouth Sound, several now used as hotels. c1860s. Stucco with stucco detail; roof hidden behind balustered parapet with moulded cornice; stuccoed end and axial stacks with moulded cornices. Double-depth plan, the houses arranged as mirror-image pairs with paired porches, each house with 1 room at the front. EXTERIOR: 3 storeys over basement; fronts of centre and end houses broken forward, each house a 2-window range except centre house which is a 3-window range; many original hornless sashes, some horned copies and some C20 windows; tripartite windows to ground floor. Stucco detail includes: pilastered porches, each with 3 keyed round-arched openings to the front and 2 similar blind openings to the sides; entablature above ground floor continuing around porches with balustraded fronts; bracketed sills, pilasters, entablature and pediments to 1st floor of centre and end houses and to the principal chambers of the other houses; all other window openings to upper floors with moulded architraves and sill brackets under sill string. Panelled doors except Nos 33 and 39 with C20 doors.

INTERIORS where inspected retain moulded and carved plaster ceiling cornices and various other original features including staircases.

SUBSIDIARY FEATURES: stuccoed forecourt walls surmounted by cast-iron railings with pointed arcaded detail. A prominently sited and complete terrace of this period.

## 3. Impacts on the Special Architectural and Historic Interest of the Building

The doors are located at the rear of the property and not readily visible from the footpath that runs behind the terrace, being slightly below it and screened by a boundary wall. Powder-coated aluminium doors are deemed an appropriate replacement for this exposed setting based upon the justification submitted by the applicant. The powder coating should be 'marine grade', and this should be applied as a condition or the detail supplied prior to determination.

## **9. Human Rights**

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

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

#### **10. Local Finance Considerations**

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

#### **11. Planning Obligations**

Not applicable

#### **12. Equalities and Diversities**

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

#### **13. Conclusions and Reasons for Decision**

Officers have taken account of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990, and have concluded that the proposal will not cause any significant harm to the listed building's special architectural and historic interest and therefore, for the reasons discussed above, is recommended for conditional approval.

#### **14. Recommendation**

In respect of the application dated 18.09.2019 it is recommended to Grant Conditionally.

#### **15. Conditions / Reasons**

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

##### **1      **CONDITION: APPROVED PLANS****

Site Location Plan 08072019 - received 08/07/19

Proposed Door Plans and Sections NIL5086 - 100 - received 18/09/19

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

##### **2      **CONDITION: TIME LIMIT COMMENCEMENT****

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

Reason:

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

##### **3      **CONDITION: MATERIALS****

The two new aluminium doors and their fittings and fixtures hereby permitted shall be constructed and finished to a Marine Grade standard.

Reason:

To ensure that the materials used are sufficiently resilient to their location and will endure over time in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan 2014 - 2034 (2019) and the National Planning Policy Framework 2019.

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

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way and has granted planning permission.

### **3 INFORMATIVE: SUPPORTING DOCUMENTS**

The following supporting documents have been considered in relation to this application:

Design and Access Statement

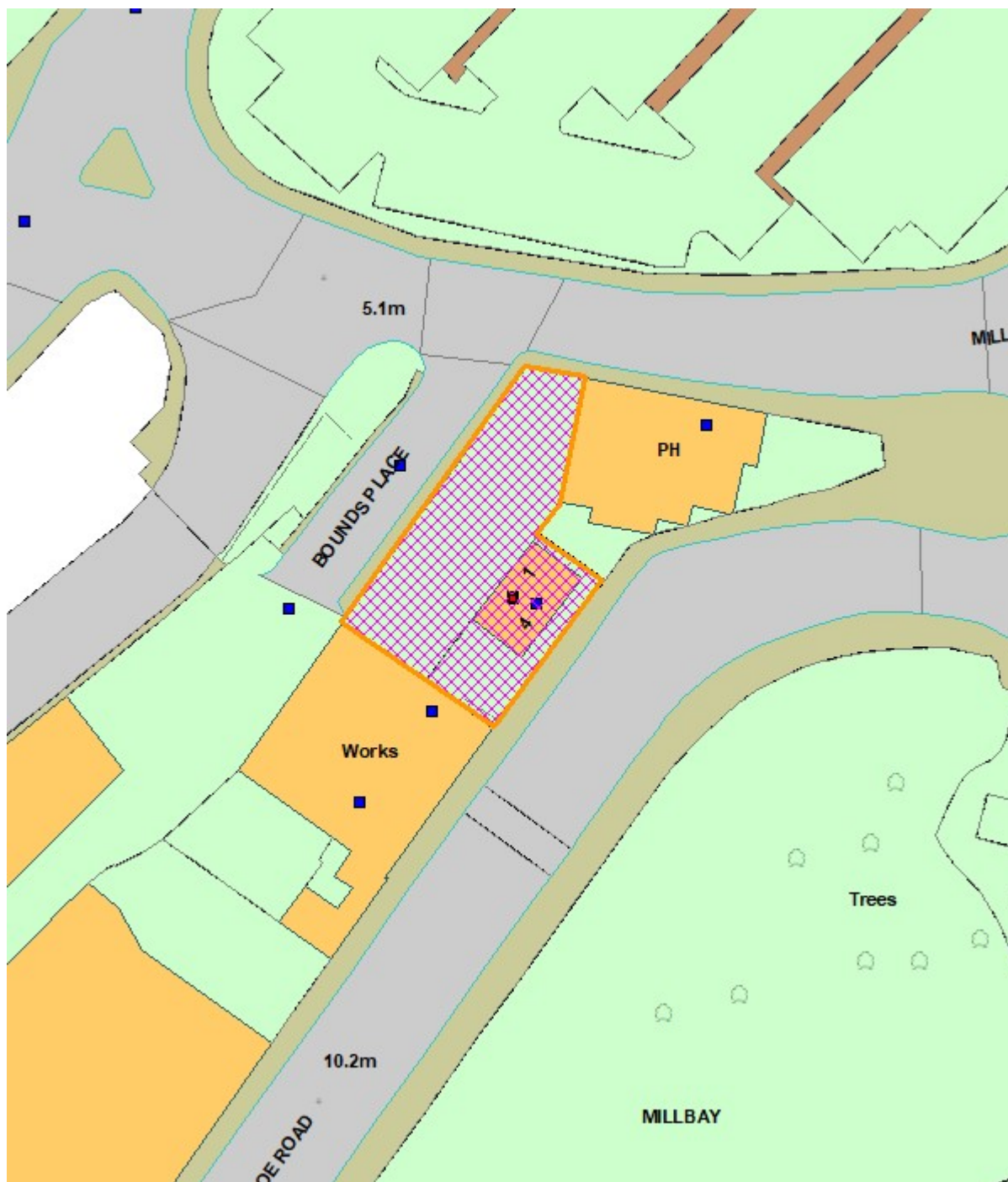
Heritage Statement



# PLANNING APPLICATION OFFICERS REPORT



|                             |  |                       |                             |
|-----------------------------|--|-----------------------|-----------------------------|
| <b>Application Number</b>   | 19/01217/FUL   | <b>Item</b>           | <b>02</b>                   |
| <b>Date Valid</b>           | 18.10.2019   | <b>Ward</b>           | ST PETER AND THE WATERFRONT |
| <b>Site Address</b>         | I Bounds Place Plymouth PL1 3LS                                  |                       |                             |
| <b>Proposal</b>             | Side extension to form a vehicle repair workshop (Retrospective) |                       |                             |
| <b>Applicant</b>            | Mr Dara Mohammed   |                       |                             |
| <b>Application Type</b>     | Full Application   |                       |                             |
| <b>Target Date</b>          | <b>13.12.2019</b>  | <b>Committee Date</b> | <b>05.12.2019</b>           |
| <b>Extended Target Date</b> | <b>N/A</b>   |                       |                             |
| <b>Decision Category</b>    | Service Director of SPI  |                       |                             |
| <b>Case Officer</b>         | Mr Mike Stone  |                       |                             |
| <b>Recommendation</b>       | Grant Conditionally  |                       |                             |



This planning application has been referred to Planning Committee by the Service Director for Strategic Planning and Infrastructure due to public interest reasons. The retrospective application has had an unusually large number of public comments both in favour and against the application.

### **I. Description of Site**

The application site is a car sales forecourt with ancillary office space and vehicle workshop located at the junction of Bounds Place and Millbay Road. Next door to the workshop is a large kitchen and bathroom warehouse building, part of a complex that includes a showroom and dedicated parking spaces. Next to the warehouse is a gated open parking area used by Plymouth Blood Bikes, an emergency response charity. Beyond this is Ballard House. Because of changes in ground levels, the site is set below the level of West Hoe Road to the east. The site falls within the area allocated in policy PLY29 for the development of the Millbay Boulevard and as part of that proposal, a multi-storey development of 80 extra care apartments is under construction to the west.

**2. Proposal Description**

Side extension to form a vehicle repair workshop (Retrospective). The workshop is 7.5 metres wide, 7.2 metres deep and 4 metres high. The application follows a compliance case.

**3. Pre-application enquiry**

There was no pre-application enquiry with this proposal.

**4. Relevant planning history**

82/00256/FUL - Erection of car showrooms with ancillary office and workshop - Granted Conditionally.

**5. Consultation responses**

Local Highway Authority - No objection

**6. Representations**

Twenty seven letters of representation have been received. Twenty three letters are in support and four are letters of objection. The letters of objection raise the following concerns;

The building is not a steel frame structure, as described in the application

Vehicles block the road and obstruct traffic, including access for emergency vehicles in the Plymouth Blood Bike compound.

Garage customers parking in the showrooms parking spaces.

Loss of views from windows

Difficulties in cleaning windows and undertaking maintenance

Noise is transmitted to the neighbouring building

A car wash is planned for the future

Unsafe building

Loss of views from windows

No party wall agreement has been obtained.

Loss of views, maintenance, the quality of the garage and The Party Wall Act are not material planning considerations.

The Plymouth Local Validation List does not require plans and elevations for retrospective applications.

The letters of support make the following points

Good idea for this part of the city which is undergoing changes

Up and coming area

Site has been vacant for a long time

Asset to the community

Good for local people

Easy to access

Applicant is hard working and honest

Good customer service

Friendly staff

Improves the area and stops fly tipping which was a problem in the past

Convenient location close to the shopping centre.

**7. Relevant Policy Framework**

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and by West Devon Borough Council and Plymouth City Council on March 26th 2019.

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. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption. This is set out in the Housing Position Statement conclusions in paragraphs 8.6 and 8.7. The three authorities have jointly notified the Ministry of Housing, Communities and Local Government of their choice to monitor at the whole plan level, and are currently awaiting a response from MHCLG regarding the Housing Delivery Test Measurement and its implications.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

#### 1. **8. Analysis**

This application has been considered in the context of the JLP, the Framework and other material policy documents as set out in Section 7.

2. The application turns upon policies PLY29 (Millbay Waterfront), DEV1 (Protecting health and amenity), DEV2 (Air, water, soil, noise, land and light), DEV20 (Place shaping and the quality of the built environment), and DEV29 (Specific provisions relating to transport) of the JLP and the National Planning Policy Framework (NPPF) 2019. The primary planning considerations in this case are the impact on the character and appearance of the area, the impact on the amenity of neighbouring businesses and the impact on the highway network.

#### 3. **Impact on the character and appearance of the area,**

Bounds Place is a short cul-de-sac running north east to south west from Millbay Road. The road consists of the rear elevation of the Salumi bar and restaurant, including a large 48 sheet billboard, the subject property, large buildings and parking spaces belonging to the Jobel kitchen and bathroom showroom and the Ballard House multi-storey car park. The street scene here is not of the highest quality and the overwhelming architectural style is the functional.

4. The workshop is utilitarian in appearance consisting of two work bays. External materials and the colour scheme match the main building. The case officer does not feel that the as constructed workshop has an adverse impact on the character and appearance of the area.

#### 5. **Impact on the amenity of neighbouring businesses.**

The new workshop has been built next to the boundary of the neighbouring kitchen and bathroom warehouse to the south west. Letters of objection has been received that reference problems with noise from the garage that has required the relocation of offices and keeping windows closed.

Noise is a material planning consideration. There is a section on noise in the Planning Practice Guidance, though it is naturally mainly concerned with the impact on residential amenity. Planning Practice Guidance states that it is important to look at noise in the context of the wider

characteristics of a development proposal, its likely users and its surroundings. The application site and the neighbouring area are commercial and industrial in character.

Planning Practice Guidance says that decision makers need to take account of the overall "acoustic environment and in doing so consider whether a significant adverse effect is occurring or likely to occur." The main noise impact is from power tools which are used in short bursts and not at any regular in time slots. Considering the overall acoustic environment of the area, the case officer considers that there is no significantly harmful impact on neighbour amenity in terms of noise and the proposal complies with policy DEV2. A new hotel is proposed for the Pavilion's car park site to the north east and the extra care homes development to the west is nearing completion. To protect the future amenity of these schemes, conditions controlling the hours of opening and operation are recommended.

#### **6. Impact on the highway network.**

Letters of objection have mentioned that vehicles from the garage park on the road, in private parking spaces and block the access to the showroom and the Plymouth Blood Bikes depot. There are double yellow lines in front of the site which would allow any overspill car parking to be regulated. There would be an expected small increase in associated car movements from the two additional car workshop spaces, but the local road network would have the capacity to accommodate the additional comings and goings over the course of the day. There is capacity for car parking nearby in public car parks, with on-street Pay and Display parking in some of the nearby streets. The Local Highway Authority considers that the application site provides adequate space for cars to park and manoeuvre within the site.

#### **7. Other matters.**

The case officer does not consider that approval of the application would have any impact on the plans for the future regeneration of the area associated with the Millbay Boulevard project and Policy PLY29. The workshop was also built without building regulations approval and Plymouth City Council Building Control Service is currently undertaking a separate review.

#### **8. Intentional Unauthorised Development**

Since August 2015 national planning policy requires consideration to be given as to whether intentional unauthorised development has been carried out. The new policy applies to all relevant planning decisions made by Local Planning Authorities and Planning Inspectors. The policy has been introduced largely as a result of Government concerns about the harm caused by unauthorised developments in the Greenbelt, but applies equally elsewhere.

9. The policy does not indicate exactly how much weight should be afforded to this in relation to the weight to be given to other material planning considerations. Neither does the policy clarify exactly what evidence is required to demonstrate the unauthorised development has been carried out intentionally.

10. It is clearly highly undesirable for any development to take place before planning permission has been properly sought, and obtained, in any circumstances. However, it should be noted that this new policy only applies where unauthorised development has taken place with the full knowledge of the person(s) undertaking the work that it lacks the necessary consent. In reality, given the difficulties in interpreting these points, it is considered that little or no weight can be given to this aspect, unless the Council has clearly indicated to the applicant that unauthorised development is being carried out, and that works have then continued beyond that point, or where there is some other compelling evidence that such work has intentionally been carried out.

11. Neither of these factors appear to apply in this case, and so it is considered that no weight should be afforded to this particular point in the determination of this application.

### **9. Human Rights**

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

### **10. Local Finance Considerations**

Not applicable.

### **11. Planning Obligations**

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

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

### **12. Equalities and Diversities**

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty. A large number of letters of support have been received from Plymouth's Kurdish community but this has had no bearing on the decision making process. The case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

### **13. Conclusions and Reasons for Decision**

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the development, for the reasons set out in the Analysis section, does not have an adverse impact on the character and appearance of the area, have a significantly harmful impact on neighbours or impact on highway safety.

The development accords with policy and national guidance and is considered to comply with policies DEVI, DEV2, DEV20 and DEV29 and the NPPF. The application is recommended for approval.

### **14. Recommendation**

In respect of the application dated 18.10.2019 it is recommended to Grant Conditionally.

### **15. Conditions / Reasons**

#### **I      CONDITION: HOURS OF OPENING**

The use hereby permitted shall not be open to customers outside the following times: 08:30 hours to 17:00 hours Mondays to Friday, 08:30 hours to 16:00 hours Saturday and closed on Sundays and Bank or Public Holidays.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at and leaving the premises, and avoid conflict with Policies DEVI and DEV20 of the Plymouth and South West Devon Joint Local Plan (2014 - 2034) 2019 and the National Planning Policy Framework 2019.

## **2      CONDITION: HOURS OF OPERATION**

No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: 08:30 hours to 17:00 hours Mondays to Friday, 08:30 hours to 16:00 hours Saturday nor at any time on Sundays and Bank or Public Holidays.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at and leaving the premises, and avoid conflict with Policies DEVI and DEV20 of the Plymouth and South West Devon Joint Local Plan (2014 - 2034) 2019 and the National Planning Policy Framework 2019.

## **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 the National Planning Policy Framework 2019, 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: BUILDING REGULATIONS APPROVAL**

The applicant is advised that they will also need to obtain Building Regulations approval for the workshop.

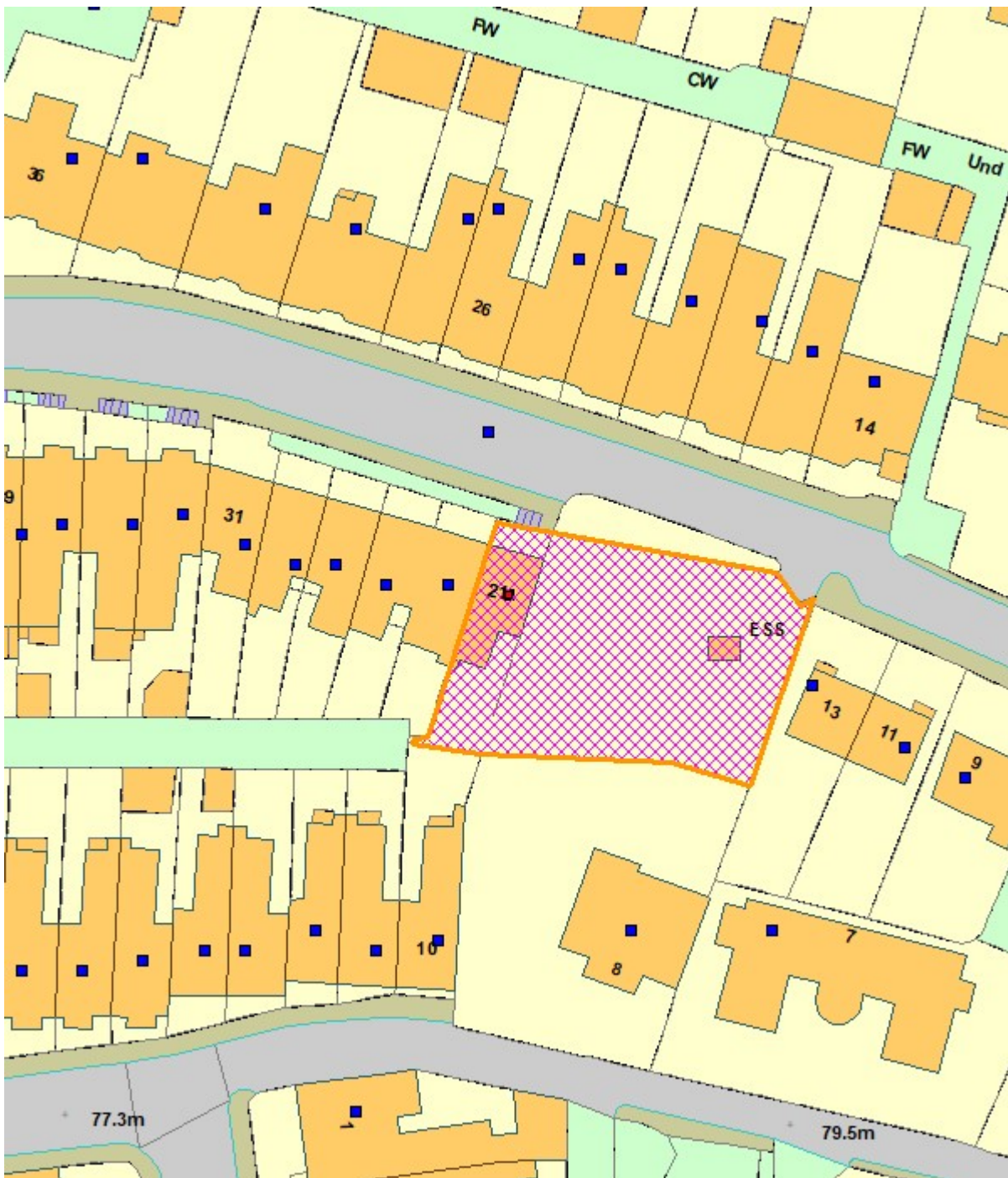
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# PLANNING APPLICATION OFFICERS REPORT



|                             |   |                       |                   |
|-----------------------------|---|-----------------------|-------------------|
| <b>Application Number</b>   | 19/01646/PIP                                  | <b>Item</b>           | <b>03</b>         |
| <b>Date Valid</b>           | 16.10.2019                                    | <b>Ward</b>           | PEVERELL          |
| <b>Site Address</b>         | 21 Mutley Road Plymouth PL3 4SB               |                       |                   |
| <b>Proposal</b>             | 4no. terraced dwellings inc. associated works |                       |                   |
| <b>Applicant</b>            | Mr N Bishop                                   |                       |                   |
| <b>Application Type</b>     | Permission in Principle                       |                       |                   |
| <b>Target Date</b>          | <b>20.11.2019</b>                             | <b>Committee Date</b> | <b>05.12.2019</b> |
| <b>Extended Target Date</b> | <b>05.12.2019</b>                             |                       |                   |
| <b>Decision Category</b>    | Service Director of SPI                       |                       |                   |
| <b>Case Officer</b>         | Miss Amy Thompson                             |                       |                   |
| <b>Recommendation</b>       | Grant Permission in Principle                 |                       |                   |



This permission in Principle application has been referred to Planning Committee by the Service Director for Strategic Planning and Infrastructure. There are finely balanced policy issues relating to evidence provided by the applicant to overcome previous refusal reasons.

### **1. Description of Site**

The site is located at the east end of a terrace of properties with a raised position above Mutley Road Mannamead. The site is understood to have previously formed part of the garden of Stourmont House located to the south. The site reflects the local topography, which banks up from the south side of Mutley Road. The site includes an Electricity Sub Station and is located in the Mannamead Conservation Area.

### **2. Proposal Description**

Permission in principle for 4no. terraced dwellings with off road parking, widen road and providing connection pavement, retain manage and plant new trees.

### **3. Pre-application Enquiry**

18/01632/MIN- Erection of 4 terraced houses- The Local Planning Authority raised concerns due to the loss of trees on site which also forms part of the character of the area and concluded that any future application be unlikely to gain officer support.

The Local Planning Authority advised that a revised proposal should consider reducing the number of proposed dwellings which would allow for the retention of trees on site and would allow for mitigation to be provided.

### **4. Relevant Planning History**

19/00461/PIP- Construct terrace of 4 houses, widen road and provide pavement- Refused due to the amount of development. The refusal reason was:

#### **AMOUNT OF DEVELOPMENT**

In the opinion of the Local Planning Authority the amount of development proposed at four dwellings would have an unacceptable impact on the protected trees on site and would not be able to provide adequate mitigation on site. The loss of these protected trees are considered to have unacceptable impact on the character and appearance of the Conservation Area.

The proposals are therefore contrary to policies DEV20, DEV21, DEV23 and DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraphs 170 and 175 of the National Planning Policy Framework 2019.

13/00316/FUL- Variation of condition to alter the approved plans condition added by 13/00379/FUL to allow for material alterations of application 10/01334/FUL (Erection of detached dwellinghouse, with off street parking) - Granted conditionally

13/00379/FUL- Variation of condition to add a planning condition listing the approved drawings on application 10/01334/FUL (Erection of detached dwellinghouse, with off street parking) - Granted conditionally

12/01488/PRDE- Re-location of substation- Refuse lawful certificate (Existing)

10/01334/FUL - Erection of detached dwellinghouse, with off street parking -Granted conditionally

10/00258/FUL- Erection of detached dwellinghouse, with off-street parking- Application withdrawn

08/00291/FUL- Erection of dwellinghouse attached to side of existing dwelling at no. 21, with off street parking - Granted conditionally

07/02028/FUL- Erection of dwellinghouse attached to side of existing dwelling at no. 21, with off street parking - Application withdrawn

### **5. Consultation Responses**

Local Highway Authority- No objections in principle to the proposed development of 4 terrace houses, including the widening of the road and provision of a fronting footway, subject to satisfactory technical details including an adequate contribution to off-street car parking in accordance with the Council Development Plan Policies.

Local Lead Flood Authority- No objection subject to further details including a drainage strategy and construction environment management plan being submitted at technical details stage.

Natural Infrastructure Team - Initially raised concerns that the proposal would not be able to accommodate the tree mitigation measures and the required parking provision. New details were submitted showing the proposed parking arrangement and tree planting and the officer considered that it would be possible to achieve mitigation tree planting whilst still providing the required parking. Officers however did raise the issue of levels across the site in relation to retention of

existing trees on the southern boundary and the location of services and have stated that this will still need to be addressed at the technical details stage.

Public Protection Service - No objection in principle, however advised that a phase I contamination report will be need to be submitted at technical detail stage. Also recommends that during the development of the site the develop complies 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.

## **6. Representations**

15 public comments were received, which raise objections on the following grounds:

- Loss and impact on protected trees and bats
- Lack of parking and infrastructure
- Increased traffic
- Existing street is very narrow for emergency service
- New build out of keeping with Conservation Area
- Loss of tree would impact on the appearance and character of the area
- Noise and disturbance on neighbours and local area from construction
- Loss of stone wall, trees, natural habitat and green space
- Overdevelopment of the site
- Loss of privacy
- Density of dwellings
- Replacement trees in Mutley Park is not suitable
- Change the ambience and aesthetic appearance of the area

At the time of writing this report the application was re-advertised for 14 days as new information has been provided. Any further comments will be addressed in an addendum 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. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government of their choice to monitor at the whole plan level. This is for the purposes of the Housing Delivery Test and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019. This confirmed the Plymouth, South Hams and West Devon's revised joint Housing Delivery Test Measurement as 163% and that the consequences are "None". It confirmed that the revised HDT measurement will take effect upon receipt of the letter, as will any consequences that will apply as a result of the measurement. It also confirmed that that the letter supersedes the HDT measurements for each of the 3 local authority areas (Plymouth City, South Hams District and West Devon Borough) which Government published on 19 February 2019.

Therefore a 5% buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.4 years at end March 2019 (the 2019 Monitoring Point). This is set out in the Plymouth, South

Hams & West Devon Local Planning Authorities' Housing Position Statement 2019 (published 26 July 2019). The methodology and five year land supply calculations in the Housing Position Statement are based on the relevant changes in the revised National Planning Policy Framework published 19 February 2019 and updates to National Planning Practice Guidance published by the Government in September 2018, subsequently amended by NPPG Housing Supply and Delivery published 22 July 2019.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

- The retained Development Guidelines Supplementary Planning Document 2013.

## **8. Analysis**

8.1. 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.

### Keys for consideration

8.2. This is an application for permission in principle for the development of four dwellings.

8.3. The application is made under the provisions of the Town and Country Planning (Permission in Principle) (Amendment) Order 2017, which came into force on 1st June 2018. This amends the Town and Country Planning (Permission in Principle) Order 2017 to allow Local Planning Authorities to grant permission in principle on receipt of a valid application for housing-led development.

8.4. There are certain limitations set out in the relevant Order. For the avoidance of doubt the proposed development is not:

- (a) Major development
- (b) Habitats development
- (c) Householder development
- (d) Schedule 1 development which is Environmental Impact Assessment (EIA) development that requires an Environmental Statement

The proposed development is not considered to be Schedule 2 development within the meaning of the EIA Regulations, which would require EIA if the project is likely to give rise to significant environmental effects.

8.5. The Local Planning Authority is tasked with considering whether the location, land use and amount of development are acceptable in accordance with the relevant policies in the Development Plan unless there are material considerations, such as those within the National Planning Policy Framework and national guidance, which indicate otherwise.

8.6. The Planning Practice Guidance states: "The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage." The Local Planning Authority can inform applicants what they expect to see at the technical details consent stage, but cannot impose planning conditions.

### Amount of Development

8.7. A certain amount of residential development is considered acceptable in this location. However, the critical issue is how much residential development would be appropriate on the site. Paragraph 6 of policy DEV10 of the JLP states that, to protect the quality of the urban environment and prevent 'town cramming', development of garden space within Plymouth and the towns will only be permitted where it does not adversely affect the character and amenities of the area, and where the proposal can demonstrate that it contributes to the creation of sustainable linked neighbourhoods.

8.8. The pattern of housing in the area is fairly regular and uniform, with some varying designs. Surrounding gardens vary in size, albeit the application site has a particularly large plot. Development within this context is likely to be detached, semi-detached, or possibly terraced single dwellings.

8.9. Policy DEV28 (Trees, woodlands and hedgerows) states that the loss of protected trees will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss and this can be demonstrated. Development should be designed so as to avoid the loss or deterioration of woodlands, trees or hedgerows. If the loss of trees, woodlands or hedgerows, cannot be avoided, new native and locally appropriate trees and hedgerows will be secured as mitigation to ensure they contribute to a 'net gain'. Mitigation should be delivered on site, but if this is not achievable, offsite compensation will be required to provide a net gain in canopy cover in line with local standards.

8.10. This site consists of a protected mature Sycamore and several trees along the eastern boundary and northern boundary. TPO No.470 applies and two trees on the site are protected. Permission for the removal of a protected Lime has been granted on condition the tree was replaced on or in the immediate vicinity of the former tree to ensure continuity of canopy cover and amenity. The other, a Sycamore, is still present. The site is located in the Mannamead Conservation area and the trees are protected by this status as they are considered an important element of the character of a Conservation Area.

8.11. A Permission in Principle application for four dwellings has previously been refused on this site as it was considered that the amount of development proposed would have an unacceptable impact on the protected trees on site, provide adequate mitigation and would have unacceptable impact on the character and appearance of the Conservation Area.

8.12. The previous proposal would have resulted in the loss of all the existing trees on the site including a mature Sycamore that forms part of the character of the Conservation Area and no scope for the replacement of a protected Lime tree that has consent to be removed on condition it is replaced. It was therefore considered that the removal of these trees would be contrary to Joint Local Plan Policy DEV28.

8.13. The current application seeks permission in principle for the same amount of dwellings on this site. To support this application and overcome the reason for refusal of the last submission a Tree Impact Assessment Plan, Arboricultural Statement and Tree Constraint's Plan have been submitted. The submitted details show an indicative layout of a terrace of four dwellings that would result in one tree being removed from site and the rest would be retained and managed, with six new trees planted on site as mitigation, whereas the previous permission sought for all trees to be removed from site.

8.14. Having considered the submitted information officers raised concerns about the proposed amount of development and the size of the site not being able to accommodate mitigation for loss of trees on site and the required off-street parking provision.

8.15 To overcome these concerns the agent submitted an additional plan showing the site could accommodate four dwellings, two off street parking spaces per dwelling and mitigation tree planting.

8.16. The Planning Practice Guidance states that "bodies with an interest in the land proposed for a grant of permission in principle, may volunteer additional information to support decision-making, in particular, to give more certainty about how many dwellings the site is capable of supporting and whether mitigation of likely impacts that may result from development is possible".

8.17. The Natural Infrastructure Team was re-consulted due to the additional information and have stated that the "plan demonstrates that it should be possible to achieve mitigation tree planting on the frontage whilst still providing the required parking".

8.18. Having carefully considered the additional information and the comments from the Natural Infrastructure Team, it is considered that the site would be able to accommodate four dwellings, provide two parking spaces per dwelling in accordance with the Council Development Plan Policies and mitigation tree planting. The proposed amount of development is therefore considered acceptable.

#### Location

8.19. The site is located within the urban, built-up area of Mannamead. The site is a former garden area to an adjacent property. The site is considered to be within acceptable reach of transport and other facilities. The planning history for the site show two approved application that sought to erect a single dwelling on the site under applications 08/00291/FUL and 10/01334/FUL. The site is located in a residential area and considering the sites history there is no objection to the location of the proposed development.

#### Use

8.20. The proposed use is residential, and is within a residential area. In principle, therefore, the use is considered to be in accordance with surrounding land use and does not raise objections from this point of view.

#### Other issues

8.21. Concerns of the design and appearance have been raised within the public comments. As this application is for permission in principle these matters are not considered at this stage but will be carefully assessed at technical details stage.

8.22. Concerns have also been raised within the public comments with regards to parking provision and highway issues. The Local Highway Authority have raised no objection in principle to the proposed development subject to satisfactory technical details including an adequate contribution to off-street car parking in accordance with the Council Development Plan Policies.

8.23. The submitted information has demonstrated that the proposed four dwellings could be served by two off street car parking spaces, which complies with the Councils parking standards for new residential development. It is therefore considered that there are no in principle reasons to recommend refusal on highway grounds. Further highway considerations will be considered carefully at technical detail stage.

### **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 Community Infrastructure Levy (CIL) may apply to development consented through the permission in principle route if technical details consent has been granted. Charges will become due from the date that a chargeable development is commenced. Therefore, at this stage, the CIL is not applicable.

### **11. Planning Obligations**

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

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

### **12. Equalities and Diversities**

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

### **13. Conclusions and Reasons for Decision**

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the principle of proposal in respect to the location, land use and amount of development accords with policy and national guidance and is therefore it is recommended that permission in principle be granted for four dwellings.

### **14. Recommendation**

In respect of the application dated 16.10.2019 it is recommended to Grant Permission in Principle.

## **INFORMATIVES**

### **1 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 the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of permission in principle.

### **2 INFORMATIVE: TIME LIMIT FOR PERMISSION**

It is considered appropriate to require submission of the technical details within three years. Applications for technical details consent must be determined within the duration of the permission granted.

### **3 INFORMATIVE: INDICATIVE PLANS**

The Local Planning Authority has had regard to the indicative plans submitted with the application.

### **4 INFORMATIVE: INFORMATION REQUIRED FOR TECHNICAL DETAILS CONSENT APPLICATION**

Government advice states that Local planning authorities should take a proportionate approach to any information they request in support of applications for technical details consent, which should be relevant, necessary and material to the application in question. Local planning authorities are encouraged to consider whether this could be achieved by requesting that such information is provided in a single concise statement.



In the case of any application for Technical Details Consent, the following information is considered necessary, although the applicant is advised to consult the Plymouth City Council Validation List prior to submission

1. Drainage Report.
2. Community Infrastructure Levy Form.
3. Phase I Contamination Report. The applicant is advised to check this requirement with the Public Protection Service prior to commissioning report.
4. Existing and proposed finished levels
5. Tree Protection Plan
6. Arboricultural method statement
7. Details for all special engineering within the Root Protection Areas
8. Bat Survey
9. Ecological Mitigation and Enhancement Strategy
10. Details of all planting

### **5 INFORMATIVE: BIODIVERSITY**

The proposed works may take place on a building with suitability for bats or breeding birds. Under the Wildlife and Countryside Act (1981), bats and breeding birds are legally protected against disturbance, injury or killing and bat roosts are protected against obstruction, damage or destruction. If bats or a bat roost is present in the building, a licence to carry out the works from Natural England may be required. For further information please contact Plymouth City Council's Natural Infrastructure Officers.

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Plymouth City Council  
 Planning Compliance Summary – to end of October 2019

|  |      |
|--|------|
| Cases outstanding                          | 379  |
| Cases received this month                  | 42   |
| Cases closed this month                    | 56   |
| (No breach identified)                     | (21) |
| (Informal/formal action taken)             | (35) |
| Planning Contravention Notices Issued      | 0    |
| Planning Contravention Notices <u>Live</u> | 0    |
| Planning Enforcement Notices Issued        | 0    |
| Enforcement Notices <u>Live</u>            | 2    |
| Temporary Stop Notices (TSN) issued        | 0    |
| Temporary Stop Notices (TSN) Live          | 0    |
| Untidy Land Notices Issued                 | 1    |
| Untidy Land Notices Live                   | 9    |
| Prosecutions Initiated                     | 3    |
| Prosecutions Live                          | 0    |

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# Planning Applications Determined Since Last Committee

| Decision Date | Decision              | Application No: | Applicant                    | Proposal   | Address   | Case Officer       |
|---------------|-----------------------|-----------------|------------------------------|--|---|--------------------|
| 01/10/2019    | Granted Conditionally | 17/01591/S257   | Alan Swan                    | Stopping up of footpaths associated with the Drakes Circus Leisure redevelopment (revised order to take account of changes in 17/01409/S73M) | Bretonside Bus Station Bretonside Plymouth PL4 0BG                    | Mr John Douglass   |
| 01/10/2019    | Granted Conditionally | 19/00974/FUL    | Simon Ashwin                 | Single storey side extension to accommodate garage.  | 816 Wolseley Road Plymouth PL5 1JR                                    | Mr Macauley Potter |
| 01/10/2019    | Refused               | 19/01251/FUL    | Mr & Mrs Jones               | Loft conversion with rear dormer, hip to gable and balcony (resubmission of 19/00497/FUL).   | 189 Pemros Road Plymouth PL5 1LS                                      | Mr Macauley Potter |
| 01/10/2019    | Granted Conditionally | 19/01267/FUL    | Mssrs Paul Stone and Yarnley | Conversion of office building to create 5 apartments (Class C3)  | Sandon Court 1 Craigie Drive Plymouth PL1 3JB                         | Miss Amy Thompson  |
| 01/10/2019    | Granted Conditionally | 19/01268/LBC    | Mssrs Paul Stone and Yarnley | Conversion of office building to create 5 apartments (Class C3)  | Sandon Court 1 Craigie Drive Plymouth PL1 3JB                         | Miss Amy Thompson  |
| 01/10/2019    | Granted Conditionally | 19/01276/LBC    | Mr Julian Cooper             | Part replacement of rotten flooring to 1st Floor and Mezzanine levels  | Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG               | Mr Peter Lambert   |
| 01/10/2019    | Granted Conditionally | 19/01323/FUL    | Mr & Mrs Simon Millmore      | Two-storey extension to rear (west) with balcony and side (south) and single-storey front extension.   | 38 Dean Hill Plymouth PL9 9AD   | Mr Mike Stone      |
| 02/10/2019    | Granted Conditionally | 19/00787/FUL    | Mr Pete Torr                 | Alterations to the Fish Processing Plant Dispatch Bay  | Interfish, Wallsend Industrial Estate Cattedown Road Plymouth PL4 0RW | Mr Thomas Westrope |

| Decision Date | Decision              | Application No: | Applicant             | Proposal  | Address  | Case Officer       |
|---------------|-----------------------|-----------------|-----------------------|---|--|--------------------|
| 02/10/2019    | Agreed                | 19/00915/CDM    | BAM Construction      | Condition Discharge: Conditions 8 & 10 of application 18/01390/FUL  | Plympton Academy Moorland Road Plymouth PL7 2RS        | Mr Chris King      |
| 03/10/2019    | Granted Conditionally | 19/01093/TPO    | Plymouth City Council | Tag 783 - Elm -reduce whole crown by 4-5m to natural growth points.Tag 784 - Ash single stem - reduce whole crown by 4-5m to natural growth points.Tag 785 - Ash Multi stemmed - reduce whole crown by 4-5m to natural growth pointsTag 786 - Hornbeam - reduce crown by 6m to stabilize. | 5-9 Sparke Close Plymouth PL7 2YA                      | Mrs Jane Turner    |
| 03/10/2019    | Granted Conditionally | 19/01227/TPO    | Mr Christopher Cooke  | Oak (T1) - reduce overhanging lateral branches to a maximum of 3m to natural growth points over 20 Vanguard and to a maximum of 2m to natural growth points over 18 Vanguard; all the way up the canopy. Possible selective pruning of overextended branches in the top of the crown.     | 20 Vanguard Close Plymouth PL5 3JX                     | Ms Joanne Gilvear  |
| 03/10/2019    | Granted Conditionally | 19/01263/TPO    | Mr Terry Rose         | T1 Ash - repollard to previous pollard points.T2 Self-sown Sycamore - growing around street light. FellT3 Mature Sycamore - reduce by approximately 6m in height and 3m laterally to natural growth points.   | 40 Burnett Road Plymouth PL6 5BH                       | Ms Joanne Gilvear  |
| 04/10/2019    | Granted Conditionally | 19/00762/FUL    | Mr Phil Head          | Alterations and additions to existing public house to form a new dwelling (Class C3)  | Steam Packet Inn 4 - 5 Cornwall Beach Plymouth PL1 4PD | Mr Alan Hartridge  |
| 04/10/2019    | Granted Conditionally | 19/00995/LBC    | Mr & Mrs Cox          | Alterations to upgrade existing kitchen, bathroom facilities and new 2nd floor rear window  | 19 Acre Place Plymouth PL1 4QR                         | Mrs Alumecci Tuima |
| 04/10/2019    | Granted Conditionally | 19/01037/OUT    | Mr Wallace            | Outline application for new dwelling on land adjoining 1 Woodlands Lane with all matters reserved   | 1 Woodlands Lane Plymouth PL6 8AS                      | Mr Jon Fox         |

| Decision Date | Decision              | Application No: | Applicant            | Proposal   | Address   | Case Officer       |
|---------------|-----------------------|-----------------|----------------------|--|---|--------------------|
| 04/10/2019    | Refused               | 19/01205/AMD    | Mr Toghill           | Non-material Amendment: Change the triggers for conditions 3, 4, 5, 6, 7, 9 and 11 to enable demolition works (enabling works) to take place for application 17/01216/FUL  | Land Off Colebrook Road Plympton Plymouth       | Mrs Katie Saunders |
| 04/10/2019    | Granted Conditionally | 19/01292/FUL    | Mr Chambers          | Two-storey side extension.   | 6 Gray Crescent Plymouth PL5 1DA                | Mr Peter Lambert   |
| 04/10/2019    | Granted Conditionally | 19/01346/FUL    | Mr Murat Kaya        | Change of use of 3-bed flat into 2x dwellings (1x 1-bed flat & 1x studio flat) (resubmission of application 19/00033/FUL)  | 58 Devonport Road Plymouth PL3 4DF              | Mr Chris Cummings  |
| 04/10/2019    | Agreed                | 19/01361/CDMLB  | Ms Sue Blackburn     | Condition Discharge: Condition 3 of application 19/00062/LBC   | 1 The Square Plymouth PL1 3JX                   | Mr Chris Cummings  |
| 08/10/2019    | Granted Conditionally | 19/01262/TPO    | Mrs Nicola Cottam    | T1 coppiced Rowan - FellT2 Cherry - FellT3 Beech - FellT4 Beech - trim to clear edge of roof gutter to give 1m clearance (amendment agreed with owner 7/10/19)   | 18 Owen Drive Plymouth PL7 4RN                  | Mrs Jane Turner    |
| 08/10/2019    | Granted Conditionally | 19/01287/TPO    | Mr Frank Chamberlain | Tree A Holm Oak - raise crown to give 5m clearance above ground level/road of Meadfoot Terr and College Ave. Tree B Holm Oak next to Meadfoot Terrace - reduce back one large branch which is overhanging garden/near to the house to suitable growth point. | 14 Meadfoot Terrace Plymouth PL4 7AH            | Mrs Jane Turner    |
| 08/10/2019    | Granted Conditionally | 19/01290/FUL    | Mr & Mrs Allen       | Single storey rear extension, first floor side extension and infill on principal elevation.  | 324 Tavistock Road Plymouth PL6 8AL             | Mr Macauley Potter |
| 08/10/2019    | Granted Conditionally | 19/01295/TPO    | Mr Neal Stoneman     | 2x Beech (ref: 13 and 27) - fell1x Sycamore (ref:29) - pollard1x Beech (ref:28) - remove deadwood (exempt work)1x Sycamore (ref:17) - remove deadwood (exempt work)  | St Annes House Jennycliff Lane Plymouth PL9 9SN | Mrs Jane Turner    |

| Decision Date | Decision              | Application No: | Applicant              | Proposal  | Address                                   | Case Officer       |
|---------------|-----------------------|-----------------|------------------------|---|---|--------------------|
| 08/10/2019    | Granted Conditionally | 19/01300/FUL    | Mr & Mrs Potter        | First floor side extension  | 28 Farm Lane Honicknowle Plymouth PL5 3PQ | Mr Peter Lambert   |
| 08/10/2019    | Granted Conditionally | 19/01301/TPO    | Mr Nicholas Brown      | Sycamore to r/o 24 Wantage Gardens - cut back branches to fenceline to give 5m clearance above ground level.  | 24 Wantage Gardens Plymouth PL1 5DN       | Ms Joanne Gilvear  |
| 08/10/2019    | Granted Conditionally | 19/01308/FUL    | The Co-operative Group | Installation of ATM   | 26-40 Hornchurch Road Plymouth PL5 2TG    | Mr Peter Lambert   |
| 08/10/2019    | Granted Conditionally | 19/01372/TCO    | Mrs Lynne Whitehouse   | Sycamore: Crown lift to 2.5 M above ground level & trim back lower branches which overhang street. Lime: Crown lift to 2.5 M above ground level, trim back lower branches which overhang street & remove epicormic growth. Persian Ironwood: Crown lift to 2.5 m above ground level. Bay: Trim back lower branches which overhang street. | 24 Hoe Street Plymouth PL1 2JA            | Ms Joanne Gilvear  |
| 09/10/2019    | Granted Conditionally | 19/01046/FUL    | Mr & Mrs Paul Weston   | Two-storey rear extension and roof alterations  | 45 Bowden Park Road Plymouth PL6 5NG      | Mr Sam Lewis       |
| 09/10/2019    | Granted Conditionally | 19/01238/FUL    | Mrs Marion Fraser      | Change of use of ancillary flat to a self-contained flat (Class C3), minor external alterations and rear access stairway.   | 626 Wolseley Road Plymouth PL5 1TE        | Mr Macauley Potter |
| 09/10/2019    | Granted Conditionally | 19/01247/FUL    | Mr & Mrs K Newton      | Single storey rear extension  | 15 Westcombe Crescent Plymouth PL9 9QQ    | Miss Amy Thompson  |
| 09/10/2019    | Granted Conditionally | 19/01365/FUL    | Mr Horwood             | New external condenser  | 137 Eggbuckland Road Plymouth PL3 5JU     | Mr Mike Stone      |



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| 09/10/2019    | Granted Conditionally | 19/01390/ADV    | Mr Michael Dawson   | 2no illuminated fascia signage  | 2 Friary Park Exeter Street Plymouth PL4 0HH            | Mrs Alumeci Tuima     |
| 09/10/2019    | Granted Conditionally | 19/01406/FUL    | Mr David Hambley    | Change of use from shop (Class A1) to a Tanning Studio (Sui Generis) and refurbish interior | 4 Peverell Park Road Plymouth PL3 4NA                   | Mr Mike Stone         |
| 09/10/2019    | Granted Conditionally | 19/01422/ADV    | Mr Muhammad Akmal   | illuminated fascia sign   | 124 Armada Way Plymouth PL1 1LA                         | Mr Mike Stone         |
| 09/10/2019    | Agreed                | 19/01440/CDM    | Urban Splash Ltd    | Condition Discharge: Condition 4 of application 19/00432/FUL                                | Unit 1, Brewhouse 8 Royal William Yard Plymouth PL1 3QQ | Mr Chris Cummings     |
| 09/10/2019    | Granted Conditionally | 19/01581/ADV    | Mr Ian Povey        | 1no. illuminated fascia sign and 1no. illuminated projecting sign                           | 48 - 50 Mutley Plain Plymouth PL4 6LE                   | Mr Sam Lewis          |
| 10/10/2019    | Agreed                | 19/01043/CDM    | English Cities Fund | Condition Discharge: Conditions 34, 35, 37 43 & 44 of application 15/02241/REM              | Plot A2, Land At Millbay Millbay Road Plymouth          | Miss Katherine Graham |
| 10/10/2019    | Granted Conditionally | 19/01078/FUL    | Mr And Mrs Smith    | Single storey and two-storey side extensions together with demolition of garage             | 4 Mena Park Road Plymouth PL9 8PY                       | Mrs Alumeci Tuima     |
| 10/10/2019    | Granted Conditionally | 19/01282/FUL    | Mr Maurice Rowland  | Proposed enclosure of existing yard to form a store   | 164 Albert Road Plymouth PL2 1AQ                        | Mr Peter Lambert      |
| 10/10/2019    | Granted Conditionally | 19/01384/FUL    | Mr & Mrs Denner     | Front and rear extensions   | 27 Reservoir Road Plymstock Plymouth PL9 8ND            | Mr Mike Stone         |

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| 10/10/2019    | Permission Granted in Principle | 19/01394/PIP    | Mr Peter Wrights Estate | Permission in principle for the demolition of existing building and redevelopment for 5 to 9 residential apartments and office space at ground level | Mount Pleasant Hotel, 12 Millbay Road Plymouth PL1 3LF | Miss Amy Thompson     |
| 10/10/2019    | Refused                         | 19/01415/FUL    | Mr Ryan Dickson         | Change of use from dwellinghouse (Class C3) to three-bed HMO (Class C4)  | 49A Ebrington Street Plymouth PL4 9AA                  | Mr Chris Cummings     |
| 10/10/2019    | Agreed                          | 19/01495/CDM    | Mr Alastair Carswell    | Condition Discharge: Conditions 41 & 42 of application 14/01448/OUT  | Land At Millbay, Millbay Road Plymouth                 | Miss Katherine Graham |
| 11/10/2019    | Granted Conditionally           | 19/01209/S73    | Mrs Vasiliou            | Removal of condition 3 of application 00/00004/FUL (retrospective)   | 17 Fairfield Hotel, Pentillie Road Plymouth PL4 6QL    | Mr Dan Thorning       |
| 14/10/2019    | Agreed                          | 18/00599/CDM    | The Abbeyfield Society  | Condition Discharge: Conditions 3 & 4 of application 17/00140/REM  | Plot C2 Millbay Plymouth                               | Miss Katherine Graham |
| 14/10/2019    | Agreed                          | 19/00023/CDM    | Mr Nicholas Wood        | Condition Discharge: Conditions 1, 3, 4, 5, 6, 7 & 8 of application 18/01222/FUL   | The River View Centre Astor Drive Plymouth PL4 9RD     | Mr Chris King         |
| 14/10/2019    | Granted Conditionally           | 19/01264/FUL    | Mr & Mrs Neil Crawford  | Ground floor side and rear extension   | 64 Austin Crescent Plymouth PL6 5QD                    | Mr Peter Lambert      |
| 14/10/2019    | Granted Conditionally           | 19/01269/FUL    | Mrs Pam Bennett         | Front hardstanding   | 797 Wolseley Road Plymouth PL5 1JN                     | Mr Macauley Potter    |

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| 14/10/2019    | Granted<br>Conditionally | 19/01279/LBC     | Mr Joseph Rahamim  | Internal and external alterations (variation to approval 18/02143/LBC)  | 4 Elliot Terrace Plymouth PL1 2PL              | Miss Amy Thompson  |
| 14/10/2019    | Granted<br>Conditionally | 19/01299/FUL     | Mr & Mrs Goulding  | Rear balcony.   | 100 Austin Crescent Plymouth PL6 5QH           | Mr Macauley Potter |
| 15/10/2019    | Granted<br>Conditionally | 19/00964/FUL     | Mr Connor Johnson  | Change of use from retail space (Class A1) to a licensed bar and off license (Class A4)   | 91 Mutley Plain Plymouth PL4 6JJ               | Mr Dan Thorning    |
| 15/10/2019    | Refused                  | 19/01255/FUL     | GIUK               | Proposal for three new infill dwellings to be erected in between existing developments  | Hardwick Nurseries Ridge Road Plymouth PL7 1UF | Mr Jon Fox         |
| 15/10/2019    | Granted<br>Conditionally | 19/01259/ADV     | Mr Philip Lawrence | Internally illuminated fascia sign  | 91 Mutley Plain Plymouth PL4 6JJ               | Mr Dan Thorning    |
| 15/10/2019    | Granted<br>Conditionally | 19/01278/TPO     | Mr Richard Griffin | Ash tree (T4) - reduce whole crown by 3-4m to natural growth points and review condition next summer (amendment agreed with agent/owner 10/10/19) | 1 Queens Gate Lipson Plymouth PL4 7PW          | Mrs Jane Turner    |
| 15/10/2019    | Granted<br>Conditionally | 19/01289/FUL     | Mrs & Mrs Brayley  | Single storey rear extension  | 9 Dunstone Avenue Plymouth PL9 8RH             | Mrs Alumeci Tuima  |
| 15/10/2019    | Granted<br>Conditionally | 19/01383/TCO     | Mr Andrew Tregunna | Various tree management works to include crown raising and clearance from buildings - as detailed in tree report schedule.                        | Royal Citadel Hoe Road Plymouth PL1 2PD        | Mrs Jane Turner    |

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| 15/10/2019    | Granted Conditionally   | 19/01385/TCO     | Mr Andrew Tregunna         | Various tree management works including repollarding - as detailed in tree surveyors report   | Stonehouse Barracks Durnford Street Plymouth PL1 3QS               | Mrs Jane Turner        |
| 15/10/2019    | Granted Conditionally   | 19/01419/TCO     | Mr Nigel Coles             | Beech (T1) - reduce front and adjacent side by 2-3m to appropriate growth points, to balance up the tree.   | 43 Thorn Park Plymouth PL3 4TF                                     | Ms Joanne Gilvear      |
| 16/10/2019    | Granted Conditionally   | 19/00296/FUL     | Mr Wills                   | Erection of 6 terraced dwellings and associated infrastructure  | Former Brown Bear Site 20 Chapel Street Devonport Plymouth PL1 4DU | Mr Simon Osborne       |
| 16/10/2019    | Granted Subject to S106 | 19/00675/S73     | Mr Adam Willetts           | Removal of Condition 22 (Hotel) and variation of Condition 32 to allow cinema use of application 16/01376/FUL   | Melville Building Royal William Yard Plymouth PL1 3RP              | Miss Katherine Graham  |
| 16/10/2019    | Granted Conditionally   | 19/00947/FUL     | Mr Charles Matthews-Dewing | Extension to existing parking area, removal of hedge and replacement with wall and associated gate, alterations to fenestrations and conversion of garage | 8 Hooksbury Avenue Plymouth PL7 1XW                                | Mr Macauley Potter     |
| 16/10/2019    | Granted Conditionally   | 19/01007/FUL     | Mr Graham Carter           | Front facade fenestrations  | 73 Lambhay Hill Plymouth PL1 2NR                                   | Mrs Alumecci Tuima     |
| 16/10/2019    | Granted Conditionally   | 19/01047/FUL     | Asda Stores Ltd            | Installation of Grocery Collection lockers in car park  | Asda Stores Ltd, Leypark Drive Plymouth PL6 8TB                    | Miss Josephine Maddick |
| 16/10/2019    | Granted Conditionally   | 19/01048/ADV     | Asda Stores Ltd            | Vinyl text on proposed lockers  | Asda Stores Ltd, Leypark Drive Plymouth PL6 8TB                    | Miss Josephine Maddick |

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| 16/10/2019    | Agreed                | 19/01305/CDM     | Mr Neil Burtenshaw | Conditon Discharge: Condition 2 of application 19/00781/REM  | 10 Darklake View Plymouth PL6 7TL           | Mr Simon Osborne  |
| 16/10/2019    | Agreed                | 19/01310/CDM     | Mr Martin Hemmerle | Condition Discharge: Condition 3 of application 19/00137/FUL   | 71 Coypool Road Plymouth PL7 4FB            | Mr Simon Osborne  |
| 16/10/2019    | Granted Conditionally | 19/01392/FUL     | Mr Steve Roberts   | Loft conversion with side dormers and new gable wall arrangement including rear Juliette balcony   | 145 Hooe Road Plymouth PL9 9NL              | Mrs Alumeci Tuima |
| 16/10/2019    | Granted Conditionally | 19/01438/LBC     | Dr Laura Davey     | Internal alterations including partial removal of basement wall, internal refurbishments and updating of all services. Repositioned second floor bathroom door and internal works to newly fitted bathrooms (Part-retrospective) | 9 The Square Plymouth PL1 3JX               | Mrs Alumeci Tuima |
| 16/10/2019    | Agreed                | 19/01539/AMD     | Mr Adrian Griffin  | Non-material amendment: Amendment to external door and window sizes, locations, and amendments to external finishes for application 18/00465/FUL   | 4 William Prance Road Plymouth PL6 5ZD      | Mr Simon Osborne  |
| 17/10/2019    | Agreed                | 19/00899/CDM     | Rebecca Millman    | Condition Discharge: Condition 11 of application 14/01304/FUL  | Land Off Dover Road Plymouth                | Mr Simon Osborne  |
| 17/10/2019    | Granted Conditionally | 19/01374/LBC     | Dr Wai TSE         | Replace bottom sash only in 2x windows   | 8 Albemarle Villas Plymouth PL1 5QZ         | Mr Mike Stone     |
| 17/10/2019    | Granted Conditionally | 19/01401/LBC     | Mr George Terry    | Replacement of frame and front door  | Breton House Vauxhall Quay Plymouth PL4 0DT | Mr Mike Stone     |

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| 17/10/2019    | Granted Conditionally | 19/01404/TCO     | Mrs A Treharne    | Poplar - Fell and replace.  | 18 Penlee Way Plymouth PL3 4AW                              | Mrs Jane Turner   |
| 17/10/2019    | Granted Conditionally | 19/01430/FUL     | Mr & Mrs Paul Kay | First floor rear extension with projection beyond ground floor footprint  | Harrington Honcray Plymouth PL9 7RP                         | Mr Mike Stone     |
| 17/10/2019    | Granted Conditionally | 19/01434/TCO     | Mr Joe Berryman   | 4x London Planes - re-pollard all trees.  | Clowance Close Plymouth PL1 4LW                             | Ms Joanne Gilvear |
| 17/10/2019    | Granted Conditionally | 19/01439/TCO     | S Prance          | 764: Small leaved Lime - raise crown to give clearance height over pavement and road of 2.1m and 5.2m above ground level respectively.770: Evergreen oak- re pollard to previous pollarding points and remove dead wood.772: English walnut- fell tree due to significant decay at base. 773: Evergreen oak - re pollard to previous pruning points.774: Common Beech - Fell. Remove dead branches as needed from other trees on the property (exempt work) | 7 Penlee Gardens Plymouth PL3 4AN                           | Mrs Jane Turner   |
| 17/10/2019    | Granted Conditionally | 19/01448/FUL     | Mr Martin Farley  | Dropped kerbs and vehicle hardstanding  | 274 Crownhill Road Plymouth PL5 3SQ                         | Mr Mike Stone     |
| 17/10/2019    | Refused               | 19/01565/AMD     | Mr Andrew Ford    | Non-material amendment: Amendment to gate position, change to driveway materials and Aco drainage and soakaway added for application 19/00320/FUL   | 57 And 59 Lake View Close Plymouth PL5 4LT                  | Mr Peter Lambert  |
| 18/10/2019    | Granted Conditionally | 19/00837/FUL     | Mr Diggory Vowles | Installation of a MUGA (Multi Use Games Area) on school playing field   | Lipson Vale Primary School Bernice Terrace Plymouth PL4 7HW | Mr Peter Lambert  |

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| 18/10/2019    | Agreed                | 19/00850/CDM    | Drake Circus Leisure Ltd | Condition Discharge: Conditions 10 (Public Art) & 16 (Travel Plan) of application 17/01409/S73M | Bretonside Bus Station Bretonside Plymouth PL4 0BG           | Mr John Douglass   |
| 18/10/2019    | Granted Conditionally | 19/01333/FUL    | Mr & Mrs Smith           | Single storey rear extension and partial side extension.  | 113 Larkham Lane Plymouth PL7 4PW                            | Mr Macauley Potter |
| 18/10/2019    | Agreed                | 19/01337/CDM    | Drake Circus Leisure Ltd | Condition Discharge: Condition 26 (former subway exits) of application 17/01409/S73M            | Bretonside Bus Station Bretonside Plymouth PL4 0BG           | Mr John Douglass   |
| 18/10/2019    | Agreed                | 19/01350/CDM    | Drake Circus Leisure Ltd | Condition Discharge: Condition 21 (Directional Signage) of application 17/01409/S73M            | Bretonside Bus Station Bretonside Plymouth PL4 0BG           | Mr John Douglass   |
| 21/10/2019    | Granted Conditionally | 19/01284/FUL    | Mr & Mrs Ivison          | Single storey rear extension and rear dormer.   | 2 Boringdon Terrace Boringdon Road Plympton Plymouth PL7 4EB | Mr Macauley Potter |
| 21/10/2019    | Split Decision        | 19/01363/CDM    | Simon Wheeler            | Condition Discharge: Conditions 3 and 4 of application 18/02096/FUL                             | Plymstock School 29 Church Road Plymstock Plymouth PL9 9AZ   | Mr Chris Cummings  |
| 21/10/2019    | Granted Conditionally | 19/01376/FUL    | Mr Laming                | Enlarged rear extension (Re-submission of 19/00540/FUL)   | 15 Mirador Place Plymouth PL4 9HE                            | Mr Mike Stone      |
| 21/10/2019    | Granted Conditionally | 19/01410/FUL    | Mr Aitken                | First floor side extension  | 61 Southway Lane Widewell Plymouth PL6 7DL                   | Mr Macauley Potter |
| 21/10/2019    | Granted Conditionally | 19/01420/FUL    | Mr P Shalders            | Rear conservatory   | 65 Woodford Avenue Plymouth PL7 4QP                          | Mr Macauley Potter |

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| 21/10/2019    | Granted Conditionally | 19/01446/ADV     | Drake Circus Leisure Ltd | 4 No freestanding, monolith wayfinding signs including signage for individual occupiers (refers to condition 21 of 17/01409/S73M)   | Shelters 22M From Really Good Records, Bretonside Bus Station Bretonside Plymouth | Mr John Douglass  |
| 21/10/2019    | Refused               | 19/01477/AMD     | Drake Circus Ltd         | Non-material amendments to 18/02003/AMD (17/01409/S73M) comprising of alterations to Bretonside surface car park layout, addition of security gate & screen to underside of eastern staircase, alteration to Unit 13 glazed screen, addition of louvre slots to north east elevation, addition of glazed screens enclosing Stair E01, and substitution of future district heating layout drawing relating to condition 13 (and 17). | Bretonside Bus Station, Bretonside Plymouth PL4 0BG                               | Mr John Douglass  |
| 21/10/2019    | Granted Conditionally | 19/01599/ADV     | Joshua Dantzie           | Illuminated fascia and projecting signage   | Units 13 /14, Drake Circus Leisure Scheme 13 11 Bretonside Plymouth PL4 0FE       | Mr John Douglass  |
| 23/10/2019    | Granted Conditionally | 19/00950/FUL     | Ms Jim Woodley           | Erection of four-storey extension to rear to create no.4 flats (Class C3) including demolition of existing single storey extensions   | 114-116 North Road East Plymouth PL4 6AH  | Mr Chris Cummings |
| 23/10/2019    | Granted Conditionally | 19/01341/FUL     | Mr Hatswell              | First floor rear balcony and replacement windows  | Flat 2, 2 Holyrood Place Plymouth PL1 2QB   | Mrs Alumeci Tuima |
| 23/10/2019    | Refused               | 19/01369/FUL     | Mrs Scrope-Shrapnel      | Part single and part two-storey rear extension and roof terrace   | 66 Gifford Terrace Road Plymouth PL3 4JE  | Mr Mike Stone     |
| 23/10/2019    | Agreed                | 19/01479/CDM     | Mr Richard Findlay       | Condition Discharge: Condition 3 of application 18/02059/FUL  | Plymouth Pavilions Millbay Road Plymouth PL1 3LF                                  | Mr Mike Stone     |



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| 23/10/2019    | Granted Conditionally | 19/01659/ADV     | The Range        | 2no. non-illuminated fascia signs (retrospective)   | 1 Montpelier Road Plymouth PL2 3LP                                    | Mr Sam Lewis        |
| 24/10/2019    | Granted Conditionally | 19/01231/FUL     | Mr Essy Kamaie   | Garage with office over   | Poltair, Seymour Road Mannamead Plymouth PL3 5AR                      | Miss Amy Thompson   |
| 24/10/2019    | Granted Conditionally | 19/01261/FUL     | Mr Thompson      | Change of use of first floor flat from residential (Class C3) to restaurant seating (Class A3) inc new shopfront and single storey rear extension                   | 36 Southside Street Plymouth PL1 2LE                                  | Mr Chris Cummings   |
| 24/10/2019    | Granted Conditionally | 19/01345/FUL     | Mr Hasan Mousa   | Front decking with boundary fence and canopy  | 43 North Hill Plymouth PL4 8EZ  | Mr Chris Cummings   |
| 24/10/2019    | Agreed                | 19/01354/CDMLB   | Neil Stewart     | Condition Discharge: Condition 3 of application 19/00714/LBC  | Stonehouse Barracks Durnford Street Plymouth PL1 3QS                  | Mrs Karen Gallacher |
| 24/10/2019    | Granted Conditionally | 19/01370/TPO     | Mr Daniel Lewis  | Reduce the side growth of the Hazel trees across the back boundary of the property of 9 Cot hill by between 1-3 meters to bring back in line with the boundary wall | 9 Cot Hill Plymouth PL7 1SB   | Mrs Jane Turner     |
| 24/10/2019    | Granted Conditionally | 19/01377/ADV     | Mr Iljan De Boer | No.1 internally illuminated sign  | Unit 18, Drake Circus Shopping Mall 1 Charles Street Plymouth PL1 1EA | Mr Chris Cummings   |
| 24/10/2019    | Granted Conditionally | 19/01381/TPO     | Mr & Mrs Hayes   | Sycamore (T1) - Fell and allow to regenerate.   | 7 Blue Haze Close Plymouth PL6 7HR                                    | Mrs Jane Turner     |

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| 24/10/2019    | Granted Conditionally   | 19/01393/TPO    | Mr And Mrs Golden    | Ash - Reduction of 2-2.5m to appropriate growth points.  | 6 Kingsway Gardens Plymouth PL6 5BY  | Ms Joanne Gilvear     |
| 24/10/2019    | Agreed                  | 19/01455/CDMLB  | Mr Martin Lowe       | Condition Discharge: Condition 3 of application 19/00714/LBC   | Stonehouse Barracks Durnford Street Plymouth PL1 3QS                                 | Mrs Karen Gallacher   |
| 24/10/2019    | Agreed                  | 19/01471/CDC    | Mr Alastair Carswell | Compliance with Conditions: Confirmation of compliance with conditions 3-6 of application 15/02241/REM                           | Land At Millbay, Millbay Road Plymouth   | Miss Katherine Graham |
| 24/10/2019    | Agreed                  | 19/01661/CDMLB  | Miss Sue Blackburn   | Conditon Discharge: Condition 3 of application 19/00062/LBC  | 1 The Square Plymouth PL1 3JX  | Mr Chris Cummings     |
| 25/10/2019    | Granted Conditionally   | 19/01021/FUL    | Mr And Mrs Lawson    | Demolition of garage and erection of residential annexe and hardstanding   | 55 Dean Hill Plymouth PL9 9AF  | Mr Dan Thorning       |
| 25/10/2019    | Granted Conditionally   | 19/01226/FUL    | Mr Iain Stewart      | Upgrading of existing cycle and walking route including widening, re-surfacing and removing barriers                             | Existing National Cycle Network Nr Coypool Road Underwood, Plympton Plymouth PL7 1YB | Mr Jon Fox            |
| 28/10/2019    | Granted Conditionally   | 19/01445/FUL    | Mr Alex Aitken       | Side extension to rear tenement.   | 237 Stuart Road Plymouth PL1 5LH   | Mr Mike Stone         |
| 28/10/2019    | Agreed                  | 19/01537/CDM    | Mr Fry               | Condition Discharge: Condition 3 of application 18/01670/FUL   | Frys Nursery Haye Road Plymouth PL9 8AT  | Mr Chris King         |
| 29/10/2019    | Granted Subject to S106 | 18/01234/FUL    | ALDI Stores Limited  | Demolition of existing buildings and erection of discount foodstore (Class A1) with associated access, car parking & landscaping | 1 Galileo Close Plymouth PL7 4JW   | Mr Alistair Wagstaff  |

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| 29/10/2019    | Agreed                | 19/01407/CDM    | Mr Andrew Mitchelmore | Condition Discharge: Conditions 6, 7 & 8 of application 18/00643/FUL   | St Budeaux Library Victoria Road Plymouth PL5 1RG   | Mr Chris King      |
| 29/10/2019    | Granted Conditionally | 19/01418/TPO    | Mr Nigel Coles        | Weeping Ash (T1); Remove large limb over zebra crossing; Large limb over traffic light, remove back to upright secondary; Crown raise over neighbouring roof to give 2m clearance. | 195 Outland Road Plymouth PL2 3PF   | Ms Joanne Gilvear  |
| 29/10/2019    | Granted Conditionally | 19/01478/FUL    | Mr David Smith        | Change of use to single dwellinghouse (Class C3) (retrospective)   | 12 Elliot Street Plymouth PL1 2PP   | Mr Chris Cummings  |
| 29/10/2019    | Granted Conditionally | 19/01509/FUL    | Mr P Bennetton        | Erection of garage and store (part retrospective) (resubmission of 19/00118/FUL)   | 130 Tavistock Road Plymouth PL6 5EJ   | Mr Chris Cummings  |
| 30/10/2019    | Granted Conditionally | 19/01272/S73    | Ronald Reading        | Variation of condition 1 (Approved Plans) on application 18/00030/FUL  | 33 Windermere Crescent Plymouth PL6 5HX   | Mr Macauley Potter |
| 30/10/2019    | Granted Conditionally | 19/01313/FUL    | Mr Wakeham & Jeffery  | Formation of a timber pergola structure and timber servery area creating external grill bar facility within the rear grounds (retrospective)                                       | Morley Arms, 4 Billacombe Road Plymouth PL9 7HP   | Mr Dan Thorning    |
| 30/10/2019    | Granted Conditionally | 19/01314/LBC    | Mr Wakeham & Jeffery  | Formation of a timber pergola structure and timber servery area creating external grill bar facility within the rear grounds (retrospective)                                       | Morley Arms, 4 Billacombe Road Plymouth PL9 7HP   | Mr Dan Thorning    |
| 30/10/2019    | Agreed                | 19/01655/CDC    | Debbie Burningham     | Condition Discharge: Compliance with conditions of application 13/02427/FUL  | Land At Granby Green, West Of Park Avenue And Land At Granby Street, East Of Park Avenue Plymouth PL1 4ND | Mrs Katie Saunders |

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| 30/10/2019    | Granted Conditionally | 19/01684/ADV    | Mr Rob Bishop                      | Fascia backlit signage and 1no projecting illuminated sign to match existing retained sign   | 17 Wolseley Road Plymouth PL2 3AA                    | Mr Sam Lewis      |
| 31/10/2019    | Agreed                | 18/01667/CDMLB  | Mr Angus Scott                     | Condition Discharge: Condition 3, 4, 5, 6, 7, 8, 9 of application 18/00140/LBC   | 1 Athenaeum Street Plymouth PL1 2RQ                  | Miss Amy Thompson |
| 31/10/2019    | Granted Conditionally | 19/00821/FUL    | S Nurrah                           | Rear extension to restaurant (Retrospective)   | 102 Tavistock Place Plymouth PL4 8AY                 | Mrs Alumeci Tuima |
| 31/10/2019    | Agreed                | 19/01320/CDM    | St James Place Property Unit Trust | Condition Discharge: Condition 3 of application 19/00121/FUL   | 33 - 39 Cornwall Street City Centre Plymouth PL1 1NR | Miss Amy Thompson |
| 31/10/2019    | Granted Conditionally | 19/01425/TPO    | Mr Martin Tickner                  | Group of 6 Sycamore and Ash (ref:T1, T2, T3, T4, T5, T6 & T7) - Reduce length of lowest branches only, by a maximum of 3m to natural growth points.Selectively reduce overextended upper crown branches of T1-T6 closest to 6 Juniper Way by a maximum of 2m to natural growth points. | 6 Juniper Way Plymouth PL7 2JB                       | Mrs Jane Turner   |
| 31/10/2019    | Granted Conditionally | 19/01426/TPO    | Mr Paul Smith                      | Holm Oak (T1) - previously pollarded. Reduce regrowth by approximately 3-4m overall to suitable growth points to prevent limb failureT2 Holm Oak reduce overhang over bus stop shelter by approximately 2-3 laterally to suitable growth points  | 129 Looseleigh Lane Plymouth PL6 5HW                 | Ms Joanne Gilvear |
| 31/10/2019    | Granted Conditionally | 19/01443/S73    | Mr Damian Lidstone                 | Variation of condition 2 (Approved Plans) of planning permission 17/01034/FUL  | Boringdon Croft Boringdon Hill Plymouth PL7 4DP      | Mr Chris King     |

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| 31/10/2019    | Granted Conditionally           | 19/01444/FUL    | Mr Reg Prue           | Two storey side extension to accommodate garage on ground floor and bedroom/en-suite on first floor and single storey rear extension.                             | 35 Kingston Drive Plymouth PL7 2UZ                 | Mr Macauley Potter    |
| 31/10/2019    | Permission Granted in Principle | 19/01473/PIP    | Mr David An           | Permission in principle for partial demolition and change of use of building to hot food takeaway (Class A5 use) and two to four residential units (Class C3 use) | Bristol Castle, 4-6 Duncan Street Plymouth PL1 4EP | Mr Jon Fox            |
| 31/10/2019    | Granted Conditionally           | 19/01536/FUL    | Mr Darren Walker      | Rear extension, garage conversion and internal alterations to form an annexe, replacement windows and cladding.   | 40 Tor Road Plymouth PL3 5TF                       | Mr Mike Stone         |
| 01/11/2019    | Granted Conditionally           | 19/01020/FUL    | Plymouth City Council | Change of use from shop (Class A1) to restaurant and cafe (Class A3) and alterations  | 10 New George Street Plymouth PL1 1RL              | Mr Dan Thorning       |
| 01/11/2019    | Granted Conditionally           | 19/01454/FUL    | Mrs Gee               | Rear extension and roof terrace.  | 63 Ponsonby Road Plymouth PL3 4HW                  | Mr Mike Stone         |
| 01/11/2019    | Granted Conditionally           | 19/01484/FUL    | Mr & Mrs King         | Demolition of existing rear extension and erection of new single storey extension   | 22 Thornyville Villas Plymouth PL9 7LB             | Mrs Alumeci Tuima     |
| 01/11/2019    | Granted Conditionally           | 19/01524/TCO    | Mr Clive Ribbons      | Sycamore - 15/20% thin and 2-3M crown reduction to appropriate growth points  | 36 Mannamead Road Plymouth PL4 7AF                 | Ms Joanne Gilvear     |
| 04/11/2019    | Agreed                          | 19/01012/CDM    | Mr Alastair Carswell  | Condition Discharge: Condition 30 and 36 of application 14/01448/OUT  | Land At Millbay, Millbay Road Plymouth             | Miss Katherine Graham |

| Decision Date | Decision              | Applicaition No: | Applicant                              | Proposal  | Address   | Case Officer        |
|---------------|-----------------------|------------------|--|---|---|---------------------|
| 04/11/2019    | Granted Conditionally | 19/01303/FUL     | Mr Mark Jessep                         | Extension to A1 commercial property to provide cold storage and loading bay   | 450 Crownhill Road Plymouth PL5 2QT                                   | Mr Macauley Potter  |
| 04/11/2019    | Agreed                | 19/01349/CDM     | University Hospital Plymouth NHS Trust | Condition Discharge: Condition 2 of application 19/00518/FUL  | Derriford Hospital Derriford Road Plymouth PL6 8DH                    | Mr Chris King       |
| 04/11/2019    | Granted Conditionally | 19/01465/FUL     | Mr & Mrs Forde                         | Conservatory  | 27 Babbacombe Close Plymouth PL6 8PA                                  | Mr Peter Lambert    |
| 05/11/2019    | Refused               | 19/00880/FUL     | Mr Nicholas Vosper                     | Re-configuration of car park to provide 66no. additional parking bays, comprising 61no. display vehicle bays, 5no. customer parking bays and associated travel plan                         | Vospers Motorhouse Ltd Marsh Mills Retail Park Plymouth PL6 8AY       | Mr Jon Fox          |
| 05/11/2019    | Granted Conditionally | 19/01285/LBC     | Plymouth City Council                  | Minor alterations including: partial re-levelled cobble strip for improved accessibility; new removeable barriers; replacement railings to Mayflower Steps; replacement/additional seating. | West Pier Sutton Harbour Barbican Plymouth PL1 2LR                    | Mrs Karen Gallacher |
| 05/11/2019    | Granted Conditionally | 19/01309/FUL     | Mr & Mrs Weston                        | Two-storey front extension, single storey rear extension, first floor side extension (west elevation) and construction of raised terrace in garden  | 16 Manor Park Drive Plymouth PL7 2HT                                  | Mr Macauley Potter  |
| 05/11/2019    | Granted Conditionally | 19/01378/FUL     | Mr Iljan De Boer                       | Shop front alterations and new entrance doors and internal security grill   | Unit 18, Drake Circus Shopping Mall 1 Charles Street Plymouth PL1 1EA | Mr Chris Cummings   |
| 05/11/2019    | Refused               | 19/01428/FUL     | Mr Mark Arcscott                       | Two-storey rear extension.  | 4 Henderson Place Plymouth PL2 2AA                                    | Mr Macauley Potter  |

| Decision Date | Decision              | Applicaition No: | Applicant      | Proposal   | Address  | Case Officer      |
|---------------|-----------------------|------------------|----------------|--|--|-------------------|
| 05/11/2019    | Granted Conditionally | 19/01459/TPO     | Miss Anna Day  | Lime T1 - crown raise over pavement to give 2.5m clearance above ground level, no reduction work required (amendment agreed with applicant 4/11/19).Limes T2, T3 and T4 - reduce branches on balcony side only to give 2m clearance and crown raise over pavement to give 2.5m clearance above ground level (amendment agreed 4/11/19 with applicant).Horse Chestnut (T5) - remove the lower branch on the east side back to the stem and remove small lower branches on other sides to balance. No reduction of upper crown or lateral branches neccessary (amendment agreed with applicant 4/11/19). | 1 Raglan Road Plymouth PL1 4NQ                     | Mrs Jane Turner   |
| 05/11/2019    | Granted Conditionally | 19/01490/TCO     | Mr Doug Friend | Coppicing of dead/dying Elm, selective coppicing and/or reduction of Ash and other species in poor condition growing close to cliff edge or close to the boundary fence. Where trees are in good condition and not close to cliff edge these should be retained to ensure some continuity of the tree cover/screen along this boundary.  | Mount Wise House 1 Discovery Road Plymouth PL1 4QU | Mrs Jane Turner   |
| 06/11/2019    | Agreed                | 19/01358/CDC     | Jean Ackford   | Condition Discharge Compliance for conditions 24, 25, 26, 27 & 28 of application 09/00297/FUL  | Ker Street Plymouth PL1 4EQ                        | Mr Jon Fox        |
| 06/11/2019    | Agreed                | 19/01359/CDC     | Jean Ackford   | Condition Discharge Compliance for conditions 9, 10, 11, 12, & 13 of application 09/00930/FUL  | Former Bull Ring Flats Ker Street Plymouth         | Mr Jon Fox        |
| 06/11/2019    | Granted Conditionally | 19/01433/FUL     | S Read         | Rear decking and fencing (retrospective)   | 43 Fullerton Road Plymouth PL2 3AX                 | Mr Chris Cummings |

| Decision Date | Decision              | Application No: | Applicant                   | Proposal   | Address   | Case Officer         |
|---------------|-----------------------|-----------------|-----------------------------|--|---|----------------------|
| 06/11/2019    | Granted Conditionally | 19/01456/FUL    | A&P Property Developers Ltd | Demolition of existing buildings and erection of three detached dwellings and associated works | Land To Rear Of Shops On Colebrook Road   | Mrs Katie Saunders   |
| 06/11/2019    | Granted Conditionally | 19/01493/FUL    | Mr & Mrs Jones              | Raised rear decking (retrospective)  | 28 Lippell Drive Plymouth PL9 9EL   | Mr Sam Lewis         |
| 06/11/2019    | Granted Conditionally | 19/01540/LBC    | Mr Jonathan McDermott       | Installation of temporary site hording to allow initial investigation works and site clearance | Raglan Gatehouse Footpath Between Raglan Road And Madden Road Plymouth PL1 4NQ      | Mr Chris King        |
| 07/11/2019    | Granted Conditionally | 18/02137/FUL    | Mr & Mrs Taylor             | Demolition of existing 4 bedroom house and replacement with 2 new houses                       | 21 Nettlehayes Plymouth PL9 8BX   | Ms Marie Stainwright |
| 07/11/2019    | Granted Conditionally | 19/00641/FUL    | Mr Mark Russell             | Perimeter spectator walkway/covered stand area around 3 sides of the pitch                     | Plymouth Parkway Football Club Bolitho Park Manadon Sports Pitches Plymouth PL5 3JG | Mr Jon Fox           |
| 07/11/2019    | Refused               | 19/01447/FUL    | Mr Thompson                 | Roof alterations, raised ridge height and internal alterations with mezzanine floor            | Third Floor Flat, 36 Southside Street Plymouth PL1 2LE                              | Mr Chris Cummings    |
| 07/11/2019    | Granted Conditionally | 19/01470/FUL    | Mr Daren Braithwaite        | Enlarged front porch, two-storey side extension and rear conservatory                          | 14 Eastfield Avenue Plymouth PL9 9PA  | Mr Mike Stone        |
| 07/11/2019    | Granted Conditionally | 19/01476/FUL    | Londonwide Properties Plc   | Separation of no.32 and 33 Batter Street (internal works only)                                 | 32 - 33 Batter Street Plymouth PL4 0EF  | Mr Mike Stone        |
| 07/11/2019    | Granted Conditionally | 19/01523/ADV    | Mrs Rebecca Elwell          | Signage  | 43 Southside Street Plymouth PL1 2LD  | Mr Mike Stone        |



| Decision Date | Decision              | Application No: | Applicant            | Proposal   | Address  | Case Officer        |
|---------------|-----------------------|-----------------|----------------------|--|--|---------------------|
| 07/11/2019    | Granted Conditionally | 19/01593/FUL    | Mr Adam Dunn         | Installation of cold storage container with associated access, canopy and fencing.                               | The Range, 1 Montpelier Road Plymouth PL2 3LP            | Mr Chris Cummings   |
| 07/11/2019    | Granted Conditionally | 19/01601/FUL    | Little Owls          | Change of use of builder's store and offices to pre-school nursery (Class D1) and partial demolition of building | 82 - 84 Higher Compton Road Plymouth PL3 5JD             | Mr Chris Cummings   |
| 08/11/2019    | Refused               | 19/00977/FUL    | Mr Robert Heard      | Conversion of existing outbuilding into ancillary residential accommodation                                      | 217 Stuart Road Plymouth PL1 5LQ                         | Mr Dan Thorning     |
| 08/11/2019    | Granted Conditionally | 19/01462/LBC    | Ms Claire Fletcher   | Replacement fire detection and alarm systems (re-submission of application 19/00743/LBC)                         | Buildng 120, Royal Citadel Hoe Road Plymouth PL1 2PD     | Mrs Karen Gallacher |
| 08/11/2019    | Granted Conditionally | 19/01474/FUL    | Mr Peter Browne      | Rear extension   | 11 St Martins Avenue Plymouth PL3 4QS                    | Mrs Alumecci Tuima  |
| 08/11/2019    | Granted Conditionally | 19/01491/FUL    | Mr Martin            | Car port with terrace over   | 48 Pier Street Plymouth PL1 3BT                          | Mr Mike Stone       |
| 08/11/2019    | Refused               | 19/01533/AMD    | Mr Richard Tomlinson | Non-material amendment: Add ground floor window in hallway of application 16/00050/FUL                           | Chrikama 7 Station Road Tamerton Foliot Plymouth PL5 4LD | Miss Amy Thompson   |
| 08/11/2019    | Agreed                | 19/01725/CDM    | Mr R Pillar          | Condition Discharge: Condition 4 of application 19/01194/S73   | Mannamead Centre 15 Eggbuckland Road Plymouth PL3 5HF    | Mr Thomas Westrope  |
| 11/11/2019    | Granted Conditionally | 19/01362/FUL    | Mr Al-Rahmani        | First floor rear extension with dual-pitch roof  | 28 Wardlow Gardens Plymouth PL6 5PU                      | Mr Macauley Potter  |

| Decision Date | Decision              | Applicaition No: | Applicant                 | Proposal  | Address  | Case Officer      |
|---------------|-----------------------|------------------|---------------------------|---|--|-------------------|
| 11/11/2019    | Granted Conditionally | 19/01557/TCO     | Dr Michael Lander         | Various crown raising and reduction works   | Bryntirion, Seymour Road<br>Mannamead Plymouth PL3 5AS | Ms Joanne Gilvear |
| 12/11/2019    | Granted Conditionally | 19/01453/ADV     | ScS                       | 2x LED internally illuminated signs   | Unit A, 9 Coypool Road Plymouth<br>PL7 4TB             | Mr Peter Lambert  |
| 12/11/2019    | Granted Conditionally | 19/01475/FUL     | Dr Constantinos Gitrowski | Replace existing conservatory with single storey side extension, replacement detached garage with under storage, raised carport, rear raised patio and associated landscaping (Re-submission of 19/00796/FUL) | 6 The Retreat Plymouth PL3 6QH                         | Mrs Alumeci Tuima |
| 12/11/2019    | Granted Conditionally | 19/01499/FUL     | Ms L Carver               | Loft conversion, terrace and rear extension (Re-submission of application 19/00919/FUL)   | 125 Eggbuckland Road Plymouth<br>PL3 5JS               | Mrs Alumeci Tuima |
| 12/11/2019    | Granted Conditionally | 19/01514/FUL     | Ms Robinson               | Rear conservatory   | 11 Walsingham Court Plymouth<br>PL7 2WN                | Mr Peter Lambert  |
| 12/11/2019    | Granted Conditionally | 19/01519/FUL     | Mr Steve Wakeham          | Roof terraces (Retrospective) and additional privacy screen.  | 96 Lipson Road Plymouth PL4 8RJ                        | Mr Mike Stone     |
| 12/11/2019    | Agreed                | 19/01555/CDM     | Hermes Great Estate Ltd   | Condition Discharge: Conditions 7 & 8 of application 18/02105/S73   | 47A North Road East Plymouth PL4<br>6AY                | Mr Chris King     |
| 12/11/2019    | Granted Conditionally | 19/01561/FUL     | Mr H Putnam               | Sub division of 9-bed HMO (Sui Generis) into 5-bed & 4-bed HMO (Class C4)   | Kings Arms 60 Pembroke Street<br>Plymouth PL1 4JS      | Mr Chris King     |

| Decision Date | Decision              | Application No: | Applicant                | Proposal   | Address  | Case Officer        |
|---------------|-----------------------|-----------------|--------------------------|--|--|---------------------|
| 12/11/2019    | Granted Conditionally | 19/01562/LBC    | Mr H Putnam              | Sub division of 9-bed HMO (Sui Generis) into 5-bed & 4-bed HMO (Class C4)  | Kings Arms 60 Pembroke Street Plymouth PL1 4JS   | Mr Chris King       |
| 13/11/2019    | Granted Conditionally | 19/00888/FUL    | Mr Wildman               | Partial single storey and partial two storey rear extension to garage  | Service Station, Blandford Road Plymouth PL3 6HT | Mr Macauley Potter  |
| 13/11/2019    | Agreed                | 19/01068/CDM    | Eliot Design & Build Ltd | Condition Discharge: Condition 5 of application 17/01246/FUL   | Land Off Barton Road Turnchapel Plymouth PL9 9RH | Mrs Karen Gallacher |
| 13/11/2019    | Granted Conditionally | 19/01398/FUL    | Justin Ranger            | Extension and alterations to existing first & ground floor construction to form new dwelling   | 5 Market Street Plymouth PL1 3PQ                 | Miss Amy Thompson   |
| 13/11/2019    | Granted Conditionally | 19/01429/TCO    | Mr Joe Berryman          | Beech reduce 2 branches back to secondary stem as indicated.   | 63-73 Waterloo Street Stoke Plymouth PL1 5RS     | Ms Joanne Gilvear   |
| 13/11/2019    | Granted Conditionally | 19/01485/TPO    | Mr Paul Deakin           | 5x Leylandii - Fell due to excessive shade and height  | 106 Dunraven Drive Plymouth PL6 6AT              | Ms Joanne Gilvear   |
| 13/11/2019    | Agreed                | 19/01521/CDM    | Miss Sarah Strong        | Condition Discharge: Condition 3 of application 19/00723/FUL   | 93 Segrave Road Plymouth PL2 3EP                 | Mrs Alumeci Tuima   |
| 13/11/2019    | Granted Conditionally | 19/01532/TCO    | Mr Alex Grassick         | Purple Plum (T1) - Fell Purple Plum (T2) - Fell poor specimen.2 Palm (T3 and T4) - Fell (not actually a tree)Holly tree (T5) - trim lower side branches by up to maximum of 1m (no height reduction as agreed with owner on 6/11/19) | 16 Penlee Way Plymouth PL3 4AW                   | Mrs Jane Turner     |

| Decision Date | Decision                | Application No: | Applicant                | Proposal   | Address  | Case Officer       |
|---------------|-------------------------|-----------------|--------------------------|--|--|--------------------|
| 14/11/2019    | Granted Subject to S106 | 19/01052/FUL    | Mr Neil Edwards          | Demolition of the former Clittaford Club and the development of 13 affordable/local needs dwellings comprising 7 terraced houses and 6 flats with associated access, parking and external works. | Clittaford Club Moses Close Plymouth PL6 6JP   | Mr Simon Osborne   |
| 14/11/2019    | Granted Conditionally   | 19/01472/FUL    | Mr J Sloman              | Replace existing defective rooflights with new `Velux` type rooflights in comparable sizes.  | 50 Blunts Lane Plymouth PL6 8BE  | Mr Macauley Potter |
| 14/11/2019    | Granted Conditionally   | 19/01487/S73    | Sutton Harbour Group Ltd | Variation of conditions 1 (Design Revisions), 16 (Windows/Shopfront Details) & 18 (Timing of Commercial Unit Fit-out) of application 17/02323/FUL (as amended by 18/02128/AMD)                   | Harbour Arch Quay Sutton Harbour Plymouth PL4 0HN                                    | Mrs Janine Warne   |
| 14/11/2019    | Granted Conditionally   | 19/01529/FUL    | Mrs Rebecca Elwell       | Change of use from shop (Class A1) to restaurant and cafe (Class A3)   | 43 Southside Street Plymouth PL1 2LD   | Mr Mike Stone      |
| 14/11/2019    | Granted Conditionally   | 19/01556/ADV    | Mrs Patricia Kennedy     | 1 no illuminated fascia sign   | 4 Peverell Park Road Plymouth PL3 4NA  | Mrs Alumecci Tuima |
| 15/11/2019    | Granted Conditionally   | 19/01464/S73    | Mr K Woodward            | Removal/Variation of Condition 2 of application 06/01704/FUL   | Alma House Newlife Nursery & Childrens Centre Station Road Plympton Plymouth PL7 2AU | Mr Peter Lambert   |
| 15/11/2019    | Granted Conditionally   | 19/01534/FUL    | Mr Luke Pomeroy          | Rear extension   | 27 Ashery Drive Plymouth PL9 9PB   | Mrs Alumecci Tuima |
| 15/11/2019    | Granted Conditionally   | 19/01625/FUL    | Mrs Hoan Nguyen          | Change of use from shop (Class A1) to nail salon (Sui Generis)   | 105 Cornwall Street City Centre Plymouth PL1 1PA                                     | Mr Mike Stone      |

| Decision Date | Decision              | Applicaition No: | Applicant          | Proposal   | Address   | Case Officer       |
|---------------|-----------------------|------------------|--------------------|--|---|--------------------|
| 18/11/2019    | Granted Conditionally | 19/00237/FUL     | Mr Robert Heard    | Replacement of existing mobile cycle hire, retail and cafe facility with new permanent single storey building and siting of shipping container   | Park & Ride Coypool Road Plymouth PL7 4TB   | Mr Peter Lambert   |
| 18/11/2019    | Granted Conditionally | 19/01379/FUL     | Mr Guy Servis      | Change of use from Sales Office to a Medical Clinic (Class D1)   | 200 Fore Street Devonport Plymouth PL1 4FS  | Mr Macauley Potter |
| 18/11/2019    | Granted Conditionally | 19/01449/TPO     | Ashford            | Ash (T1) - Crown reduction by tip pruning 2-3m, inc. removal of hazardous branches within the crown including dead wood, cross over branches and removal/weight reduction of laminated branches.   | Limeburners Road Plymouth PL9 9FL   | Mrs Jane Turner    |
| 18/11/2019    | Granted Conditionally | 19/01502/TPO     | Mrs Joyce Mitchell | Beech (T1) - reduce branches extending towards house by up to 2m to natural growth points (amendment agreed with owner 13/11/19). Beech (T2) - Remove lowest branch overhanging garden from PCC owned tree back to main stem (amendment agreed with owner 13/11/19). | 19 Vanguard Close Plymouth PL5 3JX  | Mrs Jane Turner    |
| 18/11/2019    | Refused               | 19/01530/FUL     | Mr Mo Fawzi        | Conversion of former motorcycle repair workshop to 4x 1-bed flats (Class C3), 1x commercial unit (Class A1/A2) on the ground floor and an additional storey to form a third floor (re-submission of 18/01472/FUL)  | 1 Bath Place Plymouth PL1 3NH   | Miss Amy Thompson  |
| 18/11/2019    | Granted Conditionally | 19/01605/FUL     | Mr & Mrs Henwood   | Single storey rear extension   | 32 Dunstone Road Plymstock Plymouth PL9 8RQ   | Mrs Alumeci Tuima  |
| 19/11/2019    | Granted Conditionally | 19/01225/FUL     | Mr Iain Stewart    | Upgrading of existing cycle and walking route including widening, removing barriers and provision of replacement bridge  | Existing National Cycle Network Nr Marshall Road Underwood, Plympton Plymouth PL7 1YB | Mr Jon Fox         |

| Decision Date | Decision                | Application No: | Applicant             | Proposal  | Address  | Case Officer          |
|---------------|-------------------------|-----------------|-----------------------|---|--|-----------------------|
| 19/11/2019    | Granted Conditionally   | 19/01543/FUL    | Mr Paul Douglas       | Replacement of painted timber window with matching colour Juliet door and metal rail  | 45 Castle Street Plymouth PL1 2NJ                        | Mrs Alumecci Tuima    |
| 19/11/2019    | Agreed                  | 19/01705/CDM    | Mr Jason Vokes        | Condition Discharge: Conditions 3, 4, 5 & 6 of application 19/00234/FUL   | 218-220 Saltash Road Keyham Plymouth PL2 2BB             | Mr Jon Fox            |
| 20/11/2019    | Granted Subject to S106 | 19/00634/S73    | Mr Richard Spence     | Variation of conditions 2 (plans) of application 18/02019/S73; Minor material amendment including increase in height of parapet and installation of protection guarding system on plant deck  | Derrys Department Store 88 Royal Parade Plymouth PL1 1HA | Mr Simon Osborne      |
| 20/11/2019    | Agreed                  | 19/01321/CDM    | Plymouth City Council | Condition Discharge: Condition 10 of application 16/02094/S73   | City Museum & Art Gallery, Drake Circus Plymouth PL4 8AJ | Miss Katherine Graham |
| 20/11/2019    | Granted Conditionally   | 19/01399/TPO    | Mrs Laura Lambert     | T1 Beech - reduce branches over road by up to 3m to previous pruning points, no height reduction necessary.T2 Cupressus Macrocarpa - reduce height by 3m (previous points) and reduce lowest extended branches over road by up to 3m being careful not to go beyond the green growth.T3 Oak - reduce whole crown by 2-3m and remove major deadwood. | 56 Dunstone Road Plymstock Plymouth PL9 8SF              | Mrs Jane Turner       |
| 20/11/2019    | Granted Conditionally   | 19/01400/TPO    | Mrs Laura Lambert     | T4 (in grounds of 54 Dunstone Road) -reduce whole crown back to previous pollard points. If work can only take place on side of 56 Dunstone Road then branches can be pruned back to boundary line only, to natural growth points. NB: Minimum works to alleviate a nuisance to the roof are exempt.  | 56 Dunstone Road Plymstock Plymouth PL9 8SF              | Mrs Jane Turner       |

| Decision Date | Decision              | Applicaition No: | Applicant                       | Proposal  | Address   | Case Officer       |
|---------------|-----------------------|------------------|---------------------------------|---|---|--------------------|
| 20/11/2019    | Granted Conditionally | 19/01496/FUL     | Mr & Mrs Cox                    | Rear extension and move gate pillar to widen driveway.  | Seymour House Seymour Road Mannamead Plymouth PL3 5AR | Mr Mike Stone      |
| 20/11/2019    | Granted Conditionally | 19/01506/FUL     | Mr Jino Augustine               | Two-storey rear extension and demolition of existing garage.  | 32 Raynham Road Plymouth PL3 4EU                      | Mr Mike Stone      |
| 20/11/2019    | Granted Conditionally | 19/01518/FUL     | Mr Andrew Taylor                | Front and side extension  | 102 Ringmore Way Plymouth PL5 3QL                     | Mr Macauley Potter |
| 20/11/2019    | Granted Conditionally | 19/01608/FUL     | Mr & Mrs Janet and Harry Vosper | Partial demolition of existing first floor flat and store and erection of three-storey dwelling   | 118 Cremyll Street Plymouth PL1 3RB                   | Mr Chris Cummings  |
| 20/11/2019    | Granted Conditionally | 19/01609/S73     | Mr & Mrs Staddon                | Variation of condition 1 (Approved Plans) of application 18/01121/FUL for repositioned garage including front, rear and dormer alterations                                | 158 Elburton Road Plymouth PL9 8HZ                    | Mrs Alumecci Tuima |
| 21/11/2019    | Granted Conditionally | 19/00993/FUL     | Very Clever Locums Ltd          | Internal alterations to form retail unit, office accommodation, and launderette   | 122 Alexandra Road Mutley Plymouth PL4 7EQ            | Mr Dan Thorning    |
| 21/11/2019    | Granted Conditionally | 19/01353/FUL     | Gleave Partnership Limited      | External alterations inc. the installation of vehicle-to-ground lift, erection of canopies & acoustic barriers, provision of external lighting and associated minor works | Tamar House, Thornbury Road Plymouth PL6 7PP          | Mr Chris King      |
| 21/11/2019    | Granted Conditionally | 19/01482/FUL     | Mr M Lewis                      | Two-storey side extension   | 2 Bowden Park Road Plymouth PL6 5NF                   | Mr Peter Lambert   |

| Decision Date | Decision              | Application No: | Applicant                | Proposal   | Address  | Case Officer        |
|---------------|-----------------------|-----------------|--------------------------|--|--|---------------------|
| 21/11/2019    | Granted Conditionally | 19/01515/FUL    | Mr Peter Jones           | Change of use from shop (Class A1) to Adult Gaming Centre (Sui Generis)        | 114 Cornwall Street City Centre Plymouth PL1 1NF               | Miss Amy Thompson   |
| 21/11/2019    | Granted Conditionally | 19/01548/FUL    | Emily Handslip           | Change of use from retail (Class A1) to a Spa and aesthetics treatment centre. | Guardhouse, Royal William Yard Plymouth PL1 3RP                | Mrs Karen Gallacher |
| 21/11/2019    | Refused               | 19/01554/FUL    | Mr & Mrs Dugdale         | Construction of a raised decking area.   | 44 Glenfield Way Glenholt Park Glenfield Road Plymouth PL6 7NL | Mr Macauley Potter  |
| 21/11/2019    | Granted Conditionally | 19/01590/FUL    | Mrs Heather Eastmond     | External staircase on north elevation  | 45 Tapson Drive Plymouth PL9 9UA                               | Mr Chris Cummings   |
| 21/11/2019    | Split Decision        | 19/01651/CDM    | Plymouth Community Homes | Condition Discharge: Conditions 3 & 4 of application 19/01031/FUL              | 28 Dryburgh Crescent Plymouth PL2 2NU                          | Mrs Alumecci Tuima  |
| 22/11/2019    | Granted Conditionally | 19/01505/FUL    | Mr Doidge                | Single storey rear extension   | 2 Parkfield Drive Plymouth PL6 8AR                             | Mr Peter Lambert    |
| 22/11/2019    | Agreed                | 19/01788/CDM    | Mrs Vasiliou             | Condition Discharge: Condition 6 of application 19/01209/S73                   | 17 Fairfield Hotel, Pentillie Road Plymouth PL4 6QL            | Mr Dan Thorning     |
| 25/11/2019    | Agreed                | 19/01296/CDM    | Mr Jack Llewellyn-Dare   | Condition Discharge: Condition 14 of application 13/00048/FUL                  | Land East And West Of Pennycross Close Plymouth PL2 3NX        | Mr Chris King       |



| Decision Date | Decision              | Applicaition No: | Applicant           | Proposal  | Address   | Case Officer      |
|---------------|-----------------------|------------------|---------------------|---|---|-------------------|
| 25/11/2019    | Granted Conditionally | 19/01347/FUL     | Mr John Bailey      | Hard and soft landscaping of North Quad including the erection of a terraced platform, provision of flexible public open space, retained lawn, integrated access ramps and other associated works | Plymouth Marjon University<br>Derriford Road Plymouth PL6 8BH | Mr Jon Fox        |
| 25/11/2019    | Granted Conditionally | 19/01544/TPO     | Mr P Freat          | Ash - Fell  | 43 Reddicliff Road Plymouth PL9 9NF                           | Mrs Jane Turner   |
| 25/11/2019    | Granted Conditionally | 19/01552/TPO     | Mr Jon Mackeen      | Reduce/ remove branches infringing on ADS sign face.  | Lahoma Bungalow Bickham Road<br>Plymouth PL5 1SD              | Ms Joanne Gilvear |
| 25/11/2019    | Refused               | 19/01567/FUL     | Mr Gary Bailey      | Single storey front extension (retrospective)   | 176 Plymouth Road Plymouth PL7 4NR                            | Mr Peter Lambert  |
| 25/11/2019    | Granted Conditionally | 19/01577/FUL     | Plymouth Retail Ltd | Additional use of property as food and drink (Class A3) and to retain existing retail (Class A1)  | 19 New George Street Plymouth<br>PL1 1QZ                      | Miss Amy Thompson |
| 25/11/2019    | Granted Conditionally | 19/01602/FUL     | Mr David Budge      | First floor rear extension and balcony  | 16 Eastfield Crescent Plymouth PL3 5JX                        | Mr Mike Stone     |
| 25/11/2019    | Refused               | 19/01697/AMD     | Mrs Sally Godber    | Non-Material Amendment: Re-location of window on the western elevation for application 19/00952/FUL   | 160 Cremyll Street Plymouth PL1 3RB                           | Mr Sam Lewis      |

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# Appeal Decisions between 01/10/2019 and 26/11/2019

| Decision Date   | Original Planning Application | Appeal Reference       | Inspectors Decision | Inspectors Reference Number |
|---|-------------------------------|------------------------|---------------------|-----------------------------|
| 10/10/2019  | 19/00285/FUL                  | 2019/0024              | Appeal Dismissed    | APP/N1160/D/19/3232875      |
| <b>Ward</b>   |                               |                        |                     |                             |
| Moorview  |                               |                        |                     |                             |
| <b>Address</b>  |                               |                        |                     |                             |
| 11 Grimspound Close Plymouth PL6 8NY  |                               |                        |                     |                             |
| <b>Application Description</b>  |                               |                        |                     |                             |
| Front extension   |                               |                        |                     |                             |
| <b>Appeal Process</b>   |                               | <b>Officers Name</b>   |                     |                             |
| Written Representations   |                               | Miss Josephine Maddick |                     |                             |
| <b>Synopsis</b>   |                               |                        |                     |                             |
| <p>Planning permission was refused for a front extension, it was considered to be contrary to Local Plan policies DEV1 and DEV20. It was also considered contrary to guidance in the Councils 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 Councils view that the development would result in an incongruous addition. The Inspector noted that as the slope of the land drops away it would necessitate a supporting base wall at the front of the extension. The extension would appear relatively high in relation to the main face of the building and it would dominate the principal elevation. The inspector recognised that the extension would provide suitable accommodation for the resident family, but noted that this point would not justify the size and appearance of proposal. 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 |
|--|-------------------------------|----------------------|---------------------|-----------------------------|
| 05/11/2019   | 18/01935/FUL                  | 2019/0025            | Appeal Allowed      | APP/N1160/W/19/3233178      |
| <b>Ward</b>  |                               |                      |                     |                             |
| Moorview   |                               |                      |                     |                             |
| <b>Address</b>   |                               |                      |                     |                             |
| Land At St Annes Road Plymouth PL6 7LW   |                               |                      |                     |                             |
| <b>Application Description</b>   |                               |                      |                     |                             |
| Erection of 4 bed detached dwelling with integral garage, parking and amenity areas  |                               |                      |                     |                             |
| <b>Appeal Process</b>  |                               | <b>Officers Name</b> |                     |                             |
| Written Representations  |                               | Miss Amy Thompson    |                     |                             |
| <b>Synopsis</b>  |                               |                      |                     |                             |
| <p>The application for planning permission for the erection of a 4-bed dwellinghouse with associated integral garage, parking and amenity area had an Officer recommendation of approval, however was refused at Planning Committee as it was contrary to Local Development Framework Core Strategy Policies CS28 and CS34. It was also considered contrary to 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 disagreed with the Council's view that the proposal created unacceptable highway impacts and was overdevelopment of the area. The Inspector concluded that it was not clear what highway harm would be caused by the dwelling, noting that on their site visit there were ample spaces available in the car park, however visitors were still parking on the public highway instead with little impact on large vehicles being able to pass by. The Development Guidelines SPD sets out maximum parking standards and there would be no conflict with any potential loss of spaces for the nearby flats that use the car park. The Inspector also noted that the site is large enough to accommodate a dwelling and would not be intensive development or harm the character or appearance of the area. It was noted that although two trees are to be removed, they are relatively small and do not make a significant contribution to the character or appearance of the area. The Inspector also advised that the proposal would provide suitable living accommodation for occupants and due to the positioning of the dwelling would not significantly harm the living conditions of neighbouring properties in terms of outlook, overbearing or daylight. An application for costs was made against the Council and was awarded by the Inspector due to the lack of robust support for the reasons for refusal, which ran contrary to the Officers report.</p> |                               |                      |                     |                             |