



#plymplanning

**Oversight and Governance**

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Published 14 July 2020

## PLANNING COMMITTEE

Thursday 23 July 2020  
4.00 pm  
Virtual Committee

**Members:**

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Allen, Mrs Bridgeman, Corvid, Sam Davey, Michael Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Vincent, Ms Watkin and Winter.

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

This meeting will be broadcast and will be available on-line for playback once the meeting has concluded. By joining the meeting, councillors are consenting to being filmed during the meeting and to the use of the recording for the online viewing.

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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 18 June 2020.

### 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. 36 Trelawny Road, Plympton, PL7 4LJ - 20/00362/S73 (Pages 7 - 14)

Applicant: Mr and Mrs Willcocks  
Ward: Plympton St Mary  
Recommendation: Grant conditionally

#### 6.2 66 Ridgeway, Plymouth, PL7 2AL - 20/00392/FUL (Pages 15 – 24)

Applicant: Mr Ibrahim Peik  
Ward: Plympton Erle  
Recommendation: Grant conditionally

**7. Planning Enforcement (Pages 25 - 26)**

**8. Planning Application Decisions Issued (Pages 27 - 50)**

The Service 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 51 - 56)**

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 18 June 2020

### PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Allen, Mrs Bridgeman, Corvid, Michael Leaves, McDonald (substitute for Councillor Morris), Nicholson, Mrs Pengelly, Riley (substitute for Councillor Ms Watkin), Rebecca Smith, Vincent and Winter.

Apologies for absence: Councillors Morris and Ms Watkin.

Also in attendance: Also in attendance: Paul Barnard (Service Director for Strategic Planning and Infrastructure), Peter Ford (Head of Development Planning Management, Strategic Planning and Infrastructure), Julie Parkin (Senior Lawyer), Peter Lambert (Planning Officer), Macauley Potter (Planning Officer), Chris Cummings (Planning Officer), Dan Thorning (Housing Delivery Officer), Jon Fox (Planning Officer), Scott Smy (Transport Development Co-ordinator) and Amelia Boulter (Democratic Advisor).

The meeting started at 2.00 pm and finished at 7.45 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.*

#### 1. To note the Appointment of Chair and Vice Chair

The Committee noted the appointment of Councillor Stevens as Chair and Councillor Tuohy as Vice Chair for the forthcoming municipal year 2020/21.

#### 2. Declarations of Interest

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

Name	Minute	Reason	Interest
Councillor Stevens	8	Relatives live near the applicant.	Personal.
Councillor Nicholson	8	Represented the applicant in 2014 and no longer involved with the applicant.	Personal.
Councillor Rebecca Smith	11	Attended the launch of the Autonomous Marine Centre at Turnchapel Wharf.	Personal.
Councillor Touhy	7	Applicant attended the Ham Ward Surgery. Councillor Evans spoke with the applicant and Councillor Tuohy took no part in the debate or the discussion.	Private.

Peter Ford (Head of Development Management, Strategic Planning and Infrastructure) made the following private declarations on behalf of the Planning Officers in relation to minutes 9 and 10, the agent was a former employee at Plymouth City Council. The speaker for minute 12 was also a former employee at Plymouth City Council.

3. **Minutes**

Agreed the minutes of the meeting held on 12 March 2020.

4. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

6. **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.

7. **15 Cherry Park, Plymouth, PL7 1PF - 20/00539/FUL**

Mr B Crocker

Decision:

Granted conditionally subject to the following condition:

No further works shall take place until the applicant has submitted full details in relation to the proposed mitigation measures as set out on plan 233/02 Rev.A for approval in writing by the Local Planning Authority. The approved details shall be implemented and completed before December 2021. For the avoidance of doubt, mitigation measures to be detailed include: detail drawings, to a scale of 1:20, showing the reinstatement of the eaves and the downpipe arrangement on the north west corner and the cut back of the section of roof overhanging the boundary edge with the adjoined property; and the colour and type of replacement cladding to be used.

(The Committee heard from Councillor Mrs Beer, Ward Councillor).

(The Committee heard from Mr B Crocker in support of the application).

8. **19 Tithe Road, Plymouth, PL7 4QQ - 20/00579/FUL**

Mr A Moore

Decision:

Grant conditionally.

9. **32 Wyndham Square, Plymouth PLI 5EG - 19/02065/FUL**

Mr Hedley Putnam

Decision:

Grant conditionally and include an additional condition that states:

Within 3 months of the date of this decision a management plan must be submitted to and approved in writing by the Local Planning Authority. The management plan should include the following information:

- Contact details (including postal address, telephone number and email address) of the person responsible for any issues arising at the site
- Details of a welcome pack that shall be provided to all occupants setting out how to limit disturbances to neighbouring properties, advise of parking permit exclusion for the property, provide details of public transport and cycle routes and set out where refuse and recycling bins should be stored and their location for collection.

The Local Planning Authority, will consider the management plan in consultation with the St Peter and the Waterfront ward councillors. Thereafter, the management plan shall be kept up to date and the property shall continue to be managed permanently in accordance with the approved management arrangements, unless the Local Planning Authority gives written approval to any variation of the arrangements.

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

10. **32 Wyndham Square, Plymouth, PLI 5EG - 19/02066/LBC**

Mr Hedley Putnam

Decision:

Grant Conditionally.

11. **Turnchapel Wharf, Barton Road, PL9 9RQ - 19/01810/FUL**

Ryan Bonney

Decision:

Item deferred to enable officers to explore with the applicant opportunities to lower the ground level on the application site and an option for a flat roof rather than a pitched roof. The purpose of the amendments would be to reduce the impact of the development on the Turnchapel Conservation Area and the listed buildings on Boringdon Terrace.

(The Committee heard from Councillor Ms Watkin, Ward Councillor).

(The Committee heard from Linzie Wishart, in objection to the application).

(The Committee heard from Ryan Bonney, on behalf of the application).

12. **Boringdon Croft, Boringdon Hill, Plymouth PL7 4DP - 20/00333/FUL**

Mr Damian Lidstone

Decision:

Application GRANTED conditionally.

(The Committee heard from the Opani Mudalige on behalf of the applicant).

13. **Planning Enforcement**

Members noted the Planning Enforcement Report and thanked officers for their work on planning enforcement.

14. **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.

15. **Appeal Decisions**

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

**VOTING SCHEDULE 18 JUNE 2020** (Pages 5 - 6)



**PLANNING COMMITTEE – 18 June 2020****SCHEDULE OF VOTING**

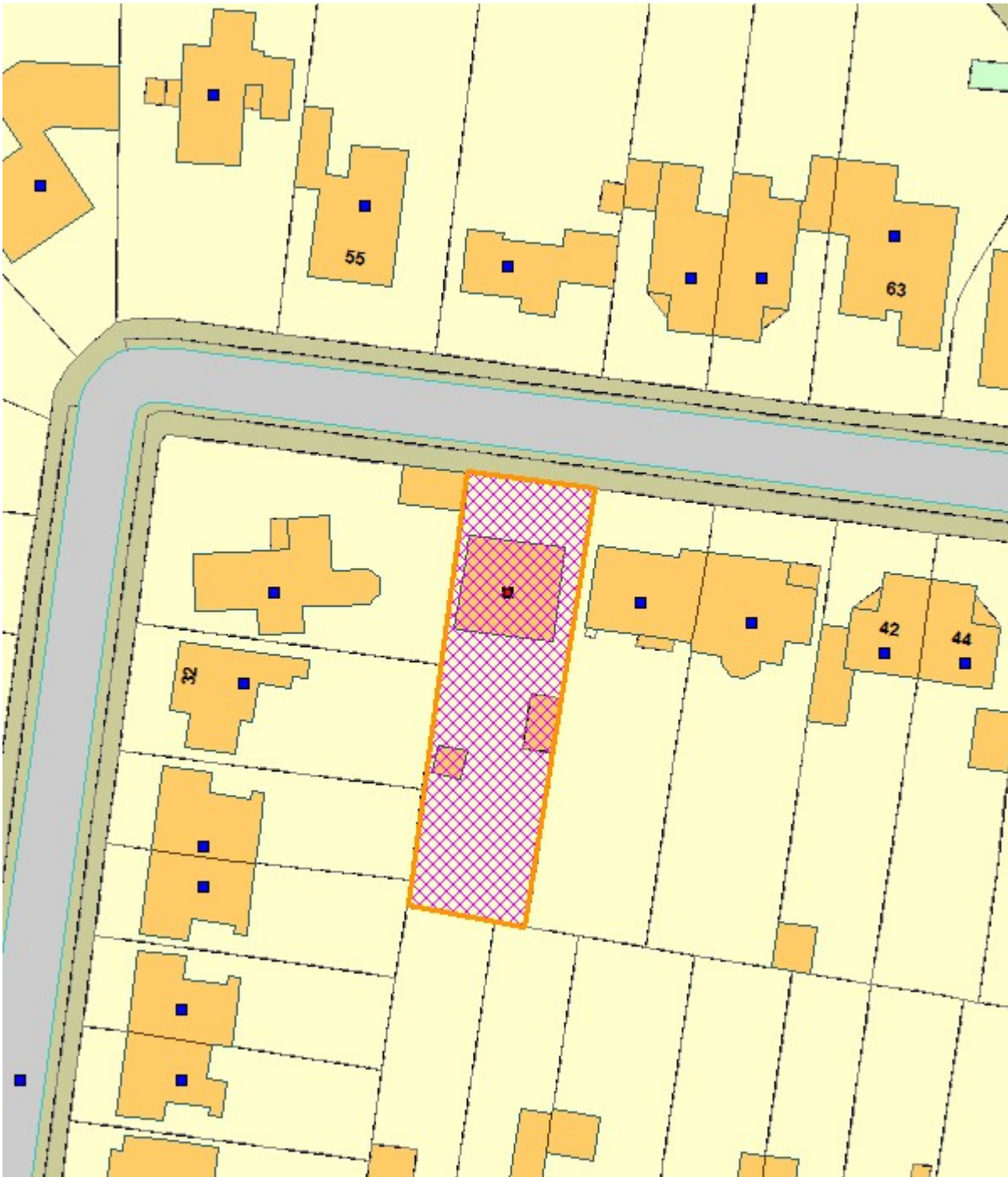
<b>Minute number and Application</b>		<b>Voting for</b>	<b>Voting against</b>	<b>Abstained</b>	<b>Absent due to interest declared</b>	<b>Absent</b>
7.1	<p>15 Cherry Park, Plymouth, PL7 1PF 20/00539/FUL</p> <p>The original motion was to refuse. An alternative motion was put forward and proposed by Councillor Mrs Bridgeman and seconded by Councillor Nicholson.</p> <p>Granted conditionally with conditions.</p>	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Michael Leaves, McDonald, Nicholson, Mrs Pengelly, Riley, Rebecca Smith, Vincent and Winter.				
7.2	<p>19 Tithe Road, Plymouth, PL7 4QQ 20/00579/FUL</p> <p>Grant conditionally</p>	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Michael Leaves, McDonald, Nicholson, Mrs Pengelly, Riley, Rebecca Smith, Vincent and Winter.				
7.3	<p>32 Wyndham Square, Plymouth, PL1 5EG 19/02065/FUL</p> <p>Grant conditionally with conditions</p>	Councillors Stevens, Tuohy, Allen, Corvid, Michael Leaves, Nicholson, Mrs Pengelly, Riley, Rebecca Smith, Vincent and Winter.	Councillor s Mrs Bridgeman and McDonald			
7.4	<p>32 Wyndham Square, Plymouth, PL1 5EG 19/02066/LBC</p> <p>Grant conditionally</p>	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Michael Leaves, Nicholson, Mrs Pengelly, Riley, Rebecca Smith, Vincent and Winter.	Councillor McDonald			

<b>Minute number and Application</b>		<b>Voting for</b>	<b>Voting against</b>	<b>Abstained</b>	<b>Absent due to interest declared</b>	<b>Absent</b>
7.5	<p>Turnchapel Wharf, Barton Road, Plymouth, PL9 9RQ 19/01810/FUL</p> <p>The original motion was to grant. An alternative motion was put forward and proposed by Councillor Nicholson and seconded by Councillor Stevens.</p> <p>Item deferred</p>	<p>Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Michael Leaves, McDonald, Nicholson, Mrs Pengelly, Riley, Rebecca Smith, Vincent and Winter.</p>				
7.6	<p>Boringdon Croft, Boringdon Hill, Plymouth, PL7 4DP</p> <p>Grant conditionally</p>	<p>Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Michael Leaves, McDonald, Nicholson, Mrs Pengelly, Riley, Rebecca Smith, Vincent and Winter.</p>				

# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	20/00362/S73	<b>Item</b>	01
<b>Date Valid</b>	18.03.2020	<b>Ward</b>	PLYMPTON ST MARY
<b>Site Address</b>	36 Trelawny Road Plympton Plymouth PL7 4LJ		
<b>Proposal</b>	Variation of Condition I (Approved Plans) of application 17/00862/FUL		
<b>Applicant</b>	Mr & Mrs Willcocks		
<b>Application Type</b>	Removal or variation of a condition		
<b>Target Date</b>	13.05.2020	<b>Committee Date</b>	23.07.2020
<b>Extended Target Date</b>	24.07.2020		
<b>Decision Category</b>	Councillor Referral		
<b>Case Officer</b>	Miss Josephine Maddick		
<b>Recommendation</b>	Grant Conditionally		



This planning application was referred to Planning Committee by Cllr Nicholson

**1. Description of Site**

36 Trelawny Road is a detached two-storey property in the Plympton area of Plymouth. The property was previously a chalet style bungalow and has been enlarged, with a large two-storey rear extension. Trelawny Road has mixture of styles and sizes of houses and bungalows, estimated to date from around 1930-1950s.

**2. Proposal Description**

Variation of condition 1 (Approved Plans) 17/00862/FUL to allow amended design.

This application seeks retrospective consent for an extension which is greater in height than what was approved. The difference in dimensions are as laid out below.

Original approved dimensions

Two storey rear extension and associated works (resubmission of 16/02228/FUL) 17/00862/FUL

The height of the flat roof is approximately 5.90 metres from the patio/ground level.

New dimensions under 20/00362/S73

The height of the flat roof is approximately 6.3 metres from the patio/ground level

The increase in height is approximately 40cms

All other details remain the same as per the 17/00862/FUL planning consent.

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

None

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

16/02228/FUL - Two storey rear extension, storage shed and creation of raised patio WDN - Application Withdrawn

17/00862/FUL - Two storey rear extension and associated works (resubmission of 16/02228/FUL) - PER - Grant Conditionally

20/00029/ENF - Enforcement Case – Not built in accordance with plans

### **5. Consultation Responses**

None requested

### **6. Representations**

5 representations in support. In summary the issues raised were:

- Contemporary feel
- Good quality
- Not visible from the front of the house
- Trelawney Road is a different mix of height/styles

5 representations objecting, though some objectors sent in further comments. In summary the issues raised were:

- Use of balcony will impact peaceful enjoyment of neighbouring garden
- Breach of planning control
- Poor visual impact
- Loss of light
- Unnecessarily tall height

The application was validated on 18th March 2020 and the public consultation period ran until the 21st April 2020. The application was re-advertised on 15th June was a further public consultation period ran until 29th June 2020, so that those who had made representations were aware of the proposed amended changes. Due to Covid-19 additional site notices were posted through doors of nearby properties for those resident may have been shielding.

## **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), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- Development Guidelines: Supplementary Planning Document: First Review (2013)(now superseded by the Plymouth and South West Devon Supplementary Planning Document)
- Plymouth and South West Devon Supplementary Planning Document (SPD).

## **8. Analysis**

1. This application turns upon the adopted Joint Local Plan and its policies DEV1 (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment), the Framework and other material policy documents as set out in Section 7.

2. This application seeks retrospective consent by way of a variation of condition for an extension, which is greater in height than what was approved. The difference in height is approximately 40cms. The original consent was issued on 1st June 2017 for the erection of a two storey rear extension. The development started on site and the Local Planning Authority received a report that the development was not being built in accordance with the plans. As a result, a planning enforcement officer conducted a site visit on the 20th January 2020 and made contact with the owner regarding the breach of planning control. Officers invited a section 73 application so that the material changes could be formally considered, as well as provide an opportunity for public consultation. During the

application process, the applicant has proposed further changes to what is currently on site. The proposed change is to reduce the height of the roof by 30cms, from 6.6 metres to 6.3 metres.

3. The design and materials used in the development, which is on site, match what was approved under the original planning consent. Officers note the only change to this development is the height of the extension. It is understood the height was increased due to insulation requirements so that it would comply with building control regulations. The height of the first floor level has not changed and therefore the height of the balcony sits in its correct position as per the original consent.

4. The main change to consider here is the height. The previous officer report stated:

Is the scale subservient and/or appropriate?

Yes. Whilst the rear extension is relatively large, the roof is well set down from the existing ridge, and the street comprises a mixture of sizes and styles of houses, with no strong building line. The scale of the proposal is considered acceptable in this context.

The roof of the extension is set down below existing ridge line making the extension appear subservient to the existing house. The proposed changes bring the roof of the extension closer to the ridge line, though officers consider it would be appropriate in context to the original house. As officers previously noted, the street comprises of a mixture of size and styles with no strong building line. Consequently, officers do not deem this new proposal to be out of context to the existing street.

As Trelawney Road is an assortment of building styles, officers are open to diverse and modern design styles. Paragraphs 13.7 of the new SPD (2020) states:

Occasionally, extensions which differ or even contrast with the original property can be acceptable. However, even where materials or designs contrast there should still be a harmonious relationship with the main body of the property being extended.

Paragraphs 2.2.12 of the previous SPD (2013) states:

Occasionally, extensions which differ or even contrast with the original property can be acceptable. It is not the aim of the Council to stifle imaginative schemes. However, even where materials or designs contrast there should still be a harmonious relationship with the main body of the property being extended.

Officers deem the increase in height and style of the proposal to be acceptable in terms of design and its relationship to the existing property. The new height of the extension balances the property and is set down enough from the ridge in that you can still understand that the original ridge is the main and dominate feature of the house.

5. The main point for officers to consider is amenity and whether the increased height will affect nearby properties; officers consider that privacy is not affected by the new proposal, as there are no new openings on either elevation nor any change to the balcony element. Notwithstanding this point, the applicant has sought to improve privacy and provide a screen on the side elevations of the balcony. Details of this can be found in drawing V06 'Proposed cladding detail'.

6. The east and west elevation of the extension already presents a significant change in terms of outlook for nearby residents, as the extension is part finished and in situ. This allows observers and nearby residents to understand the potential impact of the proposed final height of the extension. The Local Planning Authority (LPA) has received several letters of representation regarding objection to the height of the proposal. As a result, the LPA has sought to negotiate with the applicant and has secured a reduction in height of 30cms, bringing it much closer to what was originally approved. Officers consider this amendment will soften the impact of the extension and

mean the additional height is less significant, only measuring an additional 40cms from what was approved.

7. The applicant has submitted photographs of shadowing and a sun and shadow study. Both documents illustrate that the increase in height has minimal effect on sunlight reaching adjacent neighbours. The approved consent would already impede the morning sun from reaching parts of 34, though once the sun moves around into a southerly position towards late morning and midday, the extension would not affect sunlight. During the early morning sunlight time, the sun has a lower solar altitude and therefore sunlight would not reach 34 Trelawney Road even with the original height. Therefore, officers do not consider the new proposed height to affect light for 34 Trelawney Road because of the orientation of the properties.

8. 38 Trelawney Road sits on the other side of application site and is similarly affected like number 34, whereby the increased height of the extension will have minimal effect on the property. The orientation of the dwelling means that when the sun moves around into a longitudinal position, it is already at a lower point in the sky. Therefore, the increase in height to the extension is nominal in terms of its effect on sun light, and both adjacent properties to the site are south facing and separated from 36 Trelawney by an adequate distance. Both of the detached dwellings have generous amenity space with large mature gardens and are not unduly effected by the development.

9. Officers have considered the impact on nearby properties including 30 and 32 Trelawney, as both these properties sit to the west of the application site and share a boundary with the application site. Impact on privacy has been improved due to the addition of screening on the west elevation of the balcony. The original bungalow at 36 Trelawney Road already had side elevation windows at first floor on east and west elevation according to google street view images dated 2009, the existing windows provide a clear uninterrupted view of adjacent properties.

10. Officers note representations have been made regarding the overall impact and scale of the extension. This current application is assessing the additional height of 40cms only, officers consider that the original application which was approved already, considered the cumulative overall effect of the extension. The additional height of 40cms is a material change; however, officers consider it not to be harmful.

11. 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. 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.

12. 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.



13. 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 required

### **11. Planning Obligations**

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 proposed Variation of Condition 1 (Approved Plans) accords with policy and national guidance in terms of design and neighbour amenity and is therefore recommended for approval.

### **14. Recommendation**

In respect of the application dated 18.03.2020 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**

Location Plan and Photos L01 - received 05/03/20

Existing and Proposed Plans with Sections and Elevations V04 - received 10/06/20

Cladding Detail V06 - received 10/06/20

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: IMPLEMENTATION AND COMPLETION**

Within twelve months of the date of this planning permission, the applicant shall submit evidence to the Local Planning Authority for written approval demonstrating that the works identified in plan number V04 have been implemented in entirety.

Reason:

To protect the amenity of the area and ensure that the details of the development are in keeping with the standards of the vicinity in accordance with Policy DEVI (Protecting Health and Amenity) of the Plymouth and West Devon Joint Local Plan (2014-2034) and the National Planning Policy Framework 2019.

**3      CONDITION: PRIVACY**

Within six months of the date of this planning permission, the privacy screen fixed in between timber cladding (reference plan V06) shall be installed along the east and west elevation of balcony in accordance with the approved plans and shall thereafter be retained in perpetuity.

Reason:

To protect the amenity and privacy of neighbouring dwellings in accordance 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).

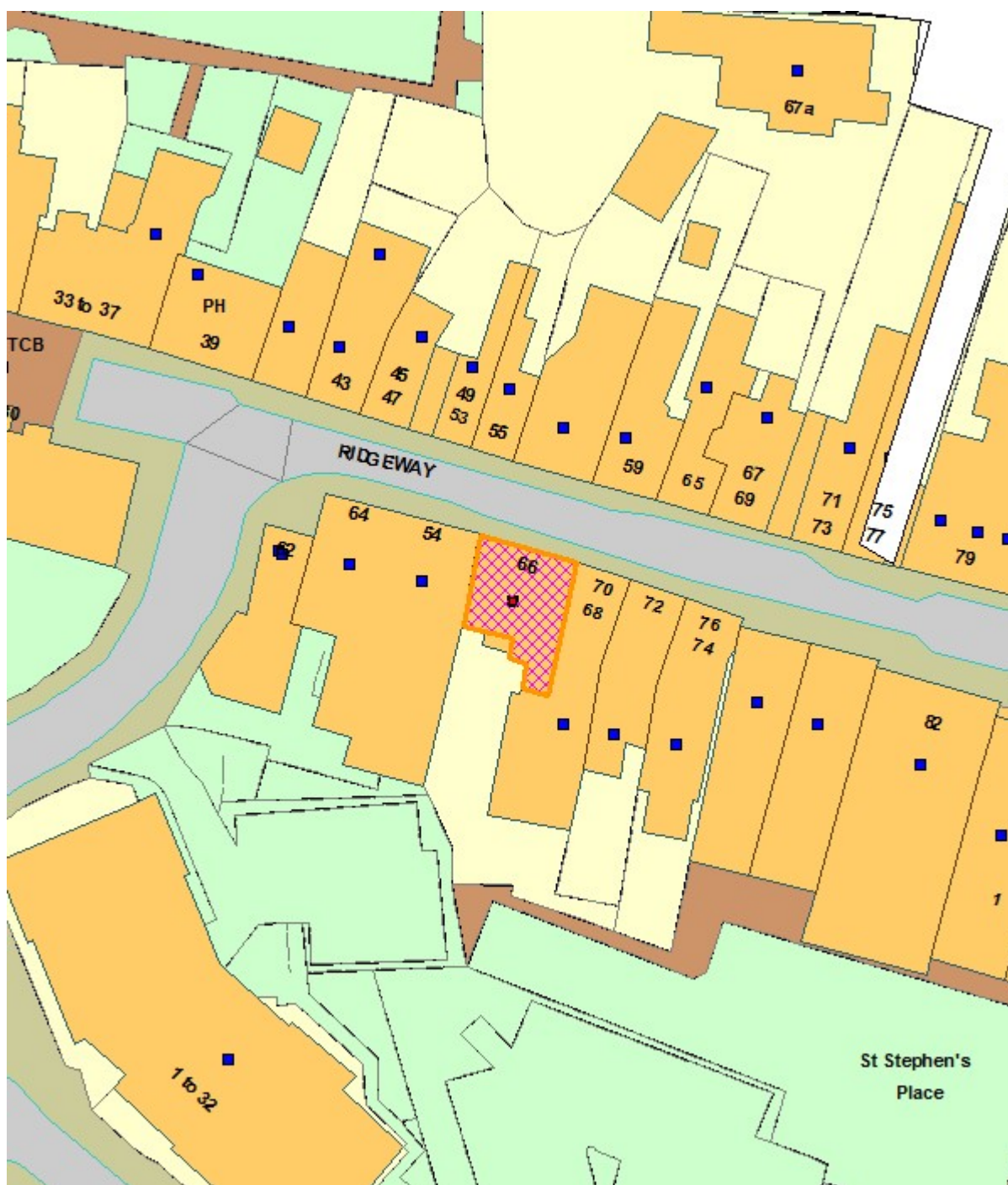
**2      INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)**

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 planning permission.

# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	20/00392/FUL	<b>Item</b>	<b>02</b>
<b>Date Valid</b>	10.03.2020	<b>Ward</b>	PLYMPTON ERLE
<b>Site Address</b>	66 Ridgeway Plymouth PL7 2AL		
<b>Proposal</b>	Change of use and division of bank (Class A2) to restaurant with kitchen extractor at the rear (Class A3) and barbershop/hair salon (Class A1) inc. new shopfront		
<b>Applicant</b>	Mr Ibrahim Peik		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>05.05.2020</b>	<b>Committee Date</b>	<b>23.07.2020</b>
<b>Extended Target Date</b>	<b>31.07.2020</b>		
<b>Decision Category</b>	Councillor Referral		
<b>Case Officer</b>	Mr Peter Lambert		
<b>Recommendation</b>	Grant Conditionally		



This planning application has been referred to Planning Committee by Cllr Beer

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

66 Ridgeway is a two storey A2 unit on the primary frontage of the Primary shopping area of the Plympton Ridgeway District Centre. The building was a former HSBC Bank.

### **2. Proposal Description**

Change of use and division of bank (Class A2) to restaurant with kitchen extractor at the rear (Class A3) and barbershop/hair salon (Class A1) inc. new shopfront.

The original proposal included a hot food takeaway (Class A5) use also. The A5 use was within 400m of a secondary school, contrary to policy DEV6 of the Joint Local Plan. The A5 use was therefore negotiated out of the proposal.

The first floor of 66 Ridgeway will be a staff room and store for the pizza shop.

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

None

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

17/01063/FUL - Change of use from Use Class A2 (bank) to a mixed use Use Class A1/A3 (coffee shop) - Grant Conditionally

17/00962/FUL - Rear extension and associated works - Grant Conditionally

17/00895/FUL - Shopfront alterations, no.2 air conditioning units and outdoor rear seating area - Grant Conditionally

### **5. Consultation Responses**

Highways Authority, received: 12.03.2020

No objections

Police Liaison Officer, received: 17.03.2020

No objections

Public Protection Service, received: 16.04.2020 and 17.06.2020

The Public Protection Service originally recommended refusal until such time noise risk assessment can be provided. A noise assessment was provided by the applicant at the time of reducing the proposal from A1, A3 and A5 to A1 and A3 use classes only. The Public Protection Service are satisfied that the proposed mechanical extraction system is not likely to cause undue disturbance, subject to conditions including installation of equipment as stipulated in the submitted documents and operating hour restrictions.

Public Health

Consulted: 11.03.2020. No response received.

### **6. Representations**

14 Letters of representation were received. Thirteen objecting, one in support. The Plympton St Mary Neighbourhood Forum have objected to the proposal. Their concerns have been included as a Letter of Representation in this instance as the site falls outside of the Plympton St Mary Neighbourhood Plan, albeit sharing the Ridgeway District Centre.

#### **6.1 Objections**

Key objections include:

- Cumulative impact of numerous similar food and hair salon units;
- Lack of diversity of offering to boost economy;
- Noise, smell and other pollution;
- Aesthetic of the building requires a higher quality use.

#### **6.2 Support**

One letter of support was received, supporting the proposal for the reason that it brings an old, empty building back into use.

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

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004

Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. 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), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- Section 3, 4 and 8 of the Council's retained Development Guidelines Supplementary Planning Document First Review (2013) (now superseded by the Plymouth and South West Devon Supplementary Planning Document
- The Plymouth and South West Devon Supplementary Planning Document (2020)
- Review of City, District and Local Centres in Plymouth for the Joint Local Plan March 2017

### **8. Analysis**

1. This application has been considered in the context of the development plan, the Framework and other material policy documents as set out in Section 7. The application turns upon policies SPT6 (Spatial provision of retail and main town centre uses); DEV1 (Protecting Health and Amenity); DEV2 (Air, water, soil, noise, land and light); DEV6 (Hot food takeaways); DEV16 (Providing retail and town centre uses in appropriate locations); DEV18 (Protecting local shops and services); DEV20 (Place shaping and the quality of the built environment) and DEV29 (Specific provisions relating to transport) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

2. Officers have considered whether the proposal is acceptable in terms of:

- (i) change of use from Class A2 to Class A1;
- (ii) change of use from Class A2 to A3.
- (iii) sub-division and external alterations to the building;

#### 8.1 Class A2 to Class A1 (Barbers shop)

3. Point 2 of policy DEV18 of the Joint Local Plan states development within centres should create an attractive street frontage and not cause unacceptable fragmentation or isolation of retail premises or a frontage. Point 3(i) of Policy DEV18 states the Local Planning Authority will support proposals which preserve the retailing role within primary frontages with complementary supporting A2 and A3 uses. Point 3(ii) of Policy DEV18 states the Local Planning Authority will support proposals which provide a mix of principally A1, A2 and A3 uses, with other leisure and town centre uses within secondary frontages, subject to the overall shopping character of the centre being maintained and the use adding to the vitality of the area. The Review of City, District and Local Centres in Plymouth for the Joint Local Plan March 2017 states Primary Frontages will be drawn around A1 uses which provide the focus and greatest footfall for the centre.

4. The Town and Country Planning (Use Classes) Order 1987 (as amended) defines Use Class A1 to be shops, sub-categorising shop types into but not limited to, shops for the retail sale of goods other than hot food; and shops for hairdressing. As both retail and hairdressing units fall within the same A1 Use Class, the uses can be changed without the need for planning permission.

5. Officers acknowledge that letters of representation express concerns of a saturation of restaurants and hairdressers along Ridgeway which, in the view of objectors, is steadily causing a fragmentation of retail premises along the district centre and contributing to a declining retail focus, contrary to points 2, 3(i) and 3(ii) of policy DEV18.

6. However, Officers consider that the proposal offers an opportunity to bring a long vacant site back into use, increasing footfall and bringing vitality to a part of a district centre which, due to the long term vacancy of the site, will not risk detracting from the shopping character of the area. The Review of City, District and Local Centres in Plymouth for the Joint Local Plan (March 2017) advocates A1 uses more generally on primary frontages, providing support for the A1 use class barber shop at 66 Ridgeway. When combined with the fact that both retail shops and barber shops fall under Use Class A1, Officers consider that the proposal for an A1 use is compliant with points 3(i) and 3(ii) and, by virtue of bringing activity to a vacant building which for 4 years has fragmented the street, point 2 of policy DEV18.

#### 8.2 Class A2 to Class A3

7. Plympton Ridgeway is designated as a District Centre in figure 3.7 of the Joint Local Plan. Policy SPT6 of the Joint Local Plan states the provision of main town centre uses, (as per the definition of main town centre uses in annex 2 of the NPPF), will be positively planned for, with such uses as restaurants located in designated centres. Paragraphs 3.48 and 3.49 of the Joint Local Plan states that the Local Planning Authority will take a centres-first approach to retail and other town centre uses and use the policy to underpin the viability and vitality of centres. Policy DEV16 requires sequential testing to prioritise main town centre uses into designated town centres.

8. The proposal is located on a primary frontage within a designated town centre therefore the A3 use does not require a sequential test under policy DEV16 and the A3 use is supported under policy SPT6 and paragraph 3.48 and 3.49 of the Joint Local Plan.

9. Policy DEV18 states that development should maintain the vitality and viability of town centres. A3 uses are both considered to act as complementary supporting uses to A1 uses within primary frontages in designated centres, subject to the overall shopping character of the centre being

maintained and the use adding to the vitality of the area. Plympton Ridgeway has several A1 units in close proximity to the site and the proposal seeks to contribute an additional A1 use (the barbers) next door. Officers therefore consider that the A3 use is supporting A1 uses in the area and is compliant with policy DEV18.

10. In regards to concerns raised in letters of representation regarding the cumulative impact of A3 uses along Plympton Ridgeway, policy DEV18 only seeks to control the cumulative impact of A4 and A5 use classes due to the heightened risk they pose to disturbances above and beyond A1, A2 and A3 uses. Therefore, Officers do not consider there to be a harmful cumulative impact from the A3 use.

11. Regarding concerns of an overly saturated restaurant market along Ridgeway, Officers re-state the case that the site is currently vacant and is understood to have been vacant for approximately 4 years. As such, a use that is compatible with district centres is considered an improvement and supported by policy DEV18.

12. The change of use from A2 to A3 introduces the requirement for kitchen extraction equipment that may emit potentially harmful noise and odours from the building, potentially affecting the residential units in the area, contrary to policy DEV1 and DEV2 of the Joint Local Plan which seek to protect the health and well-being of residents and general amenity of the area, including from noise, odours and other pollutants. A noise impact assessment has been submitted and, subject to a condition requiring the installation of the equipment specified, the Council's Public Protection Service are content that the equipment will not cause undue disturbance, compliant with policy DEV1 and DEV2 of the Joint Local Plan.

13. At the point of initial consultation, the Public Protection Service raised concerns that the rear area of the restaurant could be used for outside service or as a smoking area, having a detrimental impact on residential accommodation to the rear, contrary to policies DEV1 and DEV2 of the Joint Local Plan. Officers consider that the level of residential amenity in close proximity to a District Centre may be less than other areas. However, Officers have applied a condition to restrict both operational hours and use of the rear area to ensure compliance with policies DEV1 and DEV2 of the Joint Local Plan.

### 8.3 Character and appearance of the Area

14. The building will be sub-divided into two units. The window and former ATM slot to the left of the front door is proposed to be replaced with new vertical floor to ceiling windows serving the pizza shop. A new entrance door matching the new windows will replace the existing entrance door. To the right of the main door is currently a blocked up window. The blocked up window will be replaced with a new entrance door and narrow window serving the proposed barber shop. Officers consider that the alterations will enliven the street, promote natural surveillance and contribute to an active ground floor frontage, in accordance with paragraphs 4.2.23-4.2.34 and paragraphs 15.15 and 15.16 of the Development Guidelines 2013 and 2020 respectively. The increase from one to two entrances, and internal sub-division, increases the number of primary frontage units, potentially increasing footfall in the area. The proposal is therefore considered acceptable under policy DEV20 (Place shaping and the quality of the built environment) and policy DEV18 (Protecting local shops and services).

15. To the rear, a ground floor window is proposed to be replaced with a door providing access to the rear of the barbers shop. A proposed Kitchen Extractor System is proposed on the west facing elevation of the rear extension of the building. The extractor system is set amongst two larger units projecting to the south from the neighbouring units. As such, officers consider that the extractor system has negligible impact on the street scene and is therefore acceptable in terms of policy DEV20.



### 8.5 Transport

16. Plympton Ridgeway provides parking provision in close proximity to the site. As such, officers consider there are no transport impacts resultant from the change of use and the proposal is considered acceptable under policy DEV29 of the Joint Local Plan.

### 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

There are no local finance considerations applicable to the proposal.

### 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. The restaurant has level access and provides a ground floor disabled friendly water closet, ensuring accessibility for all sections of the community.

### 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 proposal accords with policy and national guidance. The proposed A1 and A3 uses are suitable for a district centre, compliant with policies SPT6 (Spatial provision of retail and main town centre uses) and DEV16 (Providing retail and town centre uses in appropriate locations) of the Joint Local Plan. The proposed change of use of a vacant A2 building into a restaurant and barbers shop on a primary shopping frontage of a district centre is deemed to be an improvement that will contribute to the vitality of the area, compliant with policies DEV18 (Protecting local shops and services) and DEV20 (Place shaping and the quality of the built environment). The location, and with conditions restricting, operational hours, use of the rear area, and installation of specific extraction equipment, the proposal is compliant with policies DEV1 (Protecting health and amenity); DEV2 (Air, water soil, noise, land and light); and DEV29 (Specific provisions relating to transport). In conclusion, the proposal is deemed compliant with the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019. The proposal is therefore recommended for conditional approval.

### 14. Recommendation

In respect of the application dated 10.03.2020 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****

Location Plan and Block Plan 95 -05/MT - received 10/03/20  
Proposed Ground Floor Plan 95 -02/MT - received 10/03/20  
Proposed Elevations 95 -03/MT - received 10/03/20  
Proposed Section 95 -04/MT - received 10/03/20

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: COMMENCE WITHIN 3 YEARS****

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

Reason:

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

#### **3      **CONDITION: KITCHEN EXTRACTION VENTILATION SYSTEMS INSTALLATION****

##### **PRE-FIRST USE**

The approved mechanical extraction system shall be installed as stipulated in the Submitted noise assessment document (entitled: 66 Ridgeway, BS4142:2014+A1:2019 Assessment for Planning Application, dated 4th June 2020) and the approved drawings reference 95 -02/MT, 95 -03/MT, 95 -04/MT and 95 -05/MT. No alternative kitchen extraction system shall be installed without the prior permission of the Local Planning Authority.

Reason:

To protect the residential and general amenity of the area from odour and noise emanating from the operation of the mechanical extraction ventilation system and avoid conflict with Policies DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and section 12 (Achieving well-designed places) of the National Planning Policy Framework 2019.

#### **4      **CONDITION: HOURS OF USE****

Hours both the A3 and A1 premises are open to the public will be restricted to the following times;  
- Monday to Sunday (including bank holidays): 10:00hrs - 23:00hrs

Goods deliveries and refuse collections for both the A3 and A1 premises are restricted to the following times:

- Monday to Saturday: 08:00hrs - 18:00hrs
- Sundays and Bank Holidays: No deliveries or refuse collection

Reason:

To protect the residential and general amenity of the area from disturbance from noise emanating from the general operation of the establishment and from patrons arriving and leaving and avoid

conflict with Policy DEVI (Protecting health and amenity) and DEV2 (Air, water, soil, noise, land and light) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

## **5 CONDITION: REAR AREA**

The outside area to the rear of 66 Ridgeway shall at no time be used by patrons of the proposed uses hereby approved.

Reason:

To protect the residential and general amenity of the area from disturbance from noise emanating and from the establishment and avoid conflict with Policy DEVI (Protecting health and amenity) and DEV2 (Air, water, soil, noise, land and light) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

## **INFORMATIVES**

### **1 INFORMATIVE: (£0 CIL LIABILITY) DEVELOPMENT DOES NOT ATTRACT A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule. The Levy is subject to change and you should check the current rates at the time planning permission first permits development (if applicable) see [www.plymouth.gov.uk/cil](http://www.plymouth.gov.uk/cil) for guidance.

Further information on CIL can be found on our website here:

<https://www.plymouth.gov.uk/planninganddevelopment/planningapplications/communityinfrastructurelevy>

More information and CIL Forms can be accessed via the Planning Portal:

[https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5)

More detailed information on CIL including process flow charts, published by the Ministry of Housing, Local Communities and Government can also be found here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

### **2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and 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 planning permission.

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

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

- 500 Silencer Details, received 10.03.2020
- Carbon Filter Details, received 10.03.2020
- Fan Details, received 10.03.2020
- Email re: Opening Hours, dated 13.07.2020

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Plymouth City Council  
 Planning Compliance Summary – to end of June 2020

Cases outstanding	362
Cases received this month	70
Cases closed this month	28
(No breach identified)	(10)
(Informal/formal action taken)	(18)
Planning Contravention Notices Issued	1
Planning Contravention Notices <u>Live</u>	1
Planning Enforcement Notices Issued	0
Enforcement Notices <u>Live</u>	2
Temporary Stop Notices (TSN) issued	1
Temporary Stop Notices (TSN) Live	0
Untidy Land Notices Issued	0
Untidy Land Notices Live	8
Prosecutions Initiated	2
Prosecutions Live	0

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# Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
04/06/2020	Granted Conditionally	20/00104/TPO	Mrs Harper	T1 Chestnut - reduce overhang back to boundary by 1-1.5m T2 Yew - reduce height by 2m and side near house by 1-1.5m T3 Beech - reduce upper crown laterally, but not the top, by up to 2m T4 Maple - reduce whole crown laterally, but not the top, by up to 1.5m T1-T4 - crown raise to give 5.4m clearance above ground/road level (Hartley Road). Agreed by email 3/6/20.	12 Kingsland Gardens Close Plymouth PL3 5NR	Ms Joanne Gilvear
04/06/2020	Agreed	20/00221/CDM	Mrs T Gunn	Condition Discharge: Condition 3 of application 19/00167/FUL	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Jon Fox
04/06/2020	Granted Conditionally	20/00273/TPO	Miss Anna Day	Cherry (T1) - reduce over-extended branches by 1 to 2m to appropriate growth points over the whole crown. Ash (T2) - Fell. Cherry (T3) - Fell (As agreed by email 29/5/20)	10 Raglan Road Plymouth PL1 4NQ	Ms Joanne Gilvear
04/06/2020	Granted Conditionally	20/00403/TPO	Mr John Stenning	2x Red Oaks (Overhanging road) - Crown lift section over-hanging path/road to 2.5 metres above ground level over footpath and 5.5 metres above ground level over road. Agreed by email 3/6/20.	17 Jellicoe Road Plymouth PL5 3UU	Ms Joanne Gilvear
08/06/2020	Agreed	19/01566/CDM	Mr Michael Fowler	Condition Discharge: Conditions 3 & 4 of application 18/01979/FUL	5 Trentham Close Plymouth PL6 6BR	Miss Amy Thompson
08/06/2020	Granted Conditionally	20/00238/TPO	Enterprise Of Plymouth University	6 Cherry trees - fell due to damage to structures.	9 Portland Villas Plymouth PL4 6DX	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
09/06/2020	Granted Conditionally	20/00401/TPO	Mr John Voaden	Poplar (T1) and Poplar (T2) - reduce two trees as a group to previous pollard points (amendment agreed with agent 8/6/20).	11 Standarhay Close Plymouth PL9 8PL	Mrs Jane Turner
09/06/2020	Granted Conditionally	20/00414/FUL	Katherine Lyth	Portable cabin to store low grade radioactive waste from our Nuclear Medicine Department prior to incineration	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Jon Fox
09/06/2020	Refused	20/00528/AMD	Defence Infrastructure Organisation - Morgan Sindall	Non-material Amendment: External alterations to BP047, amendments to position and type of security fencing, additional tree, new MET office equipment enclosure increase size of helipad and alterations to hardstanding for movement/parking of vehicles for application 15/01271/FUL.	Kinterbury Point, Hmad Bullpoint, HMNB Devonport Plymouth PL2 2BG	Mr Chris King
09/06/2020	Granted Conditionally	20/00559/FUL	Mrs Ann Ridolfo	Garage conversion, rear extension, loft conversion and rear dormer (Re-submission of 20/00312/FUL)	45 Compton Avenue Plymouth PL3 5DA	Mrs Alumecci Tuima
10/06/2020	Granted Conditionally	19/01856/REM	Mr James Brent	Reserved matters application for the approval of the appearance, landscaping, layout and scale for mixed use development including Hotel (Class C1), Food & Beverage Units (Class A3/A4), Gymnasium (Class D2) & Veterinary Surgery (Class D1) (following outline approval 17/01684/OUT).	Elm Cottage Outland Road PL2 3DF	Mr Tim Midwood
10/06/2020	Agreed	20/00188/CDMLB	Mssrs Paul Stone and Yarnley	Condition Discharge: Conditions 3 & 4 of application 19/01268/LBC	Sandon Court 1 Craigie Drive Plymouth PL1 3JB	Miss Amy Thompson
10/06/2020	Granted Conditionally	20/00374/FUL	Mr Shane Wyatt	Rear extension and raised decking	196 Church Way Plymouth PL5 1AL	Mr Peter Lambert



Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/06/2020	Agreed	20/00500/CDMLB	Mr Adam Willets	Condition Discharge: Condition 5 of application 16/01377/LBC	Melville Building Royal William Yard Plymouth PL1 3RP	Miss Katherine Graham
10/06/2020	Granted Conditionally	20/00541/FUL	Mark Frajbis	Rear extension with balcony over	14 Hawthorn Way Plymouth PL3 6TP	Mrs Alumeci Tuima
10/06/2020	Granted Conditionally	20/00546/FUL	Mrs A Ford	First floor side extension.	14 Almond Drive Plymouth PL7 2WY	Mr Macauley Potter
11/06/2020	Refused	20/00277/AMD	Stone & Yarnley	Non-material Amendment Alterations to apartment 5 and 6 for application 19/01267/FUL to amend the layout of the first floor flats and flues.	Sandon Court 1 Craigie Drive Plymouth PL1 3JB	Miss Amy Thompson
11/06/2020	Granted Conditionally	20/00391/LBC	Mssrs Paul Yarnley & Stone	Internal alterations including removal of sections of internal wall and new external flue	Sandon Court, 1 Craigie Drive Plymouth PL1 3JB	Miss Amy Thompson
11/06/2020	Granted Conditionally	20/00410/FUL	Mr C Holland	Change of use from dwellinghouse (Class C3) to boarding house (Class C1)	Pier Cottage Boringdon Road Turnchapel Plymouth PL9 9XB	Mr Mike Stone
11/06/2020	Granted Conditionally	20/00443/FUL	Mr & Mrs Turner	Conservatory	97A Foulston Avenue Plymouth PL5 1HN	Mr Chris King
11/06/2020	Granted Conditionally	20/00464/FUL	Mr Ian Hosking	Elevated rear extension and decking	47 Compton Avenue Plymouth PL3 5DA	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
11/06/2020	Granted Conditionally	20/00521/FUL	Mr Matthias Daly	Application of external coloured render to east, west and southern elevations of Lidl store.	Lidl, 11 Horn Cross Road Plymstock Plymouth	Mr Mike Stone
11/06/2020	Granted Conditionally	20/00592/FUL	Mr Meyrick	Off-street car parking space and dropped kerb	2 Swaindale Road Plymouth PL3 4PT	Mr Mike Stone
12/06/2020	Granted Conditionally	19/00503/FUL	Miss Shuchi Thakur	Change of use from Depot to Place of Worship (Class D1)	Fort Austin Depot Fort Austin Avenue Plymouth PL6 5SR	Mr Chris King
12/06/2020	Refused	20/00435/FUL	Mr Andy Cattermole	Formation of additional lay by parking space to provide additional off-street parking	Land Opposite 22 Spindle Crescent Redwood Heights Plympton Plymouth PL7 2JG	Mr Simon Osborne
12/06/2020	Granted Conditionally	20/00449/FUL	Mr & Mrs Kiely	Part single/part two storey side and rear extension.	22 Brynmoor Park Plymouth PL3 5LA	Mr Mike Stone
12/06/2020	Granted Conditionally	20/00456/FUL	Mr Elwell	New garage (re-submission of 19/00927/FUL).	5 Merafield Close Plymouth PL7 1SG	Mr Macauley Potter
12/06/2020	Granted Conditionally	20/00516/S73	Mr Ian Russell	Variation of Condition 2 of application 18/00674/FUL to to enable the temporary use to continue for a further 24 months	7 Lower Compton Road Plymouth PL3 5DH	Miss Amy Thompson
12/06/2020	Granted Conditionally	20/00573/FUL	Mr Jamie Mcpherson	Outbuilding in back garden for gym and leisure use. (Part retrospective).	24 Osprey Gardens Plymouth PL9 8PP	Mr Mike Stone
12/06/2020	Granted Conditionally	20/00590/FUL	Robert Wood	Conversion of existing triple garage block into tutor room, retaining one garage.	57 Oreston Road Plymouth PL9 7JU	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/06/2020	Agreed	19/01510/CDM	Mr Simon Wagemakers	Condition Discharge: Condition 12 of application 16/00601/REM	Land At Seaton Neighbourhood Plymouth	Mr Tim Midwood
15/06/2020	Refused	20/00322/FUL	Mr Zhong He	Change of use of dwellinghouse (Class C3) to HMO (Class C4) (Retrospective).	8 Welbeck Avenue Plymouth PL4 6BG	Mr Mike Stone
15/06/2020	Granted Conditionally	20/00560/FUL	Mr Greg Thomas	Single storey rear extension	32 Dolphin Court Road Plymouth PL9 8RN	Mr Mike Stone
15/06/2020	Granted Conditionally	20/00593/FUL	Mr Scantlebury	Change of Use Class from A1 (Retail) to A5 (Take Away) and connection to Take Away at No. 41 Springfield Road for shared kitchen facilities.	39 Springfield Road Plymouth PL9 8EJ	Mr Mike Stone
15/06/2020	Granted Conditionally	20/00627/FUL	Mr Michael Whelan	Front porch	28 Mirador Place Plymouth PL4 9HE	Mrs Alumecci Tuima
15/06/2020	Granted Conditionally	20/00640/FUL	Mr & Mrs Hutchings	Two-storey rear extension and rear balcony terrace.	33 Compton Avenue Plymouth PL3 5DA	Mr Mike Stone
15/06/2020	Granted Conditionally	20/00668/LBC	Plymouth City Council	Uplighting to facade of Prysten House from 5no ground recessed flush luminaires	Prysten House Finewell Street Plymouth PL1 2AE	Mr Mike Stone
16/06/2020	Granted Subject to S106	19/01486/FUL	Mr Simon Wagemakers	Further to outline approval 12/02027/OUT, detailed planning application for the construction of 603sqm of ground floor office space (Class B1), 19 residential apartments (Class C3), associated parking, landscaping and access improvements	Land At Seaton Neighbourhood (Phase 6) Plymouth	Mr Tim Midwood

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/06/2020	Granted Conditionally	20/00380/FUL	Mr R Luscombe	Extension over existing garage to form additional accommodation and single storey rear extension.	33 Peacock Close Plymouth PL7 4QL	Mr Macauley Potter
16/06/2020	Granted Conditionally	20/00427/FUL	Mr John Boulter	Single storey rear extension, with store build-under (equating to a one and a half storey height rear extension).	88 Dunraven Drive Plymouth PL6 6AT	Mr Peter Lambert
16/06/2020	Refused	20/00532/FUL	Mr P Downs	Change of use of nos.1-2 from single dwelling to two dwellings, works to nos.1-3 including juliette balconies, front and rear dormers, roof alterations and demolition of front extensions (resubmission of 20/00027/FUL)	1-3 Kelly Cottages Boringdon Road Turnchapel Plymouth PL9 9TN	Mr Chris Cummings
16/06/2020	Granted Conditionally	20/00536/FUL	Jane and Mark Firth and Pettigrew	Single storey rear extension and roof terrace	10 Admiralty Cottages Admiralty Road Stonehouse Plymouth PL1 3RS	Mr Mike Stone
16/06/2020	Granted Conditionally	20/00549/TCO	Ms Xia Ming	Bay and laurel hedge/trees - reduce by 1 to 1.5 metres.Holly tree - Fell (this is dying)Beech tree - reduce the crown by 1.5 to 2 metres to just below the roof line.	Fernleigh Lodge Fernleigh Road Plymouth PL3 5AN	Ms Joanne Gilvear
16/06/2020	Granted Conditionally	20/00604/TCO	Mr George Rosenberg	Bay tree: reduce side branches by upto 4 metres that overhang the path and the boundary wall. Yew tree: reduce crown by 1.5m.	10 The Square Plymouth PL1 3JX	Ms Joanne Gilvear
16/06/2020	Granted Conditionally	20/00642/TCO	Cassie Rawlings	T1 Cherry: Reduce crown by approx 3 to 4 metres in height and 2 metres on sides. T2 Cherry: Reduce crown (height and sides) by 2 to 3 metres. T3 Cherry: Reduce in height approx 5 metresT4 Sycamore: re-pollard to previous cut points at approx 6 metres from ground level. T5 Sycamore stump: re-pollard to previous cut points.	Stoke Inn 43 Devonport Road Plymouth PL3 4DL	Ms Joanne Gilvear

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16/06/2020	Granted Conditionally	20/00647/TCO	Mr M Halawa	Sycamore - Fell due to concerns of damage to structures	10 Penlee Gardens Plymouth PL3 4AN	Ms Joanne Gilvear
17/06/2020	Granted Conditionally	20/00417/FUL	Mr Ellis	Single storey rear extension, garage conversion including enlarged driveway and opening	169 Stanborough Road Plymouth PL9 8NY	Mr Mike Stone
17/06/2020	Granted Conditionally	20/00421/TPO	George Trott	Sycamore (T1) - Fell	107 Alexandra Road Mutley Plymouth PL4 7EF	Mrs Jane Turner
17/06/2020	Granted Conditionally	20/00439/TPO	Mr B Pollard	Horse Chestnut (T840) - Fell. Beech (T842) - reduce tree by 1.5m all round to suitable pruning points. Lime (T839) - remove lowest limb to North, diameter 5cm at 2.5m and crown raise SW limbs overhanging building below to provide 3m clearance. Undertake a 1.5m crown reduction all round to suitable pruning points. Limes T838 and T837 - 1.5m crown reduction all round to suitable pruning points.	5 Kingsland Gardens Close Plymouth PL3 5NR	Mrs Jane Turner
17/06/2020	Granted Conditionally	20/00447/FUL	Mr Trevor Walke	Single storey replacement rear extension to car repair garage (retrospective)	22 Market Road Plymouth PL7 1QW	Mr Jon Fox
17/06/2020	Granted Conditionally	20/00467/TPO	Mr Raymond Tuite	Corkscrew Willow (T1) - fell.	2 Great Woodford Cottages Great Woodford Drive Plymouth PL7 4RP	Mrs Jane Turner
17/06/2020	Granted Conditionally	20/00503/TPO	Mr Tim Wilkinson	2 X Sycamore - reduce crowns to a height of approximately 10m to natural growth points.	23 Amados Drive Plymouth PL7 1TS	Mrs Jane Turner

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17/06/2020	Agreed	20/00597/CDM	Mr Darren Wills	Condition Discharge: Conditions 7 & 8 of application 19/00296/FUL	Former Brown Bear Site Chapel Street Devonport Plymouth PL1 4DU	Mr Simon Osborne
17/06/2020	Agreed	20/00677/CDM	Paul Britton	Condition Discharge: Condition 5 of application 19/01964/FUL	Former China Clay Dryer Works Coypool Road Plymouth PL7 4NW	Mr Simon Osborne
18/06/2020	Granted Conditionally	19/01954/FUL	Mr S Lucas	Two-storey side and front extension with associated internal alterations and formation of new vehicular access and parking area.	1 Peacock Close Plymouth PL7 4QL	Mr Macauley Potter
18/06/2020	Granted Conditionally	20/00317/FUL	Mr Gordon Osborne	Side extension above existing garage	16 Frensham Gardens Plymouth PL6 7JU	Mr Simon Osborne
18/06/2020	Granted Conditionally	20/00465/FUL	Caroline Benson	Internal refurbishment and replacement windows.	Ashgrove House, 218 Citadel Road Plymouth PL1 3BB	Mr Mike Stone
18/06/2020	Granted Conditionally	20/00466/LBC	Caroline Benson	Internal refurbishment and replacement windows.	Ashgrove House, 218 Citadel Road Plymouth PL1 3BB	Mr Mike Stone
18/06/2020	Granted Conditionally	20/00487/FUL	M Dave Tafner	Two-storey side and rear extension and rear dormer, resubmission of 20/00007/FUL.	15 The Green Hooe Plymouth PL9 9PJ	Mr Mike Stone
18/06/2020	Granted Conditionally	20/00529/TPO	Connolly	T1- Holm Oak- reduce crown by maximum 1.5 metres to natural growth points as indicated in photo. Crown lift to give 4 metres clearance above ground level. Remove all dead wood (exempt work).	15 Kernow Gate Plymouth PL5 1FB	Mrs Jane Turner

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18/06/2020	Granted Conditionally	20/00535/FUL	Davison	First floor rear extension	23 Swallows End Plymouth PL9 7DZ	Mr Mike Stone
18/06/2020	Granted Conditionally	20/00568/FUL	Mr & Mrs B Sprangle	Part two storey and part single storey (at first floor level) side extension	53 Linketty Lane West Plymouth PL3 5RY	Mr Mike Stone
18/06/2020	Refused	20/00746/AMD	Gleave Partnership Ltd	Non-material amendment: To amend the wording of condition 3 to allow planting relating to the landscaping scheme to be undertaken at the next available planting season for application 19/01353/FUL	Tamar House, 2 Thornbury Road Plymouth PL6 7PP	Mr Chris King
19/06/2020	Granted Subject to S106	19/01859/S73	Vastint Hospitality B.V.	Variation of condition 1 (Approved Plans) of application 18/01014/OUT to add 25 additional hotel rooms with amendments to the design of the hotel	Bath Street Plymouth PL1 3LT	Mr Tim Midwood
19/06/2020	Granted Conditionally	20/00107/FUL	Mr J Marsh	Single storey rear extension, inc. part side extension and external sitting/patio area, to create additional accommodation for people with learning and physical disabilities	193 Crownhill Road Plymouth PL5 3SN	Mr Peter Lambert
19/06/2020	Granted Conditionally	20/00208/FUL	c/o Doug Spry	{\b INFORMATIVE: FLODD WARNING SIGN UP)}Contractors will be requested to sign up for the EA Flood Warning Service and evacuation procedures for flood instances and site emergencies will be established Installation of ground anchored umbrellas and associated works	90 Vauxhall Street Plymouth PL4 0EX	Mrs Alumeci Tuima
19/06/2020	Agreed	20/00262/CDM	Plymouth Community Homes	Condition Discharge: Conditions 3 & 4 of application 18/00656/FUL	451-489 Budshead Road, 2-40, 42-80 And 82-120 Ipswich Close. Plymouth PL5 4DS	Mr Jon Fox

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19/06/2020	Granted Conditionally	20/00542/FUL	Mr Adrian Perkins	Front porch, garage extension including part conversion, front balcony, Juliet balcony to the rear and minor reconfiguration of front garden.	43 Burnett Road Plymouth PL6 5BH	Mr Macauley Potter
19/06/2020	Granted Conditionally	20/00579/FUL	Mr A Moore	Retrospective application for First floor front extension	19 Tithe Road Plymouth PL7 4QQ	Mr Macauley Potter
22/06/2020	Agreed	19/01699/CDM	Taylor Wimpey (Exeter)	Condition Discharge: Condition 15 (Play Area, NEAP and MUGA) of application 15/00517/REM	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth PL9 8DD	Mr Tom French
22/06/2020	Agreed	19/01779/CDM	Miss Ruth Burrows	Condition Discharge: Conditions 15 (Play Area, NEAP and MUGA) and 17 (Landscape Maintenance Plan) of application 15/00519/REM	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Plymouth PL9 8DD	Mr Tom French
22/06/2020	Agreed	20/00372/CDM	Vistry Partnerships	Condition Discharge: Condition 11 (Habitat Regulations Assessment) of application 19/00225/REM	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth	Mr Ian Sosnowski
22/06/2020	Granted Conditionally	20/00514/FUL	Mr Richard Barker	Change of use to small-batch brewery/distillery (Class B2) with associated basement storage, parking and services	53 Mutley Plain Plymouth PL4 6JP	Mr Chris Cummings
22/06/2020	Granted Conditionally	20/00539/FUL	Mr B Crocker	Loft conversion inc. rear dormer (retrospective) and change of dormer cladding colour; and front facing roof light	15 Cherry Park Plymouth PL7 1PF	Mr Peter Lambert
22/06/2020	Granted Conditionally	20/00555/FUL	Mr Ian Dickinson	Change of Use with Minor Building Works from Bed and Breakfast Guest House (C1) to Residential Dwelling House (C3)	211 Citadel Road East Plymouth PL1 2JF	Ms Marie Stainwright



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22/06/2020	Refused	20/00598/TPO	Mrs Laura Lambert	Macrocarpa (T2): Fell due to damage to wall.	56 Dunstone Road Plymstock Plymouth PL9 8SF	Mrs Jane Turner
22/06/2020	Granted Conditionally	20/00609/FUL	Mr Danial Leeson	Side extension above existing garage	81 Pemros Road Plymouth PL5 1LU	Mr Peter Lambert
23/06/2020	Agreed	19/01327/CDM	Plymouth City Council	Condition Discharge: Conditions 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 & 33 of application 18/00306/FUL	Land South Of The Forder Valley Road/Novorossiysk Road Junction And Include Forder Valley Road To The South And West Of The	Mr Alistair Wagstaff
23/06/2020	Agreed	19/01328/CDM	Plymouth City Council	Condition Discharge: Conditions 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 of application 18/00307/REM	Land At Seaton Neighbourhood And Derriford Community Park, Between Forder Valley Rd, Novorossiysk Road, Blunts Lane	Mr Alistair Wagstaff
23/06/2020	Agreed	19/01329/CDM	Plymouth City Council	Condition discharge: Conditions 3, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, 57, 58, 59, 68, 70 & 72 of application 12/02027/OUT	Land At Seaton Neighbourhood Plymouth	Mr Alistair Wagstaff
23/06/2020	Agreed	19/01334/CDM	Plymouth City Council	Condition Discharge: Conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 24 & 25 of application 19/01111/FUL	Poole Farm Blunts Lane Plymouth PL6 8NF	Mr Alistair Wagstaff
23/06/2020	Granted Conditionally	19/02065/FUL	Mr Hedley Putnam	Change of use and alterations to form 8-bed HMO (Sui Generis) with associated refuse and cycle storage (Retrospective)	32 Wyndham Square Plymouth PL1 5EG	Mr Chris Cummings
23/06/2020	Granted Conditionally	19/02066/LBC	Mr Hedley Putnam	Change of use and alterations to form 8-bed HMO (Sui Generis) with associated refuse and cycle storage (Retrospective)	32 Wyndham Square Plymouth PL1 5EG	Mr Chris Cummings

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23/06/2020	Granted Conditionally	20/00190/LBC	Plymouth City Council	Installation of statue, part re-surfacing of pier and temporary site compound	West Hoe Pier Grand Parade Plymouth PL1 3BZ	Mrs Karen Gallacher
23/06/2020	Granted Conditionally	20/00191/FUL	Plymouth City Council	Installation of statue, part re-surfacing of pier and temporary site compounds	West Hoe Pier Grand Parade Plymouth PL1 3BZ	Mrs Karen Gallacher
23/06/2020	Granted Conditionally	20/00501/FUL	Mr & Mrs Rhodes	Double height rear extension including decking	37 Cranmere Road Plymouth PL3 5JY	Mrs Alumeci Tuima
23/06/2020	Granted Conditionally	20/00601/TPO	Mr Nigel Coles	Mature Ash tree (T1) Fell due to signs of Ash die back disease and included bark at main fork.	25 Holly Park Close Plymouth PL5 4JY	Ms Joanne Gilvear
24/06/2020	Refused	20/00148/FUL	Morrisons	Car windscreen repair pod	Morrisons, 282 Outland Road Plymouth PL3 5UQ	Mr Mike Stone
24/06/2020	Granted Conditionally	20/00297/FUL	Mr Derek Anning	Erection of single storey dwelling fronting onto Blackberry Close and construction of parking area fronting onto Billacombe Road	66 Billacombe Road Plymouth PL9 7EX	Mr Sam Lewis
24/06/2020	Granted Conditionally	20/00543/FUL	Mr Jonathan Kersey	Renovation of existing detached garage (inc. new roof)	320 Tavistock Road Plymouth PL6 8AL	Mr Peter Lambert
24/06/2020	Granted Conditionally	20/00561/FUL	Mr & Mrs T Short	New entrance porch to front of dwelling	20 Manadon Drive Plymouth PL5 3DH	Mr Macauley Potter
24/06/2020	Granted Conditionally	20/00583/FUL	Mr Ricky Bellingham	Two Storey Side Extension, Ground Floor Front Extension, loft conversion and rear dormer.	28 Lake View Close Plymouth PL5 4LX	Mr Macauley Potter

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24/06/2020	Granted	20/00613/16	Hutchison 3G UK Ltd	Proposed Phase 8 Monopole mast complete with wraparound Cabinet at base and associated ancillary works.	Western Approach Plymouth PL1 1AR	Mr Mike Stone
25/06/2020	Agreed	19/01367/CDM	English Cities Fund	Condition Discharge: Conditions 17, 18, 22 & 28 of application 14/01448/OUT	Land At Millbay, Millbay Road Plymouth	Miss Katherine Graham
25/06/2020	Granted Conditionally	20/00056/FUL	Plymouth City Council	Development of recreational network of strategic walking and cycling routes within the Derriford Community Park, including upgrading of existing pathways network within the Forder Valley Local Nature Reserve and the construction of new walking and cycling ways within the Seaton Valley.	Southern Boundary Of Derriford Hospital, The Bircham Valley Local Nature Reserve, Seaton Valley, Forder Valley Link Road And The	Mr Tim Midwood
25/06/2020	Granted Conditionally	20/00149/ADV	Morrisons	Signage on all elevations of car windscreen repair pod	Morrisons, 282 Outland Road Plymouth PL3 5UQ	Mr Mike Stone
25/06/2020	Agreed	20/00194/CDM	Plymouth City Council	Condition Discharge: Conditions 6, 7, 8 & 19 of application 14/02269/OUT	Devonport Dockyard, South Yard, (Areas 1 And 5) Devonport Plymouth	Mrs Rebecca Boyde
25/06/2020	Granted Conditionally	20/00468/FUL	Mr Steve Mitchell	Rear extension and demolition of existing extension	Kintra Honcray Plymouth PL9 7RP	Mrs Alumeci Tuima
25/06/2020	Granted Conditionally	20/00502/FUL	Mr Maciej Meldner	Front extension, alterations to fenestrations, front velux rooflight, rear raised access stairs	2 Mount Gould Avenue Plymouth PL4 9EZ	Mrs Alumeci Tuima
25/06/2020	Granted Conditionally	20/00639/S73	Ms Julie Waterfall	Variation of conditon 1 (Approved Plans) of application 18/01769/FUL	14 Ridge Park Plymouth PL7 2BP	Mr Peter Lambert

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25/06/2020	Granted Conditionally	20/00662/TCO	Royal Naval Hospital West End Ltd	Horse Chestnut (T1) - Fell due to severe die back in crown. Cherry (T2) - Fell (dead).	1 The Square Plymouth PL1 3JX	Ms Joanne Gilvear
25/06/2020	Granted Conditionally	20/00680/TCO	Mr Tony Baldwin	Evergreen oak: crown raise lower branches only to a maximum of 5.5 m above road and traffic lights Conifers: fell because unmanageable	The Lodge, Beaumont Park Beaumont Road Plymouth PL4 9BG	Ms Joanne Gilvear
25/06/2020	Granted Conditionally	20/00691/FUL	Mr & Mr Allard and McLarnon	Single storey rear extension	50 Ridge Park Avenue Plymouth PL4 6QA	Mr Mike Stone
25/06/2020	Granted Conditionally	20/00693/FUL	Mr Howard Goffin	Side and front extension and double garage (Amendment to 18/00259/FUL to change garage roof to pitched and add rear decking)	42 Gilwell Avenue Plymouth PL9 8PA	Mr Mike Stone
25/06/2020	Agreed	20/00744/CDM	Plymouth City Council	Condition Discharge: Condition 3 of application 20/00091/FUL	Public Toilets West Hoe Park Hoe Road Plymouth	Miss Amy Thompson
25/06/2020	Agreed	20/00883/CDM	English Cities Fund	Condition Discharge: Condition 3 of application 18/00995/REM	Plot C1 Millbay Plymouth	Miss Katherine Graham
25/06/2020	Refused	20/00889/AMD	Mr Dan Yeates	Non-material Amendment: Amend condition 3 to change to phased delivery of temporary car park for application 18/00995/REM	Plot C1 Millbay Plymouth	Miss Katherine Graham
26/06/2020	Agreed	20/00040/CDM	Plymouth City Council	Condition Discharge: Condition 61 of application 12/02027/OUT	Land At Seaton Neighbourhood Plymouth	Mr Alistair Wagstaff

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26/06/2020	Refused	20/00901/AMD	Mr R Brown	Non-material Amendment: Change to site layout plan - revision of affordable housing layout for application 18/00082/REM	Land At Seaton Neighbourhood (Phase 9) Plymouth	Mr Alistair Wagstaff
29/06/2020	Granted Conditionally	20/00366/FUL	Mr Andrew Cotterell	Extract flue to rear elevation	5 Southside Street Plymouth PL1 2LA	Mrs Karen Gallacher
29/06/2020	Granted Conditionally	20/00438/FUL	Matalan Retail Limited	New main entrance/exit doors and glazed window bed display	Matalan, Transit Way Plymouth PL5 3TW	Mr Macauley Potter
29/06/2020	Granted Conditionally	20/00553/FUL	Mr & Mrs D Joy	Provision of one parking space and renovation of existing garage and workshop.	111 Springfield Road Plymouth PL9 8PU	Mrs Alumecci Tuima
29/06/2020	Granted Conditionally	20/00605/FUL	Mr & Mrs Mitchell	Part rear extension with terrace and balustrade over (Resubmission of 19/01868/FUL)	17 The Old Wharf Plymouth PL9 7NP	Mrs Alumecci Tuima
29/06/2020	Granted Conditionally	20/00623/LBC	Mr Oliver Gibbins	Fix slate roof, installation of a chimney liner, wood burning stove and replacement windows	1 Berkeley Cottages Collingwood Road Plymouth PL1 5QT	Mrs Alumecci Tuima
29/06/2020	Agreed	20/00666/CDC	Howard And Over LLP	Compliance with all conditions in relation to applications 11/01250/FUL and 13/00061/FUL	35 Limeburners Road Plymouth PL9 9FL	Mrs Katie Saunders
29/06/2020	Agreed	20/00667/CDMLB	Mr Eric Davis	Condition Discharge: Condition 3 of application 20/00180/LBC	65 Citadel Road Plymouth PL1 3AX	Mrs Alumecci Tuima
30/06/2020	Granted Conditionally	20/00333/FUL	Mr Damian Lidstone	Erection of dwelling with associated landscaping, car parking and refuse storage inc. demolition of the existing outbuilding	Boringdon Croft Boringdon Hill Plymouth PL7 4DP	Mr Jon Fox

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30/06/2020	Granted Conditionally	20/00367/LBC	Mr Andrew Cotterell	Extract flue to rear elevation	5 Southside Street Plymouth PL1 2LA	Mrs Karen Gallacher
30/06/2020	Granted Conditionally	20/00386/TCO	Miss Nicola Chapman	Fell 1 x Alder in garden of no. 22 and reduce height of 2 stems of Alders in garden of no. 24 by three quarters and allow to regenerate.	22 Riverside Walk Plymouth PL5 4AQ	Mrs Jane Turner
30/06/2020	Granted Conditionally	20/00569/FUL	Mr Mrs S L West	Front, side and rear extensions.	6 Selsden Close Plymouth PL9 8UR	Mr Mike Stone
30/06/2020	Granted Conditionally	20/00626/TPO	Miss Helen Burrow	Sycamore - coppice to bank level and allow to regenerate.	2 Warleigh Crescent Plymouth PL6 5BS	Mrs Jane Turner
30/06/2020	Granted Conditionally	20/00650/TPO	Mr Richard Griffin	Copper Beech (T1) - Reduction of crown by 2 - 3 metres (to appropriate growth points) on the side near the house only and crown lift of lower branches to give 5.5 m clearance over road. (As agreed by email on 25/6/20)	2 Hartley Avenue Plymouth PL3 5HW	Ms Joanne Gilvear
30/06/2020	Granted Conditionally	20/00718/FUL	Mr & Mrs D Maben	Two-storey side and single storey rear extensions inc. provision of 2no. parking spaces (re-submission of 19/01695/FUL)	37 Southwell Road Plymouth PL6 5BG	Mr Peter Lambert
01/07/2020	Split Decision	20/00678/CDM	Mr Jon Samuels	Condition Discharge: Conditions 3 & 4 of application 19/01198/FUL	26 Wilderness Road Plymouth PL3 4RN	Mr Jon Fox
01/07/2020	Agreed	20/00845/CDM	Mr Rob Cock	Condition Discharge: Condition 3 of application 19/00104/GP2	2 Ker Street Plymouth PL1 4GE	Mr Jon Fox

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02/07/2020	Granted Conditionally	19/01867/FUL	Mr Nick Grech-Cini	Cleaning and redecoration and change of colour scheme to main office building including boundary walls, gates and the background to the war memorial, Stonehouse lettering and plaque.	Princess Yachts International Ltd 2 Newport Street Plymouth PL1 3QG	Mr Mike Stone
02/07/2020	Granted Conditionally	20/00486/FUL	Mr Forzani	Dormer window to the existing mansard	1 Victoria Terrace Restormel Road Plymouth PL4 6BL	Mrs Alumeci Tuima
02/07/2020	Granted Conditionally	20/00491/FUL	Mr James Woodley	Proposed demolition of garage and construction of replacement storage building with first floor games room, gym and shower room. Re-application of the approved scheme 16/00606/FUL.	97 Mannamead Road Plymouth PL3 4SX	Mr Mike Stone
02/07/2020	Granted Conditionally	20/00509/FUL	MR PAUL TRENERRY	Single storey rear extension.	59 Southwell Road Plymouth PL6 5BQ	Mr Macauley Potter
02/07/2020	Granted Conditionally	20/00530/FUL	Mr & Mrs Jamie & Claudia Robson	Single storey rear extension (retrospective)	3 Swallows End Plymstock Plymouth PL9 7DZ	Mr Mike Stone
02/07/2020	Granted Conditionally	20/00538/TPO	Mrs Maria Crocker	Oak (T1) Reduce to just below crown break leaving lower growth on stem (as agreed with owner and tree surgeon).	52 Shute Park Road Plymouth PL9 8RF	Mrs Jane Turner
02/07/2020	Granted Conditionally	20/00607/TPO	Mrs Wendy Burgess	T1- English Oak - reduce upper crown branches overhanging gardens of 64 and 66 by a maximum of 2-3m on north, east and west side of the canopy to natural growth points. Sever ivy half way up trunk to allow top half in crown to dieback.	64 Erlstoke Close Plymouth PL6 5QP	Mrs Jane Turner

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02/07/2020	Granted Conditionally	20/00637/TPO	Jones	Sycamore (T1): Reduce to bank level and allow to regenerate. Sycamore (T2) Reduce crown back to previous (upper) pruning points. Hazel Trees x 2 (T3); Coppice and allow to regenerate and manage as a hedge by repeating these works every 3 years until further notice from the local planning authority. Monterey Cypress (T4) Reduce lower crown near roof of house by 2 to 3m (taking care not to go beyond the green growth) and crown clean, including removing the large broken branch at risk of falling.	11 Venn Court Plymouth PL3 5NS	Ms Joanne Gilvear
02/07/2020	Granted Conditionally	20/00659/TPO	Mr Wayne Henderson	To carry out pruning works to Oaks T1, T3, G1, T9, T10, T12, T18, T20 and T21 as detailed in report dated December 2019. T23 Oak - crown raise over road to give 5.5m clearance.	21 Forget Me Not Lane Plymouth PL6 7FA	Mrs Jane Turner
02/07/2020	Granted Conditionally	20/00716/FUL	Mr Michael Moore	Two-storey rear extension including demolition of existing single storey structure	24 Wesley Place Mutley Plymouth PL3 4RF	Mr Mike Stone
02/07/2020	Granted Conditionally	20/00719/S73	Stuart Constable	Variation of condition 1 (Approved Plans) of application 18/01648/FUL to change from timber to composite cladding on plant room screening and alter boiler layout.	Premier Inn, 28 Sutton Road Plymouth PL4 0HT	Mr Mike Stone
03/07/2020	Agreed	20/00144/CDM	Mr Andrew Welch	Condition Discharge: Conditions 4, 5 & 6 of application 17/02379/FUL	22 Grand Parade Plymouth PL1 3DF	Mrs Katie Saunders
03/07/2020	Agreed	20/00599/CDM	Mr & Miss Cris & Candice Cowburn & Hart	Condition Discharge: Conditions 5, 6, 7 & 8 of application 18/02120/FUL	Hooe Manor Belle Vue Road Plymouth PL9 9NR	Mr Chris Cummings
03/07/2020	Granted Conditionally	20/00606/FUL	Mrs Julie Coombe	Rear first floor extension, balcony and cladding (Retrospective)	39 Glenfield Road Plymouth PL6 7LN	Miss Josephine Maddick



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03/07/2020	Granted Conditionally	20/00618/FUL	Mr David Wilding	Formation of room in roof space with rear dormer to first floor flat	First Floor Flat 38 Glendower Road Plymouth PL3 4LA	Mrs Alumecci Tuima
03/07/2020	Granted Conditionally	20/00620/FUL	Mrs Sandra Oxton	Works to part roof covering and windows and new window in south elevation.	156 Durnford Street Plymouth PL1 3QR	Mr Mike Stone
03/07/2020	Granted Conditionally	20/00621/LBC	Mrs Sandra Oxton	Internal alterations with works to part roof covering and windows and new window in south elevation.	156 Durnford Street Plymouth PL1 3QR	Mr Mike Stone
03/07/2020	Granted Conditionally	20/00674/FUL	Mr Pearce	Loft conversion with rear dormer	First Floor Flat, 73 Salisbury Road Plymouth PL4 8TA	Mrs Alumecci Tuima
06/07/2020	Granted Conditionally	20/00552/S73	Miss Anina O'Brien	Variation of condition 2 of application 16/00118/FUL to allow amendments to the approved plans	Land Adjacent 71 Sefton Avenue Plymouth PL4 7HB	Mr Jon Fox
06/07/2020	Agreed	20/00562/CDMLB	Mr & Mrs Cox	Condition Discharge: Conditions 3 of application 19/00995/LBC	19 Acre Place Plymouth PL1 4QR	Mrs Alumecci Tuima
06/07/2020	Granted Conditionally	20/00697/FUL	Mr & Mrs Johnstone	Rear extension and patio	36 Dolphin Court Road Plymouth PL9 8RN	Mrs Alumecci Tuima

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06/07/2020	Refused	20/00875/AMD	Mr Charles Matthews-Dewing	Non-material Amendment: Comprising: window to replace the garage door (instead of the front door moving to the middle of the front lean-to area); windows and sliding doors on the South Elevation to change position; window to the rear of the property to feature only 2 panes instead of 3, and new door to be introduced to the North Elevation for application 19/00947/FUL	8 Hooksbury Avenue Plymouth PL7 1XW	Mr Macauley Potter
07/07/2020	Not Determined	14/01941/AMD	Plymouth Foodbank	Non-Material Minor Amendment: Repositioning of proposed building on site of application 14/00426/FUL	Crown Centre, 28 Manor Street Plymouth PL1 1TW	Mrs Liz Wells
07/07/2020	Granted Conditionally	20/00567/LBC	Mssrs Paul Yarnley & Stone	Alterations to Apartment no. 3 ground floor, to provide dedicated entrance using existing fire door, and internal changes to new bathroom, bedroom and ensuite partitions. Alterations to Apartment no. 2 ground floor, to provide doors into quadrangle.	Sandon Court 1 Craigie Drive Plymouth PL1 3JB	Miss Amy Thompson
07/07/2020	Refused	20/00572/AMD	Mssrs Paul Stone And Yarnley	Non-Material Amendment: Alterations to Apartment no. 3, ground floor, to provide dedicated entrance using existing fire exit door and internal alterations to new bathroom, bedroom and ensuite partitions. Alterations to Apartment no. 2, ground floor, to provide doors accessing central quadrangle for application 19/01267/FUL and 19/01268/LBC	Sandon Court 1 Craigie Drive Plymouth PL1 3JB	Miss Amy Thompson
07/07/2020	Granted Conditionally	20/00638/FUL	Mr W Storey	First floor side extension with rear balcony.	1 Kennel Hill Close Plymouth PL7 1QE	Mr Macauley Potter
07/07/2020	Agreed	20/00687/CDM	Mr Graham Bartlett	Condition Discharge: Conditions 6, 8 & 9 of application 18/00179/OUT	Land To The Rear Of 2 Springfield Road Plymouth PL9 8ED	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/07/2020	Agreed	19/01273/CDM	English Cities Fund	Condition Discharge: Conditions 2, 3 & 4 of application 19/00215/FUL	Plot B, North Quay Road Millbay Plymouth	Miss Katherine Graham
08/07/2020	Granted Conditionally	20/00537/FUL	Mr & Mrs Williams	Single-storey side and rear extensions, hardstanding extension and raised rear garden	25 Hilldale Road Plymouth PL9 9JY	Mrs Alumecci Tuima
08/07/2020	Refused	20/00629/FUL	Mr Nigel Searles	Two-storey rear extension, including lower ground floor garage/storage, balcony and part reconfiguration of garden	13 Reynolds Road Plymouth PL7 4PY	Mr Macauley Potter
08/07/2020	Agreed	20/00651/CDM	Sam Armstrong	Condition Discharge: Conditions 2a, 2b and 3 of application 18/01255/FUL	Land Between Glen Road And Moorland Avenue Plymouth	Mr Peter Lambert
08/07/2020	Granted Conditionally	20/00684/FUL	Mr Mark Harvey	Construction of new extension at first floor level above existing ground floor side extension to create additional bedroom space with en-suite.	33 Dolphin Court Road Plymouth PL9 8SA	Mrs Alumecci Tuima
08/07/2020	Refused	20/00735/AMD	Mr Bob Fish	Non-material Amendment: Site Plan Changes to reflect changes in levels to houses and change to footprint for Flat Blocks 1,2 & 3 for application 19/00133/FUL	North Prospect Phase 4 Dingle Road, Laurel Road, Rosedown Avenue And Myrtleville Plymouth	Mr Chris King
09/07/2020	Granted Conditionally	19/02017/FUL	Mr Christopher Bryce	Hip to gable roof conversion and rear dormer with balcony, rear extension, raised decking and pitched roof to garage	125 Staddiscombe Road Plymouth PL9 9LT	Mr Mike Stone
09/07/2020	Granted Conditionally	20/00544/FUL	Mr James Heape	Wooden fence on top of an existing wall.	116 Ruskin Crescent Plymouth PL5 3EA	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
09/07/2020	Granted Conditionally	20/00591/FUL	Straits Two (Jersey) Limited	External alterations to fenestration, installation of plant equipment to the roof; Change of Use of ground floor level from Use Class A1 (retail) to Sui Generis (student accommodation) and associated external shopfront alterations.	St Teresa House Beaumont Road Plymouth PL4 9AZ	Mr Mike Stone
09/07/2020	Refused	20/00622/S73	Aldi Stores Limited	Removal of Condition 24 (Hours of delivery and refuse collection) of application 18/01234/FUL	1 Galileo Close Plymouth PL7 4JW	Mr Chris King
09/07/2020	Granted Conditionally	20/00681/FUL	Mr Jeremy Johnson	External works to rear, south facing garden facade including removal of UPVC conservatory, metal steps and extensions.Reinstatement of the original rear facade and bay windows.Internal modifications including small, domestic lift to lower ground, ground and first floor only.	27 Wyndham Square Plymouth PL1 5EG	Mrs Karen Gallacher
09/07/2020	Granted Conditionally	20/00682/LBC	Mr Jeremy Johnson	External works to rear, south facing garden facade inc. removal of uPVC conservatory, metal steps and extensions. Reinstatement of the original rear facade and bay windows. Internal modifications inc. small, domestic lift to lower ground, ground and first floor only.	27 Wyndham Square Plymouth PL1 5EG	Mrs Karen Gallacher
10/07/2020	Granted Conditionally	20/00454/FUL	Mr & Mrs Hannahford	Side extension	11 Easterdown Close Plymouth PL9 8SR	Mrs Alumecci Tuima
13/07/2020	Granted Conditionally	20/00483/LBC	Mr John McConnell	Refurbishment of redundant electrical substation to create school reception facility.	Devonport High School For Boys Paradise Road Plymouth PL1 5QP	Ms Marie Stainwright
13/07/2020	Granted Conditionally	20/00663/FUL	Mr Terry Foster	Two-storey side extension inc. balcony	7 Wolrige Way Plymouth PL7 2RU	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/07/2020	Agreed	20/00701/CDM	Mr Scott Farrell	Condition Discharge: Condition 3 application 20/00291/FUL	116 Howard Road Plymouth PL9 7ES	Mr Mike Stone
14/07/2020	Granted Conditionally	20/00495/FUL	Peninsula Dental Social Enterprise	Installation of a new permanent storage container for dental equipment requiring decontamination	Peninsula College Devonport Dental Education Facility Devonport Plymouth PL1 4JZ	Mr Peter Lambert
14/07/2020	Granted Conditionally	20/00660/FUL	Mr & Mrs O'Riordan	Two-storey rear extension with balcony.	4 Borrowdale Close Plymouth PL6 5BN	Mr Macauley Potter

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# Appeal Decisions between 05/06/2020 and 14/07/2020

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
23/06/2020	19/01567/FUL	2020/0007	Appeal Dismissed	APP/N1160/D/20/3247076
<b>Ward</b>				
Plympton St Mary				
<b>Address</b>				
176 Plymouth Road Plymouth PL7 4NR				
<b>Application Description</b>				
Single storey front extension (retrospective)				
<b>Appeal Process</b>		<b>Officers Name</b>		
Householder Fast Track		Mr Peter Lambert		
<b>Synopsis</b>				
<p>Large front extension. Refused due to: incongruous to street scene (DEV20); and amenity impacts, specifically loss of privacy, to neighbours due to height of finished floor level taking eye line above boundary fencing as the land level drops underneath the development (DEV1). Inspector agrees that the extension is harmful to the street scene. Inspector considers the privacy of neighbours to be protected by way of fencing between properties. Therefore disagrees with the second refusal reason regarding privacy.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
29/06/2020	19/01703/FUL	2020/0005	Appeal Dismissed	APP/N1160/W/20/3247029
<b>Ward</b>				
Plymstock Radford				
<b>Address</b>				
10 Pollard Close Plymouth PL9 9RR				
<b>Application Description</b>				
New dwelling adjacent to 10 Pollard Close (demolition of existing outbuildings)				
<b>Appeal Process</b>		<b>Officers Name</b>		
Written Representations		Mr Chris Cummings		
<b>Synopsis</b>				
<p>Planning permission was refused for demolition of existing ancillary building and erection of a new attached dwelling house as it was considered to be contrary to Policies DEV1, DEV10 and DEV20 of the Plymouth and South West Devon Joint Local Plan 2019. It was also considered contrary to guidance contained within the Council's Development Guidelines Supplementary Planning Document First Review and the National Planning Policy Framework. Having reviewed the application, the Inspector supported the Council's view that the development be harmful to the character and appearance of the area and would not integrate with surrounding buildings. The Inspector also supported the Council's view that the proposal did not meet the floorspace requirements of the National Described Spaces Standards and provided inadequate living conditions for future occupants. It was noted that the appellant stated the dwelling was a 'starter home', but no planning obligation had been submitted to restrict the dwelling and it was therefore considered as open market housing. An application for costs was submitted by the appellant and was dismissed by the Inspector who advised that there was no evidence to suggest the Council acted unreasonably, and that the applicant was not unnecessary put to the expense of submitting the appeal. No costs were applied for by the Council and none were awarded.</p>				



Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
29/06/2020	19/01723/FUL	2020/0006	Appeal Dismissed	APP/N1160/D/20/3248247
<b>Ward</b>				
Plymstock Dunstone				
<b>Address</b>				
63 Church Road Plymstock Plymouth PL9 9AT				
<b>Application Description</b>				
Hardstanding (retrospective)				
<b>Appeal Process</b>		<b>Officers Name</b>		
Householder Fast Track		Mr Sam Lewis		
<b>Synopsis</b>				
<p>Planning permission was refused for a retrospective hardstanding as it was considered to be contrary to JLP policies DEV1 and DEV29. This was due to concerns regarding highway safety as a result of a lack of on-site turning and poor intervisibility. The application followed a previous refusal for a similar scheme (which resulted in a dismissed appeal), but the applicant had amassed evidence since the previous refusal which he felt demonstrated that the hardstanding could be used safely. Following a site visit and an assessment of the evidence provided, the Inspector dismissed this second appeal and agreed with the Council's views that a lack of on-site turning and poor intervisibility would lead to an unsafe hardstanding. The Inspector felt that the proximity to the Stanborough Road junction could lead to conflicts between vehicles turning left into Church Road and those exiting the hardstanding, particularly as cars would need to reverse out of the hardstanding. The Inspector also concluded that mitigation measures such as placing a mirror on third-party land were not suitable alternatives to providing adequate visibility splays. In conclusion, the Inspector dismissed the appeal as they considered that the scheme was in conflict with JLP policy DEV29. 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
02/07/2020	19/01838/FUL	2020/0010	Appeal Dismissed	APP/N1160/D/20/3252104
<b>Ward</b>				
Southway				
<b>Address</b>				
28 Goodwin Avenue Plymouth PL6 6RL				
<b>Application Description</b>				
Retrospective application for a front boundary wall (including sphere/ball ornamental pier caps)				
<b>Appeal Process</b>		<b>Officers Name</b>		
Written Representations		Mr Peter Lambert		
<b>Synopsis</b>				
Wall surrounding front garden / hardstand area. Considered to be so high and bulky as to be incongruous to the street scene (DEV20) and giving rise to highway safety impacts due to limited visibility splay (DEV29). Inspector agrees the proportion of the wall is not in-keeping with those in the area and that the scale does limit visibility, impacting highway safety.				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
03/07/2020	19/01186/FUL	2020/0004	Appeal Dismissed	APP/N1160/W/20/3247157
<b>Ward</b>				
Plymstock Radford				
<b>Address</b>				
34 The Broadway Plymouth PL9 7AS				
<b>Application Description</b>				
Change of use from retail (Class A1) to hot-food takeaway (Class A5), including installation of ventilation and extraction				
<b>Appeal Process</b>		<b>Officers Name</b>		
Written Representations		Miss Amy Thompson		
<b>Synopsis</b>				
<p>Planning permission was refused for a change of use from retail (Class A1) to hot-food takeaway (Class A5) and installation of ventilation and extraction at 34 The Broadway. The proposal was considered to be contrary Plymouth and South West Devon Joint Local Plan Policies DEV1, DEV2, DEV6 and DEV18, paragraphs 3.3.8 and 3.2.9 of the retained Development Guidelines Supplementary Planning Document and paragraph 91, 170 and 180 of the National Planning Policy Framework 2019. Having reviewed the application, and visited the site, the Inspector did not support that councils view that the proposal would harm the living condition of neighbouring occupiers with particular regards to noise or odour. The Inspector stated that the filtration system proposed would remove the the majority of particles and grease before the point of discharge to ensure emissions are almost odourless and that conditions could be imposed to ensure the rigorous maintenance of the system. The Inspector did support the view that the proposal would conflict with policy DEV6 that and paragraph 91 of the National Planning Policy Framework which seek to enable and support healthy lifestyles through the access to healthier food. The Inspector commented on the unit being set within the Broadway Shopping Centre and considered that there was sufficient range of hot food takeaways within the Centre at the present. The Inspector also noted the small number of vacant units within the Centre but considered that the evidence does not suggest that its viability and vitality is compromised specifically by the current lack of HFTs, with shops, cafes and bakeries offering opportunities to access a range of food and refreshments. The appeal was dismissed. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

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