



#plymplanning

Oversight and Governance

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PLANNING COMMITTEE

Thursday 12 November 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, Tuffin, Vincent and Winter.

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

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

The Council is a data controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with authority's published policy.

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

Tracey Lee

Chief Executive

Planning Committee

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 15 October 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 Service 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. St Anne's House, Jennycliff Lane, Plymouth, PL9 9SN - (Pages 7 - 22) 20/00418/FUL

Applicant:	Mr Neal Stoneman
Ward:	Plymstock Radford
Recommendation:	Grant Conditionally

7. Planning Enforcement (Pages 23 - 24)

8. Planning Application Decisions Issued

(Pages 25 - 38)

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 39 - 40)

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 15 October 2020

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Allen, Mrs Bridgeman, Corvid, Sam Davey, Loveridge (substitute for Councillor Rebecca Smith), Nicholson, Mrs Pengelly, Riley (substitute for Councillor Mike Leaves), Vincent, Ms Watkin and Winter.

Apologies for absence: Councillors Mike Leaves and Rebecca Smith.

Also in attendance: Peter Ford (Head of Development Management, Strategic Planning and Infrastructure), Julie Parkin (Senior Lawyer), Simon Osborne (Planning Officer), Karen Gallacher (Planning Officer), Will Tomkins (Environmental Health Officer), Ben Wilcox (Planning Officer) and Amelia Boulter (Democratic Advisor).

The meeting started at 4.00 pm and finished at 5.27 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.

47. **Declarations of Interest**

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

Name	Minute	Reason	Interest
Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Loveridge, Nicholson, Mrs Pengelly, Riley, Vincent, Ms Watkin and Winter.	52	Know the applicant Mr Tony Carson.	Private Interest.

48. **Minutes**

Agreed the minutes of the meeting held on 17 September 2020.

49. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

51. **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.

52. **2 Darklake Close And Adjacent Land Plymouth PL6 7TJ - 20/00596/FUL**

Mr Tony Carson

Decision:

Application GRANTED conditionally subject to S106 planning obligation with delegated authority to Service Director for Strategic Planning and Infrastructure to refuse if not signed within the agreed timeframes.

(Councillors Allen and Sam Davey were not present for this item).

53. **St Annes House Jennycliff Lane Plymouth PL9 9SN - 20/00418/FUL**

Mr Neal Stoneman

Decision:

Defer to allow officers to negotiate with the applicant over the following amendments:

- To have a system of reporting complaints about noise and nuisance in place.
- To agree amended wording to Condition 4 to restrict catering and music for all events.
- To have an appropriate signage condition advising visitors to be considerate to local residents.
- To clarify in Condition 7 what would constitute a wedding event.
- To consider an appropriate condition that would restrict window opening during events
- Following this meeting officers to meet with the applicant and agent, consult with local ward councillors as necessary and to come back to a future Planning Committee to clarify which of the amendments and additions the applicant would be willing to accept/not accept to enable Members to make their decision.

Proposed by Councillor Mrs Bridgeman and seconded by Councillor Sam Davey.

(The Committee heard from Councillor Rebecca Smith, Ward Councillor).

(A site visit was held on 14 October 2020 in respect of this application).

54. **Planning Enforcement**

Members noted the Planning Enforcement Report.

55. **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.

56. **Appeal Decisions**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate. It was reported that an appeal was dismissed by the Planning Inspectorate in Compton (the Lodge, Hartley Avenue). There was strong public feeling against this application by local residents.

VOTING SCHEDULE 15 OCTOBER 2020 (Pages 5 - 6)

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PLANNING COMMITTEE – 15 October 2020

SCHEDULE OF VOTING

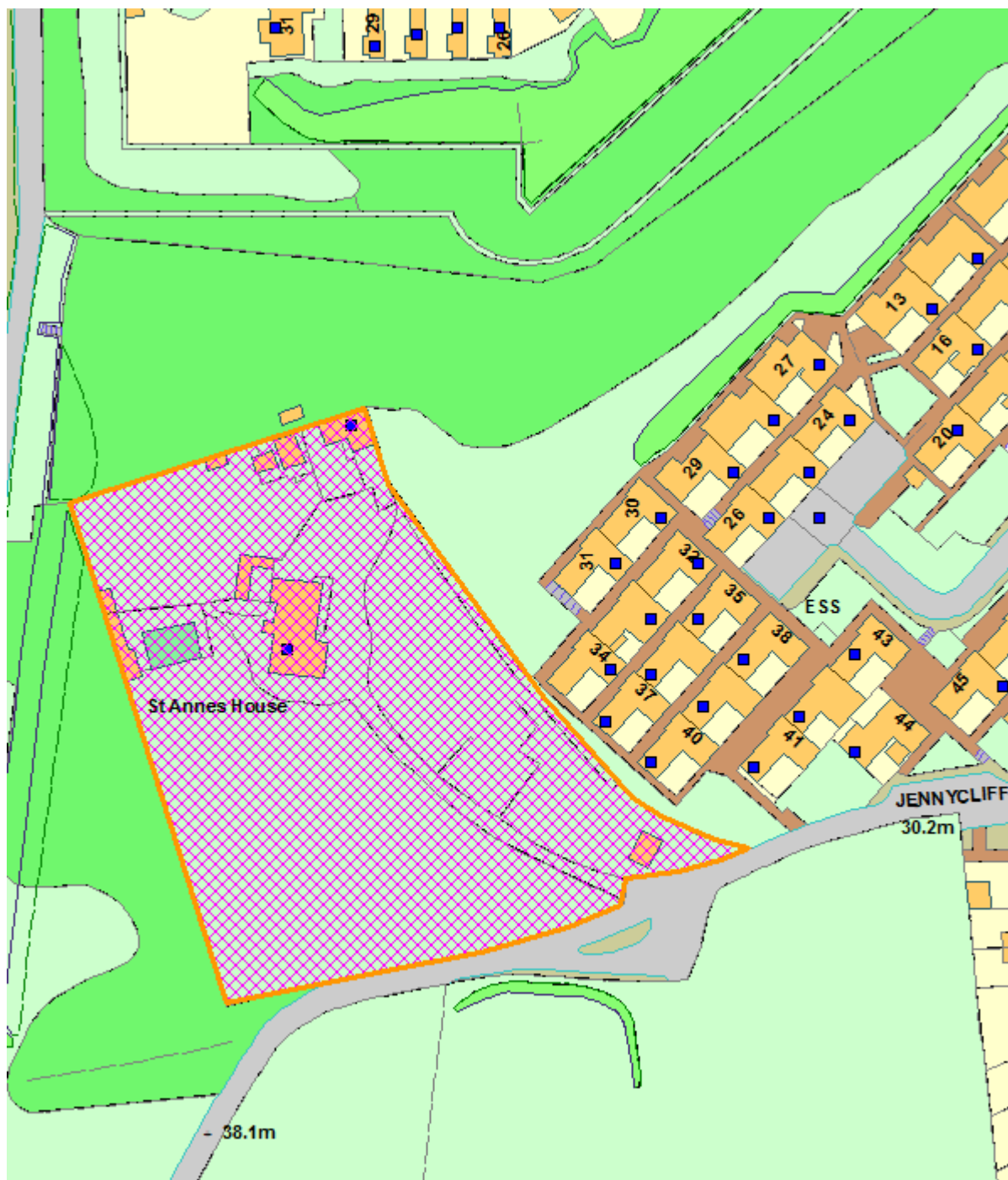
Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	<p>2 Darklake Close and Adjacent Land, Plymouth, PL6 7TJ - 20/00596/FUL</p> <p>Application GRANTED conditionally subject to S106 planning obligation with delegated authority to Service Director for Strategic Planning and Infrastructure to refuse if not signed within the agreed timeframes.</p>	<p>Councillors Stevens, Tuohy, Mrs Bridgeman, Corvid, Loveridge, Nicholson, Mrs Pengelly, Riley, Vincent, Ms Watkin and Winter.</p>				<p>Councillors Allen and Davey</p>
6.2	<p>St Annes House, Jennycliff, Plymouth, PL9 9SDN - 20/00418/FUL</p> <p>Defer to allow officers to negotiate with the applicant over the following amendments:</p> <ul style="list-style-type: none"> • To have a system of reporting complaints about noise and nuisance in place. • To agree amended wording to Condition 4 to restrict catering and music for all events. • To have an appropriate signage condition advising visitors to be considerate to local residents. • To clarify in Condition 7 what would constitute a wedding event. • To consider an appropriate condition that would restrict 	<p>Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Loveridge, Riley, Mrs Pengelly, Vincent, Tuffin, Ms Watkin and Winter.</p>				

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
<p>window opening during events</p> <ul style="list-style-type: none">• Following this meeting officers to meet with the applicant and agent, consult with local ward councillors as necessary and to come back to a future Planning Committee to clarify which of the amendments and additions the applicant would be willing to accept/not accept to enable Members to make their decision.					

PLANNING APPLICATION OFFICERS REPORT



Application Number	20/00418/FUL	Item	02
Date Valid	15.04.2020	Ward	PLYMSTOCK RADFORD
Site Address	St Annes House Jennycliff Lane Plymouth PL9 9SN		
Proposal	Change of use to wedding venue and hotel/holiday accomodation (re-submission of 19/01144/FUL)		
Applicant	Mr Neal Stoneman		
Application Type	Full Application		
Target Date	10.06.2020	Committee Date	12.11.2020
Extended Target Date	31.08.2020		
Decision Category	Councillor Referral		
Case Officer	Mrs Karen Gallacher		
Recommendation	Grant Conditionally		



Members will recall this application was considered at the last planning committee on 15th October 2020. Members raised a number of concerns about exactly how the business would operate and the decision was deferred to allow officers to negotiate with the applicant over the amendments listed below.

- To have a system of reporting complaints about noise and nuisance in place.
- To agree amended wording to Condition 4 to restrict catering and music for all events.
- To have an appropriate signage condition advising visitors to be considerate to local residents.
- To clarify in Condition 7 what would constitute a wedding event.
- To consider an appropriate condition that would restrict window opening during events.

Following Planning Committee, officers met with the applicant and it was agreed that they would submit a management plan that would cover these issues and that could then be conditioned as part of the decision. This management plan has been submitted and amended by the applicant to take on

board concerns raised by officers and councillors. Its contents can now be conditioned to ensure that the business is run in accordance with this plan.

The system of reporting complaints is contained in the management plan and includes the following: Local residents will be encouraged to speak with the management team if they have any issues with the use of the estate. They will be able to contact the on site management office to speak with a member of staff between the hours of 10 am and 11pm, and to leave messages 24 hours a day, 7 days a week either by using the telephone messaging service or by email to the website or to a mobile phone number

Any concerns or complaints will be taken seriously and dealt with as a priority. Noise from the estate will be monitored closely by the management team and feedback is encouraged from local residents to ensure that high standards are being maintained. Any comments or complaints will be handled directly by the on - site management team or via survey forms which are kept at the office for completion.

The management team will make themselves available to meet with local councillors on request. Serious breach of guidelines by guests can result in either cancellation of their booking or blacklisting from any future bookings of the building. This condition is included in detail in the terms and conditions set out in the booking contract and shown on at least six notices on display around the property.

Restricting numbers to 30 guests

The plan also explains how the management team would ensure that no more than 30 guests attend the property, either as wedding guests or as holiday guests. It states the following:

The maximum number of guests staying in and using the house is restricted to 30 (plus up to 6 registry and catering staff in the case of a wedding or other function) and this will be closely monitored by the management team. Persons not registered as guests will not be allowed on site to use the swimming pool or other facilities linked with any holiday or wedding event.

Signage

It was requested at the previous Planning Committee that the applicant erect signs to ensure that guests leave in a quiet manner. The applicant has confirmed that signs will be placed in the building advising guests of the need to respect neighbours. Officers have requested that this also be added to the management plan, and this will be reported by addendum to the planning committee. In addition guests will be advised of house rules in advance of their arrival. This will include advice on how they should arrive at the property, transport connections, parking spaces in and around the building and other necessary information including specific mention of the one way system in Jennycliff Lane. In addition, all guests will be welcomed by the management team who will make clear the rules of the property - hours of operation, traffic management, catering arrangements etc.

There will be a member of the team on site or in the dwelling at 44 Jennycliff Lane to enforce the rules and regulations.

Window opening

The management plan confirms that window locks will be added to the windows on the east elevation and must remain locked when music is being played.

Conditions.

In addition to the assurances given in the management plan, conditions have been amended in line with the discussion at planning committee.

Condition 4 has been amended to as follows.

All catering and music in association with the uses hereby approved at the site, shall only take place within the main house known as St Annes House as shown on plan numbers I602/25 REVA and

1602/26 and shall not take place outside the hours of 10:00 and 23:00, and there shall be no fireworks set off on the site.

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours and to ensure compliance with policy DEV2 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary planning Document 2020 and the NPPF.

Condition 6 has been amended so that it refers to all functions on the site, as requested at Planning Committee and reads as follows:

In accordance with the submitted management plan, no more than 30 people and up to 6 staff, shall attend any function held at the site.

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours, or cause parking problems and to ensure compliance with policy DEV2 and DEV29 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary planning Document 2020 and the NPPF.

Condition 7 has been amended so that it refers to wedding events rather than wedding ceremonies, in order that it includes ceremonies and reception parties, as requested at the Planning Committee.

In accordance with the submitted details, there shall be no more than 28 wedding events in one calendar year at the site.

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours and to ensure compliance with policy DEV2 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary Planning Document 2020 and the NPPF.

With the addition of a management plan and a condition to ensure that it is adhered to, officers recommend that the application is granted subject to conditions.

This application has been referred to Planning Committee by Councillor R Smith.

I. Description of Site

The site is a large grade 2 listed, detached, single family dwellinghouse set in extensive grounds with numerous outbuildings. The main house is a single family dwelling that has also been used as a holiday let. It is a large house with 7 bedrooms and 2 large reception rooms.

Within the grounds there is an original stable block, which is currently being occupied by the owner's family, a static caravan, which is lived in by the owner's family, a swimming pool with a marquee covering and bar, a café within a marquee and various buildings and structures for use by members of staff and for animals. There is a Coach House outside the site close to the North East boundary, which is in the applicant's ownership and is occupied by the applicant when the main house is let to holiday makers. The planning status of these buildings is discussed later in this report.

The site is within the Jennycliff Green Space, a biodiversity network and is covered by a Tree Preservation Order. The adjacent land at Jennycliff is within a Strategic Landscape Area, the Undeveloped Coast and the Urban Fringe. Access to the site is from Jennycliff Lane, which is one way at the site entrance, and leads out to the public car park at Jennycliff.

The closest residential property, other than that occupied by the applicant or their family, is in Stamford Close, some of which share a garden boundary with the site and are 45m from St Anne's House.

2. Proposal Description

The proposal is a resubmission of a previous scheme for weddings and holiday let accommodation for 100 guests which included a marquee, and was refused on grounds that noise from the marquee would be unacceptable, there was inadequate parking and insufficient information was submitted to show that it would not harm the landscape or listed building setting. This application is now subject to an appeal reference APP/N1160/W/20/3256121.

The revised proposal is to use the property for wedding ceremonies and for holiday letting, but for a reduced number of guests and for the weddings to take place within the main house. The application does not include a marquee. The details have been amended since this application was first submitted and it is now for a maximum of 30 house or wedding guests. The proposal also includes an allocation within the site for the parking of 10 vehicles.

The revised proposal is for guests to hire the house as a holiday home and organise their own wedding, catering and entertainment. The applicant has confirmed that the wedding parties will end by 11pm, catering will take place within the house and there will be no fireworks or amplified music outside the house. The application is for 28 weddings a year. The holiday let would be year round.

Officers have taken the view that due to the large size of the property and the proposed number of guests that the use as a holiday let constitutes a change of use from a C3 dwelling use, to a sui generis use, and therefore requires planning permission. This element of the proposal for the holiday let is retrospective.

3. Pre-application Enquiry

There was a pre application enquiry for application 19/01144/FUL, but the level of information that was submitted was limited. There was no in principle objection, but the evidence provided lacked, in particular, adequate transport and noise information.

4. Relevant Planning History

06/01147/FUL - conversion of coach house to separate dwelling - Granted

07/00368/LBC - construction of swimming pool in garden - Returned as not required

14/00744/MIN - pre app for 2 houses not supported due to impact on listed building.

15/01851/MIN - pre app for 5 static caravans not supported due to impact on listed building.

16/00844/FUL - erection of 5 new dwellings - withdrawn with associated LBC application.

17/02211/FUL - retrospective for fencing approved with associated LBC

18/01365/FUL - erection of fencing and animal houses - Granted with associated LBC

19/00244/MOR - pre app for wedding venue and holiday let - no in principle objection, but subject to details

19/01144/FUL - Use as wedding venue and holiday accommodation, including marquee, portable toilets and ancillary owner's accommodation. REFUSED due to inadequate parking, unacceptable noise and visual impacts on landscape and listed building.

20/00418/LBC - There is a listed building consent application associated with this planning application that has yet to be determined.

20/00281/ENF - there is an open enforcement case relating to unauthorised development on the site, that is pending consideration of recently submitted planning applications.

5. Consultation Responses

Highway Authority - No objection
Public Protection Service - No objection subject to conditions
Natural Infrastructure Team - No objection subject to conditions
Lead Local Flood Authority - No objection

6. Representations

There have been 31 letters of objection and one letter of support from a total of 23 contributors, as some people have written in more than once. The main concerns are listed below.

The majority of letters raise concerns about noise and parking as follows:

Noise

Due to the location with no natural barriers, local property will be unacceptably affected by noise from events, traffic and fireworks.

Recent events have already caused unacceptable noise levels.

Prevailing wind would carry noise to residential nearby.

People celebrating outside will disturb neighbours.

The noise impact assessment is inaccurate and unconvincing.

Traffic

The proposal would have insufficient parking which would lead to parking in residential streets and over use of the public car park.

Traffic would continue to drive the wrong way out of St Annes.

Increased traffic would be dangerous, as the road is not lit and there is no pavement.

There is no public transport after 11pm and the bus stop is located at Tapson Drive.

Staff will not want to cycle or take taxis after work.

Amenity and other concerns

Restrictions will not be adhered to especially if people organise their own events.

Increasing fencing will create an eyesore.

There have been a number of unauthorised events and developments at the site.

Plymouth City Council needs to take action against all the unauthorised works.

Another wedding venue is unnecessary.

It is unclear how the weddings could be accommodated inside the building.

Serving food with animals is unhygienic.

Trees and wildlife have been removed.

It will harm wildlife and conservation within the AONB.

It will put pressure on police to visit.

Air pollution from waiting vehicles will increase.

Local residents' wellbeing and health will be affected.

A number of emails have been received in support of St Anne's House, but these do not relate to the planning application or listed building consent. They appear to have been generated by a Facebook post. There is one letter submitted in respect of the application that supports the proposed use.

The application has been amended to remove the applicant's house from the red line and to confirm the location of proposed parking spaces. New site notices have been erected to notify the public of these changes and the publicity period ends on the 14th October 2020. Any new issues raised by representation following this amendment will be included in an addendum report to the Planning Committee.

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 on 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 (MHCLG) of their choice to monitor at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) 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. On 13th February 2020 MHCLG published the HDT 2019 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 139% and the consequences are "None".

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.

As a result of Government policies and guidance regarding lockdown due to Covid 19, the 2020 Housing Survey was delayed by approx. 2 months as site visits could not take place. The 2020 5YLS update is therefore delayed by 2 months and will now be published in September 2020. The impact from Covid 19 is likely to slightly reduce the supply identified for 2020/21 due to 2-3 months of limited/nil construction activity during lockdown. This however would not have the effect to result in a material change to the JLP Authorities 5YLS position, given the substantial 5YLS position at the 2019 monitoring point i.e. 6.4YLS which represents a surplus of 1,977 deliverable dwellings above what is required over the period 2019-2024 to demonstrate a 5YLS.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: Plymouth and South West Devon Supplementary Planning Document 2020.

8. Analysis

I 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.

2 The main considerations are the effect on residential amenity (Policies DEVI and DEV2), highway safety and convenience (policy DEV29) and natural infrastructure (Policies DEV26, DEV27 and DEV28).

Residential amenity

3 The application is for holiday lettings and use for weddings. Both of these uses, given the size of the property, have the potential to cause disturbance to neighbours. The main concern raised by the letters of representation is the effect on local residents caused by noise disturbance from weddings. Neighbours have written in to say that events that have already taken place have caused unacceptable disturbance. The previous scheme for larger weddings was refused because it was considered that noise would be unacceptable.

4 Compared to the previously refused scheme, this proposal is for a significantly reduced scheme. The number of people at the weddings has been reduced from 100 to 30. The house has 7 bedrooms and sufficient space to sleep 30 guests. The revised proposal is for guests to hire the house as a holiday home and organise their own wedding, catering and entertainment. The marquee has been removed from the scheme and the weddings are to take place within the house. The applicant has also confirmed that the wedding parties will end by 11pm, catering will take place within the house and there will be no fireworks or amplified music outside the house. The application is for 28 weddings a year.

5 A noise impact assessment has been submitted with the application. The noise impact assessment is based on a maximum of 30 guests, with entertainment and catering taking place inside the building.

6 Consideration has been given to the fact that the garden would be used for socialising, associated comings and goings and outside photography. The report also considers the potential of noise escaping from open windows. The assessment concludes that on this basis the noise at the nearest affected dwelling would be acceptable even with relatively loud music such as would be expected at a party. The advice from Public Protection Officers is that this level of activity is acceptable, and the methods and the findings of the noise assessment are acceptable, subject to a condition that the wedding events take place inside the main house.

7 These conditions have been put to the applicant who has agreed to no amplified music outside, no activity outside after 11pm, catering to be within the main house and to a maximum of 30 attendees. With these conditions in place, officers consider that the proposal is acceptable in terms of noise and disturbance to near neighbours and the proposal complies with policies DEVI and DEV2 of the JLP and the NPPF.

Highway considerations

8 The Local Highway Authority has reviewed the application and recommended that 10 spaces be provided for 30 guests and associated staff, together with a condition that cycle spaces be provided. The applicant has provided a plan to show where these car parking spaces would be located. Consideration has been given to the increase in traffic and the fact that the site is on a one way lane, without lighting or a pavement, when determining the number of parking spaces required on the site. While it is possible that some people may drive the wrong way on exit, this cannot be assumed and would be a matter for the police to enforce.

9 Subject to conditions that car and cycle parking spaces are made available there is no objection on highway safety grounds and the proposal is considered to comply with policy DEV29 of the JLP and the NPPF.

Ecology and trees

10 The proposed change of use would not adversely affect the green space or the landscape areas beyond. The proposal does not affect any trees on the site and the ecological enhancement strategy proposes bird boxes and additional planting to bring about a net gain in biodiversity for the site. Details and implementation will need to be secured by condition. For these reasons, the proposal is considered to comply with policies DEV26, DEV27 and DEV28 of the JLP and the NPPF.

Drainage

11 The Lead Local Flood Authority has confirmed that if the application is for the change of use and does not include new building work or marquees there would be no conflict with policies DEV35 and DEV2.

Other considerations raised

12 There have been concerns raised about the unauthorised development at the site. These alleged breaches are currently being investigated and new applications have been submitted for these works.

13 A planning application has been received for a retrospective change of use of part of the garden to a café, including the erection of a marquee, placing of a mobile van and additional parking. The café has been operating over the summer and has also been used for community events and by local businesses.

14 There is a caravan in the North West corner of the site, which does not have planning permission. It has been used as accommodation for the applicant's daughter. A planning application has been sought to regularise this use.

15 The stable block to the rear of the house has also been used by the applicant's family as accommodation. This forms part of a new application to include the fencing and wooden buildings already on the site that are used for animals and staff.

16 There is also an unauthorised marquee over the existing swimming pool for which an application has been submitted. This application also includes proposed works to the bar on the western boundary, a link from the pool marquee to the house and parking.

17 The four additional planning applications (retrospective) and supporting Listed Building Consent applications will be considered on their own merits and if any are refused then the Local Planning Authority will take the necessary proportionate enforcement action.

Intentional Unauthorised Development

18 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.

19 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.

20 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.

21 The use of St Anne's House for holiday lets appears to officers to be intentional unauthorised development, but is considered acceptable subject to the conditions proposed. However, to be clear, officers are not considering other matters within the current red line of this planning application that do not have planning permission. These individual developments will be considered on their own merits either under delegated powers or through the Planning Committee, as outlined above.

9. Human Rights

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

10. Local Finance Considerations

The Community Infrastructure Levy (CIL) assessment has been made based on no additional floor area and therefore there is no CIL liability.

11. Planning Obligations

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

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

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

Subject to conditions the proposal is not considered to have an unreasonable impact on the highway network, the amenity of the area, or the natural infrastructure of the area. Officers have taken account of the NPPF and S38 (6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 15.04.2020 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

First Floor Proposed Floor Plans 1602-26 - received 13/03/20
Proposed Ground Floor Plans 1602/25 Rev A received 29/09/20
Site Layout Plan 1602/34 Rev E received 29/09/20

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: CAR PARKING PROVISION

PRE-OCCUPATION

The building shall not be used for wedding purposes as outlined within this application until the car parking areas/spaces shown on the approved plan have been drained, surfaced and demarcated in accordance with details to be submitted to and approved in writing by the Local Planning Authority and those areas/spaces shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by visitors/guests to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policy DEV29 of the Plymouth and South West Devon JLP 2020, the accompanying Supplementary Planning Document 2020 and the NPPF.

3 CONDITION: CYCLE PROVISION

PRE-OCCUPATION

The building shall not be occupied for the purposes as outlined within this application until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of 4 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy DEV29 of the Plymouth and South West Devon JLP 2020, the accompanying Supplementary Planning Document 2020 and the NPPF.

4 CONDITION: RESTRICTIONS ON THE USE

All catering and music in association with the use hereby approved at the site shall only take place within the main house known as St Annes House as shown on plan numbers 1602/25 REVA and 1602/26 and shall not take place outside the hours of 10:00 and 23:00, and there shall be no fireworks set off on the site.

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours and to ensure compliance with policy DEV2 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary planning Document 2020 and the NPPF.

5 CONDITION: ECOLOGICAL ENHANCEMENT

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the "Preliminary Ecological Appraisal Report and Ecological Mitigation and Enhancement Strategy" dated November 2019 for the site within 6 months of the date of this notice.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Plymouth and South West Devon Joint Local Plan Policies SPT11 & DEV26 and Government advice contained in the NPPF paragraphs 170, 175 and 176.

6 CONDITION: NO MORE THAN 30 PEOPLE

In accordance with the submitted management plan, no more than 30 people and 6 staff, shall attend any function held at the site.

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours, or cause parking problems and to ensure compliance with policy DEV2 and DEV29 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary planning Document 2020 and the NPPF.

7 CONDITION: NO MORE THAN 28 WEDDINGS PER YEAR

In accordance with the submitted details, there shall be no more than 28 wedding events in one calendar year at the site.

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours and to ensure compliance with policy DEV2 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary Planning Document 2020 and the NPPF.

8 CONDITION: MANAGEMENT PLAN

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Management Plan submitted with this application.

Reason:

To ensure that the proposed use complies with the submitted details and does not give rise to unacceptable noise and disturbance to near neighbours, or cause parking problems and to ensure compliance with policy DEV2 and DEV29 of the Plymouth and South West Devon Joint Local Plan, the accompanying Supplementary planning Document 2020 and the NPPF.

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 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

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

3 INFORMATIVE: PLANNING PERMISSION LIMITATION

This application relates to the change of use of the building and provision of parking. It does not grant planning permission for any of the works on the approved plan that may not benefit from planning permission.

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MANAGEMENT PLAN FOR EVENTS

1. INTRODUCTION.

As part of the planning application for the use of St Anne's House, Jennycliff Lane for holiday letting accommodation and wedding ceremonies the Applicant has agreed to provide this management plan.

2. ACCESSIBILITY.

St Anne's House has its own booking system where guests can book accommodation and obtain further information about any part of any planned events. All regulations are fully explained prior to a booking being taken and guests will also have the opportunity to discuss any specific requirements with the management team before rooms are allocated. Guests will be also given the opportunity to view the property before the booking is finalised.

3. SAFETY & SECURITY

Safety and Security is at the forefront of this development to ensure unauthorised persons are not allowed on the premises. 24-hour security measures will be in place including: internal and external security cameras and an access-controlled gate entry system to the estate and buildings. There will always be a member of staff on site 24/7 and Health & Safety and Fire Risk Assessments are in place. Guests will be made aware of the various procedures in case of emergencies and inspections of the buildings and surrounding site will take place each day.

4. HOUSE RULES and CHECK IN and CHECKOUT.

Check in information, including details of the area, advice on how guests should arrive at the property, transport connections, parking spaces in and around the building and other necessary information including specific mention of the one way system in Jennycliff Lane will be issued to guests before arrival to ensure the arrival and departure process is as smooth as possible.

All guests will be welcomed by the management team who will make clear the rules of the estate – hours of operation, traffic management, catering arrangements etc. There will be a member of the team on site or in the dwelling at 44 Jennycliff Lane for 24 hours a day to enforce the rules and regulations.

The maximum number of guests staying in and using the house is restricted to 30 (plus up to 6 registry and catering staff in the case of a wedding or other function) and this will be closely monitored by the management team. Persons not registered as guests will not be allowed on site to use the swimming pool or other facilities linked with any holiday or wedding event. All guest cars must be parked on site in the allocated spaces and any cycles should be securely stored in the allocated storage buildings to the north west of the swimming pool.

Guests will be responsible for arranging and providing their own food and drink during their stay although the use of registered food delivery firms and external catering firms will be allowed. If any alcohol is to be sold then it is the caterer's responsibility to obtain the necessary licence.

All activities outside the main house must cease by 23.00 hours when the external power source will automatically switch off.

All windows facing the housing estate on the east of the house will be fitted with locks and must remain closed during the playing of music at any wedding or other events that may take place inside the house.

No fireworks are allowed on the estate due to the animals present on the site and in the immediate neighbourhood.

No smoking will be allowed inside the house as it is fitted with a very sensitive fire alarm system.

MANAGEMENT PLAN FOR EVENTS

MANAGEMENT (LOCAL RESIDENTS)

Noise from the estate will be monitored closely by the management team and any concerns or complaints will be taken seriously and dealt with as a priority. Feedback is encouraged from local residents to ensure that high standards are being maintained. Any comments or complaints will be handled directly by the on - site management team or can be submitted using forms kept at the office for completion.

Local residents will be encouraged to speak with the management team if they have any issues with the use of the estate. They will be able to contact the on site management office to speak with a member of staff between the hours of 10.00 and 23.00 and to leave messages 24 hours a day, 7 days a week either by using the **01752 402167** telephone messaging service or by email to the website [info@stannesholidays.co.uk] or to mobile phone number **07860617394**.

Serious breach of guidelines by guests can result in cancellation of the booking, guests being asked to leave or blacklisting from any future bookings of the building. This condition is included in detail in the terms and conditions set out in the booking contract and shown on notices displayed in and around the property.

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

Cases outstanding	407
Cases received this month	43
Cases closed this month	45
(No breach identified)	(20)
(Informal/formal action taken)	(23)
Planning Contravention Notices Issued	0
Planning Contravention Notices <u>Live</u>	1
Planning Enforcement Notices Issued	0
Enforcement Notices <u>Live</u>	2
Temporary Stop Notices (TSN) issued	0
Temporary Stop Notices (TSN) Live	0
Advertisement Removal Notice	1
Untidy Land Notices Issued	1
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
30/09/2020	Refused	20/00777/FUL	Mrs Tercia Cummins	Creation of first floor balcony over flat roof	10 Admiralty Road St Budeaux Plymouth PL5 1NJ	Miss Josephine Maddick
30/09/2020	Granted Conditionally	20/00927/FUL	Ms J Wright	Change of use of land to equestrian use, stables, access track and hardstanding (part retrospective) and site landscaping works	Land At Staddon Lane/Hooe Hill Hooe Plymouth	Mr Mike Stone
30/09/2020	Refused	20/00963/AMD	Mr John Bailey	Non-material Amendment: To create additional seating and break out space, increase biodiversity by increasing areas of species-rich planting, retain two additional existing trees and a add additional new tree, reduce hard landscaping areas, revise ramps and steps to ensure access for all for application 19/01347/FUL	Plymouth Marjon University Derriford Road Plymouth PL6 8BH	Mr Jon Fox
30/09/2020	Refused	20/01343/AMD	Mr Allard And McLarnon	Non-material Amendment: Change from mono-pitch roof to flat roof with roof lantern for application 20/00691/FUL	50 Ridge Park Avenue Plymouth PL4 6QA	Mr Mike Stone
30/09/2020	Agreed	20/01465/CDC	Mr Alastair Carswell	Confirmation of discharge of conditions 2-50 in relation to application 14/01448/OUT	Land At Millbay, Millbay Road Plymouth	Miss Katherine Graham
30/09/2020	Agreed	20/01483/CDM	Plymouth City Council	Condition Discharge: Condtion 28 of application 18/01216/S73	City Museum & Art Gallery Drake Circus Plymouth PL4 8AJ	Miss Katherine Graham
01/10/2020	Granted Conditionally	19/01297/FUL	Mr & Mrs Stephens	Demolition of existing kiosk and erection of extended kiosk	Hot Food Kiosk, On Top Of 'Wet Wok' Restaurant 75 Hoe Road Plymouth PL1 3DE	Mr Chris Cummings

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/10/2020	Split Decision	20/00382/CDM	Mr Steve Alford	Condition Discharge: Conditions 2, 3 & 4 of application 17/02468/FUL	124 Billacombe Road Plymouth PL9 7EZ	Mr Jon Fox
01/10/2020	Split Decision	20/00383/CDM	Mr Steve Alford	Condition Discharge: Conditions 2, 3 & 4 of application 17/02469/FUL	126 Billacombe Road Plymstock Plymouth PL9 7EZ	Mr Jon Fox
01/10/2020	Refused	20/00895/FUL	Mr G Richards	Raised decking (part retrospective)	272 Austin Crescent Plymouth PL6 5QT	Miss Josephine Maddick
01/10/2020	Granted Conditionally	20/01218/FUL	Mr Brian Edwards	Erection of outbuilding	31 Dunstone View Plymouth PL9 8TW	Mr Sam Lewis
01/10/2020	Granted Conditionally	20/01232/FUL	Mr & Mrs Greenfield	Extension and alterations to detached garage and rear elevation	24 Whiteford Road Plymouth PL3 5LX	Mr Sam Lewis
01/10/2020	Granted Conditionally	20/01233/FUL	Mr Dominic Butcher	Single storey rear extension	38 Whiteford Road Plymouth PL3 5LX	Mr Sam Lewis
02/10/2020	Granted Conditionally	20/00589/FUL	Mrs Rosemary Anne Hayes	Demolition of existing bungalow and the erection of 4 dwellings of residential accommodation and associated landscaping	95 Plymbridge Road Plymouth PL6 7LD	Mr Jon Fox
05/10/2020	Refused	20/00936/AMD	Persimmon Homes South West	Non-material Amendment: to provide a change in surfacing to the pedestrian area and community entrances; a change to the location of ramps to the sports pitch; and moving the sports pitch 1.5m southward to provide space for the modified ramp arrangement of application 18/01104/REM	Saltram Meadow Primary School The Ride Plymouth PL9 7JA	Ms Marie Stainwright

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
05/10/2020	Granted Conditionally	20/01087/S73	Mr Philip Gerry	Variation of Condition 1 (Approved Plans) of application 18/01380/FUL- Minor amendments including external materials, removal of a window and the addition of roof windows	Land Adj. Lelant Nursing Home Glen Road Mannamead Plymouth PL3 5AP	Mr Simon Osborne
05/10/2020	Granted Conditionally	20/01217/FUL	Mrs Kerry Pollard	Conversion of basement into a self-contained residential annexe for purposes ancillary to the existing dwelling	2 Pearn Ridge Plymouth PL3 5LH	Mr Mike Stone
05/10/2020	Granted Conditionally	20/01236/FUL	Jane & Mark Firth & Pettigrew	Two-storey rear extension	10 Admiralty Cottages Admiralty Road Stonehouse Plymouth PL1 3RS	Mr Mike Stone
05/10/2020	Granted Conditionally	20/01242/FUL	Mr Steve Trenerry	Alterations to front porch and first floor front extension	59 Southwell Road Plymouth PL6 5BQ	Mr Peter Lambert
05/10/2020	Agreed	20/01362/CDM	Widewell Primary School	Condition Discharge: Condition 3 of application 20/00649/FUL	Widewell Primary School Lulworth Drive Plymouth PL6 7ER	Mr Chris King
05/10/2020	Refused	20/01489/CDM	Ms Xia Ming	Condition Discharge: Condition 6 of application 20/00318/FUL	72 Ebrington Street Plymouth PL4 9AQ	Mr Mike Stone
05/10/2020	Refused	20/01520/AMD	Dr Yuanyuan Fei	Non-material Amendment: To create two more parking spaces within our freehold boundary. We need simple demarcation of the parking space with paint for application 17/00009/FUL	8 Craigie Drive Plymouth PL1 3JB	Mr Chris King
06/10/2020	Agreed	20/01088/CDM	Plymouth City Council	Condition Discharge: Conditions 3 & 5 of application 20/00191/FUL	West Hoe Pier Grand Parade Plymouth PL1 3BZ	Mrs Karen Gallacher

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
06/10/2020	Agreed	20/01089/CDMLB	Plymouth City Council	Condition Discharge: Condition 4 of application 20/00190/LBC	West Hoe Pier Grand Parade Plymouth PL1 3BZ	Mrs Karen Gallacher
06/10/2020	Granted Conditionally	20/01427/ADV	The Samaritans	Non-illuminated fascia sign	Unit 7, The Broadway Plymouth PL9 7AL	Mr Sam Lewis
07/10/2020	Granted Conditionally	20/01202/FUL	Mssrs Paul Stone and Yarnley	Conversion of basement office to form 1-bed apartment	Sandon Court, 1 Craigie Drive Plymouth PL1 3JB	Miss Amy Thompson
07/10/2020	Granted Conditionally	20/01203/LBC	Mssrs Paul Stone and Yarnley	Conversion of basement office to form 1-bed apartment	Sandon Court, 1 Craigie Drive Plymouth PL1 3JB	Miss Amy Thompson
07/10/2020	Refused	20/01212/AMD	Mssrs Paul Stone & Yarnley	Non-material amendment: alterations to Apartment 1 ground floor to provide a living room at basement level, widening an existing opening between floors and inserting a new staircase for application 19/01267/FUL	Sandon Court 1 Craigie Drive Plymouth PL1 3JB	Miss Amy Thompson
07/10/2020	Granted Conditionally	20/01258/FUL	Mrs Caroline Francis	Single storey side/rear extension inc. removal of existing garage and minor garden alterations.	11 Weir Road Plymouth PL6 8RR	Mr Macauley Potter
07/10/2020	Refused	20/01405/AMD	Mr Mike Fowler	Non-material Amendment: The addition of a new casement window to the kitchen of the bungalow for application 18/01979/FUL	5 Trentham Close Plymouth PL6 6BR	Miss Amy Thompson
08/10/2020	Refused	20/01074/LBC	Mr Paul Wooldridge	Replace existing windows to the the first floor kitchen and landing to double glazed sash windows side elevation and change the ground floor window to new entrance door to first floor flat in line with the 1961 grant aid application.	23 Clarence Place Stonehouse Plymouth PL1 3JW	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/10/2020	Granted Conditionally	20/01270/FUL	R Shobrook & T Turner	Partial demolition of existing rear extension and erection of single storey rear/side extension	12 Anns Place Plymouth PL3 4BJ	Mr Sam Lewis
08/10/2020	Granted Conditionally	20/01296/FUL	Mr & Mrs Coade	Two-storey rear extension (part retrospective)	77 Compton Avenue Plymouth PL3 5DD	Mr Sam Lewis
08/10/2020	Granted Conditionally	20/01320/LBC	Mr Richard Bayly	Lintel supports on ground floor bay window and minor alterations	9 The Barbican Plymouth PL1 2LS	Mr Mike Stone
08/10/2020	Granted Conditionally	20/01346/FUL	British Land Property Management Limited	Change of use from food and drink/drinking establishment/hot-food takeaway to food and drink (within Class E), indoor recreation (within Class E) and drinking establishment/hot-food takeaway (Sui Generis)	Unit 12, 11 Bretonside Plymouth PL4 0FE	Mr Chris Cummings
08/10/2020	Granted Conditionally	20/01352/S73	Mr. Ian Povey	Variation of Condition 1 (Approved Plans) of application 19/00820/FUL to convert 3no. office spaces to 3no. bedrooms on second floor	48 - 50 Mutley Plain Plymouth PL4 6LE	Mr Chris Cummings
12/10/2020	Granted Conditionally	20/00519/FUL	Plymouth City Council	Erection of light industrial and office units for B1, B2 and B8 use classes, vehicular access and associated works	Plot B240, Plymouth International Business Park William Prance Road Plymouth	Mr Chris King
12/10/2020	Granted Conditionally	20/00983/FUL	Mr Hawaskhan Hamdard	Change of use from retail (Class A1) to cafe/hot-food takeaway (Class A3/A5), new shopfront and flue.	214 Exeter Street Plymouth PL4 0NH	Mr Mike Stone
12/10/2020	Granted Conditionally	20/01093/FUL	Mrs Jennifer Sweet	Front extension, part two storey and part single storey rear extension.	124 Clittaford Road Plymouth PL6 6DP	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
12/10/2020	Granted Conditionally	20/01288/FUL	Mr James Mavin	First floor side extension	21 Llantillio Drive Plymouth PL2 3RX	Miss Josephine Maddick
12/10/2020	Granted Conditionally	20/01304/ADV	Brewdog Retail Ltd	2no. "Brewdog" fascia signs and 2no. "Brewdog" shield vinyl's, fixed to existing projecting sign panels	Unit 10, 11 Bretonside Plymouth PL4 0FE	Ms Abbey Edwards
12/10/2020	Refused	20/01381/AMD	Mr & Mrs Osbourne	Non-material Amendment: Omission of side extension. Upper storey of west elevation to be faced with slate hung cladding. Addition of 2 roof lights to south elevation for application 18/01997/FUL	15 Austin Crescent Plymouth PL6 5QD	Mr Macauley Potter
13/10/2020	Granted Conditionally	20/00966/FUL	Devonport Royal Dockyard Ltd	Erection of 3-storey temporary office building and associated works	Goschen Centre Saltash Road Keyham Plymouth PL2 2DP	Mr Simon Osborne
13/10/2020	Granted Conditionally	20/01220/LBC	Daniel Baugh	Siting of cabin adj. to building BP017	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Peter Lambert
13/10/2020	Permission Granted in Principle	20/01353/PIP	Mr & Mrs Andrews	Permission in principle application for construction of one dwelling	58 Valletort Road Plymouth PL1 5PN	Mr Chris Cummings
14/10/2020	Granted Conditionally	20/00900/FUL	Mr Paul Holvey	Rear extension including terrace	28 Penlee Way Plymouth PL3 4AW	Mrs Alumecci Tuima
14/10/2020	Refused	20/00993/FUL	Mr M Worth	Rear sun terrace over existing conservatory and additional parking	142 Aberdeen Avenue Plymouth PL5 3UW	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
14/10/2020	Granted Conditionally	20/01033/TPO	Mr Paul Lane	1 Oak - remove lowest branch over drive.6 Beech - reduce branches growing towards property back to previous pruning points. (Amendments agreed with owner 13/10/20)	15 Powisland Drive Plymouth PL6 6AA	Mrs Jane Turner
14/10/2020	Refused	20/01206/FUL	Mrs Sarah Dawes	Front hardstand	38 Milford Lane Plymouth PL5 4JN	Mr Macauley Potter
14/10/2020	Agreed	20/01248/CDM	Ms Jim Woodley	Condition Discharge: Condition 4 of application 19/00950/FUL	114-116 North Road East Plymouth PL4 6AH	Mr Chris Cummings
14/10/2020	Granted Conditionally	20/01266/LBC	Miss Esther Clarke	Re-painting of shopfront	11 Cumberland Street Plymouth PL1 4DX	Mr Jon Fox
14/10/2020	Granted Conditionally	20/01278/TCO	Litton	Willow (T1) - remove 3no. lower limbs and reduce crown by approximately 4m to natural growth points.	106 Molesworth Road Stoke Plymouth PL3 4AQ	Mrs Jane Turner
14/10/2020	Agreed	20/01297/CDM	Mr Jim Woodley	Condition Discharge: Condition 3 of application 19/00950/FUL	114-116 North Road East Plymouth PL4 6AH	Mr Chris Cummings
15/10/2020	Agreed	20/00943/CDMLB	Mr Steve Colley	Condition Discharge: Conditions 3, 4, 5, 6 & 7 of application 16/00728/LBC	56 Durnford Street Plymouth PL1 3QN	Miss Amy Thompson
15/10/2020	Granted Conditionally	20/01300/FUL	Mr Ryan Frame	Two-storey side extension with part three storey to rear; and porch with roof extending across extension.	25 Longwood Close Plymouth PL7 2HD	Mr Peter Lambert

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/10/2020	Agreed	20/01491/CDM	Isabel Knight	Condition Discharge: Condition 4 of application 16/00727/FUL	56 Durnford Street Plymouth PL1 3QS	Miss Amy Thompson
16/10/2020	Granted Conditionally	20/00984/FUL	Mr Michael Waters	Change of use from agricultural sheep barn to storage (part retrospective)	The Stables, Staddon Lane (At Junction Of Golf Course Entrance) Plymouth PL9 9SP	Mr Chris Cummings
16/10/2020	Granted Conditionally	20/01067/FUL	Mr Michael Landricombe	Proposed hardstand and associated works	205 Blandford Road Plymouth PL3 6JZ	Mr Peter Lambert
16/10/2020	Granted Conditionally	20/01243/FUL	Mr & Mrs Carroll	Single storey detached annexe inc. demolition of existing detached garage	1 Meadow View Road Plymouth PL7 4JT	Mr Peter Lambert
19/10/2020	Agreed	17/02307/CDM	Adam Willets	Condition Discharge: Condition 9 of application 19/00675/S73	Melville Building Royal William Yard Plymouth PL1 3RP	Miss Katherine Graham
19/10/2020	Agreed	18/00745/CDM	Miss Ruth Burrows	Condition Discharge: Condition 8 (Retaining Walls), 10 (Mews Street and Parking Courtyards), 22 (Secured by Design) and 23 (Lockable Gates) of application 15/00519/REM (parcels N and R only)	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Hays Road Plymouth PL9 8DD	Mr Tom French
19/10/2020	Agreed	20/00840/CDM	Elliott Saunders	Condition Discharge: Conditions 10, 13, 15, 16, 18, 19, 20 & 26 of application 18/01234/FUL	1 Galileo Close Plymouth PL7 4JW	Mr Alistair Wagstaff
19/10/2020	Granted Conditionally	20/01245/FUL	Mr & Mrs Rumbold	Two-storey side and single storey rear and part side extension, minor front garden and rear patio alterations and reconfiguration of driveway.	94 Pattinson Drive Plymouth PL6 8RU	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
19/10/2020	Granted Conditionally	20/01253/ADV	Mr Steve Ware	Illuminated fascia sign	Barton, Horn Lane Plymouth PL9 9BR	Ms Abbey Edwards
19/10/2020	Granted Conditionally	20/01283/FUL	Mr and Miss Hurst & Jago	Single storey rear extension	20 Lake View Drive Plymouth PL5 4JZ	Mr Peter Lambert
19/10/2020	Granted Conditionally	20/01284/FUL	Mr & Mrs Melia	Part single storey rear extension; and part first floor rear extension	97 Butt Park Road Plymouth PL5 3NS	Mr Peter Lambert
20/10/2020	Granted Conditionally	20/00912/FUL	Mr Neil Luscombe	Single storey rear extension	126 Elburton Road Plymouth PL9 8JB	Mr Sam Lewis
20/10/2020	Granted Conditionally	20/01265/TPO	Mr Frank Chamberlin	Holm Oak (T1) - Re-pollard back to old points as indicated in photo attached to the application, removing approximately 6m of growth on the tree height and laterally. Retain as much of the foliage of small diameter branches below the pollard points as possible.	14 Meadfoot Terrace Plymouth PL4 7AH	Mrs Jane Turner
20/10/2020	Granted Conditionally	20/01281/LBC	Dr Kate Evans	Installation of 2no. electric car charging points on external wall	4 Penlee Gardens Plymouth PL3 4AN	Mr Sam Lewis
20/10/2020	Granted Conditionally	20/01315/FUL	Mr & Mrs Balch	Single-storey rear extension, hip-to-gable roof extension with rear dormer, and replacement side garage	1 Standarhay Villas Plymouth PL9 8HT	Mr Sam Lewis
20/10/2020	Granted Conditionally	20/01357/FUL	Mr N Benney	Alteration of rear tenement roof	44 Segrave Road Plymouth PL2 3DS	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/10/2020	Granted Conditionally	20/01417/FUL	Miss Kelly York	Single storey rear extension with w/c and balcony/terrace (re-submission of application 20/00715/FUL)	30 Jedburgh Crescent Plymouth PL2 2NY	Mr Peter Lambert
21/10/2020	Agreed	16/02239/CDM	Lidl UK	Condition Discharge: Condition 5 of application 15/01777/FUL	Former Megabowl, Plymouth Road Plympton Plymouth PL7 1SD	Mr Simon Osborne
21/10/2020	Granted Subject to S106	19/01789/FUL	Red Lion Estates Ltd	Change of use of 1st and 2nd floors to 95-bed hotel (Class C1)	65-71 Cornwall Street Plymouth PL1 1RR	Mr Chris Cummings
21/10/2020	Granted Conditionally	20/01057/S73	Mrs R Brady-Hooper	Variation of Condition 18 (Opening Hours) of application 15/01777/FUL to allow opening at 7am	Former Megabowl, Plymouth Road Plympton Plymouth PL7 1SD	Mr Simon Osborne
21/10/2020	Granted Conditionally	20/01287/FUL	Mr William Reid	Front hardstand	91 Elgin Crescent Plymouth PL5 3BX	Miss Josephine Maddick
21/10/2020	Agreed	20/01369/CDMLB	Mr Adam Willets	Condition Discharge: Condition 12 of application 16/01377/LBC	Melville Building Royal William Yard Plymouth PL1 3RP	Miss Katherine Graham
22/10/2020	Granted Conditionally	20/00015/FUL	Mr Christopher Refoy	Two-storey extension, new observation level on existing tower and internal alterations	RNLI Millbay Custom House Lane Plymouth PL1 3EQ	Mr Chris Cummings
22/10/2020	Granted Conditionally	20/00016/LBC	Mr Christopher Refoy	Two-storey extension, new observation level on existing tower and internal alterations	RNLI Millbay Custom House Lane Plymouth PL1 3EQ	Mr Chris Cummings
22/10/2020	Granted Conditionally	20/01092/FUL	Mr Steven Schumacher	Two storey side and single storey rear extensions (demolition of existing garage and conservatory)	30 Culme Road Plymouth PL3 5BH	Mrs Alumecci Tuima

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/10/2020	Granted Conditionally	20/01279/TPO	Mr Nigel Coles	Weeping Ash (T1) - Repollard to previous pruning points approximately 3m. Sycamore (T2) - Reduce by 2m to previous pruning points.	8 Lopwell Close Plymouth PL6 5BP	Mrs Jane Turner
22/10/2020	Granted Conditionally	20/01280/TPO	Mr Nigel Coles	Sweet Chestnut (T1)- Reduce by half and allow to regenerate. Sweet Chestnut (T2) - Reduce by half and allow to regenerate. Silver Birch (T3) - no action required (agreed with owners 20/10/20).	64B Glenfield Road Plymouth PL6 7LN	Mrs Jane Turner
22/10/2020	Granted Conditionally	20/01303/TPO	Mr Hosegood	Beech (T1) - Reduce crown spread on east, south and west sides by 1.5-2m and 2-3m north side where required. Crown raise to give 3m clearance above ground level.	6 Kingsland Gardens Close Plymouth PL3 5NR	Mrs Jane Turner
22/10/2020	Granted Conditionally	20/01341/FUL	Mr & Mrs Burton	External alterations to include new parking area, raise garage roof and form roof terrace on existing garage and reposition steps.	133 Wembury Road Plymouth PL9 8EZ	Mr Mike Stone
22/10/2020	Granted Conditionally	20/01348/LBC	Mr George Rosenberg	Studio in back garden	10 The Square Plymouth PL1 3JX	Mr Mike Stone
22/10/2020	Granted Conditionally	20/01349/FUL	Mr George Rosenberg	Studio in back garden	10 The Square Plymouth PL1 3JX	Mr Mike Stone
22/10/2020	Granted Conditionally	20/01367/TPO	Mr Felix Humberstone	Sycamore, Hawthorn, English Oak, Holly, European Larch, Goat Willow (G32) - Remove remaining trees in order to complete demolition of the foundations of a tank.	Marsh Mills China Clay Works Coypool Road Plymouth PL7 4QR	Mrs Jane Turner
22/10/2020	Granted Conditionally	20/01377/FUL	Mr & Mrs S Richdson	Single storey side and rear extension	9 Parnell Close Plymouth PL6 5NH	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/10/2020	Granted Conditionally	20/01391/FUL	Mr Donald Munro	Proposed bicycle store	200 Ladysmith Road Plymouth PL4 7NR	Mr Sam Lewis
22/10/2020	Granted Conditionally	20/01395/FUL	Mr & Mrs Hortop	Demolition of existing conservatory and erection of single storey rear extension	37 Dean Park Road Plymouth PL9 7NY	Mr Sam Lewis
26/10/2020	Granted Conditionally	20/01215/FUL	Mr Simon Collison	Change of use from gym to hairdresser/nail bar/beauty salon.	703 Wolseley Road Plymouth PL5 1JL	Mr Peter Lambert
26/10/2020	Granted Conditionally	20/01254/FUL	Mr Murat Kaya	Change of use of the ground floor (Class A1) to a hot-food takeaway (Class A5) inc. installation of extractor duct to rear	58 Devonport Road Plymouth PL3 4DF	Ms Abbey Edwards
26/10/2020	Granted Conditionally	20/01318/FUL	Mr A Moore	Two-storey side and rear extension with first floor front balcony	5 Crossway Plymouth PL7 4HU	Mr Macauley Potter
26/10/2020	Agreed	20/01439/CDM	Rump	Condition Discharge: Condition 3 of application 20/00201/FUL	Chard Road Surgery 63 Chard Road Plymouth PL5 2EQ	Mr Chris King
27/10/2020	Agreed	20/01262/CDM	Richard Lewis	Condition Discharge: Conditions 3 & 4 of 20/00295/FUL	44 Brean Down Road Plymouth PL3 5PX	Mr Chris Cummings
27/10/2020	Granted Conditionally	20/01291/FUL	Mr Ross Burt	Hardstand, including alterations to ground level and retaining wall	41 Shakespeare Road Plymouth PL5 3JS	Mr Peter Lambert
27/10/2020	Granted Conditionally	20/01366/FUL	Mr & Mrs Thomson	Single storey rear extension and removal of existing lean-to	50 Belair Road Plymouth PL2 3QH	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
28/10/2020	Refused	20/00980/FUL	BBBW Ltd	Erection of 4 new terraced dwellings with associated car parking, refuse storage and amenity space	Land To Rear Of Greenbank Cottages Greenbank Road Plymouth PL4 7JW	Miss Amy Thompson
28/10/2020	Granted Conditionally	20/01216/TPO	Mr Alan Steed	Holm Oak (T1) -reduce the upper crown height by maximum of 3m, lateral branches on the south side overhanging the foot way by 3m cutting off low hanging secondary growth back to the primary limb growth point, reduce lateral secondary growth by 3m cutting at natural growth points on east and west side, reduce back up to maximum of 3m away from other trees on north side as indicated in submitted photos 1.1, 1.2 and 1.3. Beech (T2) - reduce height by 1-2m to natural growth points, reduce rest of crown by 1.5-2m cutting small secondary growth branches only (amendment agreed with owner 27/10/20). Small tree (T3) sitting under the canopy of the Holm Oak (T1) - Cut off the branches that cross the boundary line - NB: not protected by TPO	1 Robert Adams Close Plymouth PL7 2FE	Mrs Jane Turner
28/10/2020	Granted Conditionally	20/01295/TPO	Remmer	Number of Ash (in G1 of survey) - Fell due to Ash Dieback - no replacements necessary allow natural regeneration to take place.	Land At Compton Vale Plymouth	Mrs Jane Turner
28/10/2020	Granted Conditionally	20/01383/TCO	Dr Ben Ward	Sweet Chestnut to rear of property - reduce to most recent previous pruning points (2016).	15 Whiteford Road Plymouth PL3 5LU	Mrs Jane Turner
28/10/2020	Granted Conditionally	20/01384/TCO	Mr Nigel Coles	Sycamore (T1) - Fell to ground level due to impact on telephone wires and boundary wall. Leylandii (T2) - To prune/reshape and cut back from neighbours (for same reasons as above).	46 Thorn Park Plymouth PL3 4TF	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
28/10/2020	Granted Conditionally	20/01385/TCO	Mr Nigel Coles	Cypresses (T1) - Fell damaged Conifer to ground level. Cypresses (T2) - Reduce remaining tree by 3-4m in height.	43 Thorn Park Plymouth PL3 4TF	Mrs Jane Turner
29/10/2020	Granted Subject to S106	19/01680/FUL	Mr Simon Jenvey	Residential development consisting of 38 dwellings and associated infrastructure	Land At Tamerton Foliot Road Plymouth PL6 5DR	Mr Simon Osborne
02/11/2020	Granted Conditionally	20/00935/FUL	Miss Jennifer Docherty	The use of Table Top Mountain for vehicle parking (extension to application 19/00918/FUL)	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Jon Fox
02/11/2020	Granted Conditionally	20/01321/TPO	Ms J Haynes	3x Lime (606-608) - reduce height by 4m and crown raise over house, garden and road to give between 4m-5m clearance above ground level and varying degrees of crown reduction as detailed in covering letter/report by Aspect Tree Consultancy dated 2/9/20.	53 Newnham Road Plymouth PL7 4AW	Mrs Jane Turner
02/11/2020	Granted Conditionally	20/01347/FUL	Mr Sam Vaughan	Rear garden terrace.	30 Powisland Drive Plymouth PL6 6AB	Mr Macauley Potter
02/11/2020	Granted Conditionally	20/01356/FUL	Mrs Kate Russell	Two-storey and single storey rear extension	26 Oreston Road Plymouth PL9 7JY	Mr Mike Stone
02/11/2020	Granted Conditionally	20/01424/FUL	Miss Rebecca Feeney	Rear timber decking area	11 Mallard Close Plymouth PL7 2LF	Ms Abbey Edwards
02/11/2020	Refused	20/01612/AMD	Vodafone Limited (on Behalf Of Cornerstone)	Non-material Amendment: A reduction of the approved replacement monopole height from 20m to 17.5m from application	Highways Land Off Millbay Road Opposite Hobart Street Stonehouse Plymouth PL1 3SA	Mr Mike Stone

Appeal Decisions between 30/09/2020 and 02/11/2020

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
30/09/2020	20/00532/FUL	2020/0014	Appeal Allowed	APP/N1160/W/20/3254957
Ward				
Plymstock Radford				
Address				
1-3 Kelly Cottages Boringdon Road Turnchapel Plymouth PL9 9TN				
Application Description				
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)				
Appeal Process		Officers Name		
Written Representations		Mr Chris Cummings		
Synopsis				
<p>Planning permission was refused for change of use from 2 dwellings to 3 dwellings as it was considered contrary to Policies DEV1 and DEV29 of the Plymouth and South West Devon Joint Local Plan. It was also found to be contrary to guidance in the Development Guidelines Supplementary Planning Document First Review, the Plymouth and South West Devon Supplementary Planning Document November 2019 Consultation Draft and the National Planning Policy Framework 2019. Having reviewed the application and visited the site the inspector disagreed with the Council's view that there would be an unacceptable increase in on-street parking and allowed the appeal. The Inspector noted that the proposal would increase housing density and parking demand and conflicted with the Local Plan and Supplementary Planning Document Guidance, but that there is a shop within 1km and ferry and bus services that connect to the city centre without excessive journey times. It was noted that that new residents using public transport could increase patronage and demand for enhanced connectivity. It was concluded that there would be an increase in parking demand but, with no evidence of accidents or traffic impacts, was acceptable. The Inspector commented there are minor enhancement to character of the buildings and setting of the listed Mansion House. It was also noted that the proposal provided greater efficiency of housing stock at a scale that could be accommodated. These factors indicate that a decision should be taken other than in accordance with the Development Plan and SPD. No cost applications were submitted or awarded.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
22/10/2020	19/01646/PIP	2020/0013	Appeal Allowed	APP/N1160/W/20/3253648
Ward				
Peverell				
Address				
21 Mutley Road Plymouth PL3 4SB				
Application Description				
4no. terraced dwellings inc. associated works				
Appeal Process		Officers Name		
Written Representations		Miss Amy Thompson		
Synopsis				
<p>Permission in principle was refused for four dwellings at 21 Mutley Road. The amount of development was considered unacceptable as it would result in town cramming, impact on the protected trees, inadequate mitigation for the loss of trees and considered to have unacceptable impact on the character and appearance of the Conservation Area. The proposal therefore was considered to conflict with policies DEV10, DEV20, DEV21, DEV23 and DEV28 of the Plymouth and South West Devon Joint Local Plan. Having reviewed the submitted details, and visited the site, the Inspector did not support the Councils view and allowed the appeal. The Inspector stated that whilst there would be some immediate reduction in tree cover the site could accommodate a terrace of four dwellings, retain, replace and provide new tree planting which would not cause any long term harm to the character or appearance of the Conservation Area. The Inspector has stated that details of the layout, suitable species and future management of tree and hedgerow, suitable orientation of principle rooms for adequate light and details of a scheme of protection for existing trees and construction management to avoid any damage should all be provided at Technical Detail Consent stage. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				