



#plymplanning

Oversight and Governance

Chief Executive's Department
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PLANNING COMMITTEE

Thursday 11 March 2021
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, R 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 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 11 February 2021.

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. TPO 532 54 Harwood Avenue (Pages 7 - 14)

Ward: Southway
Recommendation: To confirm TPO 532 without modification.

6.2. 186 -190 Keyham Road, Plymouth, PL2 1RD - 20/02031/S73 (Pages 15 - 22)

Applicant: Liam Lynch
Ward: Devonport
Recommendation: Removal or variation of a condition

7. Planning Enforcement: (Pages 23 - 24)

8. Planning Application Decisions Issued (Pages 25 - 40)

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 41 - 44)

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 11 February 2021

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

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

Also in attendance: Peter Ford (Head of Development Management, Strategic Planning and Infrastructure), Julie Parkin (Senior Lawyer), Mike Stone (Planning Officer), Amy Thompson (Planning Officer), Jane Turner (Natural Infrastructure Officer), Mike Oxford (Natural Infrastructure Planning Manager) and Amelia Boulter (Democratic Advisor).

The meeting started at 4.00 pm and finished at 5.06 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.

90. **Declarations of Interest**

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

91. **Minutes**

Agreed the minutes of the meeting held on 14 January 2021 subject to an amendment to minute 84 to include the published recommendation and G1 as stated below to be changed to G2.

To confirm TPO 530 with the following modifications:

- Remove T4 from the map and schedule (tree removed before new order was made)
- Amend G1 to state 1 Sycamore and 1 Portuguese Laurel
- Remove T2 Sycamore from the map and schedule due to poor condition.

The Chair and Vice Chair in conjunction with the opposition lead to sign off the amended minute.

92. **Chair's Urgent Business**

Peter Ford (Head of Development Management, Strategic Planning and Infrastructure) announced that he would be shortly leaving Plymouth City Council to commence a new role at the Planning Advisory Service in April. This has been a role he has enjoyed at the council as well as supporting members for the last 12 years and with much sadness says goodbye.

The Chair on behalf of Councillors past and present gave thanks for the support Peter has provided to all Councillors on planning matters and for the smooth running of the Planning Committee and the Planning Department.

Councillor Nicholson also added his personal thanks for a long and distinguished career at the council and wished Peter every success in his new role.

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

There were no questions from members of the public.

94. **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.

95. **12 Springfield Close, Plymouth, PL9 8QE - 20/01861/FUL**

Mr and Mrs Flaxton

Decision:

Application GRANTED conditionally

(A virtual site visit took place on 10 February 2021 in respect of this item).

96. **TPO 531 332 Old Laira Road, Plymouth**

TPO 531 - 332 Old Laira Road

Decision:

Confirmed TPO 531 without modification.

(The Committee heard from Ms Ruth Muttlebury in support of the application).

(A virtual site visit took place on 10 February 2021 in respect of this item).

97. **42 Compton Avenue, Plymouth, PL3 5DA - 20/01112/FUL**

Mr and Mrs Byers

Decision:

Application GRANTED conditionally

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

(The Committee heard from Mr John Byers, the applicant).

(A virtual site visit took place on 10 February 2021 of this item).

98. **Planning Enforcement**

The Committee noted the Planning Enforcement Report.

99. **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.

VOTING SCHEDULE 11 FEBRUARY 2021 (Pages 5 - 6)

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PLANNING COMMITTEE – 11 February 2021**SCHEDULE OF VOTING**

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	12 Springfield Close, Plymouth, PL9 8QE – 20/01861/FUL Granted conditionally.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.				
6.2	TPO 531 332 Old Laira Road, Plymouth Confirmed TPO 531 without modification.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.				
6.3	42 Compton Avenue, Plymouth, PL3 5DA – 20/01112/FUL Granted conditionally.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.				

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TREE PRESERVATION ORDER REPORT



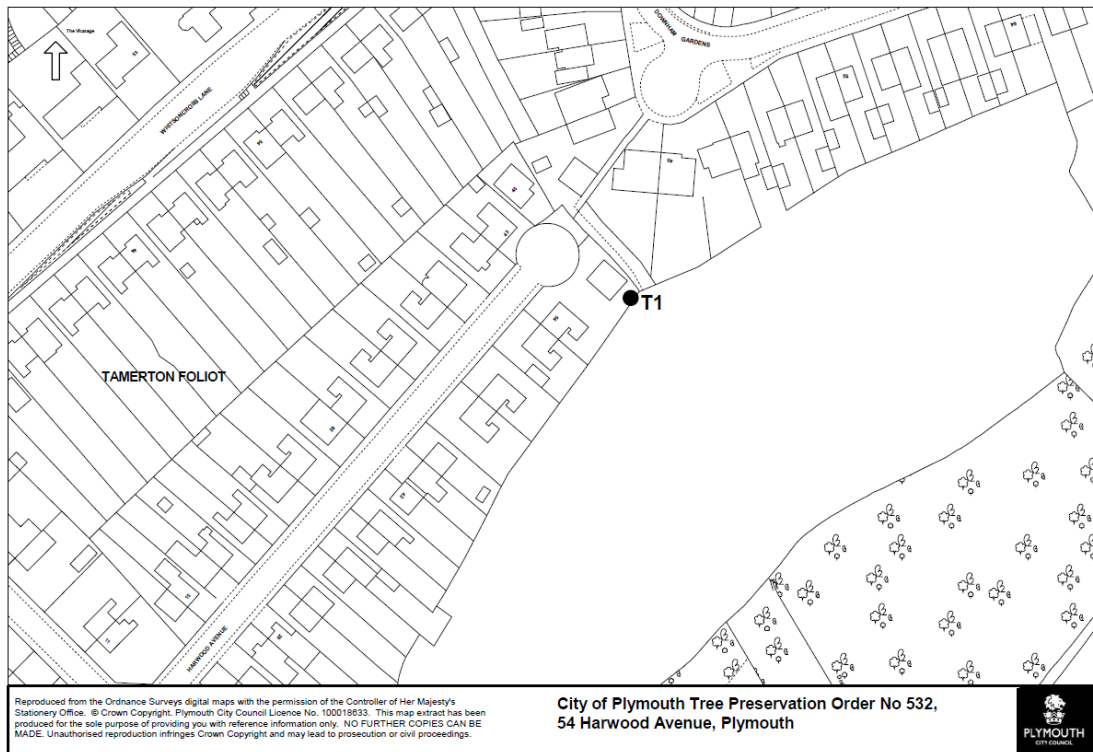
Application Number	TPO 532 54 Harwood Avenue	Item	01
Date Valid		Ward	SOUTHWAY

Site Address	54 Harwood Avenue, Tamerton Foliot		
Proposal	Objection to Tree Preservation Order No.532 54 Harwood Avenue.		
Applicant			
Application Type			
Target Date		Committee Date	11/3/2021
Decision Category			
Case Officer	Jane Turner		
Recommendation	To confirm TPO 532 without modification.		

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I. Background and description of site

- I.1 Under delegated authority on the 18th September 2020 a Tree Preservation Order (TPO) was placed on a Turkey Oak at 54 Harwood Avenue following an assessment and a request from a local resident concerned that the tree may be removed for a new development.
- I.2 The site is 54 Harwood Avenue at the top of a cul-de-sac in Tamerton Foliot. It is currently occupied by a semi-detached property with a large side garden and garage, the tree is located behind the garage near a field. An application to build a 3 bedroom dwelling next to 54 Harwood Avenue has recently been granted planning permission.



Tree Preservation Order No. 532 map showing location of tree

- 1.3 The tree is a prominent feature of the site and makes a contribution to the visual amenity of the local area. It is visible as you drive up Harwood Avenue, from the cul-de-sac, various surrounding properties and can be seen by all those that use the footpath between two residential estates.
- 1.4 The Natural Infrastructure Officer visited the site on 22nd October 2020 to discuss the owner's concerns about the order. The owner then submitted a letter detailing his reasons for objecting to the TPO on the 30th October 2020 which are summarised in section 4 below. The Council responded to the owner's concerns but objections still remain unresolved. In accordance with the Council's Planning Committee Terms of Reference this report has been prepared for the Planning Committee to decide whether or not to confirm the order subject to modifications.



TPO 532 view of tree from cul-de-sac turning circle at top of Harwood Avenue



TPO 532 view of tree from outside 54 Harwood Ave



Google Earth image showing location of property

2. Pre-application enquiry

N/A

3. Relevant correspondence/history (available on request)

Tree Preservation Order No. 532

e-mail requesting Tree Preservation Order

Letter of objection to TPO and Council response.

4. Representations

Objection

Received from owner of 54 Harwood Avenue summarised as follows:-

- The Arboricultural report submitted with the Planning Application 20/00891/FUL describes the Turkey Oak as class C Low Quality.
- It is the intention to keep and protect the tree but if it cannot be retained, an Ash that is to be removed due to Ash die back, would be a suitable location for replacement planting
- The Planning permission has a pre-commencement condition relating to protection during construction and a condition for protection and retention.
- Do not agree that the tree provides high amenity value and contribution to the street scene, its situation is not on the street, set back and only canopy top is not obscured by the

existing house at 54 Harwood Avenue and the new development. There is no public access and it backs onto an agricultural grass field.

- Do not agree that the tree is Widely Visible it is:-
 - at the end of a quiet cul-de-sac where there is little traffic
 - there are a very small number of houses that actually have a direct line of sight to the tree.
 - the tree is part of the agricultural landscape and not standing out from other side of valley.
- Telephone line wires run through the tree and regular trimming is necessary to protect these; having to gain this permission is considered an unnecessary hindrance and burden.

Support

A request for a TPO to be made was received in writing which is summarised below :-

- Concern that the Oak tree on the land will be felled following notification of a proposed development at 54 Harwood Avenue, Tamerton Foliot to demolish their garage and construct a 3 bedroomed house.
- Main concern is that, although in the plans submitted there is no mention of felling the tree, due to the size of the tree and its roots, there is a risk that if planning permission were accepted, it would be felled.

5. Relevant Policy Framework

Plymouth's Plan for Trees

Protect – We will *protect* Plymouth's special trees and woods for future generations:

- Identify existing tree cover and its condition across the city to understand the variety, number and quality of trees within Plymouth
- Maintain an updated record of the extent and make-up of Plymouth's trees and woodlands;
- Update, review and create new strategies and guidance to ensure that trees are an important element of the sustainable growth of the city;
- Use all available planning and forestry legislation and powers to safeguard Plymouth's trees.

DEV28 Trees, woodlands and hedgerows of the Joint Local Plan.

Development that would result in the loss or deterioration of the quality of:

Ancient woodland, aged or veteran trees or impact on their immediate surroundings;

Other woodlands or high amenity trees including protected trees;

Important hedgerows including Devon hedgebanks; will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss and this can be demonstrated.

6. Analysis

6.1 A Tree Preservation Order assessment form was used to decide whether or not the tree was worthy of protection. The Tree Preservation Order assessment criteria takes into account more than just the condition of the tree, it assesses presence of other trees, impact close by and far away,

health/structure, maturity, species, size, future management, life expectancy and other special factors such as habitat, screening and climate change. The matters raised in the Arborist Contractor's report submitted with the Planning Application relate solely to individual tree structure/health and proximity of adjacent property. The tree surveyor categorized the Turkey Oak as a 'C' unremarkable tree of very limited merit or such impaired condition they do not qualify for higher categories. Officers do not agree that this is an unremarkable tree, it is mature and has been identified as being in fair structural and physical condition. Its safe useful life expectancy is considered to be more than 20 years. This categorisation is used as a tool for assessing trees in relation to development and is inevitably subjective.

6.2 Planning consent has recently been granted for a dwelling on the site with the Oak being retained. However, the planning condition only confers temporary protection/control (5 years) after which the tree could be removed. The Tree Preservation Orders and Trees in Conservation Area government Guidance recommends that local authorities apply TPOs where long term retention of trees is desirable:-

'But it is not necessary for there to be immediate risk for there to be a need to protect trees. In some cases the authority may believe that certain trees are at risk as a result of development pressures and may consider, where this is in the interests of amenity, that it is expedient to make an Order. Authorities can also consider other sources of risks to trees with significant amenity value. For example, changes in property ownership and intentions to fell trees are not always known in advance, so it may sometimes be appropriate to proactively make Orders as a precaution.'

6.3 The owner states their intention is to retain the tree but also implies that if this is not possible it could be replaced. The justification for the TPO, therefore, results from the fact that in the future there is likely to be a new owner and that the Local Planning Authority has a duty to consider making Tree Preservation orders in relation to new development proposals where there are important trees. *'When granting planning permission authorities have a duty to ensure, whenever appropriate, that planning conditions are used to provide for tree preservation and planting. Orders should be made in respect of trees where it appears necessary in connection with the grant of permission'* (extract from Tree Preservation Orders and Trees in Conservation Area government Guidance).

6.4 The Turkey Oak, is in the officers' opinion, a healthy tree with amenity and wildlife value that can be quite easily seen. It can be seen as you drive up Harwood Avenue, by properties in Harwood Avenue, from properties in Downham Gardens, and by those who use the footpath that connects the two estates at the top of the cul-de-sac, as well as across the valley. Although it does not stand out as an individual across the valley it forms part of the treed landscape.

6.5 With regards to the telephone wires, the clearance of these cables can be granted as an ongoing consent under the TPO to reduce the burden of having to apply each time the branches interfere with the wires. The application process is not an onerous one and there is no charge. In addition if branches cause an actual fault with the line, utility providers are exempt from the need to gain consent under the TPO to rectify a fault.

6.6 To conclude, a TPO does not prevent the sensible management of a tree and is not an onerous process. It gives the Council control over what works are carried out. It is acknowledged that some pruning/reduction may be required in the future as the tree grows and to keep the cables clear. However, it is not accepted that the process to achieve this is unreasonable. Control over what works take place under the Planning condition that has been applied to the Planning Permission for a dwelling only applies for 5 years after commencement of development. A TPO is therefore considered justified for long term protection. The Council is not likely to refuse consent for reasonable pruning works.

7. 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.

8. Local Finance Considerations

There are no additional financial costs arising from the imposition and administration of the Order that are not included in existing budgets.

9. 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.

10. Conclusions

It is considered that the objections raised with regard to the TPO do not justify the removal of the Tree Preservation Order and it should therefore be confirmed to ensure long term protection.

11. Recommendation

To confirm TPO 532 without modification.

12. Conditions

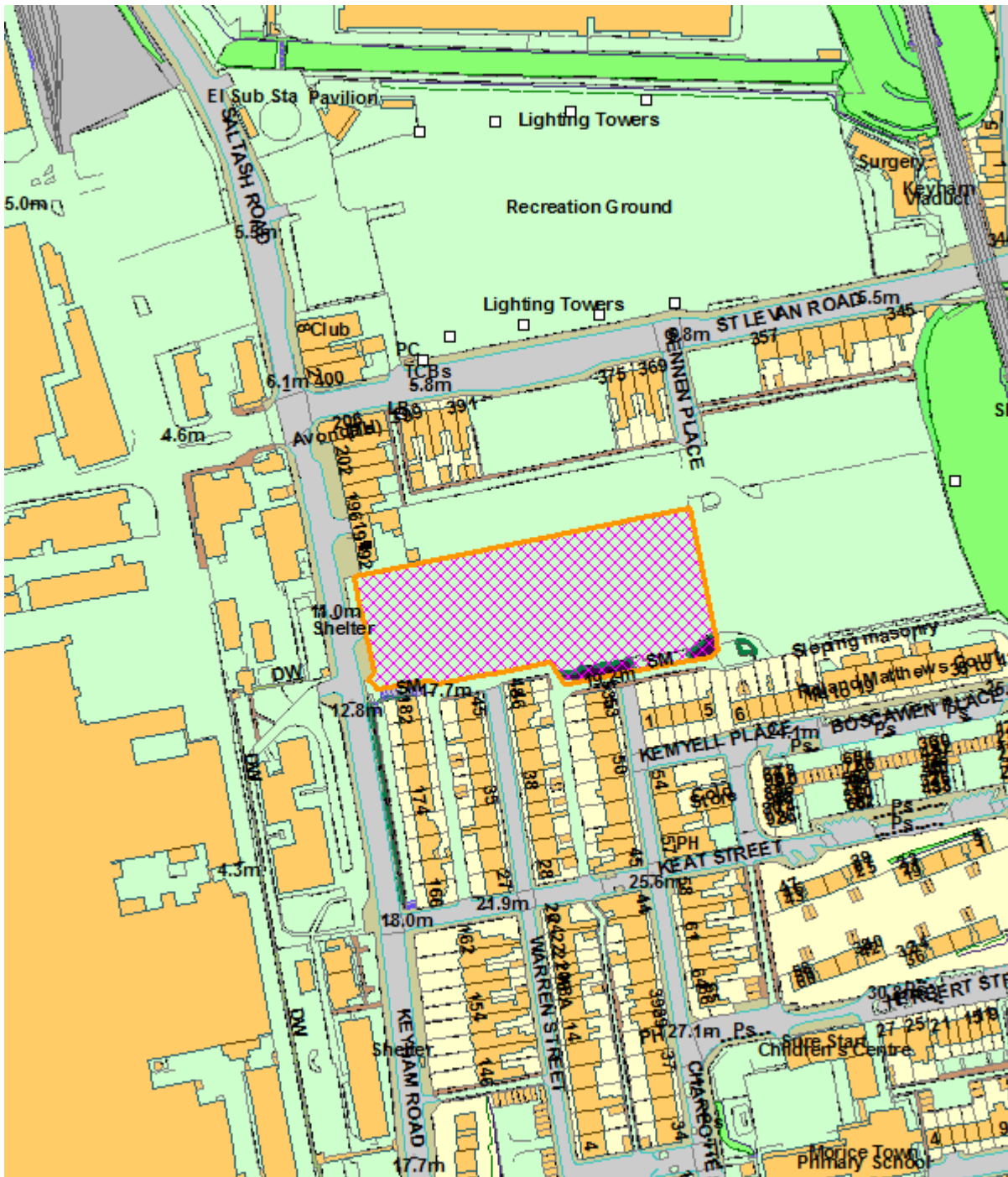
Not applicable

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PLANNING APPLICATION OFFICERS REPORT



Application Number	20/02031/S73	Item	02
Date Valid	21.12.2020	Ward	DEVONPORT
Site Address	186 -190 Keyham Road Plymouth PL2 IRD		
Proposal	Variation of Condition 10 (Temporary Use: Reinstatement) of application 16/00477/FUL to allow current B8 use to continue for a further 5 years.		
Applicant	Liam Lynch		
Application Type	Removal or variation of a condition		
Target Date	22.03.2021	Committee Date	11.03.2021
Extended Target Date	N/A		
Decision Category	Departure from Local Plan		
Case Officer	Mr Mike Stone		
Recommendation	Grant Conditionally		



This application has been referred to the Planning Committee as it is a departure from an allocation in the Joint Local Plan.

I. Description of Site

The application site is a large, level open area of land, a former gas works, located in the Morice Town Neighbourhood. The area of the site is 7,250 sq. metres (0.725Ha) and since 2016 it has been used as scaffolding storage for contractors working in the dockyard. It is bounded to the south by terraced residential properties and to the west by Keyham Road and Devonport Dockyard. To the north and east of the site are large car parks allocated to dockyard staff. Ground levels rise from north to south so that the houses to the south are set above the floor level of the site. The site is allocated for a medium sized food retail store in the Joint Local Plan (Policy PLY58(I)).

2. Proposal Description

Variation of Condition 10 (Temporary Use: Reinstatement) of application I6/00477/FUL to allow current B8 use to continue for a further 5 years.

3. Pre-application enquiry

There was no pre-application enquiry with this application.

4. Relevant planning history

I6/00477/FUL - Change of use to open storage (B8) - Granted Conditionally with a 5 year temporary consent.

03/01517/FUL - Retrospective application for temporary consent to retain buildings and use of site for letting, sales and maintenance of portable modular buildings - Granted Conditionally.

01/00165/OUT - Outline application to develop land by the erection of a new food store (997sq.m net) and a B1 business unit together with new access and car parking (revised scheme) - Refused, fails sequential test and would have adverse impact on existing centres, prejudicial effect on other Local Plan retail proposals, potentially dangerous right turn provision and vehicle access would have inadequate sight lines.

5. Consultation responses

Local Highway Authority - no in-principle objections. Highway conditions from the original consent, I6/00477/FUL, should be restated.

Public Protection Service - recommend approval with previous conditions reiterated.

Economic Development - on objections.

6. Representations

None received.

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 26th March 2019 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 13th 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 19th 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 6.1 years at end March 2020 (the 2020 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2020 (published 22nd December 2020). 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 19th 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 22nd 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.

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

- o Plymouth and South West Devon Joint Local Plan SPD (July 2020).

The Plymouth and South West Devon Supplementary Planning Document (SPD) has been prepared by Plymouth City Council (PCC), South Hams District Council (SHDC) and West Devon Borough Council (WDVC) to amplify and give guidance on the implementation of the policies of the Plymouth and South West Devon Joint Local Plan (JLP). The SPD was formally adopted by all three councils in July 2020.

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.

2. The application turns upon policies PLY58(1) (Site allocations in the south of Plymouth), DEV1 (Protecting health and amenity), DEV2 (Air, water, soil, noise and land), DEV20 (Place shaping and the quality of the built environment) and DEV29 (Specific provisions relating to transport) of the JLP and the National Planning Policy Framework (NPPF) 2018.

3. The primary planning considerations in this case are the principle of development, the impact on the character and appearance of the area, the impact on neighbour amenity and the impact on the highway network.

4. Principle of development

The site is allocated for a medium sized food retail store in the Joint Local Plan, Policy PLY58 (1). The site is large, accessed by a main road and in a high density residential setting. The applicants have stated that they would welcome their site becoming a supermarket but that they have never been approached by any of the supermarket companies, whom they note are generally very proactive in seeking out new business opportunities. They accept that the current use as storage does not make the best use of the site but it does provide a useful, convenient resource for the dockyard and their tenants have a number of contracts for work there.

The applicant's preferred option is for a 5 year consent. A review of the Joint Local Plan is due to be completed by the end of March 2024 and a temporary consent for 3 years would align neatly with

the JLP review. In negotiations, the applicants have said they would be prepared to accept a 3 year consent. This would allow the existing employment use, which is in accord with Policy PLY4 (Protecting and strengthening Devonport Naval Base and Dockyard's strategic role) to continue while also protecting the site for a future, more intensive use, should that come along.

5. Impact on neighbour amenity and the character and appearance of the area

No changes to the physical appearance of the site are proposed. There are residential properties to the north and south of the site. The current use has operated since 2016 without complaint. The Public Protection Service was consulted and raised no objections. Conditions restricting the heights at which containers can be stacked and the hours of operation from the earlier consent are recommended to protect neighbour amenity.

6. Impact on the highway network

The Local Highway Authority raised no objections in respect of the original application (16/00477/FUL) and the site has been operating for the purposes of open storage for almost 5 years now with no issues. The highway authority has confirmed it would have no in-principle objections to the current use of the site being extended for a further 5 years as long as the highway related conditions attached to the original consent are restated.

9. Human Rights

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

10. Local Finance Considerations

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

11. Planning Obligations

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

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

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty 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 proposal is acceptable and accords with policies PLY58, DEV1, DEV2, DEV20, and DEV29 national guidance and specifically paragraph 11 of the NPPF which states that development proposals that accord with the development plan should be approved without delay. The application is recommended for approval.

I4. Recommendation

In respect of the application dated 21.12.2020 it is recommended to Grant Conditionally.

I5. Conditions / Reasons

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

1 CONDITION: TEMPORARY USE (REINSTATEMENT)

The use hereby permitted shall be discontinued after 5 years from the date of this decision notice and the land restored to its former condition in accordance with a scheme of work that shall be submitted to and approved in writing by the Local Planning Authority before any works commence on restoring the site to its former condition.

Reason:

In the opinion of the Local Planning Authority the temporary use to which this permission relates will by the said date have fulfilled its required purpose. This condition is imposed to comply with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019, and the National Planning Policy Framework 2019.

2 CONDITION: MINIMUM CAR PARKING PROVISION

The operators of the site shall ensure that 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 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies DEV20 and DEV29 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019.

3 CONDITION: LOADING AND UNLOADING PROVISION

The operators of the site shall ensure that adequate provision shall be made to enable goods vehicles to be loaded and unloaded within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To enable such vehicles to be loaded and unloaded off the public highway so as to avoid:- (i) damage to amenity; (ii) prejudice to public safety and convenience; and (iii) interference with the free flow of traffic on the highway; in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019.

4 CONDITION: LONG TERM MONITORING AND MAINTENANCE

The operators of the site shall continue with the monitoring and maintenance scheme to monitor the long-term effectiveness of the approved remediation scheme. Reports that demonstrate the effectiveness of the monitoring and maintenance scheme must be submitted to and agreed in writing by the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure development can be carried out safely without unacceptable risk to workers, neighbours and

other offsite receptors in accordance with Policy DEV2 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019.

5 CONDITION: HOURS OF OPERATION

No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: 07.00 hours to 21.00 hours Monday to Friday inclusive; or 07.00 to 19.00 Saturday, Sundays and Bank or Public Holidays.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects and avoid conflict with Policy DEV2 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019.

6 CONDITION: STACKING HEIGHT RESTRICTION

Containers shall not be stacked or deposited to a height exceeding 3 units high.

Reason:

To safeguard the amenities of the area and the appearance of the site in accordance with Policy DEV1 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2012.

INFORMATIVES

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

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

2 INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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

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Plymouth City Council
 Planning Compliance Summary – to end of February 2021

Cases outstanding	422
Cases received this month	44
Cases closed this month	57
(No breach identified)	(27)
(Informal/formal action taken)	(30)
Planning Contravention Notices Issued	0
Planning Contravention Notices <u>Live</u>	0
Planning Enforcement Notices Issued	0
Enforcement Notices <u>Live</u>	2
Temporary Stop Notices (TSN) issued	0
Temporary Stop Notices (TSN) Live	0
Advertisement Removal Notice	0
Breach of Condition Notice	0
Untidy Land Notices Issued	0
Untidy Land Notices Live	8
Prosecutions Initiated	0
Prosecutions Live	0

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/02/2021	Granted Conditionally	20/01698/OUT	Pauline Haxby	New dwelling (re-submission of 19/01110/OUT)	457 Tavistock Road Plymouth PL6 7HE	Mr Jon Fox
01/02/2021	Granted Conditionally	20/01814/FUL	Mr Rong Chen	3-storey flat roof rear extension	50 Southern Terrace Plymouth PL4 7LT	Miss Josephine Maddick
01/02/2021	Granted Conditionally	20/01855/FUL	Mr & Mrs Tyndall	Ground floor entrance hall extension linking with the existing garage and conversion of the garage to an additional bedroom.	19 Hemerdon Heights Plymouth PL7 2EX	Mr Macauley Potter
01/02/2021	Agreed	21/00035/CDM	Mr Kevin Mills	Condition Discharge: Condition 3 of application 20/00833/FUL	Plymstock Fire Station Dean Hill Plymouth PL9 9AA	Mr Chris Cummings
02/02/2021	Granted Conditionally	20/01670/FUL	Mr Gareth Davis	Single storey rear extension, hip-to-gable loft conversion and rear dormer.	33 Lucas Lane Plymouth PL7 4EU	Mr Macauley Potter
02/02/2021	Granted Conditionally	20/01929/FUL	Nicola Gotham	Change the use of first floor tanning salon to a dwelling (Class C3) and associated alterations	2 - 4 Mutley Plain Plymouth PL4 6LA	Ms Abbey Edwards
02/02/2021	Granted Conditionally	20/02002/FUL	Mr & Mrs Blackney	Roof alterations to existing conservatory	73 Southernway Plymouth PL9 8SZ	Mr Sam Lewis
02/02/2021	Agreed	21/00001/CDM	Mr James Parsons	Condition Discharge: Conditions 3 & 4 of application 20/01526/FUL	35 Haye Road Plymouth PL9 8AR	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
03/02/2021	Agreed	19/01687/CDM	Mr Nick Bishop	Condition Discharge: Conditions 3, 4 & 5 of application 18/01323/FUL	Plymouth College Preparatory School 99 Craigie Drive Plymouth PL1 3JL	Mr Jon Fox
03/02/2021	Granted Conditionally	20/01844/FUL	Mr Simon Hibbitt	Single storey rear extension as residential annexe and additional rear extension	19 Rashleigh Avenue Plymouth PL7 4DA	Miss Josephine Maddick
03/02/2021	Granted Conditionally	20/01953/LBC	Jamie Barwell	New timber panelled room to create new treatment room as pod within existing space	Unit 4, 15 Royal William Yard Plymouth PL1 3RP	Ms Abbey Edwards
03/02/2021	Agreed	20/01970/CDM	Claire Sparkes	Condition Discharge: Condition 4 of application 17/01732/FUL	Gables Farm 204 Merafield Road Plymouth PL7 1UQ	Mrs Karen Gallacher
03/02/2021	Refused	21/00154/AMD	Mr Darren Wills	Non-material Amendment: To regularise plot boundaries set out in wrong location (varying from 200mm to 1000mm) to application 15/00486/OUT so as to accurately align with dwellings granted via subsequent reserved matters and full applications	West Park Primary School Wanstead Grove Plymouth PL5 2LY	Mr Chris King
04/02/2021	Granted Conditionally	20/01824/TPO	Mr Nigel Coles	Beech (T1) - crown reduce by maximum of 2-3m to natural growth points focusing on lateral growth rather than height.	15 Trelorin Gardens Plymouth PL3 4QD	Mrs Jane Turner
04/02/2021	Granted Conditionally	20/01865/TPO	Mr P Bushby	Beech (T1 & T2) - Reduce and shape crowns on north side by approximately 2m to natural growth points to give 2m clearance from building/roof (no height reduction needed - amendment agreed with owner 3/2/21). Beech (T3) - Crown lift to 2.5m. Beech (T4) - Crown lift to 2.5m, reduce crown spread to north by 1.5m. Ash (T5 & T6) Remove due to ash dieback. Oak (T7 & T8) - Crown lift to 4.5m.	Wisteria House 465 Tavistock Road Plymouth PL6 7HE	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
04/02/2021	Granted Conditionally	20/01894/TPO	Rachel Bishop	Oak (T1) - reduce part of crown that overhangs neighbour's summer house and over garden of 65 Dunraven Drive by maximum of 2m to natural growth points.	65 Dunraven Drive Plymouth PL6 6AT	Mrs Jane Turner
04/02/2021	Granted Conditionally	20/01927/TPO	Ian Cook	Elm T1 - remove selective epicormic growth from inner crown, remove major and minor deadwood & remove 2 small limbs from lower crown back to appropriate pruning points.	71 Green Park Road Plymouth PL9 9JA	Mrs Jane Turner
04/02/2021	Granted Conditionally	20/01928/TPO	Mr Felix Humberstone	Leylandii (G25) - Reduce in height by 2m and width by 1.5m due to branches overhanging fencing.	Land To R/o 91 Woodford Avenue Plympton Plymouth	Mrs Jane Turner
04/02/2021	Granted Conditionally	20/01958/LBC	Ms Lindsey Parker	Internal and external alterations	5 Russell Place Central Park Avenue Plymouth PL4 6NJ	Ms Abbey Edwards
04/02/2021	Granted Conditionally	20/01961/TPO	Mr Michael Willacy	Oak (T13) - Reduce lowest branch nearest road by 4m and upper branches by 2m. Reduce remaining crown by 2m to natural growth points.	285 Budshead Road Plymouth PL5 4JE	Mrs Jane Turner
04/02/2021	Granted Conditionally	20/01962/FUL	Mr Stone & Miss Melia	Two-storey rear extension, single storey side extension, additional side windows and first-floor rear garden access	172 Beaumaris Road Plymouth PL3 5SE	Mr Sam Lewis
04/02/2021	Granted Conditionally	20/01994/TPO	Mr Chan	Yew (T1) - Reduce lower sections of crown over property by 1.5m to give adequate clearance over roof, reduce upper section of crown on property side by 1m to reshape. All work on eastern side of crown	127 Wingfield Road Plymouth PL3 4ER	Mrs Jane Turner
05/02/2021	Agreed	20/01770/CDM	Mr Zul Virani	Condition Discharge: Conditions 3, 4 and 5 of application 19/01789/FUL	66 - 71 Cornwall Street Plymouth PL1 1RR	Mr Chris Cummings

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
05/02/2021	Permission Granted in Principle	20/01816/PIP	Miss Martin	Permission in principle for 1 to 2 dwellings	Land At 13 Westfield Avenue Plymouth PL9 9PE	Mr Chris Cummings
05/02/2021	Granted Conditionally	20/01951/FUL	Craig Bibby	Two-storey side and single storey rear extension	2 Furzeacre Close Plymouth PL7 5DZ	Mr Macauley Potter
05/02/2021	Granted Conditionally	20/01966/FUL	Mr Colin Levers	Raised timber decking	28 Wain Park Plymouth PL7 2HX	Mr Macauley Potter
05/02/2021	Granted Conditionally	20/01981/FUL	Hock Thong	Replacement of existing external wall system and fourth floor curtain walling on a like for like basis and thermal upgrade of existing roofs	St Teresa House Beaumont Road Plymouth PL4 9AZ	Mr Chris Cummings
05/02/2021	Agreed	20/01986/CDM	Choudry	Condition Discharge: Conditions 3, 4, 5, 6, 7 & 8 of application 20/00827/FUL	44 Morshead Road Plymouth PL6 5AQ	Mr Jon Fox
08/02/2021	Granted Conditionally	20/01821/FUL	Cosmos Property Investments	Change of use from 7-bed HMO (sui generis) to 8-bed HMO (sui generis) (Retrospective)	25 Queens Road Lipson Plymouth PL4 7PL	Miss Josephine Maddick
08/02/2021	Granted Conditionally	20/01900/FUL	Plymouth City Council	Temporary use (6 months) as storage and distribution hub to include temporary fencing	Land At William Prance Road Plymouth	Mr Chris King
08/02/2021	Granted Conditionally	20/02013/FUL	Mrs Christine Bryant	Demolition of garage and erection of single storey rear/side extension	2 Staddon Green Plymouth PL9 9LH	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/02/2021	Granted Conditionally	20/02030/TPO	Mr Michael Alexander	Davey's Elm - reduce whole crown by 2m to natural growth points.	26 Candish Drive Plymouth PL9 8DB	Mrs Jane Turner
09/02/2021	Granted Conditionally	20/01823/FUL	Andrew Sewell	Extend existing driveway and dropped kerb.	98 Looseleigh Lane Plymouth PL6 5HH	Mr Macauley Potter
09/02/2021	Granted Conditionally	20/02057/FUL	Frederika Bradbury	Loft conversion including two rear dormers and side window in roof gable	222 Beaumont Road Plymouth PL4 9EG	Mr Mike Stone
09/02/2021	Granted Conditionally	21/00017/FUL	Mr R Sherriff	Front conservatory (resubmission of 20/01730/FUL)	8 Radford View Plymouth PL9 9EA	Mr Sam Lewis
10/02/2021	Granted Conditionally	20/00939/FUL	Harrad	Side extensions, front and first floor extension with rear balcony extension and alterations to existing dwelling	Watchtower House Hermitage Road Plymouth PL3 4RT	Mrs Alumecci Tuima
10/02/2021	Agreed	20/01881/CDM	Charlow Estates/Faireview Management	Condition Discharge: Condition 3 of application 20/01373/FUL	423 - 425 Crownhill Road Plymouth PL5 2LJ	Mr Simon Osborne
10/02/2021	Refused	20/01949/FUL	Ingram	Change of use of dwellinghouse to a 8-bed HMO (Sui Generis) inc. first floor extension	12 St Leo Place Plymouth PL2 1SG	Mr Jon Fox
10/02/2021	Granted Conditionally	20/01988/ADV	Ms Lenna Bithell	A display lightbox with signage and information and illuminated signage to the side of the building	The Market Hall Duke Street Devonport Plymouth PL1 4ED	Mr Jon Fox
10/02/2021	Granted Conditionally	20/02009/FUL	Mr Matt Conyers	Loft conversion with front and rear roof lights	First Floor Flat, 15 Mildmay Street Plymouth PL4 8NE	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
11/02/2021	Refused	20/01342/FUL	Mr & Mrs I Darbyshire	Conversion of existing garage to a two-storey dwelling with associated external amenity space	21 - 23 Houndiscombe Road Plymouth PL4 6HG	Ms Abbey Edwards
11/02/2021	Granted Conditionally	20/01719/S73	Miss Bethan Roberts	Variation of conditions 2 (Plans), 3 (Materials), 8 (Retained Trees) & 9 (Woodland Management Plan) of application 13/00449/FUL including amendments to site layout and design of dwelling.	Land Adjacent To Commonwood Cottage, Estover Close Plymouth PL6 7LJ	Mr Simon Osborne
11/02/2021	Granted Conditionally	20/01801/FUL	Mr Mark Harrison	Use of the combined lower ground floor as self-contained annexe (following grant of 05/00744/FUL & 15/00334/FUL)	65 Windermere Crescent Plymouth PL6 5HX	Miss Josephine Maddick
11/02/2021	Granted Conditionally	20/01850/TPO	Mr John Pitcher	Conifers (Group of 2 multistemmed trees previously reduced) - Reduce in height by approx. 4m as indicated in photo agreed with owner 27/1/21. London Plane - reduce crown by maximum of 2-3m focusing on lateral growth rather than height.	8 Glade Close Plymouth PL6 5JB	Mrs Jane Turner
11/02/2021	Granted Conditionally	20/01931/FUL	Mr Duncan Hefford	Two-storey rear extension with garage alterations.	46 Moorland Avenue Plymouth PL7 2DA	Mr Macauley Potter
11/02/2021	Granted Conditionally	20/01943/TCO	Nicola Turvey	Black Mulberry Tree -Reduce height by 1-1.5m, reduce lateral branches on north, east and west side of crown by 2-3m to natural growth points and the south side by 1m.	Palace Court Annexe Palace Street Plymouth PL1 2DA	Mrs Jane Turner
11/02/2021	Granted Conditionally	20/01971/FUL	John Copp	Proposed extension to increase in roof height of existing workshop/store to create first floor workshop/store area	9A Newnham Road Plymouth PL7 4AN	Miss Josephine Maddick
11/02/2021	Granted Conditionally	20/01974/LBC	C/o Agent	Insertion of roof lights, sun tubes, AOV smoke vent, and flues	2nd Floor, 9 Craigie Drive Plymouth PL1 3JB	Mr Sam Lewis

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
11/02/2021	Refused	20/01984/FUL	Mr Gerrald Nicholson	Conversion of property to accommodate 5no. flats (Class C3); inc. an addition storey to the existing rear tenement, roof alterations involving hip-to-gable and rear dormer extensions, front garage, and alterations and enlargement of the rear garage (part-retrospective)	22 Sussex Road Plymouth PL2 1LB	Mr Sam Lewis
11/02/2021	Granted Conditionally	20/01993/TPO	Mrs Burrow	Sycamore (T1) - Remove due to disease.	2 Warleigh Crescent Plymouth PL6 5BS	Mrs Jane Turner
11/02/2021	Granted Conditionally	20/02000/TPO	Mrs Penelope Eyre	Cypressus (T2) - dying - fell. Beech (T1) - Prune back branches that overhang the roof of the main property by 2m to suitable growth points. Cypressus (G1) - Crown lift by 3m from ground level by removing the lowest branches. Brace the tree nearest the main house (permission not required for this work).	54 Southway Lane Widewell Plymouth PL6 7DL	Mrs Jane Turner
11/02/2021	Granted Conditionally	20/02012/FUL	Plymouth City Council	Reconstruction of western, northern and eastern elevations, installation of toilet cubicles, changing room and storage and associated landscaping (Revision to 18/01729/FUL)	Public Conveniences Adj Hoe Lodge Restaurant Hoe Road Plymouth PL1 2PA	Mr Chris Cummings
11/02/2021	Granted Conditionally	20/02015/FUL	D Aldworth	Part single / part two storey rear extension	21 St Marys Road Plymouth PL7 4PT	Mr Paul McConville
11/02/2021	Granted Conditionally	20/02023/TCO	Mrs M Langmaid	Yew (T1) - Reduce by approximately 1-1.5m.	The Grange 5 Dormy Avenue Plymouth PL3 5BE	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
11/02/2021	Granted Conditionally	21/00006/TCO	Mr & Mrs Launder	Apple (T1) - Re-prune to approximate previous points maximum of 1m growth and thin by 20%. Ornamental Plum and Rowan (G2) - Crown raise over pavement to give 3m clearance and prune overall by approximately 1.5m. Weeping Ash (T2) - Fell due to Ash Dieback.	10 Havelock Terrace Plymouth PL2 1AU	Mrs Jane Turner
11/02/2021	Refused	21/00009/AMD	C/o Agent	Non-material amendment application to omit the installation of 11no. rooflights, and install one rooflight, sun tubes, AOV and flues for application 18/00691/FUL	Pryn Court, 9 Craigie Drive Plymouth PL1 3JB	Mr Sam Lewis
11/02/2021	Refused	21/00032/AMD	Mr Jack Bellingham	Non-material Amendment: Roof tile specification amended from concrete interlocking tile to slate for application 20/00134/FUL	52 Windermere Crescent Plymouth PL6 5HX	Mr Simon Osborne
11/02/2021	Agreed	21/00128/CDM	Mr Jon Cartwright	Condition Discharge: Conditions 3 & 4 of application 20/01788/FUL	Eastern End Of Runway 31 Plymouth City Airport Plymouth	Mr Alistair Wagstaff
12/02/2021	Granted Conditionally	20/01861/FUL	Mr & Mrs Flaxton	Side extension with front and rear dormers, side boundary wall and front porch.	12 Springfield Close Plymouth PL9 8QE	Mr Mike Stone
12/02/2021	Granted Conditionally	20/01947/FUL	Mr R Mullard	Rear conservatory	88 Greenwood Park Road Plymouth PL7 2WE	Miss Josephine Maddick
12/02/2021	Granted Conditionally	20/02043/FUL	Mr A Hussain	Conversion of two-storey office block to form two 1-bed apartments	59 College Road Plymouth PL2 1NT	Mr Jon Fox
15/02/2021	Granted Conditionally	20/01955/FUL	Mr Christopher Davey	Detached dwelling (Re-submission of 15/02062/FUL)	Ridgeway Cottage 67A Ridgeway Plymouth PL7 2AW	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/02/2021	Granted Conditionally	20/02033/FUL	Mr & Mrs C & S Chudley	Hip to gable with a rear dormer	11 Marina Road Plymouth PL5 2NP	Mr Paul McConville
15/02/2021	Granted Conditionally	20/02048/FUL	Gemma Miles	Single storey rear/side extension	20 Whiteford Road Plymouth PL3 5LX	Mr Sam Lewis
15/02/2021	Granted Conditionally	21/00042/FUL	Mr & Mrs Lloyd	Rear garage	21 Douglas Drive Plymouth PL9 8LR	Mr Mike Stone
15/02/2021	Granted Conditionally	21/00045/FUL	Mr Phillip Hope	Front porch	164 Beaumaris Road Plymouth PL3 5SE	Mr Sam Lewis
15/02/2021	Granted Conditionally	21/00056/FUL	Mr Phil Bromhead	Single story rear extension inc. removal of existing conservatory	25 North Down Road Plymouth PL2 3HH	Ms Abbey Edwards
16/02/2021	Agreed	20/01602/CDM	Mr Charles Berry	Condition Discharge: Conditions 3, 4, 5, 7 & 11 of application 19/01585/FUL	Eurotech House Burrington Way Plymouth PL5 3LZ	Mr Chris King
16/02/2021	Granted Conditionally	20/01673/LBC	Plymouth City Council	Installation of standalone energy centre, for a high temperature heat pump, together with related infrastructure	The Guildhall, Royal Parade Plymouth PL1 2EL	Miss Amy Thompson
16/02/2021	Granted Conditionally	20/01676/FUL	Plymouth City Council	Installation of standalone energy centre, for a high temperature heat pump, together with related infrastructure	The Guildhall, Royal Parade Plymouth PL1 2EL	Miss Amy Thompson
16/02/2021	Granted Conditionally	20/02028/FUL	Mr John Partridge	Single storey side/part rear extension	22 Biddick Drive Plymouth PL2 2AU	Mr Paul McConville

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/02/2021	Granted Conditionally	20/02041/FUL	Mrs D Cudmore-Ray	Extension to existing front porch and garage	72 Upland Drive Plymouth PL6 6BE	Mr Paul McConville
17/02/2021	Granted Conditionally	20/01430/FUL	Balance Power Project Ltd	Development and operation of a Transitional Hybrid Energy Project facility and associated infrastructure	Land Off Linketty Lane Marshall Road Plymouth PL7 4NR	Mr Simon Osborne
17/02/2021	Granted Conditionally	20/01831/FUL	Mr & Mrs Vincent	Two-storey side extension and front extension	42 Reynolds Road Plymouth PL7 4PZ	Miss Josephine Maddick
17/02/2021	Granted Conditionally	20/02020/FUL	Mr Verschut	Single storey side extension	221 Beacon Park Road Plymouth PL2 2SH	Mr Paul McConville
17/02/2021	Granted Conditionally	20/02054/FUL	Plymouth Hospitals NHS Trust	Rehabilitation garden room and formation of associated gardens	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Macauley Potter
18/02/2021	Refused	20/01275/FUL	Mr & Mrs Gabriela And Pitor Pelka	Change of use of amenity land to residential garden and erection of 1.8m fence.	62 California Gardens Plymouth PL3 6SZ	Mr Macauley Potter
18/02/2021	Granted Conditionally	20/01914/FUL	Mr Dan Stones	Rear extension	283 Fort Austin Avenue Plymouth PL6 5ST	Mr Macauley Potter
18/02/2021	Granted Conditionally	20/02049/FUL	Mr & Mrs A Slade	Hardstand and domestic vehicle crossing	45 Fountains Crescent Plymouth PL2 3RD	Mr Paul McConville

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
19/02/2021	Granted Conditionally	20/02042/TPO	Mr Doug Friend	Ongoing consent for annual removal of epicormic shoots from the base of all trees where necessary across the estate to improve the safety of the estate.	Mount Wise House 1 Discovery Road Plymouth PL1 4QU	Mrs Jane Turner
19/02/2021	Granted Conditionally	20/02053/TPO	Plymouth City Council	English Oak (T1) - Remove the remaining road side stem down to 1m below cavity. On opposite side reduce lateral branches by 6m to natural growth points. Reduce height of stem to 20cm above first lateral branch.	Honicknowle Green Honicknowle Plymouth PL5 3PY	Mrs Jane Turner
19/02/2021	Granted Conditionally	21/00020/TPO	Mr Joe Berryman	Oak (T1) - reduce branches on both sides of crown by 1m to natural growth points to clear buildings.	85 Wembury Road Plymouth PL9 8HE	Mrs Jane Turner
19/02/2021	Granted Conditionally	21/00023/TPO	Mrs Debbie Leavey	Sycamore - re -pollard.	23 Lopwell Close Plymouth PL6 5BP	Mrs Jane Turner
19/02/2021	Granted Conditionally	21/00086/TCO	Mr Simon Gilley	Sycamore multi stemmed - reduce whole crown and shape by up to 4m as indicated in photo agreed with owner 18/2/21.	London Inn 8 Church Road Plympton Plymouth PL7 1NH	Mrs Jane Turner
22/02/2021	Granted Conditionally	20/02003/ADV	Mr Nigel Ferris	Various illuminated and non-illuminated signage panels on south and west elevations with company logo of tenants.	Plym House 3 Longbridge Road Plymouth PL6 8LT	Mr Macauley Potter
22/02/2021	Granted Conditionally	20/02060/FUL	Mrs Elaine Romeo	Two storey and part ground floor rear extension.	145 Pike Road Plymouth PL3 6HH	Mr Macauley Potter
22/02/2021	Refused	21/00019/AMD	Mr Dan Parsons	Non-material amendment: Alteration to elevations to change render finish to Larch timber cladding to upper storey only for application 20/00087/FUL	95 Crossway Plymouth PL7 4HY	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/02/2021	Agreed	21/00102/CDM	Mr D Elder	Condition Discharge: Condition 6 (lighting) of application 20/00504/FUL	Yard To Rear Of Scott Building University Of Plymouth Drake Circus Plymouth PL4 8AA	Miss Katherine Graham
22/02/2021	Agreed	21/00295/CDC	Mrs Nina Cleverley	Confirmation of compliance with condition 2 of application 17/01037/FUL	239 Bodmin Road Plymouth PL5 4AT	Mr Mike Stone
23/02/2021	Granted Conditionally	20/01522/FUL	Mr A Moore	Retrospective boundary fence and entrance pillars.	5 Crossway Plymouth PL7 4HU	Mr Macauley Potter
23/02/2021	Granted Conditionally	20/01918/FUL	Mr Tommy Rees	Demolition of existing garage and erection of single storey rear extension	2 North Down Road Plymouth PL2 3HH	Mr Sam Lewis
23/02/2021	Granted Conditionally	20/01998/FUL	Mr & Mrs Slade	First floor side extension	9 Barndale Crescent Plymouth PL6 6PJ	Miss Josephine Maddick
23/02/2021	Granted Conditionally	20/02047/FUL	Devonport Royal Dockyard Ltd	Use as Storage and Distribution (Class B8)	24 Burrington Way Plymouth PL5 3LR	Mr Jon Fox
23/02/2021	Agreed	21/00198/CDM	Mr D Elder	Condition Discharge: Condition 7 of application 20/00504/FUL	Yard To Rear Of Scott Building University Of Plymouth Drake Circus Plymouth PL4 8AA	Miss Katherine Graham
24/02/2021	Agreed	20/01650/CDM	Persimmon Homes South West	Condition Discharge: Condition 8 of application 18/01104/REM	Saltram Meadow Primary School The Ride Plymouth PL9 7JA	Ms Marie Stainwright
24/02/2021	Granted Conditionally	20/01878/FUL	Mr & Mrs Coyle	Single storey rear extension with level changes to garden and screening	45 Bearsdown Road Plymouth PL6 5TR	Miss Josephine Maddick

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/02/2021	Agreed	20/01978/CDM	Lenna Bithell	Condition Discharge: Conditions 7, 8 & 11 of application 18/01398/FUL	The Market House 65 Duke Street Plymouth PL1 4ED	Mr Jon Fox
24/02/2021	Granted Conditionally	20/02036/FUL	Mr Mike Trathen	New dwelling and associated works (Resubmission of application 20/01398/FUL)	Land Adj To Thorn Park Lodge Thorn Park Plymouth PL3 4TF	Ms Abbey Edwards
24/02/2021	Agreed	21/00060/CDM	Steve Smith	Condition Discharge: Condition 13 of application 17/01246/FUL	Land Off Barton Road Turnchapel Plymouth PL9 9RH	Mrs Karen Gallacher
25/02/2021	Granted Conditionally	20/01735/FUL	Mr & Mrs Nigel Vockings	Single storey rear extension with roof terrace, side extension and creation of new step access	14 Wallace Road Plymouth PL7 1JN	Miss Josephine Maddick
25/02/2021	Granted Conditionally	20/02058/FUL	Miss Paula Roberts	Change of use from a guesthouse to a residential dwelling (Class C3)	171 Citadel Road Plymouth PL1 2HU	Ms Abbey Edwards
26/02/2021	Granted Conditionally	20/01743/FUL	Mr Grosvenor	Two-storey side extension, retention of the fence and shed for a period of six months (Retrospective)	31 Teign Road Plymouth PL3 6PH	Miss Josephine Maddick
26/02/2021	Granted Conditionally	20/01992/FUL	Valor Hospitality Partners	Recladding of two elements of the hotel	Crowne Plaza, Armada Way Plymouth PL1 2HJ	Miss Amy Thompson
26/02/2021	Granted Conditionally	20/02019/TPO	Mrs Emma Holman	Evergreen Oak - fell due to damage to garage wall and floor.	54 Dunstone Road Plymstock Plymouth PL9 8SF	Mrs Jane Turner
26/02/2021	Granted Conditionally	20/02038/TPO	Mr John Chatwin	Horse Chestnut (T1) - Fell and replant.	5 Hurrabrook Close Plymouth PL6 8SJ	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
26/02/2021	Granted Conditionally	21/00034/TPO	Mr Nigel Coles	Oak (T1) - Reduce crown by 2m. Oak (T2) - Remove dead wood, remove lowest limb over road and crown reduce laterals over road by 3-4m. Ash (T3) - Repollard to previous pruning points.	17 Sherford Road Plymouth PL9 8DQ	Mrs Jane Turner
26/02/2021	Granted Conditionally	21/00105/TCO	Mr Swain	Elder (T1) - Fell. Elder (T2) - Reduce crown all round by 1m. Acer (T3) - Reduce height of crown by 1m to keep clear of telephone lines.	54 Emma Place Plymouth PL1 3QU	Mrs Jane Turner
26/02/2021	Granted Conditionally	21/00122/TCO	Mr David Puttick	Bay (T1) - Reduce by 2.5m in vertical height, sides reduce back by 1m on all sides to create a hedge. Bay (T2) - Reduce by 2m vertical height to create a hedge. Pittosporum (T3) - Reduce by 2m vertical height to create a hedge.	107 Durnford Street Plymouth PL1 3QP	Mrs Jane Turner
26/02/2021	Granted Conditionally	21/00136/TCO	Mrs Johnston	Ceanothus (T1) - Reduce crown by 2m all round and thin crown. Pear (T2) - Reduce crown by 1.5m in height and spread. Prunus (T3) - Reduce crown by 1.5m all round. Pyracantha (T4) - Prune top and side to clear away from Pear Tree.	96 Durnford Street Plymouth PL1 3QW	Mrs Jane Turner
01/03/2021	Refused	20/01757/FUL	Mr & Mrs Hasan	Change of use to restaurant and hot-food takeaway	43 North Hill Plymouth PL4 8EZ	Ms Abbey Edwards
01/03/2021	Agreed	20/01945/CDM	Mrs C Martin	Condition Discharge: Conditions 3, 4 & 5 of application 19/01759/FUL	Small Acres Arcadia Plymouth PL9 8EF	Mr Chris Cummings
01/03/2021	Granted Conditionally	20/02016/FUL	Mr Peter Gaffney	Single storey rear extension inc. rear raised decking area and steps	90 Dunraven Drive Plymouth PL6 6AT	Miss Josephine Maddick

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/03/2021	Granted Conditionally	21/00061/TPO	Mr Nigel Coles	5x Sycamore (T1) - Re-pollard group to previous pruning points.	21 Lopwell Close Plymouth PL6 5BP	Mrs Jane Turner
01/03/2021	Granted Conditionally	21/00063/FUL	Mr Lee Pritchard	Replacement of hip roof to gable end, rear dormer and loft conversion	22 Honicknowle Lane Plymouth PL2 3QS	Mr Paul McConville
01/03/2021	Granted Conditionally	21/00072/FUL	Miss Ruth Cornish	Single storey rear extension	42 Hermitage Road Plymouth PL3 4RU	Mr Mike Stone
01/03/2021	Agreed	21/00140/CDM	Mr Nigel Yarham	Condition Discharge: Condition 3 of application 20/00829/FUL	Flats 50-102 Stoke Road Plymouth PL1 5JG	Mr Mike Stone

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Planning Appeal Decisions between 30/01/2021 and 01/03/2021

Date of Decision	04/02/2021
Ward	Devonport
Application Number	19/01753/FUL
Decision	Appeal Dismissed
Address of Site	Former Broadreach Site Richmond Walk Plymouth PL1 4LL
Proposal	Demolition of existing buildings and the construction of 60 residential units comprising of one, two and three-bedroom apartments with associated infrastructure
Appeal Process	Written Representations
Officers Name	Mrs Janine Warne
Synopsis of Appeals	<p>The Inspector agreed the proposal would harm the character and appearance of the area, particularly the verdant cliff edge, contrary to JLP policies PLY20, PLY36.5, DEV20, DEV23 and DEV27 and NPPF paras 127 to 130. Whilst a Viability Assessment had concluded that the development was unviable without any contribution, a commuted sum of £100,000 towards offsite AH was submitted as part of the appeal. This was well short of the policy complaint level and the Inspector agreed the proposal would fail to make adequate provision for AH and associated infrastructure, contrary to DEV7. In the absence of an emergency plan identifying safe access and egress, the Inspector wasn't satisfied that the scheme would be safe for its lifetime and so failed to meet the exceptions test and DEV10 and PLY36.5. The constraints of Richmond Walk were noted and, with reference to Mt Wise, the Inspector accepted the LPAs view that there was a lack of information regarding the potential cumulative impact on the surrounding highway network, contrary to DEV29 and NPPF paras 108 and 109. The Inspector acknowledged the constrained pedestrian access and, despite a contribution of £50,000 offered as part of the appeal towards improvements to Richmond Walk, the Inspector concluded that the proposal failed to make adequate provision for suitable pedestrian access contrary to DEV29 and NPPF paras 108 and 110. However, the Inspector did not agree that the development would be harmful to living conditions of 10 Bakers Place, with reference to DEV1, the SPD and NPPF. Further, the Inspector accepted that the footpath/amenity space to the east would be relatively enclosed, but concluded that its overall width and landscaping would create an attractive, useful and suitable route in accordance with DEV10. The Inspector also determined that the layout and the security of the undercroft parking area were sufficient in accordance with DEV10, DEV20 and DEV29, the SPD and NPPF. No applications were made for costs.</p>

Planning Appeal Decisions between 30/01/2021 and 01/03/2021

Date of Decision	15/02/2021
Ward	Honicknowle
Application Number	20/00478/FUL
Decision	Appeal Dismissed
Address of Site	4 Parade Road Plymouth PL5 2NJ
Proposal	New porch and entrance steps
Appeal Process	Householder Fast Track
Officers Name	Mr Peter Lambert
Synopsis of Appeals	<p>The Inspector agreed with the officers assessment that the proposal would harm the character and appearance of the area and, in this respect, would be contrary to DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (JLP), Paragraphs 6.37, 13.35 and 13.36 of the Plymouth and South West Supplementary Planning Document and Paragraph 127 of the National Planning Policy Framework. It was also concluded in line with officers assessment that the proposed development would have a harmful effect upon the living conditions of the residents of No 56 Kings Road and, in this respect, would be contrary to Policy DEV1 of the JLP and Paragraph 127 of the Framework.No costs were claimed from either side.</p>

Planning Appeal Decisions between 30/01/2021 and 01/03/2021

Date of Decision	24/02/2021
Ward	Plymstock Radford
Application Number	20/00636/FUL
Decision	Appeal Allowed with Conditions
Address of Site	6 Billacombe Villas Plymouth PL9 8AL
Proposal	Single storey annexe
Appeal Process	Written Representations
Officers Name	Mrs Alumecci Tuima
Synopsis of Appeals	<p>Planning permission was refused for a single- storey annex resulting in a separate unit and independent from the house. It was considered contrary to Policy DEV10 and DEV20 of the Plymouth and South West Devon Joint Local Plan (2013-2034). It was also contrary to the adopted Joint Development Guidelines Supplementary Planning Document (July 2020), and of the National Planning Policy Framework 2019. Having reviewed the application, the Inspector has allowed the appeal with conditions by establishing its use as integrated into the main dwelling through shared living activities. The Inspector also noted that its refusal as a separate unit and in the context of Policy DEV10.4 of the Supplementary Planning Document did not appear harmful than if it resulted in sub-standard accommodation, with inadequate privacy, access, parking and amenity. In addition to the standard commencement conditions, the Inspector has imposed a condition specifying that the annexe permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling. This is to ensure protection of neighbouring amenity. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

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