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Oversight and Governance

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PLANNING COMMITTEE

Thursday 11 November 2021
4.00 pm
Council House, Plymouth

Members:

Councillor R Smith, Chair
Councillor Wakeham, Vice Chair
Councillors Corvid, Cresswell, Derrick, Dr Mahony, Morris, Nicholson, Partridge, Shayer, Stevens, Stoneman and Tuffin.

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

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

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Tracey Lee
Chief Executive

Planning Committee

1. Apologies

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

2. Declarations of Interest

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

3. Minutes (Pages 1 - 4)

The Committee will be asked to confirm the minutes of the meeting held on 16 September 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 538 - Land Adjacent to 18 Undercliff Road (Pages 5 - 14)

Ward: Plymstock Radford
Recommendation: To confirm TPO 538 without modification.

6.2. Hamoaze House, George Street, Mount Wise, Plymouth, PL1 4JQ- 21/01663/FUL (Pages 15 - 22)

Applicant: Mr Mark Bignell
Ward: Devonport
Recommendation: Grant conditionally.

- 6.3. Hamoaze House, George Street, Mount Wise, Plymouth, PL1 4JQ - 21/01665/LBC **(Pages 23 - 28)**

Applicant: Mr Mark Bignell
Ward: Devonport
Recommendation: Grant conditionally.

- 6.4. Morley Youth and Community Centre - 21/00722/FUL **(Pages 29 - 52)**

Applicant: Plymouth City Council
Ward: Plymstock Dunstone
Recommendation: Grant conditionally.

7. Planning Enforcement (Pages 53 - 56)

8. Planning Application Decisions Issued (Pages 57 - 86)

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, including –

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- 3) Applications withdrawn;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

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

9. Appeal Decisions (Pages 87 - 88)

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 16 September 2021

PRESENT:

Councillor R Smith, in the Chair.

Councillor Wakeham, Vice Chair.

Councillors Corvid, Cresswell, Derrick, Dr Mahony, Partridge, Mrs Pengelly (substituting for Councillor Nicholson), Shayer, Stevens, Stoneman and Tuffin.

Apologies for absence: Councillors Morris and Nicholson.

Also in attendance: Stuart Wingfield (Head of Development Management), Julie Parkin (Senior Lawyer), Paul McConville (Planning Officer), Mike Oxford (Natural Infrastructure Planning Manager), Jamie Sheldon (Senior Governance Officer), Jake Metcalfe (Democratic Advisor) and Amelia Boulter (Democratic Advisor).

The meeting started at 4.00 pm and finished at 5.09 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.

34. Declarations of Interest

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

Name	Minute	Reasons	Interest
Councillor Stevens	Minute 39	Knows the applicant but has had no dealings with the application.	Personal
Councillor Corvid	Minute 39	Might know the partner of the applicant.	Personal

35. Minutes

Agreed the minutes of the meeting held on 19 August 2021.

36. Chair's Urgent Business

There were no items of Chair's urgent business.

37. Questions from Members of the Public

There were no questions from members of the public.

38. **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.

39. **27 Frogmore Avenue, Plymouth, PL6 5XH - 21/01235/FUL**

Ms Patricia Small

Decision:

Application GRANTED conditionally.

40. **TPO 537 Land at Petersfield Close**

TPO 537 Land at Petersfield Close.

Decision:

To confirm TPO 537 so that it applies to the whole woodland without any modifications.

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

(The Committee heard from Mr Sellick, in objection to the application).

(The Committee heard from Mr Rowland, in support of the application).

41. **Planning Enforcement**

The Committee noted the Planning Enforcement report.

42. **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.

43. **Appeal Decisions**

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

VOTING SCHEDULE 16 SEPTEMBER 2021 (Pages 3 – 4)

PLANNING COMMITTEE – 16 September 2021**SCHEDULE OF VOTING**

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	27 Frogmore Avenue, Plymouth, PL6 5XH – 21/01235/FUL Granted conditionally.	Councillors R Smith, Wakeham, Corvid, Cresswell, Derrick, Dr Mahony, Partridge, Mrs Pengelly, Shayer, Stevens, Stoneman and Tuffin.				Councillor Morris and Nicholson.
6.2	TPO 537 Land at Petersfield Close Confirmed TPO 537 so that it applies to the whole woodland without any modifications.	Councillors R Smith, Wakeham, Corvid, Cresswell, Derrick, Dr Mahony, Partridge, Mrs Pengelly, Shayer, Stevens, Stoneman and Tuffin.				Councillor Morris and Nicholson.

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TREE PRESERVATION ORDER REPORT



Application Number	TPO 538 Land adjacent to 18 Undercliff Road	Item	01
Date Valid		Ward	Plymstock Radford

Site Address	Land adjacent to 18 Undercliff Road, Plymouth		
Proposal	Objection to Tree Preservation Order no.538 Land adjacent to 18 Undercliff Road.		
Applicant			
Application Type			
Target Date		Committee Date	11/11/21
Decision Category			
Case Officer	Jane Turner		
Recommendation	To confirm TPO 538 without modification.		

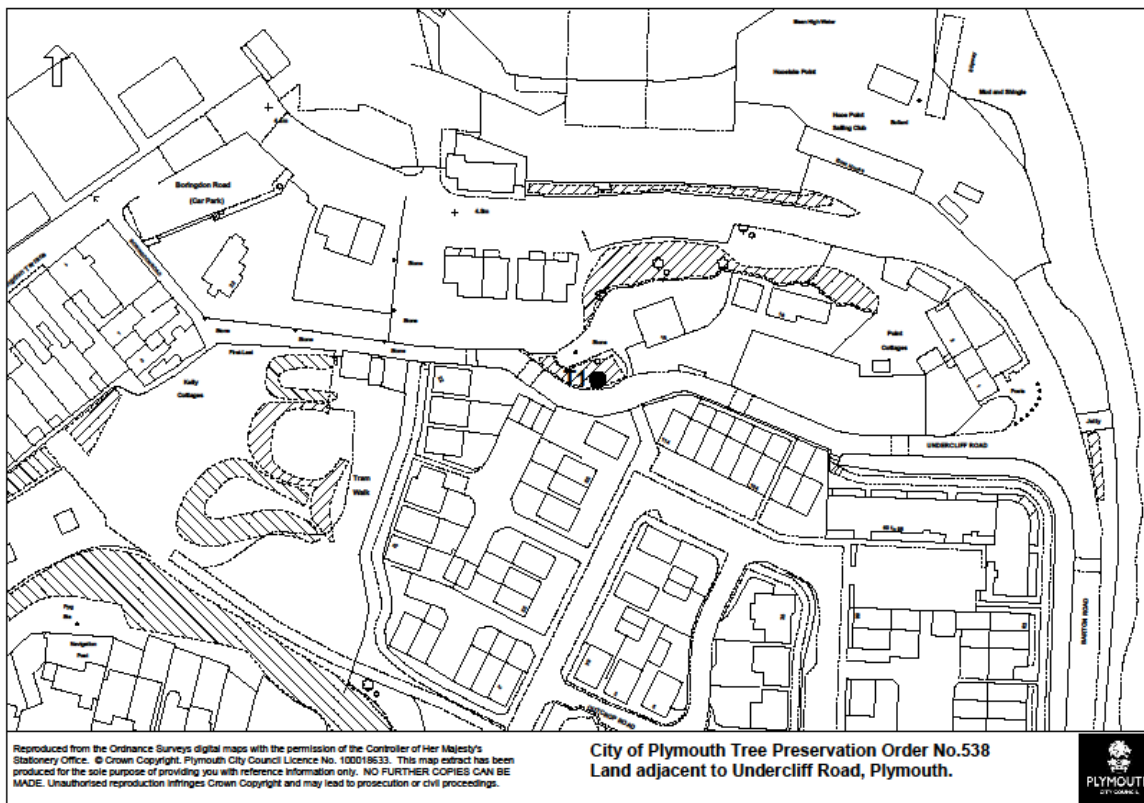
Click for documents	www.plymouth.gov.uk
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I. Background and description of site

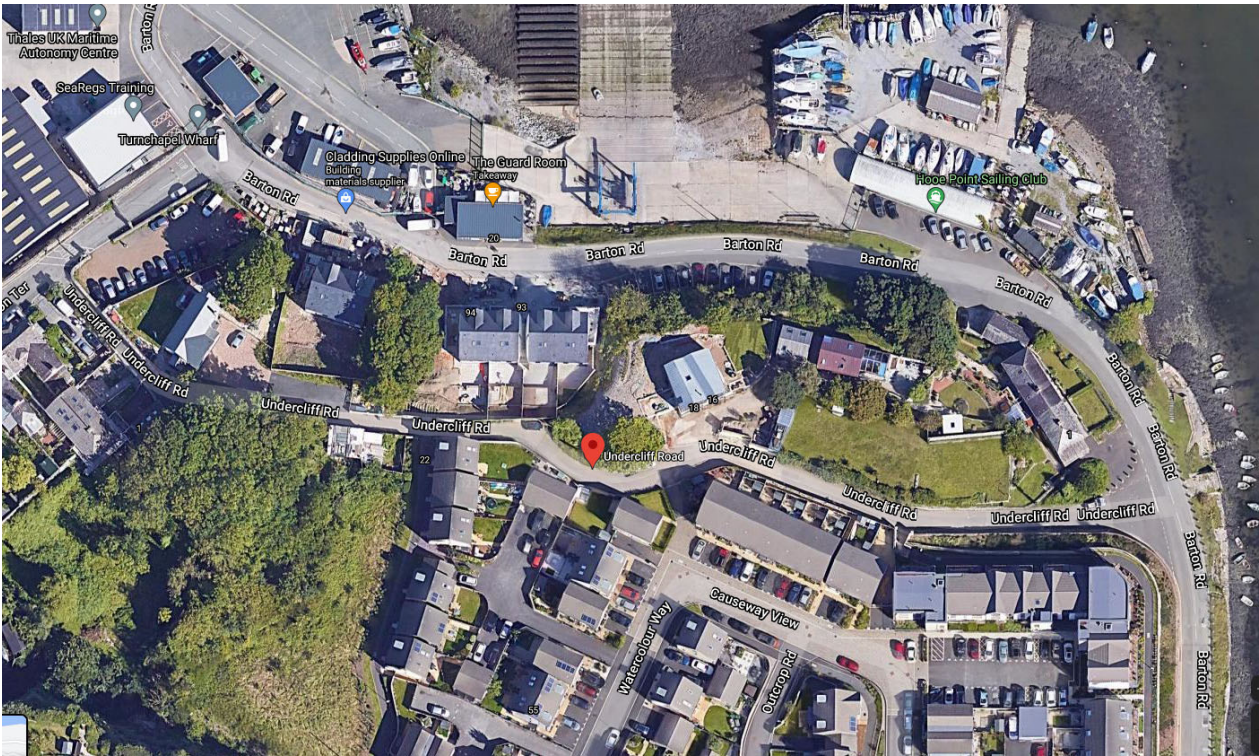
- I.1 Under delegated authority in May 2021 a Tree Preservation Order (TPO) was placed on a Sycamore tree on land adjacent to 18 Undercliff Road Plymouth, TPO No.538. The making of the TPO was prompted by a written request from a local resident who had been informed by the owner that he intended to reduce the levels around the tree further which the resident was concerned could harm the root system.
- I.2 The tree is located on a bank to the west of the entrance of a new property at 18 Undercliff Road. The area is bounded to the north by Barton Road at a significantly lower level and new housing. To the south is Undercliff Road and a relatively new housing street called Tram Walk and Watercolour Way and to the west an area of undeveloped land. The site contains a single Sycamore tree.
- I.3 The Government guidance states when it may be expedient to make an order:-
It may be expedient to make an Order if the authority believes there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area. 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.

- I.4 The Officer visited the site to assess the tree for a TPO in May and concluded that it was worthy of preservation. It is a prominent feature and makes a positive contribution to the visual amenity of the local area and users of the South West Coast Path. Since the making of the order over 20 e-mails from local residents have been received supporting the protection of the tree.
- I.5 A letter of objection to the Order has duly been received within the objection period from Mr Jon Kiely of J.K. Tree Consultancy on behalf of the owner Eliot Developments (SW) Ltd that, despite responses from both sides, remain unresolved. In accordance with the Planning Committee's Terms of Reference this report has been prepared for the Planning Committee to decide whether or not to confirm the order.



Tree Preservation Order No. 538 map showing location of Sycamore T I



Google aerial photo showing TPO 538 TI to right of red dot



TPO 538 viewed from Undercliff Road taken May 2021 with properties in Tram Road visible in the background



View of T1 from Watercolour Walk/Causeway View



Photo of the interesting multi-stemmed base of the tree taken May 2021



View of tree from Barton Road taken May 2021, tree is in the centre background at the higher level

2. Pre-application enquiry

N/A

3. Relevant correspondence/history (available on request)

Tree Preservation Order No. 538

e-mail requesting Tree Preservation Order

Letter of objection from J Kiely on behalf of Elliot Developments (SW) Ltd.

Over 20 e mails supporting the order from local residents

Various Council Correspondence

4. Consultation responses

See below

5. Representations

Objections

The objections are as follows:

- a) *Serving this Order is not expedient in the interests of amenity, as the tree has limited public visibility, and therefore only low-moderate amenity value. Loss of this sycamore could by no stretch of the imagination be considered a significant impact on the local environment*
- b) *The tree has previously suffered significant root damage – now manifest in its upper crown as dieback. **The tree is in declining condition.***
- c) *The structured tree evaluation systems I have used strongly indicate the subject tree **DOES NOT MERIT A TPO***
- d) *Given the recent site developments **the tree cannot fully mature in harmony with its surroundings.***
- e) *Surrounding development, poor planning and a lack of enforcement has created the perceived “significant contribution” to the street scene. This tree was not considered for previous protection when nearby trees were assessed.*

Support

Over 20 letters/e-mails received supporting the making of the order can be summarised in the phrases below:-

- The tree is an asset to the area and we love to see it every day when we open our curtains
- Known the tree since 1983 and it is in good health
- It supports birds and wildlife
- Can see it from my home in Barton Road it supports wildlife and is flourishing.
- Can be seen from my home in Barton Road and provides amenity to us and to the community
- Iconic tree with visual appeal and increased bird life, on the South West Coast Path
- Large prominent tree next to my property
- Provides amenity to local residents
- Prominent in landscape and contributes to natural character and amenity of area. Gives enjoyment to public, locals and visitors walking along coast path.
- Tree has a wider role in safeguarding the climate/wildlife
- Trees and greenspace are a good thing, a patch of green amongst the grey.
- Benefits of trees to health/climate

6. 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.

Development should be designed so as to avoid the loss or deterioration of woodlands, trees or hedgerows. If the loss of trees, woodlands or hedgerows, cannot be avoided, new native and locally appropriate trees and hedgerows will be secured as mitigation to ensure they contribute to a 'net gain'. Mitigation should be delivered on site, but if this is not achievable, offsite compensation will be required to provide a net gain in canopy cover in line with local standards.

7. Analysis

Outlined below is the Officers response to the objections.

a) Serving this Order is not expedient in the interests of amenity, as the tree has limited public visibility, and therefore only low-moderate amenity value. Loss of this sycamore could by no stretch of the imagination be considered a significant impact on the local environment.

This mature Sycamore is highly visible being adjacent to the South West Coast Path which is well used by locals and visitors to Plymouth and a prominent reference point for local residents living in the area. Since making the order we have received over 20 e-mails from local residents supporting the order. In the Officers view it clearly has high public amenity value and justifies an order.

*b) The tree has previously suffered significant root damage – now manifest in its upper crown as dieback. **The tree is in declining condition.***

It is clear from viewing past Google Street view images that the top of the bank to the north has been lowered and vegetation removed, one broken root was visible at the time of the assessment. It is not possible, without careful excavation of the area, to accurately assess the extent of root damage that may have occurred. Looking at previous Google street view images, it appears that the top of the bank has been levelled however the tree is located at the base. The area to the east was previously an access with hardstand and the levels in this area do not appear to have been significantly altered. It is accepted that there is some slight die back in one specific part of the upper crown but the rest of the canopy appeared healthy at the time of assessment in May.

The objector has been asked to submit any evidence of the significant root damage referred to, this has not been provided to date.

*c) The structured tree evaluation systems I have used strongly indicate the subject tree **DOES NOT MERIT A TPO.***

The assessment criteria that the Council uses is used as a guide and is only part of the process in determining whether a tree will be made the subject of a TPO. The Council's assessment indicated that a TPO would be appropriate.

The score on the Officers assessment sheet is 27 points. Having reviewed the assessment again the Officer has stated that they would now revise their assessment of 'impact on structures' to score 1 due to presence of retaining wall and future management to be 'moderate' not 'low' so scoring 2 not 3. This would result in a revised score of 25 which still justifies a TPO (any score over 23 merits a TPO).

The objector has submitted 2 other types of evaluation forms that are commonly used (Helliwell and CAVAT) to demonstrate that in their professional opinion the tree does not merit a TPO. Inevitably there is a degree of subjectivity when using such assessments which can significantly

affect the score and therefore the outcome e.g.: whether a tree will survive for less than 40 years (score 2) or more than 40 (score 3) alters the score in the Helliwell system from 80 (which does not recommend a TPO is made) to 120 which does say a TPO can be made.

d) *Given the recent site developments **the tree cannot fully mature in harmony with its surroundings.***

The tree is mature and has been retained. It is acknowledged that the development to construct 18 Undercliff Road has altered the trees environment. The tree is located near the base of a slope/bank, however, although the top part of the bank has been levelled to the north (Google street view May 2018) it is not considered that this would have had a significant impact on the rooting area unless evidence is provided to the contrary. A retaining wall constructed to the east may have caused some minor root damage (Google street view May 2018), however this has been built at the base of the bank where there was an existing entrance and hardstanding (Google street view 2009/2014). If some pruning is necessary to help mitigate any impacts of root damage then permission is likely to be granted for such works.

e) *Surrounding development, poor planning and a lack of enforcement has created the perceived “significant contribution” to the street scene. This tree was not considered for previous protection when nearby trees were assessed.*

Reference to poor planning and lack of enforcement relating to the adjacent developments is a separate matter from the TPO and any concerns relating to these issues should be raised as an enforcement case/enquiry with the Planning Department.

The likely reason this tree was not protected by TPO No.234 which protected several individual and groups of trees in the vicinity in 1991, is because presumably the tree was not considered mature enough at the time (30 years ago) to contribute to the amenity of the area. Its presence and therefore its contribution to amenity has clearly changed since the making of the order in 1991.

7.1 The woodland trust has a useful summary of the Sycamore:-

Having been introduced to the UK in the 17th century, sycamore is particularly tolerant of 'sea spray' and may be planted near the coast.

Value to wildlife

Sycamore is attractive to aphids and therefore a variety of their predators, such as ladybirds, hoverflies and birds. The leaves are eaten by caterpillars of a number of moths, including the sycamore moth, plumed prominent and maple prominent. The flowers provide a good source of pollen and nectar to bees and other insects, and the seeds are eaten by birds and small mammals.

7.2 To conclude, it is clear from the letters/e-mails of representation received that local residents have very positive views on the amenity value and benefit the tree brings to the area. 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 - the Council is not likely to refuse consent for reasonable pruning works. However, it is not accepted that the matters raised justify the removal of the order from this tree.

7.3 There are two options available to the Planning Committee:-

i) To revoke the order – this would result in the loss of a tree to the area.

ii) To confirm the provisional order without modifications – this is recommended.

8. 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.

9. 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.

10. 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.

11. Conclusions

It is considered that the objections raised in relation to the TPO do not justify the removal of the order. Due to its contribution to the amenity of the area, the SW Coast Path, plus the support it has received locally, it is recommended that the order should be confirmed.

12. Recommendation

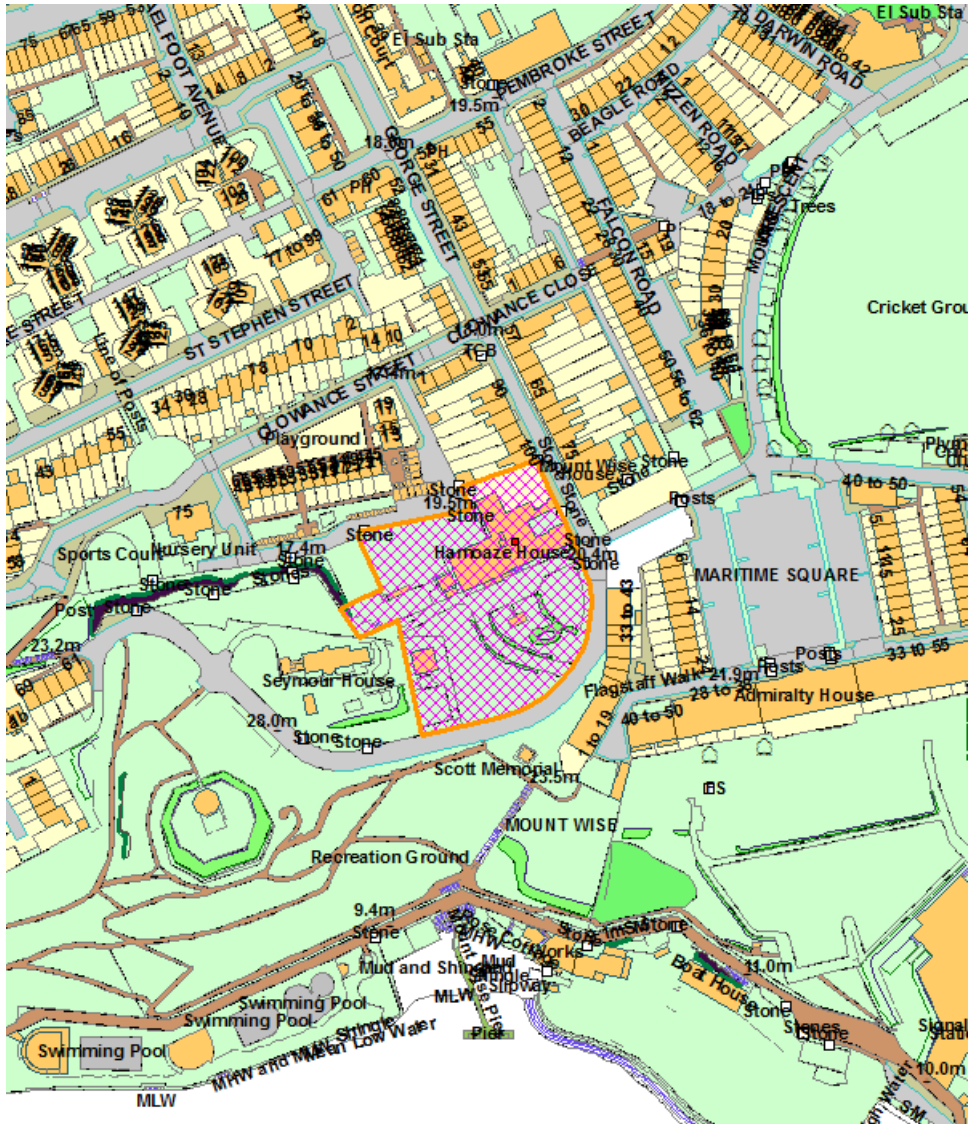
To confirm TPO 538 without modification

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PLANNING APPLICATION OFFICERS REPORT



Application Number	21/01663/FUL	Item	02
Date Valid	06.09.2021	Ward	DEVONPORT
Site Address	Hamoaze House, George Street Mount Wise Plymouth PL1 4JQ		
Proposal	4no individual external sleeping pods for emergency overnight accommodation (retrospective)		
Applicant	Mr Mark Bignell		
Application Type	Full Application		
Target Date	01.11.2021	Committee Date	11.11.2021
Extended Target Date	18.11.2021		
Decision Category	Councillor Referral		
Case Officer	Mr Jon Fox		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by Cllr. Stevens.

1. Description of Site

Hamoaze House is a large, grade 2 listed building situated at the southern of George Street. The building is currently used as a day centre for drug and alcohol rehabilitation by the registered charity Hamoaze House. The site is bounded to the east by relatively recent housing, developed around the former Admiralty House building, accessed via Mount Wise Crescent, which in turn comes off Devonport Hill. The Mount Wise housing development connects to George Street via Maritime Square, at a point adjacent to Hamoaze House itself.

2. Proposal Description

The proposal is for four individual external sleeping pods for emergency overnight accommodation. The pods were installed, so in that sense this application is retrospective. However, no use has been made of the pods. Two of the pods measure 249cm x 137cm; and the other two measure 182cm x 240cm.

3. Pre-application Enquiry

None.

4. Relevant Planning History

19/01986/FUL - Temporary change of use of part of the existing day centre for drug and alcohol rehabilitation (Class D1) to a winter night shelter for homeless persons (Sui Generis). This permission allows temporary use of the east wing of the building for eight persons to sleep overnight, from 1st October to 31st March, up until 31st March 2024.

20/01669/LBC - Installation of eight internal sleeping pods (following associated approval 19/01986/FUL). Listed building consent was required to separate the eight occupants in accordance with Government guidance on the Covid pandemic, (which initially caused the shelter to close). Following the grant of listed building consent, and the works to separate the eight pods, the Night Shelter reopened on the 31st December 2020.

5. Consultation Responses

Public Health - Public health is very positive about the addition of services in city, which provide support for populations experiencing homelessness. This provides the potential to reduce health inequalities and therefore public health supports this application.

Historic England - does not wish to comment on the application.

Lead Local Flood Authority - no objection.

Local Highway Authority - no objections.

Natural Infrastructure Planning Team - do not wish to comment on the application.

Building Control - The proposed will require a building regulations application to be submitted to a Building Control Body.

Designing Out Crime Officer - supports the proposal.

6. Representations

Nine public comments were received; eight of which raise the following objections:

1. Anti-social behaviour and crime affecting nearby residential areas.
2. Passage through residential area leading to anti-social behaviour.
3. People sleeping rough in residential areas.
4. Fear of crime.
5. Planning statement does not correlate with operational manual.
6. Inadequate public consultation.
7. In the morning, users of the accommodation go to the area around the Scott Memorial and drink and take drugs, and leave associated paraphernalia there.
8. Hamoaze House/BCHA operated the shelter after March 2021 in breach of their planning consent.
9. Inadequate sanitation within the building.
10. Is there a Business Plan for the future use of Hamoaze House and how does Hamoaze house align with the loss of the Shekinah facility in Bath Street due to redevelopment?

There is a letter of support, which states that the sleeping accommodation meets a need in the light of homelessness data, and that the facility will be well-managed taking account of the likely increase in incidents being outweighed by a social duty to support such measures.

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 6.1 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).

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

8. Analysis

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

8.1. Principle

8.11 The applicant's planning statement states that Plymouth has experienced a growing number of people experiencing homelessness, addiction, offending and poor mental health, (exacerbated by the Covid pandemic). This application proposes to provide four additional bed spaces to prevent loss of life, reduce rough sleeping to as near zero as possible and support people back into settled accommodation to prevent a return to the streets. Since the shelter was re-opened on the 31st of December 2020, 33 rough sleepers have been accommodated, with 24 of those having been moved on to more long-term accommodation.

8.12 The proposed pods are small, only just large enough for sleeping in. They are akin to hostel accommodation when account is taken of the communal facilities also being offered, i.e. toilets, bathrooms and kitchens. Despite the basic nature of the accommodation, the facility being offered is a valuable one that Hamoaze House is particularly well qualified to supply, given the associated services it provides to rough sleepers, and the links it has with complimentary agencies such as the Shekinah Mission. Therefore, in light of the approval for the eight internal sleeping pods, officers

consider the provision of an additional four pods, which would help meet the ongoing need to accommodate rough sleepers, to be a reasonable proposal in principle, which makes use of an open, yet secluded courtyard for these purposes. However, it is important that users move on to more appropriate accommodation and that the pods are part of a stepping stone to better circumstances, facilitated by the associated services provided by Hamoaze House and other related agencies.

8.13 Therefore, on balance, officers consider the proposed four pods to be an acceptable use of the premises for a period concurrent with the approval for the eight internal pods, and for the same time of the year, i.e. 1st October to 31st March, until 2024. As such the proposals accord with Policy SPT2, which supports the creation of neighbourhoods and communities, which among other things: Have a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs, and which have services and facilities that promote equality and inclusion and that provide for all sectors of the local population.

8.2. Amenity

8.21 Hamoaze House already attracts daytime users of their facilities. The use of the sleeping pods extends the active use of the premises beyond the daytime and through the night. The management of the overnight accommodation use is not considered to result in significant amenity issues beyond the premises. In this respect, the Designing out Crime Officer (DCO) advises that the extra accommodation in the form of four external sleeping pods is a positive step in providing additional winter homeless provision. From a management perspective, the DCO considers the enclosed courtyard will assist in providing a controlled and monitored environment and it is noted that there are provisions in place to mitigate against harmful impacts on residential amenity.

8.22 However, access to site after hours, for those seeking overnight accommodation has caused issues in the past in the immediate area. To help address these issues, and to help the facility to operate safely and effectively the applicant has provided a site management plan, which includes:

1. A manager and night support workers.
2. Hours of operation of 10pm to 8am, 7 days a week.
3. Service manager contact details. If any of the local businesses and/ or local residents ring or approach staff with any complaints of ASB, this is to be escalated to the Service Manager. Staff to provide complainants with contact details of the Service Manager.
4. Front entrance to the building is monitored by CCTV.
5. Internal courtyard space is available to residents only.
6. Users will be assessed and an appointment made them to attend Hamoaze House.
7. Individuals will be informed of the expectations for behaviour whilst at the Emergency Accommodation and when entering and leaving the provision, including journeys to and from the facility. A walking map will be provided to advise of preferred access route. No individual can self-refer.
8. A Community Engagement plan will be in place to ensure the service is reviewed with feedback from the local community. This will include a minimum quarterly community forum meeting.
9. The Team will carry out welfare checks every half an hour until 11pm.
10. Scope for eviction where necessary.
11. Measures to deal with ASB, including measured assessment of whether an individual should be excluded.

8.23 The concerns and objections of nearby residents carry weight in planning terms, and without a robust management plan the proposed use would present serious difficulties. However, the management plan and overall approach is considered by officers to provide a robust structure within which to operate the sleeping accommodation, and there would be sufficient measures and recourses to deal with unacceptable behaviour. While it is recognised that erring individuals may

nevertheless seek to gain admittance to the premises, these occasions are likely to be minimised by the prior assessment procedure that all attendees would have to adhere to beforehand. Therefore, on balance, the weight of public comments is considered to be out-weighted by the need to provide such accommodation, supported by a temporary consent only, which would allow monitoring and review to inform actions post 2024. The proposals are therefore considered in accordance with policies DEVI and DEV2 of the Plymouth and South West Devon Joint Local Plan.

8.3. Other Impacts

The building is listed Grade 2, but the works to provide the four sleeping pods are not harmful to the fabric or character of the building, providing, as far as character is concerned, that the pods are removed in 2024 (as per the cessation of use of the internal pods). The proposals therefore do not conflict with policy DEV21 of the JLP.

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, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

11. Planning Obligations

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

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

12. Equalities and Diversities

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; and would be a positive measure to help address health inequalities experienced by people suffering from drug, alcohol and mental health issues.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 06.09.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

1 CONDITION: APPROVED PLANS

Site Location Plan 06092021 - received 06/09/21
Block Plan 06092021 - received 06/09/21
Site Plan 06092021 - received 06/09/21
Existing Ground Floor Plan 06092021 - received 06/09/21

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: TEMPORARY USE

The use of the sleeping pods hereby permitted shall be discontinued and the pods removed from the site on or before the 31st March 2024.

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 Policies DEVI, DEV2 and DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

3 CONDITION: MONTHS OF OPERATION

Unless otherwise agreed in writing the temporary use hereby permitted shall only be operated between the 1st October to 31st March and at no other time during any calendar year.

Reason:

The use hereby permitted is only required during the period specified, and permanent infrastructure and facilities to serve the use is not being put in place meaning the development would not accord fully with Policies DEVI, DEV2, DEV10 and DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

4 CONDITION: WINTER NIGHT SHELTER MANAGEMENT

The temporary use hereby permitted shall be operated in strict accordance with the submitted and approved Hamoaze House Emergency Night Shelter Operational Management Plan and the property shall continue to be managed in accordance with the approved management arrangements, unless the Local Planning Authority gives written approval to any variation of the arrangements.

Reason:

To assist in protecting the residential amenities of the area, in accordance with Policies DEVI, DEV2, DEV10 and DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

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).

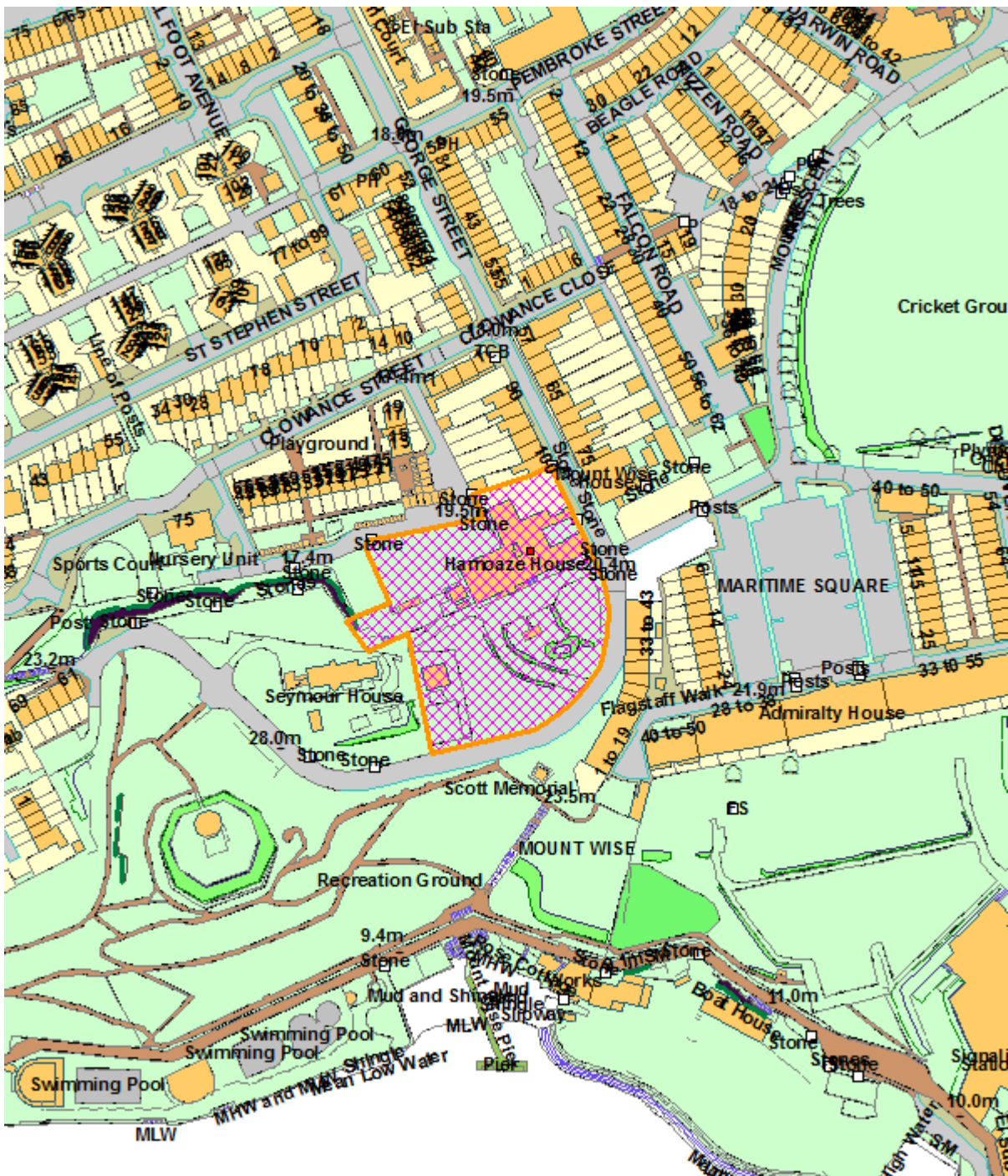
2 INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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.

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/01665/LBC	Item	03
Date Valid	07.09.2021	Ward	DEVONPORT
Site Address	Hamoaze House, George Street Mount Wise Plymouth PL1 4JQ		
Proposal	4no individual external sleeping pods for emergency overnight accommodation (retrospective)		
Applicant	Mr Mark Bignell		
Application Type	Listed Building Consent		
Target Date	02.11.2021	Committee Date	11.11.2021
Extended Target Date	18.11.2021		
Decision Category	Councillor Referral		
Case Officer	Mr Jon Fox		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by Cllr. Stevens.

1. Description of Site

Hamoaze House is a large, grade 2 listed building situated at the southern of George Street. The building is currently used as a day centre for drug and alcohol rehabilitation by the registered charity Hamoaze House. The site is bounded to the east by relatively recent housing, developed around the former Admiralty House building, accessed via Mount Wise Crescent, which in turn comes off Devonport Hill. The Mount Wise housing development connects to George Street via Maritime Square, at a point adjacent to Hamoaze House itself.

2. Proposal Description

The proposal is for four individual external sleeping pods for emergency overnight accommodation (retrospective)

3. Pre-application Enquiry

None.

4. Relevant Planning History

19/01986/FUL - Temporary change of use of part of the existing day centre for drug and alcohol rehabilitation (Class D1) to a winter night shelter for homeless persons (Sui Generis). This permission allows temporary use of the east wing of the building for eight persons to sleep overnight, from 1st October to 31st March, up until 31st March 2024.

20/01669/LBC - Installation of eight internal sleeping pods (following associated approval 19/01986/FUL). Listed building consent was required to separate the eight occupants in accordance with Government guidance on the Covid pandemic, (which initially caused the shelter to close). Following the grant of listed building consent, and the works to separate the eight pods, the Night Shelter reopened on the 31st December 2020.

5. Consultation Responses

The case officer is an Historic Environment Officer.

Historic England - state that they do not need to be notified of the application.

6. Representations

Three public comments were received, two of which raise issues relating to the heritage asset: One letter objects on the grounds that the provision of temporary structures, and an extension of its offering for rough sleepers, will be to the detriment of the condition of the building and its role in the wider context of this historic setting. Another states that expanding Hamoaze House on a piecemeal basis in this way just because of the current temporary shelter provision will have a significant effect on the long-term layout, structure and fabric of the building to its eventual degradation.

7. Relevant Policy Framework

The legislation under which listed building consent applications, and those in Conservation Areas, are considered is the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works (and planning permission where these impact on a listed building) the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This Act has an equivalent requirements for applications within a Conservation Area.

NPPF CHAPTER 16 Conserving and enhancing the historic environment paragraphs 194, 195, 197 and 199 are also particularly relevant to this application.

Paragraph 195 states:

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

Paragraph 197 states:

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

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 states:

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

Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

Therefore the relevant heritage assets to this application are the fabric and setting of the Grade 2 listed Hamoaze House.

8. Analysis

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

8.1 The following is an extract from the Historic England listing description, dating from 1975:

8.1.2 Large house on naval base. 1795, built for the Duke of Richmond and later extended. Plymouth limestone ashlar with mid-floor and sill strings; dry slate hipped roofs behind moulded stone parapets; ashlar stacks to rear of front wings and rendered end stacks to centre block. Large double-depth plan with 3-storey-over-basement centre block and flanking 2-storey wings, plus various extensions at rear. EXTERIOR: symmetrical 3:5:3-window front with original and copy sashes with glazing bars under flat arches, shorter windows to upper floors. Central enclosed stone porch with moulded and dentilled entablature and fanlight to round-arched doorway with panelled doors; round-arched side windows. Added to the porch is an open cast-iron trellised verandah with 2 bays on either side of the porch and with a glazed balcony under a hipped roof to 1st floor above. Good side doorway to George Street. INTERIOR: has many original features of interest including open-well staircase with turned balusters to lower flights and stick balusters higher up. SUBSIDIARY FEATURES: original wrought-iron forecourt railings. One of a fine group of buildings. (The Buildings of England: Pevsner N: Devon: London: 1989-: 676 & 677; PSA Historic Buildings Register: DOE: Southern England (Devon South West): 88).

8.2 Impacts on the Special Architectural and Historic Interest of the Building

8.2.1 The submitted heritage statement states that:

8.2.2 'The 4no. external sleeping pods that are the subject of this application are located in the enclosed courtyard, which provides little of historic merit (please refer to Appendices 1 and 2 for photographic evidence), and they will not be visible from outside of the curtilage of the building. These are temporary structures that are not fixed to the hardstanding. It is therefore considered that the external pods will provide negligible harm to the designated heritage asset.'

8.2.3 Overall, officers would not wish to counter this assessment of the proposal's impact on the heritage asset. The proposed extension and associated works are not considered to significantly

harm the listed building nor its curtilage and setting. The danger of piecemeal additions to the building is noted and recognised; however, the scale and nature of the proposals, including their temporary existence, is not harmful in officers' views. The minor, less than substantial harm that is considered to be generated from the proposal would be outweighed by the identified need for temporary sleeping accommodation on the premises. The works are therefore in accordance with policy DEV21 of the Plymouth and South West Devon Joint Local Plan.

9. Human Rights

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

10. Local Finance Considerations

None.

11. Planning Obligations

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

Planning obligations not required due to the nature of this proposal.

12. Equalities and Diversities

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

14. Recommendation

In respect of the application dated 07.09.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Site Location Plan 07092021 - received 07/09/21

Block Plan 07092021 - received 07/09/21

Site Plan 07092021 - received 07/09/21

Layout Plan 07092021 - received 07/09/21

Reason:

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

2 CONDITION: TIME LIMIT COMMENCEMENT

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

Reason:

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

3 CONDITION: TEMPORARY USE

The sleeping pods hereby permitted shall be removed from the site on or before the 31st March 2024.

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 DEV21 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework.

INFORMATIVES

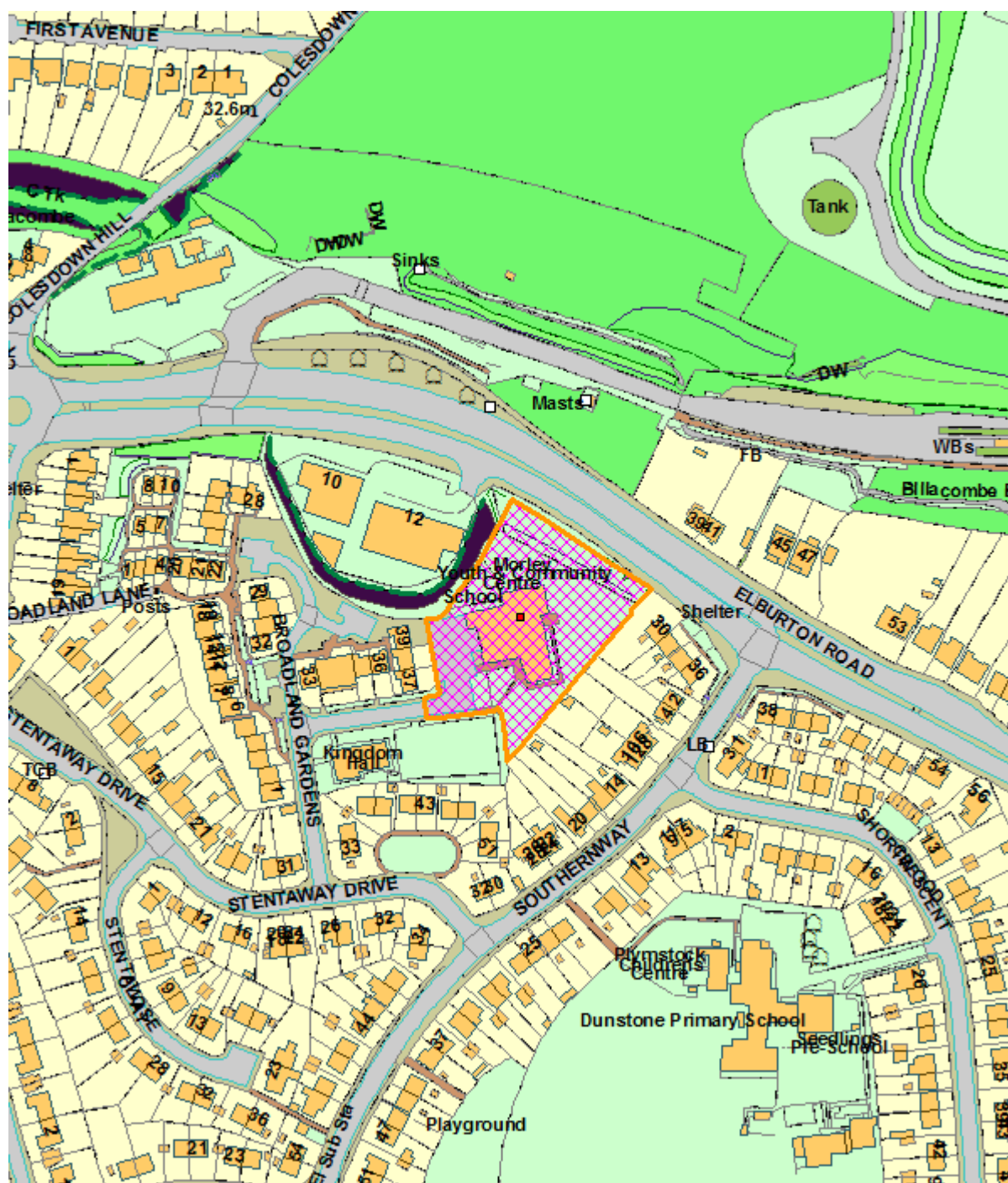
I INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

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.

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00722/FUL	Item	04
Date Valid	22.04.2021	Ward	PLYMSTOCK DUNSTONE
Site Address	Morley Youth & Community Centre Broadland Gardens Plymouth PL9 8TU		
Proposal	Re-development of youth and community centre to provide 10no. residential dwellings and associated works with vehicular access		
Applicant	Plymouth City Council		
Application Type	Full Application		
Target Date	22.07.2021	Committee Date	11.11.2021
Extended Target Date	01.10.2021		
Decision Category	Service Director of SPI		
Case Officer	Mrs Katie Saunders		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by the Head of Development Management, in his delegated capacity for the Service Director, in order that the proposal can be fully considered in an open and transparent manner.

1. Description of Site

The site is located in the Plymstock Dunstone ward of the city and was home to Morley Youth Centre which closed in 2018 and remains vacant. The site is accessed off Broadland Gardens and Elburton road lies to the North. The site is located in a predominantly residential area with gardens backing onto the development site.

2. Proposal Description

Re-development of youth and community centre to provide 10no. Residential dwellings and associated works with vehicular access.

The development will provide 10 dwellings focussed around a central greenspace accessed from a new shared surface street. Six of the properties will be 4-bedroom, three will be 3-bedroom and one is a 2-bedroom apartment located above a parking area. All properties will have two allocated parking spaces and outside amenity space.

3. Pre-application Enquiry

20/01908/MJR- In principle the application would be supported by the Local Planning Authority subject to further information and consideration given to highways comments.

4. Relevant Planning History

None

5. Consultation Responses

Housing Delivery Team – No objections subject to condition

Local Highway Authority – Originally raised concerns with the application however further information was submitted and the recommendation changed to no objection subject to conditions

Low Carbon Team – No objections subject to condition

Natural infrastructure team – Originally raised concerns with the application however further information was submitted and the recommendation changed to no objection subject to conditions

Police Designing Out Crime Officer- No objections

Public Protection- No objection subject to conditions

SUDS- No objection subject to condition

Urban Design Officer – No objections, general support for the scheme with further details to be secured by condition

6. Representations

Four neutral letters of representation have been received all from the same individual querying the access and parking arrangements during construction. In addition some comments have been made about a potential link path between Elburton Road and Broadland Gardens.

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 6.1 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).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application: The Plymouth and South West Devon Supplementary Planning Document (SPD) (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 policies most relevant to the consideration of this application include SPT1 (Delivering sustainable development), SPT2 (Sustainable linked neighbourhoods and sustainable rural communities), SPT3 (Provision for new homes) SPT9 (Strategic principles for transport planning and strategy), SPT10 (Balanced transport strategy for growth and healthy and sustainable communities), SPT12 (Strategic approach to the natural environment) Policy SPT13 (Strategic infrastructure measures to deliver the spatial strategy, DEV1 (Protecting Health and Amenity); DEV2 (Air, Water, Soil, Noise, and Land); DEV10 (Delivering high quality housing); DEV20 (Place shaping and the quality of the built environment); DEV26 (protecting and enhancing biodiversity); DEV27 (Green and play spaces) DEV28 (Trees, woodlands and hedgerows); DEV29 (Specific provisions relating to transport); DEV30 (Meeting the community infrastructure needs of new homes); DEV31 (Waste management); DEV32 Delivering low carbon development; DEV35 (Managing flood risk); and Policy DEL1 Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy)
3. The key issues are considered to be the principle of the development, the quality of the proposed dwellings and residential amenity. Other considerations include highways and parking, design, drainage, contamination, and biodiversity.

Principle of Development

4. The Council will usually look to prevent development that harms the local character and adversely impacts the primary function of the area. The site is currently a vacant youth club and its suitability for redevelopment shall be considered accordingly, with the aim to protect and enhance the local environment and promote the creation of sustainable communities.
5. Policy DEV18 notes "the change of use to other uses of facilities of local community importance, such as local convenience shops, post offices, public houses, cafes, restaurants and community facilities, will only be supported where there is no significant harm to the level of service locally and where there is no reasonable prospect of the business or community use continuing." Officers acknowledge this application is not for a change of use but will however result in the permanent loss of the youth centre. The centre has now been closed for approximately 3 years and

officers are aware that a range of other youth facilities are available in the wider Plymstock Area. Officers do not consider that the loss of the facility will prejudice the locality.

6. The site is located adjacent to Elburton Road which is a principal transport corridor into the city centre of Plymouth. The site sits within a post-war housing estate characterised mainly by family dwellings with gardens. The majority of the houses are two storey in nature and officers consider that this is reflected in the proposal by proposing two storey units ranging from two bedrooms to four. The houses have also been designed to allow for adaptation over time. The proposed development would not be out of character or demonstrably harmful to the pattern of development.

7. In addition, the location of the site is considered sustainable as it is within close proximity to numerous local amenities and facilities (bus stop, shops, schools etc.).

8. The development is therefore considered to accord with policies SPT2, DEV1, DEV7, DEV10, DEV18 and DEV20 of the Joint Local Plan. The principle of residential development is therefore considered acceptable by officers.

Design, Layout and Amenity

9. The application proposes ten houses varying from 2 bedroom to 4 bedroom. In total the site will comprise of 6 four-bedroom units, 3 three-bedroom units and one 2-bedroom unit which sits above undercroft parking.

10. The development responds positively to its setting, with an appropriate scale and massing and a good level of enclosure created by arranging the two storey houses around a central green space. This, combined with the shared-surface streets around it, will provide an attractive living environment, with a positive sense of place. Windows provide a good level of overlooking and natural surveillance to the streets and central space. The Police Designing Out Crime Officer has not raised concerns with the scheme.

11. If the site were clear and flat, there would be a valid urban design expectation that the scheme should have frontages rather than rear gardens addressing Elburton Road. However, the challenge with addressing the level change here is acknowledged, as is the potential loss of green infrastructure that this might entail. In this regard officers note the pre-application included an access link from the site down on to Elburton Road. Unfortunately this has been removed, as due to the challenging levels, it was not inclusive of everyone and would have resulted in an area of greenspace being significantly engineered with the destruction of existing planting. Officers acknowledge that the link would have provided permeability and connectivity to key public transport routes however it would have prejudiced disabled users and those pushing pram and resulted in an unacceptable impact on a biodiversity site. On balance, officers therefore consider the removal of the link acceptable.

12. All of the properties comply with the Nationally Described Space Standards in terms of internal amenity space. The properties have been designed with flexibility and modern living in mind, with some of the units including a “pod” addition from the outset and others having the ability to add this on in the future. The “pods” could be used as a play room, home office, music room or variety of other uses. They will allow future residents to tailor the property to their own individual needs although a condition will be imposed to ensure their function remains ancillary to the main house.

13. In relation to House Type 3 officers acknowledge this has been designed with a specific end user in mind. The unit is proposed as a “cycle house” with the pod being used to provide cycle storage, bike workshop space, bike charging and other customised solutions. There is no policy requirement for “cycle housing” however officers welcome the consideration of sustainable travel at the heart of the development. If successful officers hope this template could be used and replicated

on other developments moving forward. In terms of design the property will appear like the House Type 1 units and will not be out of character.

14. Table 11 of the SPD (2020) sets out the minimum standards for outdoor amenity space and states that detached dwellings should have a minimum of 100m², with semi-detached properties 75m² and terraced properties 50m². Officers are also mindful that consideration can be given to the size of the properties proposed and pattern of development in the area. The proposal seeks to exceed the guideline for each dwelling, with some units having a generous garden.

15. The architectural expression of the houses, their form, materiality, colour palette and detailing provides an elegant contextual response to the site's opportunities. As well as providing air quality, energy and natural daylight benefits, the passive ventilation / light well stacks add modelling and interest to the roofs. The cutaways around front doors make the entrances distinctive and legible, as well as providing shelter. It is positive that the houses have been proactively designed to be flexible and adaptable to change over time.

16. The proposed materials palette for the houses and landscaping is supported, it is of a good quality and is locally distinctive. The materials include render, aluminium composite windows and doors, slate and standing seam metal with boundary treatments being hedges, gabion walls and close boarded fencing. Metal cladding is relatively unusual as a domestic elevation material in the context, but is increasingly being used in Plymouth waterfront neighbourhoods where it links to the architectural language of marine/industrial buildings. Further details will be secured by condition, but an informative will also be added to advise that all the metal materials should be of a suitably robust specification for the context, as there have been local issues with corrosion / powder coatings wearing off metal windows and cladding for example. In addition a condition will also be added to restrict permitted development rights associated with boundary treatment as officers are mindful that the gabion baskets and hedging add to the quality of this development.

17. The proposed dwellings would therefore provide a good level of amenity for future occupiers and positively enhance the local area in accordance with Policies DEV1, DEV10 and DEV20 of the Joint Local Plan.

18. The site slopes downwards towards Elburton Road at the northern edge of the site and is raised in height from the houses located to the east at Southernway. The houses located on Broadland Gardens are the same level as the development site.

19. Paragraph 13.19 of the SPD (2020) states that habitable room windows facing opposite one another should be a minimum of 21m apart for a two-storey development. The houses located on Broadland Gardens are in relatively close proximity to the development. Numbers 38 and 39 sit approximately 20m away from the rear elevation of Plots 8 and 9. Whilst this is a short fall of approximately one metre officers do not consider the shortfall will significantly harm the privacy of existing residents and therefore deem it acceptable. In terms of the relationship between Plot 10 and No. 37 Broadland Gardens officers are mindful that the separation distance is approximately 15m. The design of the unit has however been carefully considered with both of the first floor bedroom windows on the western side of the property being served by a window in either the south or north elevation to prevent unreasonable overlooking of No. 37. As the western elevation is the side of this property if windows were to be inserted at first floor level in the future they would need to be obscure glazed to comply with permitted development, a restrictive condition is not therefore required.

20. The houses located on Southernway are a considerable distance from the proposed dwellings measuring approximately 38m away. As mentioned above these properties are situated lower than

the development site and officers do not consider there will be a detrimental impact to the privacy of these properties.

21. The aspects of the development that could have an impact on residential amenity of neighbouring properties, such as noise and disruption caused from development construction can be mitigated through the imposition of planning conditions. The nature of the application is not considered to create concerns in relation to noise or light pollution once occupied. On this basis the development proposal is not considered to have an unacceptable impact on the residential amenity of neighbouring properties in terms of outlook, noise, nuisance or light pollution. The proposal would therefore comply with policy DEV1, DEV2 and DEV20 of the JLP.

Natural Infrastructure

22. The current youth centre is located centrally within the plot with areas of lawn to the north, east and west. Along these boundaries are established hedge and tree lines. The bank to the north, which slopes down towards Elburton Road, is identified as a Biodiversity Stepping Stone site.

23. The application has been supported by a Preliminary Ecological Appraisal (PEA), alongside further reptile surveys, Biodiversity Budget and Ecological Constraints and Opportunities Plan, Biodiversity Metric and a Tree Survey.

24. The scheme has been designed to minimise the impact on existing habitats and deliver biodiversity net gain in accordance with Policy DEV26 of the JLP. The proposed layout will impinge slightly on the stepping stone site in the north west corner, where some removal of the current planting will be needed to accommodate Plot 7. However, the Natural Infrastructure Team acknowledge that this impact will be mitigated by the delivery of the public open space in the centre of the scheme alongside the enhancement of the remaining northern bank with new planting. Overall the proposal will be delivering approximately 40% biodiversity net gain, far in excess of the 10% policy requirement. The supporting documents also adequately consider and address the protected population of slow worms that currently live on the site.

25. Officers acknowledge that whilst the new communal green space will help to deliver the required net gain, and mitigate the impact on the stepping stone site, it also plays a central place-making function. The Natural Infrastructure Team note that new areas of greenspace should achieve a score of 20 on the Open Space Assessment. Officers acknowledge the central greenspace in the development will not meet this number, with Natural Infrastructure Officers suggesting it currently gains approximately 18 points. Whilst officers acknowledge this is not ideal, it is also recognised that the space created is of a limited scale, which severely limits the ability to meet certain criteria and score the required points. Notwithstanding the points shortfall, officers believe the space created will positively benefit the development, and over time, as future residents evolve their use of the space, it may meet further criteria and score additional points. Officers therefore consider the proposal meets Policy DEV27 of the JLP. It is noted that a condition was recommended for a further open space assessment to be completed before the development proceeds beyond DPC level, officers do not consider that this is necessary given the assessment above.

26. The layout and design of the scheme has been informed by the existing features on the site including trees and hedgerows. The development will result in the loss of a single, poor quality tree however this will be mitigated through the planting of 11 new trees. One of these trees will form a feature in the new greenspace, with other trees being planted in both the front and rear gardens of the new properties. Natural Infrastructure Officers would have preferred for a higher number of trees to be accommodated within the greenspace or the new street, however this has not been possible, and justification has been provided for the approach taken. The proposal still far exceeds the requirements of Policy DEV28, which would have required the single tree to be replaced by two

new ones. Further details of all new landscaping will be secured by condition and all retained trees and hedgerows will also be safeguarded by condition.

27. Overall, officers consider the development has carefully considered its location, setting and enhancement measures and accords with Policy DEV20, DEV23, DEV26, DEV27 and DEV28 of the JLP.

Housing Considerations

28. The housing delivery team requested to see robust justification for the lower density of this proposal, such as an options appraisal of residential development alternatives and reasons for selection of the proposed scheme/comparison to other similar housing developments regarding density. Officers noted that the proposal falls just under the affordable housing provision threshold and should the site be assessed to have capacity for further dwellings then affordable housing provision either on site or off would be required.

29. Further information was received which outlined its rationale for a low density scheme and explained that some of the site is not developable due to site levels and vegetation.

30. Whilst it is disappointing that the housing mix has not included more smaller units officers accept that the scheme sits comfortably within the context of the surrounding area and therefore deem it acceptable.

31. At least 20% of dwellings would be required to be constructed to full Building Regs Part M (4) Level 2 specification - accessible /adaptable - to meet accessible housing needs and Policy DEV9 of the JLP. Formerly known as Lifetime Homes, this type of accommodation is particularly valued by elderly residents or those with mobility difficulties because the design is more accessible/adaptable from the outset.

32. Officers are pleased to note that the proposals will provide eight dwellings that would meet the higher accessibility level - Part M(4) Level 2 which goes over and above the policy requirement. There is a chronic shortage of accessible housing and many households who are in need of this type of accommodation wait far too long for suitable housing to become available.

33. Whilst the policy requirement is only for 20% provision, officers are mindful that the overprovision delivered does go some way to compensate for the lack of smaller units as part of the scheme. A planning condition will therefore be imposed to ensure eight units comply with the M(4)2 specification and that this is retained in perpetuity for future residents. The applicant has accepted this condition and officers consider this is an extremely positive aspect of the development.

Highway considerations

34. The development has been designed so that residents are able to choose sustainable transport options for getting about. Whilst two parking spaces per house are provided to ensure that the scheme is pragmatic and responds to current living requirements, each property has cycle facilities and is futureproofed for electric car and cycle charging.

35. The Local Highways Authority (LHA) originally recommended the application for refusal due to the unacceptable street layout and road construction materials proposed, in addition to the unsuitable parking arrangement. The applicant has since provided an amended Parking Layout plan (drawing number 200702 L 02 03, rev B) for consideration and the LHA are now in a position to support the proposed development subject to the submission of further details secured by condition.

36. The new proposed parking arrangement is an improvement on the original scheme design with the spaces serving plots 4-8 now being acceptable in principle. As the street will remain private, the on-street space allocated to plot 9 is also acceptable in principle. The parking arrangement for plot 10 is acceptable however in order to maintain an adequate level of inter-visibility, no obstructions exceeding 600mm in height should be erected for a distance of 2 metres either side of the vehicular access. Further details will be required with regard to the spaces serving plots 1-3 as it is unclear whether there will be supporting structures separating each of the under-croft spaces which, in turn, would require an additional allowance of width.

37. The street layout has been slightly amended due to the relocation of the parking spaces serving plot 5. This results in the proposed turning head now being considered an acceptable size to allow a refuse vehicle to turn on site and exit in a forward gear. Furthermore, in terms of the street layout, consideration will need to be given to the proposed street lighting arrangement for the development.

38. No amended details have been submitted with regard to the surfacing materials proposed for the new street. Previous comments from the LHA stated that the proposed construction of the street in bituminous material gives rise to concerns of highway safety and is considered unsafe to pedestrians as the design alludes to priority being given to vehicular movements. This results in increased vehicle speeds in a shared-surfaced street which poses a risk to pedestrian safety. In order to be considered acceptable, the street should be constructed in a distinctively different, contrasting material (such as block paving) to inform road users of the change in functionality of the street. Further details will be required to demonstrate a surfacing material that is distinctively different and contrasting to the traditional street layout on Broadland Gardens which will indicate the change in functionality to a shared-surfaced street with priority given to pedestrians.

39. It should be noted that the shared soakaway proposed within the communal greenspace and the location of the drainage channel through the centre of the shared-surfaced street results in the street not being built to an adoptable standard and would therefore preclude it from adoption by the LHA. As such, the street will remain private following construction.

40. The proposed development impinges on the existing public highway. This area of public highway contained within the development site will need to be extinguished under Section 247 of the Town and Country Planning Act in order for the control of the land to revert back to the landowner and this process will need to be concluded prior to the commencement of any works on site. The extinguishment process includes consultation with the LHA who would be willing to support the removal of public highway rights in this instance. It should be noted that the applicant will be responsible for arranging any diversion of services that may be necessary as part of this process.

Low Carbon

41. Officers welcome the high level of consideration that has been given to trying to deliver sustainable homes, that respond to peoples' evolving ways of live and the Climate Emergency.

42. Policy DEV32 requires major applications to deliver a 20% carbon saving above that required through Building Regulations alongside consideration of climate resilience and solar masterplanning.

43. The accompanying Energy Strategy and Design and Access Statement notes the units have been orientated to maximise natural light and winter sun, with consideration also given to overheating in the summer, passive principles are at the forefront of the dwellings. Each property will be fitted with efficient Air Source Heat Pumps (ASHPs), with a wet underfloor heat system. Ventilation will be provided by way of decentralized mechanical extract ventilation (DMEV) units to

each wet space, kitchen and utility rooms, to provide local extract ventilation. Furthermore the units will also benefit from LED lighting, a rooftop mounted PV array and EV charging. Officers consider they will be extremely efficient properties, which will ensure they deliver financial security to future residents whilst minimising the environmental costs on the City. A condition will be imposed to secure the provision of the Low Carbon technologies in accordance with Policy DEV32 of the JLP.

Drainage

44. The site is not located within a flood zone or a critical drainage area however the development has considered the drainage hierarchy and proposes to deal with surface water through a soakaway located below the central greenspace. Officers consider this solution acceptable, and in accordance with Policy DEV35 of the JLP, although some further details will be secured by condition.

Public Protection

45. The application has been supported by a Phase I Ground Assessment, which concludes that the development does not pose a significant risk to Human Health. An unexpected contamination condition is therefore recommended.

46. Officers note that one of the letters of representation received raised concerns regarding disturbance and potential parking issues when the development was under construction. The applicant will be directed to the Council's Code of Practice for Construction and Demolition Sites, which advises on hours of working. In addition a Construction Traffic Management Plan will consider all vehicle movements associated with the development and contractor parking.

Public Consultation

47. The Local Planning Authority encourage developers and applicants to engage with the public prior to submission of a planning application. This allows for local residents to pass on their knowledge to the developer and air any concerns whilst allowing the developer to address these prior to the submission of a formal application.

48. Unfortunately the Covid 19 Pandemic hindered the personal contact that was allowed with the public and therefore a leaflet drop took place directing people to a website with details and drawings available to view. This consultation ran for a four week period. People were also given the opportunity to talk with members of the project team by phone or Microsoft Teams if they so wished.

49. As a result of the four week consultation, during the pre-application, 13 responses were received which related to car parking, privacy, overshadowing and construction noise and disturbance.

50. The developer is content that the design of the proposed scheme has addressed the concerns raised and will minimise any impact on the surrounding residents.

9. Human Rights

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

10. Local Finance Considerations

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

The applicant for this proposal is Plymouth City Council with the site also under Council ownership. Officers are aware that this application could deliver a financial benefit to the Council through the profits generated by the development. However, this consideration has had no bearing on the Planning considerations or recommendation for this application. As noted at the start of this report, in the interests of openness and transparency, this application has been referred to Planning Committee as a result of the potential financial gain to the Council that could be delivered by this proposal.

11. Planning Obligations

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

However in this instance a planning obligation cannot be entered into due to the applicant being Plymouth City Council, and planning obligations cannot be entered into between parties within the same authority. However there is still a requirement for the mitigation measures to be secured as the development proposes 10 new houses.

As a result of this issue the Applicant (Plymouth City Council) has committed to provide the necessary infrastructure mitigation through an executive decision by the Portfolio Holder for Housing. The decision details that the necessary mitigation will be paid to the following areas:

Health: £5,041

Secondary Education: £37,140

Parks and Gardens: £14,631.13 for improvements to Saltram

Natural Green Space: £5,597.98 for improvements to Saltram

Playing Pitches: £15,054.89 for provision and maintenance of playing pitches at Staddiscombe

Play Space: £6,154.29 for maintenance of Southernway play park.

Allotments: £421.80 for improvements to Dunstone allotments

Biodiversity: £1,500 for monitoring slow worm translocation

A further request was made for Outdoor Sports however Officers did not consider this met the Regulation 122 tests.

The executive decision has been published and the associated “call in” period expires in advance of Planning Committee. Officers will provide further clarity on the position through an addendum.

The executive decision is considered to provide the certainty of the delivery of the required mitigation to support the planning consent. Officers are however mindful that although the current plan would be for the Council to directly deliver the housing, there is no planning certainty this will happen and the site could be sold to an alternative developer. In order to ensure the necessary mitigation is secured in this scenario a condition is imposed which requires an alternative developer to enter into a S106 obligation to deliver the agreed mitigation.

12. Equalities and Diversities

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

The development will deliver in excess of the policy requirement of accessible housing, which will help address an identified need in the City.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and will provide high quality, flexible housing that has carefully considered the Climate Emergency and provided new greenspace at the heart of the development. The application is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 22.04.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Tree Protection Plan 05550 TPP 26.3.2021 - received 16/04/21
 Highway Surfacing Strategy 1002 Rev P01 received 16/04/21
 Highway Long Sections 1003 Rev P01 received 16/04/21
 External Level Strategy 1004 Rev P01 received 16/04/21
 Drainage Strategy Plan 1005 Rev P01 received 16/04/21
 Impermeable Area Plan 1006 Rev P01 received 16/04/21
 Overflow Route Plan 1007 Rev P01 received 16/04/21
 Proposed Floor Plans 200702 HT 01 01 - received 16/04/21
 Proposed Elevations 200702 HT 01 02 - received 16/04/21
 Proposed Floor Plans Plot 07 200702 HT 01 05 - received 16/04/21
 Proposed Elevations Plot 07 200702 HT 01 06 - received 16/04/21
 Proposed Floor Plans 200702 HT 02 01 - received 16/04/21
 Proposed Elevations 200702 HT 02 02 - received 16/04/21
 Proposed Floor Plans 200702 HT 03 01 - received 16/04/21
 Proposed Elevations 200702 HT 03 02 - received 16/04/21
 Location Plan 200702 L 01 01 - received 16/04/21
 Block 02 Street Elevation 200702 SE 01 02 - received 16/04/21
 Proposed Floor Plans 200702 HT 04 01 Rev A received 20/07/21
 Proposed Elevations 200702 HT 04 02 Rev A received 20/07/21
 Proposed Floor Plans 200702 HT 05 01 Rev A received 06/07/21
 Proposed Elevations 200702 HT 05 02 Rev A received 06/07/21
 Proposed Site Layout 200702 L 02 01 Rev D received 06/07/21
 House Type Plan 200702 L 02 02 Rev A received 06/07/21
 Parking Layout 200702 L 02 03 Rev B received 06/07/21
 Refuse Strategy Plan 200702 L 02 04 Rev A received 06/07/21
 Boundary Treatments 200702 L 02 05 Rev B received 06/07/21

Block 01 Street Elevation 200702 SE 01 01 Rev A received 06/07/21
Plots 4-7 Street Elevation 200702 SE 01 03 Rev A received 06/07/21
Proposed Floor Plans - Side Entrance 200702 HT 01 03 Rev A received 01/11/21
Proposed Elevations - Side Entrance 200702 HT 01 04 Rev A received 01/11/21

Reason:

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

2 **CONDITION: COMMENCE WITHIN 3 YEARS**

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

Reason:

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

3 **CONDITION: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)**

PRE-COMMENCEMENT

No development shall take place (including demolition, ground works, and vegetation clearance) until a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The CEMP shall take account of the measures outlined within Ecological Impact Assessment, Former Morley Youth Centre, Plymouth, Devon, March 2021; Construction Environmental Management Plan, Former Morley Youth Centre, Plymouth, Devon, March 2021 and Broadland Gardens, Plymouth, Devon, Biodiversity Budget and Ecological Constraints and Opportunities Plan v3; for the site and shall include the following.

- a. Risk assessment of potentially damaging construction activities.
- b. Identification of 'biodiversity protection zones'.
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timing of sensitive works to avoid harm to biodiversity features. This includes the use of protective fences, exclusion barriers and warning signs.
- e. The times during construction when specialist ecologists need to be present on site to monitor works to ensure compliance with the CEMP: Biodiversity, and the actions that will be undertaken.
- f. Responsible persons and lines of communication. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the retention, protection and enhancement of wildlife and features of biological interest in accordance with Joint Local Plan Policy DEV26 and Government advice contained in the National Planning Policy Framework 2021.

Pre-commencement justification: This is necessary to ensure protected species and the environment are fully considered before works start on site.

4 **CONDITION: CONSTRUCTION TRAFFIC MANAGEMENT PLAN**

PRE-COMMENCEMENT

The development hereby approved shall not commence, including any works of demolition, until there has been submitted to and approved in writing by the Local Planning Authority a Construction Traffic Management Plan (CTMP). The said CTMP shall include details relating to the detailed programme of works; a highway dilapidation survey assessing the existing condition of the highway adjoining the site; details of construction vehicle movements including number, type and size of vehicles; construction operation hours; routes being used by construction vehicles and contractors parking arrangements. The development shall be carried out strictly in accordance with the approved CTMP.

Reason:

To ensure that the traffic impacts associated with the construction phase of the works does not lead to adverse impacts upon the operation of the Local Road Network in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019.

Pre-commencement justification: necessary to ensure the impact of the works does not prejudice existing residents in the locality.

5 **CONDITION: SURFACE WATER DRAINAGE**

POST DEMOLITION

No work beyond demolition shall be commenced until final details of a scheme for the provision of surface water management has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) A ground investigation study including an assessment of the underlying geology should be undertaken to assess and confirm the anticipated path the water will take having been discharged to the proposed soakaway. This is to confirm that water will not follow a pathway that ultimately impacts upon third party land or property.
- b) Details should be provided that show how the drainage system is to be protected from silt and pollution from the parking and access road areas. A construction environment management plan incorporating method statements should be submitted to demonstrate how the new drainage system and water environment is protected during the construction phase.
- c) Details should be submitted of how and when the system is to be managed and maintained, and any future adoption proposals should be submitted.

Prior to occupation of the site it shall be demonstrated to the satisfaction of the Local Planning Authority that relevant parts of the scheme have been completed in accordance with the details and timetable agreed. The scheme shall thereafter be managed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason:

To reduce the risk of flooding to and from the development, and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory surface water management and disposal during and after development. The drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider

drainage infrastructure in accordance with Policy DEV35 of the Plymouth and South West Devon Joint Local Plan 2019 and the National Planning Policy Framework 2021.

6 CONDITION: LANDSCAPE DETAILS

POST-DEMOLITION

No development shall take place beyond demolition until the details of the landscape works have been submitted to and approved in writing by the Local Planning Authority. The landscape works shall accord with the following approved drawings and reports:

- Broadland Gardens, Plymouth, Devon, Biodiversity Budget and Ecological Constraints and Opportunities Plan v3, September 2021; and
- Ecological Impact Assessment, Former Morley Youth Centre, Plymouth, Devon, March 2021.

The proposals shall be fully coordinated with proposed underground services, explore means of integrating SuDS measures into the development and include 11 trees of which at least 1 will be planted in the public realm and 1 will be in a front garden.

The landscape works shall include:

i. Soft landscape details:

- a. Full soft landscape specification including all plant species and their size (to HTA standards), soil details, implementation specification, establishment care and defects period.
- b. The arrangement of proposed soft landscape elements and soil layouts/elevations (min 1:200 scale). Plans should include a planting schedule for reference. We expect plans to demonstrate sufficient rooting volume for all proposed trees and prove there is no conflict with proposed services.
- c. Planting details (1:20 scale or as appropriate) including (but not limited to) tree pit details and level details

ii. Hard Landscape Details

- a. Drawings identifying the arrangement of proposed hard landscape elements including (but not limited to) paving materials, street furniture, play equipment and boundary treatment materials (min 1:200 scale) and proposed and existing site levels
- b. A specification of the hard landscape materials (e.g. paving materials), street furniture, play equipment and any boundary treatments.

All landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development. Any dead, dying, severely damaged or diseased planting shall be replaced with a period of 5 years.

Reason: To ensure that satisfactory landscaping works are carried out in accordance with policies DEV20 and DEV23 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

7 CONDITION: FURTHER DETAILS

PRE-FOUNDATIONS

No works on the foundations shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority:

- Details to demonstrate the surfacing material will be of distinctively contrasting material to inform road users of the change in functionality of the street area.

- Clarification on the presence of supporting structures separating the undercroft parking spaces serving plots 1-3 and evidence to demonstrate there is adequate width afforded to each space to allow for adequate access for pedestrians.

The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and allow for safe vehicle and pedestrian movements in accordance with Policy DEV29 of the Plymouth and South West Devon JLP (2014-2034) 2019.

8 CONDITION: MATERIALS

PRE-DAMP PROOF COURSE (DPC) LEVEL

Prior to work continuing above DPC level full details of the materials to be used in the external surfaces of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are appropriate and in keeping with the character of the area in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

9 CONDITION: LANDSCAPE ECOLOGICAL MANAGEMENT PLAN

PRE-DPC LEVEL

A Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the development proceeding beyond DPC level.

The content of the LEMP shall include the following;

- a. Description and evaluation of features to be managed.
- b. Ecological trends and constraints on site that might influence management.
- c. Aims and objectives of management for both the landscape elements and the biodiversity features.
- d. Set out maintenance operations for the first year following implementation of the scheme and for a further 4 years following establishment for achieving aims and objectives.
- e. Preparation of a work schedule.
- f. Body or organisation responsible for implementation of the plan.
- g. Monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(s) responsible for its delivery (we expect at least a 30year funding plan to be included).

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme and the required Biodiversity net gain. The plan will be implemented in accordance with the approved details.

Reason: In the interests of the retention, protection and enhancement of wildlife and features of biological interest and to ensure that satisfactory landscaping works are carried out, in accordance Policies DEV20, DEV23 & DEV26 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and Government advice contained in the National Planning Policy Framework 2021.

10 **CONDITION: ENERGY STATEMENT**

PRE-OCCUPATION

Prior to first occupation of any of the dwellings hereby approved the requirements as set out in the Energy Statement (Reference 05823P-SDS-XX-XX-RP-ME-XXXX-0002 dated 24/03/2021), namely the provision of an air source heat pump and roof mounted PV array for each property, shall be installed. These provisions shall deliver carbon savings of at least 20% above those required by building control. The measures to deliver the required carbon savings shall be maintained and retained for the life of the development.

Reason:

To ensure suitable provision of renewable and low carbon energy in accordance with Policy DEV32 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

11 **CONDITION: BIN STORAGE**

PRE-OCCUPATION

Each bin store area shown on the approved plans shall be constructed and made available for use before the unit of accommodation that it serves is first occupied. The allocated bin storage area 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. The waste and recycling containers for each dwelling shall be stored in their respective store at all times apart from collection days.

Reason:

To ensure adequate refuse and recycling storage and to prevent amenity impacts to the surrounding area or highway safety conflict in accordance with Policies DEV1, DEV2 and DEV29 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

12 **CONDITION: CAR PARKING PROVISION**

PRE-OCCUPATION

Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

13 CONDITION: CYCLE PROVISION**PRE-OCCUPATION**

No dwelling shall be occupied until space has been laid out within the site in accordance with the approved plan for 22 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 Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

14 CONDITION: ELECTRIC VEHICLE CHARGING**PRE-OCCUPATION**

No dwelling shall be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the provision of 1 standard electrical vehicle dedicated charging point per dwelling served with a driveway, a minimum of 2 charging points to serve the other car parking spaces and for 50% of the remaining spaces to be served with passive wiring to allow a future connection. The electrical vehicle charging point 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 sustainable modes of travel in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

15 CONDITION: SERVICE ROADS**PRE-OCCUPATION**

No dwelling shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved plans.

Reason:

To ensure that an appropriate and safe access is provided in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

16 CONDITION: ACCESSIBLE HOMES

Eight dwellings hereby approved shall meet national standards for accessibility and adaptability (Category M4(2) of Building Regulations).

Prior to the occupation of each of the dwelling an independent verification report shall be provided which confirms that the properties have been constructed to the required specification. The report shall also set out the qualifications of the examiner who undertakes the verification.

The properties shall remain as a M4(2) specification in accordance with the approved detail.

Reason:

To ensure that a mix of accessible houses are brought into the housing market in accordance with Policy DEV 9 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

17 CONDITION: LOCKABLE GATES**PRE-OCCUPATION**

All pedestrian gates that lead to rear gardens must be capable of being locked from both sides, by means of a key for example. Details of the gates and locking system shall be submitted to and approved in writing prior to the occupation of the dwelling that it serves.

Reason:

To ensure satisfactory security of rear gardens to design out crime in accordance with Policies DEV10 and DEV20 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

18 CONDITION: UNEXPECTED CONTAMINATION

In the event that contamination of ground conditions is found when carrying out the approved development that was not previously identified, expected or anticipated, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

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

neighbours and other offsite receptors, in accordance with Policy DEV2 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

19 CONDITION: PRESERVATION OF SIGHT LINES

No structure, erection or other obstruction exceeding 900mm in height shall be placed, and no vegetation shall be allowed to grow above that height, within 2 metres either side of the vehicular access to plot 10 at any time.

Reason:

To preserve adequate visibility for drivers of vehicles at the road junction in the interests of public safety in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

20 CONDITION: ECOLOGICAL MITIGATION

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Broadland Gardens, Plymouth, Devon, Biodiversity Budget and Ecological Constraints and Opportunities Plan v3, September 2021 and Ecological Impact Assessment, Former Morley Youth Centre, Plymouth, Devon, March 2021 for the site.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Policy DEV26 and the National Planning Policy Framework 2021.

21 CONDITION: TREE/HEDGEROWS TO BE RETAINED/PROTECTED

In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the commencement of development.

A: No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

B: If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

C: The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, in accordance with Policy DEV28 of the

Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

22 CONDITION: ANCILLARY OR INCIDENTAL USE

The proposed plug on pods shall only be used for purposes incidental or ancillary to the primary use of the premises as a residential dwelling.

Reason:

Whilst the proposal for such ancillary use is acceptable to the Local Planning Authority, the independent use of different parts of the premises would be likely to produce conditions unacceptable to the Local Planning Authority; this condition is in accordance with Policy DEVI, DEV20 and DEV29 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

23 CONDITION: INFRASTRUCTURE MITIGATION

If, at the point of commencement (other than demolition), any party other than Plymouth City Council owns a relevant legal interest in the land, no development (except for demolition) shall take place unless and until all parties with a relevant interest in the land have entered into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 giving effect to the Heads of Terms stated in the Planning Committee Report November 2021 (with the intent that all of the covenants contained therein will be enforceable without limit of time not only against all of the owners of the land, but also their successors in title and any person corporate or otherwise claiming through or under them an interest or estate in the land).

Reason:

In order to ensure the necessary infrastructure mitigation could be secured if the Council decided to sell the site in the future in accordance with Policies DEV30 and DEL1 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

24 CONDITION: PERMITTED DEVELOPMENT

Notwithstanding the provisions of Article 3, Schedule 2, Part 2, Class A (Gates, Fences and Walls) of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), other than the fencing (and any subsequent or future like-for-like replacement as necessary) hereby approved by way of this application, no enlargements, improvements or other alterations shall take place to the approved hedges and gabion walls.

Reason:

In order to protect the quality of the development in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2021.

INFORMATIVES

I INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

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

the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

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: EXTINGUISHMENT OF PUBLIC HIGHWAY

The development hereby proposed includes the extinguishment of a section of public highway (Highway Maintainable at Public Expense) at the development access on Broadland Gardens. The Local Highway Authority would not wish to object to an extinguishment of the public highway and any extinguishment of the public highway as agreed through the planning process should be sought in accordance with Section 247 of the Town and Country Planning Act.

4 INFORMATIVE: PUBLIC HIGHWAY APPROVAL

This planning permission does not authorise the applicant to carry out works within the publicly maintained highway. The applicant should contact Plymouth Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority and an appropriate Permit must be obtained before works commence.

5 INFORMATIVE: ADOPTION OF HIGHWAY

The proposed street is not designed to an adoptable standard and will therefore not be eligible for adoption by the Local Highway Authority following construction.

6 INFORMATIVE: BATS AND BIRDS

Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2001, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection of the trees or habitat should be undertaken prior to the commencement of works to determine if any bats or birds reside in the trees. No works should occur while birds are nesting which may be at any time between the month of March to

September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk. Further advice on bats is available from The Bat Conservation Trust 0845 1300 228.

7 INFORMATIVE: RESIDENT'S BIODIVERSITY INFORMATION

The developer is encouraged to advise future residents of the measures that have been included within the development to deliver biodiversity net gain, how to best care for these measures and what additional steps could be taken to improve biodiversity.

8 INFORMATIVE: COUNCIL CODE OF PRACTICE

The applicant is directed to the Council's Code of Practice by the Public Protection Service (Control of Pollution and Noise from Demolition and Construction Sites):
<https://www.plymouth.gov.uk/sites/default/files/ConstructionCodeOfPractice.pdf>

In particular working hours shall not take place outside the following times:

08:00 hours to 18:00 hours Mondays to Fridays

08:30 hours to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays

9 INFORMATIVE: MATERIALS

The applicant is advised that all the metal materials should be of a suitably robust specification for the context, as there have been local issues with corrosion / powder coatings wearing off metal windows and cladding

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

Cases outstanding	289
Cases received this month	36
Cases closed this month	101
(No breach identified)	(40)
(Informal/formal action taken)	(61)
Planning Contravention Notices Issued	4
Planning Contravention Notices <u>Live</u>	4
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	1
Untidy Land Notices Live	11
Prosecutions Initiated	0
Prosecutions Live	0

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

Cases outstanding	201
Cases received this month	24
Cases closed this month	112
(No breach identified)	(56)
(Informal/formal action taken)	(56)
Planning Contravention Notices Issued	4
Planning Contravention Notices <u>Live</u>	8
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	1
Untidy Land Notices Live	12
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
07/09/2021	Agreed	20/01223/CDM	Plymouth City Council	Condition Discharge: Conditions 5 & 19 of application 18/00307/REM	Poole Farm Blunts Lane Plymouth PL6 8NF	Mr Alistair Wagstaff
07/09/2021	Agreed	20/01224/CDM	Plymouth City Council	Condition Discharge: Conditions 39, 40, 45 & 70 of application 12/02027/OUT	Poole Farm Blunts Lane Plymouth PL6 8NF	Mr Alistair Wagstaff
07/09/2021	Agreed	20/01226/CDM	Plymouth City Council	Condition Discharge: Conditions 7 & 31 of application 18/00306/FUL	Poole Farm Blunts Lane Plymouth PL6 8NF	Mr Alistair Wagstaff
07/09/2021	Agreed	20/01227/CDM	Plymouth City Council	Condition Discharge: Conditions 5 & 21 of application 19/01111/FUL	Poole Farm Blunts Lane Plymouth PL6 8NF	Mr Alistair Wagstaff
07/09/2021	Granted Subject to S106	21/00989/S73	Mr Colin McBride	Variation of conditions 1 (plans), 10 (energy strategy), 13 (building details), 14 (materials) & 15 (soft landscape and biodiversity) of application 20/01263/FUL	University Of Plymouth Babbage Building 24 James Street Plymouth PL4 6EQ	Miss Katherine Graham
07/09/2021	Granted Conditionally	21/01335/FUL	Mr Walker	Front porch (re-submission of 21/00728/FUL)	68 Moorland Avenue Plymouth PL7 2DD	Mr Paul McConville
08/09/2021	Granted Conditionally	21/01208/FUL	Mr James Edwards	Two-storey rear extension, first floor rear balcony and modifications	19 Tavistock Road Plymouth PL5 3DG	Mr Paul McConville
08/09/2021	Granted	21/01297/16	CK Hutchison Networks (UK) Ltd	Proposed 20.0m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works	Wolseley Road Milehouse PL2 3AR	Mr Paul McConville

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/09/2021	Granted Conditionally	21/01317/FUL	Mrs Vivien Conway	Proposed annexe	9 Belle Acre Close Plymouth PL3 5DJ	Miss Emily Godwin
08/09/2021	Granted Conditionally	21/01342/FUL	Mrs A Shea	First floor side extension over existing garage	20 Leigh Court Plymouth PL6 5YA	Mr Macauley Potter
09/09/2021	Granted Conditionally	21/01323/FUL	Mr & Mrs A George	Single storey rear and side extension	77 Newnham Road Plymouth PL7 4AT	Mr Paul McConville
09/09/2021	Granted Conditionally	21/01363/FUL	Kallis	First floor side extension, addition of front bay window, extension to existing rear raised terrace, and alterations to window/door layout	Windsor Lodge Mannamead Avenue Plymouth PL3 4SP	Mr Sam Lewis
09/09/2021	Granted Conditionally	21/01428/FUL	Mr Ashley Taylor	Front porch	12 Cherry Park Plymouth PL7 1PF	Ms Isobel Fardon
09/09/2021	Granted Conditionally	21/01493/FUL	Darren Edwards	Single storey side and rear extension inc. construction of raised rear terrace and minor garden alterations (amendment to approval 19/01678/FUL).	162 Dunraven Drive Plymouth PL6 6AZ	Mr Macauley Potter
10/09/2021	Refused	21/00746/FUL	Mr Allen McCloud	4no. detached dwellings with associated driveways and private gardens	Holtwood, Plymbridge Road Plymouth PL6 7LF	Mr Jon Fox
10/09/2021	Granted Conditionally	21/01288/TPO	Mr Peter Ryan	T1 Sycamore - reduce branches back to previous pruning points T6 Sweet Chestnut - reduce branches back to previous pruning points. T7 Horse Chestnut - reduce back lowest overhanging branches by approximately 3m to natural growth points.	Kinnaird House Buckingham Place Plymouth PL5 2EN	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/09/2021	Granted Conditionally	21/01327/TPO	Mr Mark Bignell	Sycamore, Leylandii and English Oak - Reduce branches overhanging road by approx 6-8ft. Sycamore - Fell due to gate pier damage.	Hamoaze House Mount Wise Garrison Cumberland Road Plymouth PL1 4JQ	Emily Browne
10/09/2021	Granted Conditionally	21/01328/TCO	Mr Ryan Haxby	T1 Tsuga Heterophylla - reduce lateral growth over road by 3-4m to natural growth points. T2, T3 and T4 Quercus Ilex - reduce by 2-3m to previous pruning points. T5 Fagus Sylvatica - reduce and lateral growth over lawn by a maximum of 4m to balance tree to natural growth points (amendment agreed with owners 24/8/21).	Hillside Courtfield Road Plymouth PL3 5BB	Mrs Jane Turner
10/09/2021	Granted Conditionally	21/01333/TPO	Ms Fiona Fox	Cherry (X) - reduce height by 1-2m and sides 2m.	Elburton Reservoir Reservoir Road Elburton PL9 8NA	Emily Browne
10/09/2021	Granted Conditionally	21/01340/TPO	Mr Mark Meryck	Holm Oaks, English Oaks and Yew (G1, approx. 10 trees) - new application to be submitted. Macrocarpa (T1) - Fell as tree is dead. Beech (T2) - Fell due to root decay. Pine (T3, T4 & T5) - remove one horizontal limb over road only no height reduction necessary. Cypress (T6, T7 & T8) - Fell due to severe decay in the upper crown and poor condition. Cypress (T9, T10 & T11) - Crown lift trees closest to house to up to 10m above ground level by removing the bottom 3 branches back to main stem. Amendments above agreed with agent 8/9/21.	Oakfield Boringdon Hill Plymouth PL7 4DN	Mrs Jane Turner
10/09/2021	Granted Conditionally	21/01341/TPO	Mr Jonothan Oliver	Coastal Redwood (T1) - Crown lift branches on house side to give 3m clearance above ground level by reducing the ends of the branches by approximately 2m rather than taking them back to the main trunk (amendment agreed with owner 24/8/21).	60 Boringdon Hill Plymouth PL7 4DN	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/09/2021	Granted Conditionally	21/01362/TPO	Lee Bailey	Oak (T3) - reduce back branches by up to 2m to natural growth points to clear side of building.	Unit 3 Forresters Business Park Estover Close Plymouth PL6 7PL	Mrs Jane Turner
10/09/2021	Granted Conditionally	21/01365/TPO	Mr James Ward	Ash - reduce whole crown by 3-4m to natural growth points and remove any major deadwood (trees condition to be reviewed by owner in a years time).	37 Burleigh Manor Plymouth PL3 5NT	Mrs Jane Turner
10/09/2021	Granted Conditionally	21/01370/TPO	Mrs Carole Shaw	Monkey Puzzle (T1) - Lift crown radially to circa 6m above ground level, remove lowest branches overhanging adjacent property to the south, lift crown to provide circa 2m clearance above roof and remove epicormic growth and deadwood (only minor visible in crown).	1A Beckham Place Plymouth PL3 5EZ	Emily Browne
10/09/2021	Granted Conditionally	21/01391/TPO	Nathan Carr	Ash (T0032 & T0033) - Fell due to ash dieback.	Mount Gould Hospital Mount Gould Road Plymouth PL4 7QD	Mrs Jane Turner
10/09/2021	Granted Conditionally	21/01397/TPO	Mr Michael Foster	Holm Oak - Reduction by 3m as overhanging public footpath.	2 The Folly Plymouth PL9 8TZ	Emily Browne
10/09/2021	Granted Conditionally	21/01400/TPO	Mr Jonathon Oliver	Sycamore (G1) - remove two thin low branches overhanging garden only. No height reduction necessary (amendment agreed with owner 24/8/21).	60 Boringdon Hill Plymouth PL7 4DN	Mrs Jane Turner
10/09/2021	Granted Conditionally	21/01465/TCO	Mrs Tina Hajiyanni	Cypress Hedge (G1) - Reduce by 3.5m vertical height and trim back new growth on west facing side.	8 Collingwood Villas Collingwood Road Plymouth PL1 5NZ	Emily Browne

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/09/2021	Granted Conditionally	21/01468/TCO	Lucy Ingram	Hazel (G1), actually a Lime - Reduce height by 1.5m, and reduce side growth back by 1m to edge of kerb stone (suggest epicormic growth around base is carefully removed to prevent pressure on wall). Oak (T1) - Reduce back lateral branches towards building by 3.5m to natural growth points, no height reduction necessary as agreed with C&H Tree Surgery 8/9/21. Holm Oak (T2) - Re-pollard Inner garden stem only, signs of decay. NB: the pollard points on the other limbs over Mannamead Road are decayed and need to be checked for safety as they overhang the highway. Oak (T3) - Lift crown to give 3.5m clearance above ground level, reduce upper crown by 2m vertical height, cutting no greater than 75mm diameter. Bay (G2) - Reduce the upper crown by 1.5m	Townsend House Hermitage Road Plymouth PL3 4RT	Mrs Jane Turner
10/09/2021	Refused	21/01492/AMD	Mrs Dawn Ford	Non-material Amendment: Alteration to the rear extension's roof, the replacement of the garage door with a window, and window alterations for application 21/00031/FUL	10 Penlee Way Plymouth PL3 4AW	Mr Sam Lewis
10/09/2021	Granted Conditionally	21/01503/TCO	Mrs Ingrid Van Der Schouw	Pine - Fell due to tree is dead/dying.	The Old School Rock Hill Plymouth PL5 4NY	Mrs Jane Turner
13/09/2021	Granted Conditionally	21/00844/FUL	Mrs Katarzyna Jedrzejewska	Hardstand with retaining walls	113 Dorchester Avenue Plymouth PL5 4AZ	Mr Macauley Potter
13/09/2021	Granted Conditionally	21/01346/FUL	Mr Kevin Higgins	Replacement of single-glazed wooden windows with double-glazed metal windows and replacement front door	1 Lambhay Hill Plymouth PL1 2NT	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/09/2021	Granted Conditionally	21/01347/LBC	Mr Kevin Higgins	Replacement of single-glazed wooden windows with double-glazed metal windows and replacement front door	1 Lambhay Hill Plymouth PL1 2NT	Mr Sam Lewis
13/09/2021	Granted Conditionally	21/01408/FUL	Mr Laurie Clear	Single storey rear extension	7 Earls Wood Close Plymouth PL6 8SG	Ms Isobel Fardon
13/09/2021	Granted Conditionally	21/01449/FUL	Mr G Sarson	Enlargement of existing single garage with rear and side extension and additional height to provide a storage area above (Part Retrospective)	12 Stowe Gardens Plymouth PL5 3PS	Mr Paul McConville
13/09/2021	Granted Conditionally	21/01479/FUL	Mr & Mrs Bennett	First floor side extension	58 Kingston Drive Plymouth PL7 2UZ	Ms Isobel Fardon
13/09/2021	Granted Conditionally	21/01547/FUL	Mrs Julie Sweet	Single storey rear extension inc. removal of existing conservatory	22 Rougemont Close Plymouth PL3 6QY	Miss Emily Godwin
14/09/2021	Refused	21/01316/FUL	Mr Louis Le Poidevin	Change of use of property to house in multiple occupation (Class C4) (retrospective)	106 West Hill Road Plymouth PL4 7LQ	Mr Jon Fox
14/09/2021	Granted Conditionally	21/01434/FUL	Mr A Kenyon	Side and rear extension with roof terrace, garage and workshop inc. removal of existing carport, greenhouse and side porch	31 St Johns Drive Plymouth PL9 9SB	Mr Mike Stone
14/09/2021	Granted Conditionally	21/01436/FUL	Mr Shane Krac	Hip to gable roof alterations and removal of rear conservatory	17 Valley View Road Plymouth PL3 6QJ	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
14/09/2021	Granted Conditionally	21/01447/FUL	Ahmad	Change of use and alterations to create 2no ground floor commercial units (Class E), 1no first floor commercial unit (Class E) and second floor 7-bed HMO (Sui Generis) inc. shopfront alterations, new access points and internal works	44 New George Street Plymouth PL1 1RW	Mr Chris Cummings
14/09/2021	Agreed	21/01523/CDMLB	Ms Kamila Wszolek	Condition Discharge: Condition 3 of application 21/00110/LBC	25 Southside Street Plymouth PL1 2LD	Ms Abbey Edwards
15/09/2021	Granted Conditionally	21/00636/FUL	Mr Carleton Mayer	Vehicle storage shed (part-retrospective)	Yard, Manor Gardens Stonehouse Plymouth PL1 1TL	Miss Amy Thompson
15/09/2021	Granted Conditionally	21/01280/FUL	CityFibre	Erection and siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service	178 Rendle Street Plymouth PL1 1TP	Ms Abbey Edwards
15/09/2021	Granted Conditionally	21/01356/TPO	Mrs White	Lime (G3-1) - Crown lift to provide 6m clearance from ground level. Mixed Species (G3-2) - Reduce back branches to provide 2m clearance from building. Mixed Species (G3-3) - Remove/reduce back selected branches/stems to provide a 2-4m clearance from the building.	Notre Dame Roman Catholic School Notre Dame Close Plymouth PL6 5HN	Emily Browne
15/09/2021	Granted Conditionally	21/01467/TPO	Mr Tim Nokes	Apple (T1) - Reduce by 1m vertical height and 1 m lateral branch reduction.	5 Collingwood Villas Collingwood Road Plymouth PL1 5NZ	Emily Browne
16/09/2021	Granted Conditionally	21/00874/FUL	Thaddaeus Jackson-Browne	Removal of existing and replacement security/boundary fence inc. addition of a double external gate, pedestrian turnstile and installation of CCTV throughout the site	24 Burrington Way Plymouth PL5 3LR	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
17/09/2021	Agreed	19/01432/CDM	Mr A Hussain	Condition Discharge: Conditions 3 (Management Plan) & 4 (Highway Survey) of application 18/01108/FUL	1A Crownhill Road Plymouth PL6 5AG	Mr Mike Stone
17/09/2021	Granted Conditionally	21/00579/FUL	Mr Wilson	Extension to business unit	Technology House, Estover Road Plymouth PL6 7PY	Mr Jon Fox
17/09/2021	Granted Conditionally	21/00643/FUL	Mr Paul Rowe	Part retrospective rear decking and fencing.	27 Wolverwood Lane Plymouth PL7 1PD	Mr Macauley Potter
17/09/2021	Refused	21/01053/FUL	Mr Shaun Hill	New dormers to the front and rear of third floor flat	56 Exmouth Road Plymouth PL1 4QH	Miss Emily Godwin
17/09/2021	Granted Conditionally	21/01235/FUL	Ms Patricia Small	Side extension and wetroom as annex, rear extension and alterations	27 Frogmore Avenue Plymouth PL6 5XH	Mr Paul McConville
17/09/2021	Refused	21/01399/FUL	Mr Shwan Ahmed Ali	Change of use from shop (Class A1) to hot-food takeaway (Class A5) inc. installation of rear extraction unit	75 Whiteleigh Green Plymouth PL5 4DE	Mr Jon Fox
17/09/2021	Agreed	21/01444/CDM	Mr Brian Crocker	Condition Discharge: Condition 2 of application 20/00539/FUL	15 Cherry Park Plymouth PL7 1PF	Mr Macauley Potter
17/09/2021	Agreed	21/01463/CDM	Neil Morgan	Condition Discharge: Condition 4 of application 19/01031/FUL	28 Dryburgh Crescent Plymouth PL2 2NU	Mr Macauley Potter
20/09/2021	Granted Conditionally	21/01403/FUL	Mr & Mrs Roberts	Single storey rear extension, first floor extension over garage and workshop (re-submission of application 21/00791/FUL)	12 Deveron Close Plymouth PL7 2YF	Mr Paul McConville

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/09/2021	Granted Conditionally	21/01437/FUL	Mrs Ann-Marie Hunter	Hip to gable loft conversion with rear dormer	9 Woodland Road Plymouth PL7 4LA	Mr Macauley Potter
20/09/2021	Granted Conditionally	21/01505/FUL	Mr & Mrs Thomson	Removal of existing lean-to and addition of rear ground floor balcony (re-submission of 20/01366/FUL)	50 Belair Road Plymouth PL2 3QH	Mr Sam Lewis
20/09/2021	Granted Conditionally	21/01515/FUL	Mrs Lauren Patterson	Single storey rear extension	3 Bramble Close Plymouth PL3 6TR	Ms Bethany German
20/09/2021	Granted Conditionally	21/01565/FUL	Mr Roy Greep	Widening of existing hardstand	29 Ashford Crescent Plymouth PL3 5AB	Miss Emily Godwin
20/09/2021	Agreed	21/01662/CDC	Karanveer Basran	Compliance with conditions of application 15/01956/FUL	15 Wyatt Avenue, Plymouth, PL2 2FB	Mr Chris King
21/09/2021	Granted Conditionally	21/01470/FUL	Mr & Mrs Hay	Front porch, two-storey and single storey rear extensions	4 Highglen Drive Plymouth PL7 5LA	Ms Isobel Fardon
21/09/2021	Granted Conditionally	21/01535/FUL	Mr David Bone	Single storey rear extension	10 Oakfield Road Plymouth PL7 4JZ	Ms Isobel Fardon
22/09/2021	Refused	21/01242/FUL	Miss Hannah Pomfret	Removal of 8ft high and 5ft wide hedges replaced with 1.9m fence around front/ side garden with a 1m fence directly in front of the house (retrospective).	305 Southway Drive Plymouth PL6 6QN	Mr Paul McConville

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/09/2021	Granted Conditionally	21/01326/ADV	Scarlett Dotkova	5no. internally illuminated fascia sign and 1no. internally illuminated pylon sign	10 Marsh Mills Park Plymouth PL6 8LX	Ms Isobel Fardon
23/09/2021	Granted Conditionally	21/00857/FUL	TH UK and Ireland Ltd	Change of use from restaurant with takeaway (Sui Generis) to a sui generis use consisting of a coffee shop/restaurant selling food and drink for consumption on and off the premises, installation of drive thru lane and associated works	229 Tavistock Road Plymouth PL6 5US	Mr Chris King
23/09/2021	Granted Conditionally	21/00858/ADV	TH UK and Ireland Ltd	Display of 9no. internally illuminated fascia signs, 1no. internally illuminated 'totem' sign, 7no. 'information' signs and 2no. non-illuminated height restrictor signs	229 Tavistock Road Plymouth PL6 5US	Mr Chris King
23/09/2021	Granted Conditionally	21/01237/FUL	Mr & Mrs Piper-Smith	Change of use of lower ground floor of dwelling to self-contained holiday accommodation (Class C3) (retrospective)	4 Beach Cottage Boringdon Road Turnchapel Plymouth PL9 9TE	Mr Sam Lewis
23/09/2021	Refused	21/01305/S73	Mr Mike Trathen	Variation of condition 1 of application 18/01444/OUT to amend details of access, scale and layout	Land To The West 123 Fort Austin Avenue Plymouth PL6 5NR	Mr Jon Fox
23/09/2021	Granted Conditionally	21/01334/S73	Biogas Technologies Ltd	Variation of Condition 1 (Approved Plans) of application 20/01430/FUL: minor amendments including changes to the site configuration and layout, updated design of containers, and removal of battery.	Land Off Linketty Lane Marshall Road Plymouth PL7 4NR	Mr Simon Osborne
23/09/2021	Refused	21/01416/FUL	Mr Clive Woodley	Single storey detached annex (re-submission of 21/00129/FUL)	102 Lucas Lane Plymouth PL7 4EY	Mr Jon Fox
23/09/2021	Granted Conditionally	21/01419/FUL	Mr & Mrs Theobald	Two-storey rear extension with associated internal and external alterations	50 Whitsoncross Lane Plymouth PL5 4NT	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
23/09/2021	Granted Conditionally	21/01433/FUL	Mrs Agie Dobrogowska	Single storey rear extension	Jokers Wild, George Lane Plymouth PL7 2YP	Ms Isobel Fardon
23/09/2021	Granted Conditionally	21/01435/LBC	Plymouth Community Homes	External repairs and redecoration works	2-15 How Street, 1-15 Looe Street And 115-131 Vauxhall Street Barbican Plymouth PL4 ODY	Ms Bethany German
23/09/2021	Granted Conditionally	21/01520/FUL	Hilary Gullis	Double garage with outbuilding above in rear garden	96A Alexandra Road Ford Plymouth PL2 3BU	Mr Mike Stone
23/09/2021	Granted Conditionally	21/01533/FUL	Ms Hegarty	Two storey rear extension	12 Castleton Close Plymouth PL3 5AE	Mr Mike Stone
23/09/2021	Refused	21/01556/FUL	Mr David Shurmer	First floor front extension	65 Melville Terrace Lane Plymouth PL2 3DB	Mr Sam Lewis
23/09/2021	Granted Conditionally	21/01582/S73	English Cities Fund	Variation of Conditions 1 (Approved Plans) , 3 (Replacement Public Car Park) , 5 (Design) & 6 (Cladding Maintenance) of application 18/00995/REM	Plot C1 Millbay Plymouth	Miss Katherine Graham
23/09/2021	Granted Conditionally	21/01599/FUL	Mr & Mrs Gittens	Single storey rear extension	6 Nicholson Road Plymouth PL5 3BR	Ms Isobel Fardon
23/09/2021	Granted Conditionally	21/01603/FUL	UPP (Plymouth Three) Ltd	Re-cladding of building with Rockpanel	Francis Drake Halls James Street City Centre Plymouth PL4 6AP	Miss Amy Thompson

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23/09/2021	Granted Conditionally	21/01609/FUL	MR Paul Turner	Single storey rear extension inc. replacement conservatory	31 Glentor Road Plymouth PL3 5TP	Miss Emily Godwin
24/09/2021	Granted Conditionally	21/00158/FUL	Mr Sleep	Erection of 10 industrial units (for uses ancillary to the existing boatyard) (part retrospective)	Laira Wharf Boatyard Finnigan Road Plymouth PL4 0SR	Mr Sam Lewis
24/09/2021	Granted Conditionally	21/01234/FUL	Mr & Mrs N Southern	Domestic vehicle crossing and hardstanding (retrospective)	56 Rockfield Avenue Plymouth PL6 6EA	Ms Isobel Fardon
24/09/2021	Granted Conditionally	21/01380/FUL	Anish Sudhamani	Conversion of dwelling into 2no. flats	31 Alexandra Road Mutley Plymouth PL4 7EE	Mr Jon Fox
27/09/2021	Granted Conditionally	21/00667/FUL	Mr Adrian Grigore	Hardstand with retaining wall	119 Bridwell Road Plymouth PL5 1AF	Mr Paul McConville
27/09/2021	Refused	21/01286/AMD	Mr T Carson	Non-material Amendment: Re-planning of the office layout to the ground floor and mezzanine to existing Baird House with four new windows and external fire escape door for application 20/00596/FUL	2 Darklake Close Plymouth PL6 7TJ	Mr Simon Osborne
28/09/2021	Granted Conditionally	21/01285/FUL	Mr Gary Clarke	Two-storey side extension and alterations to rear single storey extension	38 Glentor Road Plymouth PL3 5TP	Ms Bethany German
28/09/2021	Granted Conditionally	21/01417/FUL	Mr Lee Durand	Proposed infill roof building set amidst existing garden centre buildings	Plymouth Garden Centre Fort Austin Avenue Plymouth PL6 5NU	Mr Jon Fox

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28/09/2021	Granted Conditionally	21/01445/FUL	Andy Dunlop	Single storey rear extension & first floor rear extension	118A Dunraven Drive Plymouth PL6 6AT	Mr Paul McConville
28/09/2021	Granted Conditionally	21/01461/LBC	Hedgerow Hound Ltd	Installation of extraction equipment and internal and external alterations to facilitate restaurant/cafe use (Class E(b))	54 Southside Street Plymouth PL1 2LB	Ms Bethany German
28/09/2021	Granted Conditionally	21/01469/FUL	Mrs Debbie Webster	Single storey front, side and rear extension (to include new garage), conversion and minor extension of original single storey garage to self contained annexe and construction of rear first floor balcony. (re-submission of 21/00917/FUL)	11A Caradon Close Plymouth PL6 6AJ	Mr Macauley Potter
29/09/2021	Agreed	21/00655/CDM	Mr Richard Wate	Condition Discharge Conditions 6, 7 & 8 of application 18/01837/FUL	The Hyperbaric Medical Centre 8 Research Way Plymouth PL6 8BU	Miss Amy Thompson
29/09/2021	Granted Conditionally	21/01063/FUL	Mr & Mrs J Arcscott	Front porch, Rear extension inc. demolition of existing structure, extension of garage northwall to link to dwelling.	477 Tavistock Road Plymouth PL6 7AA	Mr Paul McConville
29/09/2021	Granted Conditionally	21/01227/LBC	Ms K Wszolek	Remove modern canvas awning. Repair original awning case to match next door. Repair signage. Internal works to include repair, rearrangement and repainting/varnishing of original shopfittings and floors.	25 Southside Street Plymouth PL1 2LD	Ms Abbey Edwards
29/09/2021	Granted Conditionally	21/01299/LBC	Mrs Luc Barbier	Replace single glazed wooden windows with double glazed and provide double glazed composite wooden door to existing rear extension	11 Boringdon Terrace Plymouth PL9 9TQ	Ms Bethany German
29/09/2021	Granted Conditionally	21/01483/FUL	Mr J Philpotts	Single storey extension to retail area/driving range building	70 Hays Road Plymouth PL9 8AT	Mr Sam Lewis

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29/09/2021	Granted Conditionally	21/01531/FUL	Mr Shane Williams	Front porch, two storey front extension, single storey side and rear extensions, terrace and alterations.	499 Tavistock Road Plymouth PL6 7AA	Mr Paul McConville
29/09/2021	Granted Conditionally	21/01534/FUL	Mr Anthony Cameron	Two-storey side and single storey rear extension (re-submission of 21/00225/FUL)	178 Southway Drive Plymouth PL6 6QF	Mr Macauley Potter
29/09/2021	Granted Conditionally	21/01541/FUL	Mrs F Brewster	Installation of Juliet balcony	53 Castle Street Plymouth PL1 2NJ	Mr Sam Lewis
29/09/2021	Granted Conditionally	21/01551/FUL	Mr & Mrs Wilkinson	Single storey rear and side wraparound extension with raised decking area	3 Tamar Villas Plymouth PL9 7PF	Ms Abbey Edwards
29/09/2021	Granted Conditionally	21/01592/FUL	Mr Boyd	Single storey rear extension	11 Outland Road Plymouth PL2 3BZ	Mr Mike Stone
30/09/2021	Refused	21/00707/S73	Mr Nigel Bundy	Variation of Condition 1 (Approved Plans) of application 20/01437/FUL	60 Salisbury Road Plymouth PL4 8SY	Ms Abbey Edwards
30/09/2021	Granted Conditionally	21/00841/FUL	Barbican Marina Apartments Ltd	Alterations to ground floor (Use Class E), change of use of 1st & 2nd floor from restaurant, shops, offices and conference/dining facility to 6no. residential units (Use Class C3) and associated alterations to building	21-22 The Parade And 11-13 Southside Street Plymouth PL1 2LA	Ms Abbey Edwards
30/09/2021	Granted Conditionally	21/01566/FUL	Mr & Mrs R Houseley-Jeive	Single storey rear and side extension	48 Radford Park Road Plymouth PL9 9DP	Mr Mike Stone

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30/09/2021	Agreed	21/01679/CDC	Natalie Couling	Compliance with conditions of application 12/00898/REM	15 Runway Road Plymouth PL6 8DT	Mr Simon Osborne
01/10/2021	Granted Conditionally	21/00606/S73	Mr & Mrs Patrick	Variation of condition 1 (Approved Plans) of application 19/01335/FUL to incorporate minor changes and alterations to the detailed design.	Powderham House Yonder Street Plymouth PL9 9RB	Mr Mike Stone
01/10/2021	Granted Conditionally	21/01069/FUL	Mr & Mrs Bird	Rear extension, internal and external refurbishment including rear balcony	115 Green Park Road Plymouth PL9 9LL	Ms Bethany German
01/10/2021	Granted Conditionally	21/01384/FUL	Mrs Elizabeth Bryce	First floor extension over existing roof terrace and raised balcony	21 Hartley Road Plymouth PL3 5LW	Mr Mike Stone
01/10/2021	Refused	21/01439/FUL	Mr Kevin Briscoe	Proposed building and use of land as a car dealership	Land Between East Park Avenue And Siding Road Plymouth PL4 6PF	Mr Jon Fox
01/10/2021	Granted Conditionally	21/01475/FUL	Plymouth City Council	2no. detached bungalows for people using Adult Learning Disabilities services	Douglass House Douglass Road Plymouth PL3 6NP	Mr Jon Fox
01/10/2021	Granted Conditionally	21/01488/S73	Plymouth City Council	Variation of condtion F (use of parking area) and H (Site Gates) of 92/01428/C1884	Douglass House Douglass Road Plymouth PL3 6NP	Mr Jon Fox
01/10/2021	Granted Conditionally	21/01554/FUL	Mr & Mrs Gallagher	Extension/widening of existing detached garage	235 Stuart Road Plymouth PL1 5LH	Mr Jonathan Helm

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01/10/2021	Granted Conditionally	21/01601/FUL	L Brennan & D McCormick	Roof alterations, inc. hip-to-gable and rear dormer	120 Weston Park Road Plymouth PL3 4NR	Mr Sam Lewis
01/10/2021	Agreed	21/01726/CDM	Plymouth City Council	Condition Discharge: Condition 5 of application 20/00056/FUL	Southern Boundary Of Derriford Hospital, The Bircham Valley Local Nature Reserve, Seaton Valley, Forder Valley Link Road And The	Ms Bethany German
04/10/2021	Granted Subject to S106	20/01737/FUL	Mr Justin Cartwright	Demolition of existing residential accommodation and erection of 102no. flats and 12no. dwellings, 60-bed care home (Class C2), café (Class E), open space, landscaping, parking and other associated and ancillary development	Talbot Gardens Plymouth PL5 1BU	Mr Simon Osborne
04/10/2021	Granted Conditionally	21/01306/FUL	Mrs Debbie Bending	To move steps and put crossing where hard stand is deep enough to have dropped kerb	3 Drayton Road Plymouth PL5 3ES	Ms Isobel Fardon
04/10/2021	Agreed	21/01481/CDM	Prof. Alex De Rijke	Condition Discharge: Condition 3 & 4 of application 20/01922/FUL	16 Cremyll Street Plymouth PL1 3RB	Ms Abbey Edwards
04/10/2021	Granted Conditionally	21/01496/FUL	Mr Steve Mclean	Two-storey rear extension	11 Gray Crescent Plymouth PL5 1DA	Ms Isobel Fardon
04/10/2021	Granted Conditionally	21/01518/FUL	Mr Sean Beaven	Two-storey rear extension	9 Gray Crescent Plymouth PL5 1DA	Ms Isobel Fardon
04/10/2021	Granted Conditionally	21/01543/FUL	Miss Sharon Blight	Rear extension and construction of outbuilding to rear of existing garage	287 Fort Austin Avenue Plymouth PL6 5ST	Mr Macauley Potter

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04/10/2021	Agreed	21/01600/CDM	Mr Nigel Passmore	Condition Discharge: Conditions 3, 4, 5 & 7 of application 21/00573/FUL	6 Station Road Tamerton Foliot Plymouth PL5 4LD	Mr Jon Fox
04/10/2021	Granted Conditionally	21/01602/FUL	Mr George Rodway	Garage side extension (re-submission of 21/00319/FUL)	12 Staddon Green Plymouth PL9 9LH	Mr Mike Stone
04/10/2021	Granted	21/01621/S73	5D Solutions [Foliot] Ltd	Variation to condition 3 (Provision of Parking) of application 18/01494/GP2	Foliot House Budshead Road Plymouth PL6 5XR	Mr Chris Cummings
04/10/2021	Granted Conditionally	21/01641/FUL	Mr Jason Smith	Replacement detached rear garage	67 Eggbuckland Road Plymouth PL3 5JR	Mr Sam Lewis
05/10/2021	Granted Conditionally	21/01301/TPO	Plymouth City Council	Ash (T1) - Repollard back to previous pollard points.	4 Chelson Gardens Plymouth PL6 8SA	Emily Browne
05/10/2021	Granted Conditionally	21/01418/TPO	Ms Rebecca Cox	English Oak (G1) - crown raise lowest branches over car park to give 5.2m clearance from ground level. 2x Holm Oak (G2) - Crown lift branches overhanging road and entrance to the site to give clearance of approximately 6m from ground level and over footpath to achieve clearance of 2.5m. Prune branches away from street light to suitable pruning points to give 1m clearance of pole and prune away from the lighting column. English Oak (T1) - Prune tree back from building to allow a minimum of 3m clearance. Crown lift secondary branch growth only over car parking area up to approximately 5.6m from ground level.	Land At Acorn Gardens Plymbridge Road Plymouth PL7 4LF	Mrs Jane Turner

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05/10/2021	Granted Conditionally	21/01525/TCO	Mrs Ann-Marie Jerram	Planned tree/vegetation works on the rail infrastructure to give 8m clearance from rail track.	Wingfield Way To Devonport Rail Station	Mrs Jane Turner
05/10/2021	Granted Conditionally	21/01539/FUL	Mr & Mrs Willard	Ground and lower ground floor rear extension with roof terrace	130 Merafield Road Plymouth PL7 1SJ	Ms Isobel Fardon
05/10/2021	Granted Conditionally	21/01560/TCO	Mr John Dean	Tree of Heaven (T1) - Fell due to various defects. Sycamore (T2) - Fell due to damage to wall.	Castle Close, 9 Barbican Road Plymouth PL7 1LX	Mrs Jane Turner
05/10/2021	Granted Conditionally	21/01571/TCO	Mrs Lynne Whitehouse	Sycamore, Lime, Bay & Persian Ironwood - Crown lift to approx 2.5m above ground level, trim branches overhanging boundary wall and remove growth on stem of Lime up to point of fork.	Nursery, 24 Hoe Street Plymouth PL1 2JA	Mrs Jane Turner
06/10/2021	Granted Conditionally	21/01410/FUL	Ms Claire Kelly	Part two-storey and part single storey rear and front extension with rear balcony (re-submission of 20/00729/FUL)	8 Admiralty Road St Budeaux Plymouth PL5 1NJ	Ms Isobel Fardon
06/10/2021	Agreed	21/01480/CDMLB	Prof Alex De Rijke	Condition Discharge: Condition 3 of application 20/01965/LBC	16 Cremyll Street Plymouth PL1 3RB	Ms Abbey Edwards
06/10/2021	Granted Conditionally	21/01586/FUL	Mr & Mrs Murray-Jones	Single storey rear extension, detached garage and alterations	Buddle Cottage, Arscott Lane Plymouth PL9 9NH	Ms Bethany German
06/10/2021	Refused	21/01660/AMD	Mr Darren Wills	Non-material Amendment: To alter the soft landscaping details at the entrance of the site previously approved under application 20/01583/CDM	West Park Primary School Wanstead Grove Plymouth PL5 2LU	Mr Chris King

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07/10/2021	Granted Subject to S106	20/01277/FUL	Raila Langhelle	Conversion of existing school to form 23no. residential units (Class C3), with associated off-street parking	Stoke Damerel College Keppel Place Plymouth PL2 1AX	Mr Chris King
07/10/2021	Granted Conditionally	21/00805/FUL	Mrs Angela Newman	Single storey side and rear extension as residential annexe, two rear balconies and creation of lower ground floor garden room.	16 Rospeath Crescent Plymouth PL2 3SY	Mr Paul McConville
07/10/2021	Granted Conditionally	21/01486/FUL	Mr M Gray	Front extension and garage alterations	59 Lalebrick Road Plymouth PL9 9RP	Miss Emily Godwin
07/10/2021	Granted Conditionally	21/01651/FUL	Mr Craig Howe	Two-storey side and single storey rear extension	2 Stone Barton Close Plymouth PL7 4LL	Ms Isobel Fardon
07/10/2021	Granted Conditionally	21/01658/FUL	Mr & Mrs Couch	Single storey extension	10 Junction Gardens Plymouth PL4 9AS	Ms Bethany German
08/10/2021	Granted Conditionally	21/01394/FUL	Mr & Mrs Broxson	Retrospective timber fence, outbuilding, lower retaining wall and proposed single storey rear extension.	71 Thirlmere Gardens Plymouth PL6 5HG	Mr Macauley Potter
08/10/2021	Granted Conditionally	21/01398/FUL	Mr Steven Wilkinson	Removal of front window to match the line of the front porch (part retrospective)	31 Manifold Gardens Plymouth PL3 6HL	Ms Isobel Fardon
08/10/2021	Granted Conditionally	21/01454/LBC	Mr Ed Dunkely	Replacement of existing defective CCTV and laser sensor units, new access chamber, erection of one additional mounting pole, removal and reinstatement of existing stone cobble paving	Royal Citadel Hoe Road Plymouth PL1 2PD	Mr Mike Stone

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08/10/2021	Granted Conditionally	21/01649/FUL	Mr & Mrs Corcoran	Single storey side extension and replacement front porch	76 Lynwood Avenue Plymouth PL7 4SG	Ms Isobel Fardon
08/10/2021	Agreed	21/01650/CDMLB	Ms Amanda Davies	Condition Discharge: Condition 3 of application 21/00663/LBC	6 Boringdon Terrace Plymouth PL9 9TQ	Mr Sam Lewis
12/10/2021	Granted Conditionally	21/01532/FUL	Mikhaila and Ricky Bell	Hip to gable roof conversion and raise height of roof, front gable and chimney, new rear dormer and side extension.	105 Compton Avenue Plymouth PL3 5DD	Mr Mike Stone
12/10/2021	Granted Conditionally	21/01548/FUL	Mr Steve Daly	Removal of existing pitched roof on rear extension and replace with a balcony and patio doors (Resubmission of 20/01952/FUL).	58 Pegasus Place Sherford PL9 8FB	Mr Mike Stone
12/10/2021	Granted Conditionally	21/01576/FUL	Mr Brian Jones	Car port over existing driveway	209 Beverston Way Plymouth PL6 7EQ	Mr Macauley Potter
12/10/2021	Granted Conditionally	21/01585/FUL	Mr & Mrs Sercombe	Single storey front and side extensions inc. internal alterations	60 Bodmin Road Plymouth PL5 4EA	Mr Paul McConville
13/10/2021	Granted Conditionally	21/01450/FUL	Mr Kevin Williams	Single storey rear extension and rear decking	31 The Knoll Plymouth PL7 4SH	Ms Isobel Fardon
13/10/2021	Agreed	21/01572/CDM	Mr J Peacock	Condition Discharge: Conditions 3, 5 & 7 of application 21/00243/FUL	Staddon Heights Farm, Staddon Lane Plymouth PL9 9SP	Ms Abbey Edwards
13/10/2021	Granted Conditionally	21/01608/FUL	Mr A Crease	Change of use from dwelling (Class C3) to 5-bed HMO (Class C4) (retrospective)	57 Pasley Street Plymouth PL2 1DS	Mr Sam Lewis

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13/10/2021	Granted Conditionally	21/01612/FUL	Mrs Cheri Bailey	Single storey rear extension	11 Lockington Avenue Plymouth PL3 5QS	Miss Emily Godwin
13/10/2021	Granted Conditionally	21/01655/FUL	Mr & Mrs Edwards	Raised hardstand	6 Lilac Close Plymouth PL9 9QA	Miss Emily Godwin
13/10/2021	Refused	21/01815/AMD	Mr Mark Thomas	Non-Material Amendment: Alterations to side elevation of first floor side extension approved via application 18/01930/FUL	2 Windermere Crescent Plymouth PL6 5HX	Mr Sam Lewis
13/10/2021	Refused	21/01871/AMD	Mr Robbie Brown	Non-material Amendment: Amendment to Condition 8 sub-paragraph A to remove specific reference to "cementitious boarding to be coloured white instead of grey" of application 19/01486/FUL	Land At Seaton Neighbourhood (Phase 6) Plymouth	Mr Chris Cummings
14/10/2021	Granted Conditionally	21/01352/FUL	Waight	Conversion of 3no 1 & 2-bed flats, to 2no. 2-bed flats	74 Saltash Road Keyham Plymouth PL2 1QS	Mr Jon Fox
14/10/2021	Granted Conditionally	21/01453/FUL	Secretary of State for Defence	Replacement Pass Office Cabin	Defence Munitions (Dm) Plymouth Ernesettle Lane Plymouth PL5 2TX	Mr Jon Fox
14/10/2021	Granted Conditionally	21/01504/LBC	Mr James and Mrs Sharon Evans	Various internal and external works.	Agaton House Budshead Road Plymouth PL5 2QY	Mr Macauley Potter
14/10/2021	Granted Conditionally	21/01513/LBC	Mr Kevin Higgins	Reroute gas flue to exit from side of property adjacent to Highland Cottages, New Street	Flat 4, 1 Lambhay Hill Plymouth PL1 2NT	Mr Mike Stone

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14/10/2021	Granted Conditionally	21/01527/S73	A&P Property Developers Ltd	Variation of Condition 1 (Approved Plans) 19/01456/FUL to include boundary wall and gates (part retrospective).	Land To Rear Of Shops On Colebrook Road Plymouth	Mr Paul McConville
14/10/2021	Granted Conditionally	21/01652/FUL	Mrs S McGowan	Retrospective timber decking to front of property	66 Lanhydrock Road Plymouth PL4 9HQ	Ms Bethany German
14/10/2021	Agreed	21/01697/CDM	Aviva Investors Pensions Ltd	Condition Discharge: Conditions 4 and 5 of application 17/01166/FUL	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Chris Cummings
15/10/2021	Granted Conditionally	20/00225/S73	Bovis Homes	Variation of conditions 1 (Approved Plans), 2 (Approved Documents) & 4 (Surface Water Drainage) of application 19/00245/REM	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Hays Road Elburton Plymouth PL9 8DD	Mr Tom French
15/10/2021	Granted Conditionally	21/01276/FUL	Mr Graham Gilbert	New double garage/store with solar panels, extension to building curtilage and new landscaping works	Staddon Heights Farm 50 Staddon Lane Plymouth PL9 9SP	Ms Abbey Edwards
15/10/2021	Agreed	21/01462/CDM	Mrs C Francis	Condition Discharge: Conditions 3 & 4 of application 19/01777/FUL	10 Springfield Drive Plymouth PL3 4DU	Mr Mike Stone
15/10/2021	Granted Conditionally	21/01607/FUL	Selborne Care Ltd T/a The Dove Project	Retrospective change of use of dwellinghouse (Class C3) to mixed respite care and skills hub (Sui Generis).	26 Queens Road Lipson Plymouth PL4 7PL	Mr Macauley Potter
15/10/2021	Granted Conditionally	21/01618/FUL	Mr & Miss Shaw and Gelpi	Two-storey side and first floor rear extension	29 Reynolds Road Plymouth PL7 4PY	Ms Isobel Fardon
15/10/2021	Agreed	21/01667/CDM	Mr Robbie Brown	Condition Discharge: Condition 47 of application 12/02027/OUT	Land At Seaton Neighbourhood Plymouth	Mr Alistair Wagstaff

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15/10/2021	Granted Conditionally	21/01681/LBC	Mr Andrew Smerdon	Repairs including replacement of elements of existing staircase, provision of external vent grills and boiler flues and installation of 4 no. gas metres to external walls	27 Looe Street Plymouth PL4 0EA	Mr Mike Stone
18/10/2021	Granted Conditionally	21/00390/S73	Vistry Partnerships	Variation of conditions 1, 2 & 4 of application 19/00225/REM to amend the drainage strategy and removal of soakaways.	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth	Mr Tom French
18/10/2021	Granted Conditionally	21/01536/FUL	Mr Mark Bullard	Installation of a modular single storey servery (temporary for up to 2no. years)	Plymstock School 29 Church Road Plymstock Plymouth PL9 9AZ	Mr Sam Lewis
18/10/2021	Granted Conditionally	21/01584/FUL	Mr & Mrs Parkinson	Single storey rear/side extension, inc. demolition of garage	5 The Elms Plymouth PL3 4BR	Mr Sam Lewis
19/10/2021	Granted Conditionally	21/01225/TPO	Mr Richard Prowse	Ilex Oak - pollard at a height of 4m Lime - pollard at a height of 5m	Springfield Seymour Road Mannamead Plymouth PL3 5AR	Mrs Jane Turner
19/10/2021	Granted Conditionally	21/01430/TPO	Mrs Maureen Perryman	Leylandii and Yew (G1) - Reduce lateral growth overhanging on east side by 0.5m up to 3m from ground level taking care not to cut beyond green growth.	St Clements Lodge Franklyn's Plymouth PL6 5JG	Mr Chris Dawson
19/10/2021	Granted Conditionally	21/01466/TCO	Mr Dean Roberts	Trees to south of drive:- 1x Cypress (damage to wall) - Fell. 1x Yew - Fell. 2x Holm Oak - Re-pollard (amendment agreed 13/10). 1x Holm Oak - Fell due to defects and decay in major unions. Trees to north of drive:- 1x Holm Oak, 1x Sycamore & Bay - Fell due to damage to wall and proximity to the road. Cypress - Retain (amendment agreed 13/10). NB: Agent confirmed owners agreement to some amendments on 13/10/21 as detailed above following a site meeting with owner on 7/10/21.	76 Mannamead Road Plymouth PL3 4SY	Mrs Jane Turner

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19/10/2021	Granted Conditionally	21/01487/FUL	Mr Malachi Holden	Single-storey rear extension and raised deck	1 Pilgrim Close Plymouth PL2 3HR	Mr Mike Stone
19/10/2021	Granted Conditionally	21/01545/TPO	Mr Gareth Kagan	T1 Oak - Reduce by 2-3m from neighbouring property in Tretower Close to previous pruning points. T2 Sycamore - Fell due to significant decay.	25 Lopwell Close Plymouth PL6 5BP	Mrs Jane Turner
19/10/2021	Granted Conditionally	21/01574/TPO	Mike Bowden	Mixed Species (G1) - Crown lift to provide 6m clearance from ground level (drive side only). Ash (T2) - Fell to ground level Mixed Species (T3) - Prune Oak and Hawthorn off neighbours roof and house by 0.5-1m Ash (T4) - Fell to ground level. Mixed Species (H7) - Reduce back selected branches to provide 1-2m clearance from roof. Sycamore (T12) - Reduce back selected branches to provide 3m clearance from roof.	59 Furzehatt Road Plymouth PL9 8QX	Mr Chris Dawson
19/10/2021	Granted Conditionally	21/01619/TCO	Mr Gale	Conifer (T1) - Fell due to damage to stone wall and showing signs of decay.	Havelock Fernleigh Road Plymouth PL3 5AN	Emily Browne
19/10/2021	Granted Conditionally	21/01639/TCO	McBride	Holm Oak (T179) - Fell due to poor condition.	Kingston Lodge, 6 Seymour Drive Plymouth PL3 5BG	Mrs Jane Turner
19/10/2021	Granted Conditionally	21/01644/FUL	Mrs Erika Hunt	Enlargement of an existing roof lantern, installation of PV panels and construction of a balustrade	2A Queens Gate Lipson Plymouth PL4 7PW	Mr Macauley Potter
19/10/2021	Granted Conditionally	21/01646/TCO	S Prance	Holm Oak - Pollard to approx 8-10 ft due to serious defects/decay.	7 Penlee Gardens Plymouth PL3 4AN	Mr Chris Dawson

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19/10/2021	Refused	21/01888/AMD	Mr Bob Fish	Non-material Amendment: Return wall of the stair core on the side elevations of block of flats 1 and 7 altered from stone to render for application 19/00133/FUL	North Prospect Phase 4 Dingle Road, Laurel Road, Rosedown Avenue And Myrtleville Plymouth	Mr Chris King
20/10/2021	Granted Conditionally	21/01228/FUL	Mr D Taylor	Illuminated signage and external alterations	109 - 115 Armada Way Plymouth PL1 1HH	Ms Bethany German
20/10/2021	Granted Conditionally	21/01229/ADV	Mr D Taylor	Illuminated Fascia signage, illuminated entrance signage and illuminated projecting sign	109 - 115 Armada Way Plymouth PL1 1HH	Ms Bethany German
20/10/2021	Granted Conditionally	21/01420/FUL	MR D Taylor	New painting treatment to existing window frames to existing build facade and replacement colour vinyl to window glazing.	109 - 115 Armada Way Plymouth PL1 1HH	Ms Bethany German
20/10/2021	Agreed	21/01588/CDM	Mr Jon Cartwright	Condition Discharge: Condition 5 of application 20/01788/FUL	Eastern End Of Runway 31 Plymouth City Airport Plymouth	Mr Alistair Wagstaff
20/10/2021	Refused Permisson in Principle	21/01632/PIP	Mr Mathew Smith	Permission in principle for the erection of 4 dwellings	Land To The Rear Of 25 Woodland Terrace Greenbank Road Plymouth PL4 8NL	Miss Amy Thompson
20/10/2021	Granted Conditionally	21/01676/LBC	Kevin Higgins	Reroute gas boiler flue to new exit onto New Street	Flat 4, 1 Lambhay Hill Plymouth PL1 2NT	Mr Sam Lewis
20/10/2021	Granted Conditionally	21/01685/FUL	Mr Mark Farmer	Garden room/summer house (part retrospective) (re-submission of 21/00435/FUL)	208 Springfield Road Plymouth PL9 8JU	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/10/2021	Granted Conditionally	21/01735/FUL	Mr Shane Krac	Hip to gable roof alterations and alteration of existing rear roof extension to form a rear dormer (re-submission of 21/01436/FUL)	17 Valley View Road Plymouth PL3 6QJ	Mr Sam Lewis
20/10/2021	Agreed	21/01775/CDM	Peter Franks	Condition Discharge: Condition 3 of application 21/01064/FUL	123 Alexandra Road Ford Plymouth PL2 1PH	Mr Sam Lewis
21/10/2021	Refused	20/02034/OUT	Mr David Atrill	Outline application for the erection of 9 houses with details of access, layout and scale (details of appearance and landscaping reserved for future consideration)	Land Adjacent To Pasley Street Lane Plymouth	Miss Amy Thompson
21/10/2021	Agreed	21/01240/CDM	Nick Powell	Condition Discharge: Conditions 5, 6 & 7 of application 20/01141/FUL	University Of Plymouth Drake Circus Plymouth PL4 8AA	Miss Katherine Graham
21/10/2021	Agreed	21/01537/CDM	Brady Construction Services Limited	Condition Discharge: Conditions 4, 5 & 6 of application 20/00519/FUL	Plot B240, Plymouth International Business Park William Prance Road Plymouth	Mr Chris King
21/10/2021	Granted Conditionally	21/01698/FUL	Mr Tom Launder	Single storey rear extension	193 Church Way Plymouth PL5 1AL	Ms Isobel Fardon
21/10/2021	Agreed	21/01892/AMD	Mr Colin McBride	Non-material Amendment: Minor updates to position and size of proposed substation for application 20/01263/FUL	James Street Vaults 24 James Street City Centre Plymouth PL4 6EQ	Miss Katherine Graham
22/10/2021	Granted Conditionally	21/01284/FUL	Mr Andrew Martin	External wall insulation	10-20 (Evens), 24-32 (Evens), 34-102, 104-110 (Evens) Beverston Way Plymouth PL6 7DY	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/10/2021	Granted Conditionally	21/01555/ADV	Inns Of Cornwall & Devon	1x new set of marine grade built up stainless steel face illuminated letters. 1x new set of marine grade built up stainless steel face illuminated letters. 1x new set of marine grade built up stainless steel face illuminated letters, 20mm perspex secondary text. 1x new internally illuminated menu case with marine grade aluminium bullnose header and signwritten housename. 2x new double sided printed banner signs to existing posts/brackets. New linolites to illuminate. 1x new signwritten housename to security shutter casing over main entrance. 1x new flat-fixed aerated banner sign on brackets. 1x new internally illuminated menu case on new double legged posts.	The Dome Hoe Road Plymouth PL1 2NZ	Ms Bethany German
22/10/2021	Agreed	21/01924/CDM	Mr J Boston	Condition Discharge: Condition 2 of application 20/01222/S73	Bostons Boat Yard Baylys Road Plymouth PL9 7NQ	Mr Alistair Wagstaff
25/10/2021	Granted Conditionally	21/01263/FUL	Mr Roger Ball	Raised platform and associated works to provide external recreational area for patients	Glenbourne, Morlaix Drive Plymouth PL6 5AF	Mr Jon Fox
25/10/2021	Granted Conditionally	21/01313/FUL	Mr Philip Jailler	Raised rear timber decking area with access stairs to garden	77 Underlane Plymstock Plymouth PL9 9LA	Ms Bethany German
25/10/2021	Granted Conditionally	21/01550/FUL	Dr Neil Chauham	Replace collapsed earth bank and upper rear fencing and western side of boundary (retrospective)	8 Wellspring Place Plymouth PL9 8GN	Ms Bethany German

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
25/10/2021	Granted Conditionally	21/01605/TPO	Mrs Sara MacDonald	Lawson Cypress a) - Removal of lowest two branches growing over the roof of 110 Looseleigh Lane back to the main trunk. Lawson Cypress b) - cut back to trunk (mostly dead on house side) Lawson Cypress c) - Removal of dead trees/stem within falling distance of 110 Looseleigh Lane. Lawson Cypress d) and e) - Reduce height on remaining southernly boughs by 2.5-3.0m for stability.	110 Looseleigh Lane Plymouth PL6 5HH	Mrs Jane Turner
25/10/2021	Refused	21/01606/TPO	Claire Symonds	Poplar tree - fell due to tree leaning and roots causing damage to private car park.	Cunningham Road Tamerton Foliot Plymouth PL5 4PX	Mrs Jane Turner
25/10/2021	Granted Conditionally	21/01614/FUL	Rowley	Two-storey front extension above existing porch with front dormer and recessed balcony, new side garage, part two storey/part single storey rear extension and loft conversion with rear dormer.	98 Green Park Road Plymouth PL9 9LJ	Mr Mike Stone
25/10/2021	Granted Conditionally	21/01627/TPO	Mr Owen Hall	Scots Pine (T1) - Dead wooding and 1.5m reduction to the lowest lateral limb on the southern side, growing over the rear of 14 Furzehatt Way to reduce weight on the limb and stop falling deadwood. Scots Pine (T2) - Dead wooding and 1.5m reduction to the 2 largest limbs growing over the rear of 12 Furzehatt Way to reduce weight and prevent falling dead wood.	3 Furzehatt Road Plymouth PL9 8QU	Mr Chris Dawson
25/10/2021	Granted Conditionally	21/01635/TPO	Mr Brimacombe	Sycamore (T1) - Re-Pollard to original pollard points.	25 Romilly Gardens Plymouth PL7 2FF	Emily Browne
25/10/2021	Granted Conditionally	21/01638/FUL	Dr Penny Cooper	Replacement windows and internal alterations inc. demolition of external store	8 Beyrout Place Plymouth PL1 4QY	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
25/10/2021	Granted Conditionally	21/01643/TPO	Mr Owen Hall	Horse Chestnut (T1) - Fell due to poor health.	3 Furzehatt Road Plymouth PL9 8QU	Mr Chris Dawson
26/10/2021	Granted Conditionally	21/01274/FUL	Mrs Tracie Gunningham	Use of existing outbuilding as Air BnB accommodation	17 The Birches Plymouth PL6 7LP	Mr Jon Fox
26/10/2021	Granted Conditionally	21/01455/FUL	Mrs Jill Tooze	Creation of new vehicular access and 1no. on-site parking space	Gainsborough, Whitsoncross Lane Plymouth PL5 4NY	Mr Macauley Potter
26/10/2021	Granted Conditionally	21/01502/FUL	Mr & Mrs Wayne Bambridge	Hardstanding to front of property and rear terrace (part-retrospective).	138 Rochford Crescent Plymouth PL5 2QE	Mr Paul McConville
26/10/2021	Granted Conditionally	21/01645/FUL	Lee Ogalo	Demolition of existing roof, proposed new 1st floor level to accommodate living and bedrooms	115 Merafield Road Plymouth PL7 1SJ	Mr Paul McConville
01/11/2021	Refused	21/01312/FUL	Miss Julieanne Warwick	Hardstand	52 Efford Lane Plymouth PL3 6LR	Mr Macauley Potter
01/11/2021	Granted Conditionally	21/01654/FUL	Mr Andrew Wiggins	Two-storey rear extension with first floor Juliette balcony	54 Buena Vista Drive Plymouth PL6 7JF	Mr Paul McConville
01/11/2021	Granted Conditionally	21/01796/FUL	Mrs Annette Johnson	Single storey rear extension inc. removal of existing conservatory	52 Seymour Road Plympton Plymouth PL7 4NZ	Ms Isobel Fardon
01/11/2021	Refused	21/01822/AMD	Mr Douglas Friend	No-material Amendment: Removal of canopy above 7th floor balcony/terrace for application 17/01134/FUL.	Area D (Phase 3B) - Mount Wise Mount Wise Crescent Mount Wise Plymouth	Mr Chris Cummings

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Appeal Decisions between 07/09/2021 and 01/11/2021

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
19/10/2021	21/00373/FUL	2021/0013	Appeal Allowed with Conditions	APP/N1160/D/21/3277738
Ward				
Plymstock Radford				
Address				
195 Plymstock Road Plymouth PL9 7LW				
Application Description				
Canopy over existing raised terrace (Retrospective).				
Appeal Process		Officers Name		
Householder Fast Track		Mr Mike Stone		
Synopsis				
<p>Planning permission was refused for a retrospective canopy structure over an existing raised terrace as, in terms of design and materials, it was it was considered to be contrary to JLP Policy DEV20. Having reviewed the application and visited the site, the inspector did not agree with the councils view saying that the structure was permeable and in keeping with the eclectic mix of architecture in the immediate area. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

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