

ADDENDUM REPORT

Planning Committee



Item Number: 1

Site: St Annes House, Jennycliff Lane, Plymouth, PL9 9SN

Planning Application Number: 20/00418/FUL

Applicant: Mr Neal Stoneman

Pages: 7-22

Appeal Decision

Since the above planning application was last considered at the Planning Committee the applicant's appeal in respect of an earlier application 19/01144/FUL for use as wedding venue and holiday accommodation, including marquee, portable toilets and ancillary owner's accommodation has been dismissed.

The application included the provision of a marquee and portable toilets to be set up in the grounds of St Anne's House to accommodate up to 100 guests on 10 occasions a year and for a maximum of 28 days in a year.

The application was refused due to the likely increase in noise at the boundaries with neighbouring property, inadequate parking, the adverse impact on the listed house and the visual intrusion in the landscape. The inspector agreed with all of the reasons except for inadequate parking

Inadequate parking

The inspector agreed that the level of parking on site would not be adequate and that cars parking in Jennycliff lane would interrupt traffic and cause congestion, but came to the view that the sizeable free public car park a short distance from the appeal site in Staddon Lane would not be inconvenient or unsafe for guests to access and would therefore be acceptable.

Noise

The noise assessment submitted as part of the application showed that there would be an increase in noise on the boundary. The inspector concluded that it had not been demonstrated that the potential increase in noise at the boundary with neighbouring residential properties could be adequately mitigated so as not to result in adverse living conditions for those living alongside. Noise associated with the use of the marquee could result in significant adverse impacts on the quality of life for those living alongside. This would be at odds with the aims of the Noise Policy Statement for England and the provisions of the Framework for ensuring a high standard of amenity for residents.

Landscape

The inspector concluded that the proposed marquee and portable toilets would be readily apparent when seen from parts of the adjoining City Green Space and Undeveloped Coast, including a small section of the Coast Path. The Inspector concluded that from these parts of the public realm, the marquee, by virtue of its size and likely height and materials (including colour) would contrast awkwardly with the unspoilt green open qualities of the local landscape. Although the marquee would not inhibit any public use or access to City Green Space, this noticeable addition would be likely to diminish the public perception and visual quality of this green infrastructure, and although they would only be in situ for short periods of time, the proposal would be at odds with the provisions of JLP policies DEV23 and DEV24 and the objectives of DEV27.

Listed building

The inspector agreed that the proposed marquee and portable toilets would intrude into the setting of this listed building and detract from an appreciation and understanding of its special architectural qualities. This would be especially so when seen from Stamford Lane and the green space to the south west. The harm was considered to outweigh any benefit and the inspector concluded that the proposal was contrary to policy DEV21 of the JLP.

Other planning applications

The main body of the report refers to four new planning applications and accompanying listed building consent applications. The applications are listed below, with their updated status.

20/01440/FUL - Retrospective application for retention and replacement of timber buildings to include staffroom, laundry, animal pens, retention of ancillary residential accommodation within the stable block and new fencing – PENDING CONSIDERATION

20/01441/LBC - Retrospective application for retention and replacement of timber buildings to include staffroom, laundry, animal pens, retention of ancillary residential accommodation within the stable block and new fencing – PENDING CONSIDERATION

20/01445/FUL - Retention of mobile caravan for ancillary residential use – PENDING CONSIDERATION.

20/01446/LBC - Retention of mobile caravan for ancillary residential use – PENDING CONSIDERATION

20/01442/FUL - Continue use of part of site as cafe including erection of marquees to cover seating area and mobile kitchen unit and use of part for mobile toilet unit. Formation of additional parking area for cafe and overall development scheme. INVALID

20/01443/LBC - Continue use of part of site as cafe including erection of marquees to cover seating area and mobile kitchen unit and use of part for mobile toilet unit. Formation of additional parking area for cafe and overall development scheme. INVALID

20/01454/FUL - Retention of marquee over swimming pool and erection of covered walkway to link to main house. Installation of Male and Female WCs in bar/ servery and storage building. Additional parking area for users. INVALID

20/01455/LBC - Retention of marquee over swimming pool and erection of covered walkway to link to main house. Installation of Male and Female WCs in bar/ servery and storage building. Additional parking area for users. INVALID

No changes to the officer recommendation are proposed as a result of the addendum report.