

# Planning Appeal Decisions between 14/01/2025 and 17/02/2025

<b>Date of Decision</b>	20/01/2025
<b>Ward</b>	Sutton and Mount Gould
<b>Application Number</b>	24/00413/FUL
<b>Decision</b>	<b>Appeal Allowed with Conditions</b>
<b>Address of Site</b>	The Grenville Hotel, 82 - 84 Grenville Road Plymouth PL4 9PZ
<b>Proposal</b>	Change of use of ground floor from public house (Sui Generis) to 3no. flats (Class C3)
<b>Appeal Process</b>	Written Representations
<b>Officers Name</b>	Mr Sam Lewis
<b>Synopsis of Appeals</b>	<p>Planning permission was refused for the change of use of the public house to 3no. dwellings due to Officers considering that the pub's loss had not been sufficiently justified in line with JLP policy DEV18.6. A lack of information relating to the pub's lack of viability and local alternative provision was provided at application stage, despite Officers inviting such, with only limited marketing information then provided. Further information was attempted to be submitted towards the end of the process which was not accepted by Officers. Following an appeal made by the applicant, and the provision to the Inspector of this additional information, the Inspector disagreed with Officers' views and considered that the pub's loss had been sufficiently justified due to the marketing and accounting information supplied - as well as the presence of other similar establishments in the local area (albeit a larger area than considered by Officers). The appeal was therefore allowed. An application for costs was made by the applicant but none were awarded by the Inspector. The Inspector did not consider that it was unreasonable for Officers to not accept a second round of additional information given that the scheme had been re-advertised once already. The Inspector did consider this additional information, though, largely due to the fact that it was in the public domain as the result of a following application which remains live at the time of writing.</p>

# Planning Appeal Decisions between 14/01/2025 and 17/02/2025

<b>Date of Decision</b>	30/01/2025
<b>Ward</b>	Ham
<b>Application Number</b>	23/01543/ADV
<b>Decision</b>	<b>Appeal Allowed with Conditions</b>
<b>Address of Site</b>	Weston Mill Filling Station Wolseley Road Plymouth PL5 1BL
<b>Proposal</b>	Installation of 1x 48 sheet free-standing LED illuminated advertising display panel and comprising pressed metal frame and sealed LED screen
<b>Appeal Process</b>	Written Representations
<b>Officers Name</b>	Luke Valentine
<b>Synopsis of Appeals</b>	The planning inspector found that the proposed signage would be in line with the commercial character existing petrol garage. Furthermore, whilst the illuminated character of the signage could be eye-catching, a condition is sufficient to moderate the illumination levels. With regards to highway safety impacts, the planning inspector did not see that it would create any additional distraction beyond that which already exists on site and would be reasonably expected on the road network. Furthermore, there was not sufficient detail provided regarding historical road collisions on the stretch of road.