

# Planning Committee

## Appeal Decisions

The following decisions have been made by the Planning Inspectorate on appeals arising from decisions of the City Council:-

Application Number **10/01181/FUL**  
Appeal Site **1 LIPSON ROAD LIPSON PLYMOUTH**  
Appeal Proposal Change of use, conversion and alterations from six bedsits to three self-contained flats, with formation of room in roofspace and rooflights  
Case Officer Stuart Anderson

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Appeal Category  
Appeal Type Written Representations  
Appeal Decision Allowed  
Appeal Decision Date 12/05/2011

Conditions

Award of Costs Awarded To

Appeal Synopsis

Inspector stated that the site is located less than 1km from the City Centre and the University, and therefore such a location is suitable for a 'zero parking' development. Also, due to on-street parking restrictions, prospective occupiers might choose not to possess a car, and to rely on public transport and car-sharing schemes. Inspector also stated that there would be a net reduction of three dwellings, and considered it likely that there would be a corresponding reduction in the number of visitors to the property.

Application Number **10/01758/FUL**  
Appeal Site **60 MUTLEY PLAIN PLYMOUTH**  
Appeal Proposal Use of property as a retail unit (front of ground floor) and solarium (ground and lower ground floor) with shared office space (rear of ground floor)  
Case Officer Kate Saunders

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Appeal Category  
Appeal Type Written Representations  
Appeal Decision Dismissed  
Appeal Decision Date 28/04/2011

Conditions

Award of Costs Awarded To

Appeal Synopsis

The Inspector shared the Council's view that it is likely that the shop element would act as a corridor or foyer to the solarium. It might provide an ancillary function to the solarium use, but it would not be a genuinely independent shop unit. The likelihood is that the shop would become little more than an area housing vending machines and selling tanning-related products, much as it did at the time of the 2009 appeal.

The Inspector concluded that the current proposal would not overcome the harm envisaged by the previous Inspectors, resulting in a harmful over-concentration of non-A1 uses within this frontage and within the centre as a whole, diminishing the primary retail function of the Mutley Plain District Shopping Centre.

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Note:

Copies of the full decision letters are available to Members in the Ark Royal Room and Plymouth Rooms. Copies are also available to the press and public at the First Stop Reception.