

Planning Committee

Appeal Decisions

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

Application Number **11/00758/FUL**
Appeal Site **60 BORINGDON HILL PLYMOUTH**
Appeal Proposal Single storey rear and side extension
Case Officer Mike Stone

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 25/01/2012

Conditions

Conditions

Award of Costs

Awarded To

Appeal Synopsis

The main issues were the health of one particular protected tree (No. 744) that was proposed for removal and also the overall impact on other protected trees. The inspector agreed with the Council's tree officer that tree 744 was in good condition and formed part of important group of trees. He did not believe that a replacement tree would be an acceptable alternative as it would take a long time to mature and would be affected by the proposed development. The inspector did accept that specialist construction methods could have mitigated the impact of development on the roots of the other trees.

Application Number **11/00789/FUL**
Appeal Site **WHITLEIGH PENTECOSTAL CHURCH, 391-397 BUDSHEAD ROAD PLYMOUTH**
Appeal Proposal Change of use and conversion of church into private members club
Case Officer Janine Warne

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 17/01/2012
Conditions
Award of Costs Awarded To

Appeal Synopsis

The Inspector agreed with the refusal reasons given by the Council. Firstly, with specific reference to noise, the Inspector concluded that, in light of the very close relationship and potential impact on nearby properties, the proposed social club could not operate without materially harming the living conditions of the occupiers of neighbouring dwellings. Secondly, with specific reference to Transport considerations, the Inspector was not satisfied that the proposal could operate without a material increase in traffic and parking on the local road network and therefore this would be detrimental to the safe and free flow of traffic. The appeal was therefore dismissed.

Application Number **11/00886/ADV**
Appeal Site **SALT QUAY HOUSE PLYMOUTH**
Appeal Proposal Internally illuminated fascia sign (sign A) - approved, Two internally illuminated fascia signs (signs B and C) - refused
Case Officer Katie Beesley

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 17/01/2012
Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspector supported the Core Strategy policies used but said that the main considerations should have been the advertising regulations and the requirement that decisions be made in the interests of amenity and public safety. The inspector agreed that the red background would be out of keeping with the area and that the signs would conflict with the subtle architecture of the building and would appear intrusive. He added that commercial need can not be a consideration in determining applications or appeals.

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.