



#plymplanning

Democratic and Member Support

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PLANNING COMMITTEE

Thursday 16 November 2023
4.00 pm
Council Chamber, Council House

Members:

Councillor Stevens, Chair
Councillor Tuohy, Vice Chair
Councillors Allen, Darcy, McNamara, Nicholson, Penrose, Poyser, Reilly, Smith, Stoneman, Tuffin and Ms Watkin.

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

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Tracey Lee
Chief Executive

Planning Committee

AGENDA

PART I – PUBLIC MEETING

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 24 August 2023.

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 Assistant 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. 23/01198/FUL - 24 Carew Gardens Plymouth PL5 3PB (Pages 5 - 12)

Applicant:	Mr Roy Harris
Ward:	Honicknowle
Recommendation:	Grant Conditionally

7. Planning Application Decisions Issued (Pages 13 - 40)

The Assistant 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- 3) Applications withdrawn;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>

8. Appeal Decisions (Pages 41 - 50)

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>

9. Exempt Business

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the following item(s) of business on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in paragraph(s) ... of Part I of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

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Planning Committee

Thursday 24 August 2023

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Allen, Darcy, McNamara, Nicholson, Penrose, Poyser, Reilly, Smith, Stoneman, Tuffin and Ms Watkin.

Also in attendance: Jake Metcalfe (Democratic Advisor), Craig Oakes (Managing Director, Craig Oakes Transport Planning), Mike Oxford (Natural Infrastructure Planning Manager), Julie Parkin (Senior Lawyer), Amy Thompson (Planning Officer), Hannah Whiting (Democratic Advisor) and Stuart Wingfield (Head of Development Management).

The meeting started at 4.00 pm and finished at 5.15 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.

22. **Declarations of Interest**

No declarations of interest were made.

23. **Minutes**

The Committee agreed the minutes of the meeting held on 20 July 2023 as a correct record.

24. **Chair's Urgent Business**

There were no items of Chair's urgent business.

25. **Questions from Members of the Public**

There were no questions from members of the public.

26. **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.

26.1 19 Canhay Close, Plymouth, PL7 1PG - 23/00752/FUL

Mr Gordon Cook

Decision:

Application GRANTED conditionally.

26.2 9 Guelder Way, Plymouth, PL6 6FR - 23/00955/FUL

Mrs Michelle Ottley

Decision:

Application GRANTED conditionally.

**26.3 Land at Petersfield Close, Plymouth, PL3 6QP -
22/01994/FUL**

Mr A Cottenham

Decision:

Application REFUSED.

The Committee acknowledged the history of the site and the previous planning permission from 1964 and notwithstanding that refused the application on the basis of concerns raised by highways regarding the safety at the junction of the Petersfield Close and Egguckland Road contrary to DEV29, the failure of the scheme to adequately protect biodiversity and protected species contrary to DEV 26, and the development having an adverse impact on the local landscape character by virtue of height and layout, contrary to DEV 10 and DEV 20.

(The Committee heard from Councillor Tippetts, Compton, as Ward Councillor)

(Mrs Rowland, spoke in objection to the application)

(Mr Ross spoke on behalf of the applicant as the agent)

27. Planning Application Decisions Issued

The Committee agreed to note the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 11 July 2023 to 14 August 2023.

28. Appeal Decisions

There were no appeal decisions made by the Planning Inspectorate for this period.

29. Exempt Business

There were no items of exempt business.

30. **Schedule of Voting**

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
26.1 19 Canhaye Close, Plymouth, PL7 1PG – 23/00752/FUL	Councillors Allen, Darcy, McNamara, Nicholson, Penrose, Poyser, Reilly, Smith, Stevens, Stoneman, Tuffin, Tuohy and Ms Watkin.				
26.2 9 Guelder Way, Plymouth, PL6 6FR – 23/00955/FUL	Councillors Allen, Darcy, McNamara, Nicholson, Penrose, Poyser, Reilly, Smith, Stevens, Stoneman, Tuffin, Tuohy and Ms Watkin.				
26.3 Land at Petersfield Close, Plymouth, PL3 6QP – 23/01994/FUL		Councillors Allen, Darcy, McNamara, Nicholson, Penrose, Poyser, Reilly, Smith, Stevens, Stoneman, Tuffin, Tuohy and Ms Watkin.			

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PLANNING APPLICATION OFFICERS REPORT



Application Number	23/01198/FUL	Item	01
Date Valid	29.08.2023	Ward	HONICKNOWLE
Site Address	24 Carew Gardens Plymouth PL5 3PB		
Proposal	Change of use of land from amenity land to residential garden land and the development of outbuilding for incidental residential use		
Applicant	Mr Roy Harris		
Application Type	Full Application		
Target Date	24.10.2023	Committee Date	16.11.2023
Extended Target Date	N/A		
Decision Category	Councillor Referral		
Case Officer	Cody Beavan		
Recommendation	Grant Conditionally		



The application has been referred to the Planning Committee by Cllr. Zoe Reilly

1. Description of Site

24 Carew Gardens is a two-storey semi-detached dwelling located in the Honicknowle ward of the city.

The land to the rear of the garden was acquired in 2017 and the rear fence erected in April 2018. The development of the outbuilding was completed in October 2018. Therefore, Officers are considering this application retrospectively following enforcement investigations by the Local Planning Authority.

2. Proposal Description

Change of use of land from amenity land to residential garden land and the development of outbuilding for incidental residential use(Retrospective).

3. Pre-application enquiry

There was no pre-application enquiry.

4. Relevant planning history

23/00714/FUL - Single storey rear extension. Granted conditionally.

23/00167/ENF - Officers note that there is currently an on-going enforcement case regarding business use of the rear outbuilding. Whilst this is an open enforcement matter which has been raised within letters of representation, this application is for use of the outbuilding as part of the residential dwelling and therefore the business use does not form part of the proposal and is not under consideration. The Local Planning Authority are unable to consider the use within this application.

82/00471/FUL - Warwick Orchard Carew Grove Plymouth Honicknowle erection of eighty-three dwellings together with associated road, garages, and parking areas. Granted Conditionally.

5. Consultation responses

None consulted.

6. Representations

The Local Planning Authority received four letters of representation which outlined the following concerns:

- Not in-keeping with area design and character
- Outbuilding use
- Overbearing
- Additional traffic - risk to emergency service vehicles
- Outbuilding constructed on raised land
- Impacts on privacy - significant reduction of privacy
- Overlooking
- Substantial visual interference
- Removal of boundary trees/hedges
- TPO removal
- Neighbours garden being surrounded/enclosed
- Raised platform allows vantage points into neighbouring garden

The Planning Authority have checked the Tree Preservation Order and can find no records regarding the trees which were removed, therefore must assume that these trees were not TPO registered.

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).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guidance, the scale and urgency of the climate change emergency, Plymouth City Council's Declaration on Climate Emergency (March 2019)

for a carbon neutral city by 2030 and the Climate Emergency Planning Statement 2022. 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. Key Issues/Material Considerations

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 relevant policies are: DEV1 (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment) of the Plymouth and SW Devon Joint Local Plan.
3. The primary planning considerations in this application are: visual impact and impact on neighbouring amenity.

Principle of Development

4. This application seeks retrospective consent for the change of use of land from amenity to residential garden and the development of an outbuilding for incidental residential use.

Negotiations Undertaken

5. The original plans submitted were considered acceptable and the assessment has been based on the original plans. Officers raised concern regarding overlooking and suggested additional screening. A 2m in height and 2m in length fencing section was agreed on the western boundary to omit overlooking from the top of the steps into the garden.

Visual Impact

6. Officers have considered the proposal's visual impact in line with policy DEV20 of the Joint local plan.
7. The change of use of land from amenity to residential located at the rear of 24 Carew Gardens is not considered to cause significant impact in terms of the visual character of the area. Prior to development, the land featured a small, grassed area, hedges and 2-3 trees. These elements have since been removed and a boundary fence has enclosed the area.
8. The outbuilding is situated in the rear garden at an angle located on the original residential land and former amenity land. The outbuilding measures 7.2m in length with one end measuring 3m in width and the other 1.9m in width. Due to topography levels, the following measurements have been taken from the highest level. The shallow mono-pitch roof will have a maximum height of 2.4m. The outbuilding is not visible from Carew Gardens due to it being situated to the rear of the property. The outbuilding is visible from Warwick Orchard Close, however due to the character of the section of the road including car parking spaces and existing garden boundary fencing, officers consider the proposal does not cause an adverse visual impact.
9. The outbuilding features a rubberised mono-pitch roof and is finished with Cedral fibre cladding. The door and windows are white PVC to match existing elements on the host dwelling. These finishes and materials are considered to compliment those of the main dwelling and are therefore considered to be in accordance with the guidance in the SPD.
10. Taking into consideration paragraphs 13.12, 13.56 and 13.58 of the SPD, officers are satisfied that the proposal does not represent a significant change to the dwellings overall aesthetic and character of the area within and surrounding Carew Gardens. Overall, officers conclude that from a design perspective, the plans do not conflict with policy DEV20 of the JLP.

Amenity

11. Officers do not consider that the proposed works would have a significant detrimental impact on neighbouring amenity. The acquired land is not considered to have had high quality amenity value. Officers note that the area was small and therefore considered not to have significant public use.

12. At a maximum height of 3.0m, the single storey outbuilding is not considered to give rise to adverse impacts on neighbouring light or outlook. Due to the sloping garden and the orientation of the outbuilding, Officers have considered that the development could create vantage points into neighbouring gardens with specific focus on the area in front of the outbuilding door. Although, it is considered that users will not be using this space to be stationary Officers have negotiated additional screening in the form of a 2m in height fence panel which will be on the southern boundary. At the time of writing this report officers are awaiting details of the fence which will then be conditioned. This will be conditioned to mitigate overlooking and adverse privacy impacts.

13. Overall, officers do not consider that the proposal will have a detrimental impact on neighbouring amenity, and therefore complies with Policy DEVI of the Plymouth and South West Devon Joint Local Plan and guidance within the SPD.

Climate Emergency Considerations

This Climate Emergency Planning Statement responds directly to the Climate Emergency declarations issued across Plymouth and South West Devon and identifies exactly what all new development should do to meet the challenge of climate change. It builds on existing planning policies set out within the Plymouth and South West Devon Joint Local Plan and its supplementary planning document, embraces new standards and proposes new requirements.

Officers have assessed the submitted Climate Emergency Compliance Form. Whilst there is little to no scope for achieving net gain on a development of this scale in this location, by virtue of the scale of the works and site-specific circumstances the details as submitted are acceptable in this instance.

Intentional Unauthorised Development

The change of use of land and development of the outbuilding exceed the limits for permitted development. This is a retrospective application. Change of use of land must have continuous use for 10 years to be exempt from planning enforcement. The timeframe is 4 years for operational development. The rear fence and outbuilding have been erected since 2018. While this would exceed the 4 year timeframe for operational development, Officers consider that the outbuilding, fence and associated works facilitate the use of the land for residential use and on that basis a case for planning enforcement action could be made to remove the fence and outbuilding if the planning application were refused. However, this would need further consideration by the Local Planning Authority, including review or relevant case law, before any course of action is determined.

Since August 2015 national planning policy requires consideration to be given as to whether intentional unauthorised development has been carried out. The new policy applies to all relevant planning decisions made by Local Planning Authorities and Planning Inspectors. The policy has been introduced largely as a result of Government concerns about the harm caused by unauthorised developments in the Greenbelt, but applies equally elsewhere.

The policy does not indicate exactly how much weight should be afforded to this in relation to the weight to be given to other material planning considerations. Neither does the policy clarify exactly what evidence is required to demonstrate the unauthorised development has been carried out intentionally.

It is clearly highly undesirable for any development to take place before planning permission has been properly sought, and obtained, in any circumstances. However, it should be noted that this new policy only applies where unauthorised development has taken place with the full knowledge of the person(s) undertaking the work that it lacks the necessary consent. In reality, given the difficulties in interpreting these points, it is considered that little or no weight can be given to this aspect, unless the Council has clearly indicated to the applicant that unauthorised development is being carried out, and that works have then continued beyond that point, or where there is some other compelling evidence that such work has intentionally been carried out.

Neither of these factors appear to apply in this case, and so it is considered that no weight should be afforded to this particular point in the determination of this application.

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.

No planning obligations have been sought in respect of this application.

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 the case officer 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 S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal is acceptable and accords with policies DEVI and DEV20 of the Joint Local Plan, the guidance contained within the Plymouth and SW Devon SPD, and the NPPF. The application is therefore recommended for approval.

14. Recommendation

In respect of the application dated 29.08.2023 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

Garden Building Plans and Elevations 03 received 21/08/23
Block Plan TQRQM23143202810952 received 29/08/23
Garden Layout 05 received 03/11/23
Garden Section 04 received 03/11/23

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: PRIVACY SCREEN

The 2m high privacy screen on the western boundary as detailed on the approved plan shall be constructed within 3 months and remain in perpetuity unless otherwise agreed in writing with the LPA.

Reason:

To ensure privacy is provided to the neighbouring properties in accordance with Policy DEVI of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and Section 12 of the National Planning Policy Framework.

3 CONDITION: ANCILLARY USE ONLY

The outbuilding hereby permitted shall not be used for purposes other than those ancillary to, and for the further enjoyment of the residential use of the dwelling house 24 Carew Gardens.

Reason:

To ensure the extension does not unacceptably intensify the use of the site, or lead to sub-standard accommodation, in accordance with policies DEVI (Protecting Health and Amenity), DEVI0 (Delivering high quality housing) and DEV29 (Specific provisions relating to transport) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

INFORMATIVES

0 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).

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/08/2023	Agreed Condition Details	23/00137/CDM	Mr Lawson	Condition Discharge: Conditions 5 & 6 and partial discharge of conditions 4 & 7 of application 21/00190/FUL	Alma Yard St Johns Bridge Road Plymouth PL4 0JJ	Miss Amy Thompson
15/08/2023	Agreed Condition Details	23/00855/CDM	ADC Kimberley (Derriford) Limited & Plymouth City Council	Condition Discharge: Conditions 4 & 7 of application 22/00129/FUL	Land At Former Seaton Army Barracks Parade Ground William Prance Road Derriford Plymouth PL6 5ZD	Claire Sibley
15/08/2023	Grant Conditionally	23/00724/FUL	Northtree Investment Management	Proposed change of use of Unit 10 from construction training centre (Class D1) to use classes B2, B8 and E(g) (applied flexibly)	Unit 10, 6 Burrington Road Plymouth PL5 3LX	Mr Simon Osborne
15/08/2023	Grant Conditionally	23/00910/FUL	Mr & Mrs Alastair & Stephanie Brown	Side and rear extension with front porch and external works to provide disabled access	11 Brook Close Plymouth PL7 1JR	Cody Beavan
15/08/2023	Grant Conditionally	23/00916/FUL	Horizon Multi Academy Trust	Erection of an extension to create a new classroom with external space, alterations to existing nursery space and new ramped access.	Plaistow Hill Infant School Roman Way Plymouth PL5 2DT	Cody Beavan
15/08/2023	Grant Conditionally	23/00917/FUL	Mr David Maxwell	Single storey rear extension, replacement annexe over rear garage with roof terrace inc. alterations to garage fenestration, and loft conversion inc. side dormers and other roof alterations	1 Woodside Plymouth PL4 8QE	Mr Sam Lewis
15/08/2023	Grant Conditionally	23/00918/LBC	Mr David Maxwell	Single storey rear extension, replacement annexe over rear garage with roof terrace inc. alterations to garage fenestration, and loft conversion inc. side dormers and other roof alterations	1 Woodside Plymouth PL4 8QE	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/08/2023	Grant Conditionally	23/00919/FUL	Miss Paige Brown	Replace second front door leading to garage with window.	62 Wolsdon Street Plymouth PL1 5EN	Mr Mike Stone
16/08/2023	Agreed Condition Details	23/00799/CDM	Plymouth City Council	Condition Discharge: Condition 3 of application 22/00583/S73	Fields Around Drake Memorial Park Haye Road Plympton Plymouth PL7 1UQ	Mr Simon Osborne
16/08/2023	Agreed Condition Details	23/00944/CDM	Plymouth City Council	Condition Discharge: Condition 5 of application 22/00583/S73	Fields Around Drake Memorial Park Haye Road Plympton Plymouth PL7 1UQ	Mr Simon Osborne
16/08/2023	Agreed Condition Details	23/00983/CDM	Mr Paul Martin	Condition Discharge: Condition 3 of application 22/00872/FUL	139 Looseleigh Lane Plymouth PL6 5JE	Mr Macauley Potter
16/08/2023	Grant Conditionally	23/00592/FUL	Jordan Collins & Mike Lynn	Raise height of existing deck, window alterations and erection of fence (part-retrospective)	7 First Avenue Billacombe Plymouth PL9 8AP	Mr Mike Stone
16/08/2023	Grant Conditionally	23/00787/FUL	Mr Alex Thomas	Conversion of garage to bathroom, utility room and a hallway with main entrance door	21 Treago Gardens Plymouth PL6 7EJ	Cody Beavan
16/08/2023	Grant Conditionally	23/00924/FUL	Mr R Hart	Second floor extension to create 3-bed flat (Class C3)	9 Wyndham Street East Plymouth PL1 5HE	Mr Sam Lewis
17/08/2023	Agreed Condition Details	23/00264/CDM	Sutton Harbour Group	Condition Discharge: Conditions 11, 12, 13, 15 & 16 of application 22/02054/S73	Harbour Arch Quay Sutton Harbour Plymouth PL4 0HN	Mrs Janine Warne
17/08/2023	Non-material Minor Amendment Agreed	23/01070/AMD	Urban Splash Factory Cooperage Ltd	Non-material Amendment: Alternative car parking layout of application 19/00313/FUL	Perimeter Building Royal William Yard Plymouth	Miss Katherine Graham

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
17/08/2023	Grant Conditionally	23/00613/FUL	Mr Christopher Joines	Refurbishment of existing restaurant; inc. new entrance, front raised seating area, and rear extraction system/flue	Ground Floor, 59 North Hill Plymouth PL4 8HB	Mr Sam Lewis
17/08/2023	Grant Conditionally	23/00928/LBC	Mr & Mrs Cunningham	Proposed roof covering replacement and associated works to roof	5 Western College Road Plymouth PL4 7AG	Mr Mike Stone
17/08/2023	Grant Conditionally	23/00934/FUL	Mr Tony Crane	Conversion of dwelling house into 2no flats	10 Brunel Terrace Plymouth PL2 1PZ	Miss Amy Thompson
17/08/2023	Grant Conditionally	23/00945/FUL	Miss Ying He	Ground floor use proposed to change from a shop to a bakery, and the first floor use proposed to change to residential use from shop storage / office space	36 Marlborough Street Plymouth PL1 4AH	Mr Daniel Thorning
17/08/2023	Grant Conditionally	23/00984/LBC	Kirsty Wright	Repair's and re-decoration to Bishop's flat	Bishops House 45 Cecil Street Plymouth PL1 5HW	Mr Mike Stone
17/08/2023	Grant Conditionally	23/00989/FUL	Mr Nigel Burns	Rear extensions and extend garage to meet the side of the house	11 Campbell Road Plymouth PL9 8UF	Mr Mike Stone
18/08/2023	Non-material Minor Amendment Agreed	23/01052/AMD	Mr Dan Stevens	Non material Amendment: Change of wall surface from render to cladding of application 21/00185/FUL	41 Rashleigh Avenue Plymouth PL7 4DA	Mr Macauley Potter
18/08/2023	Grant Conditionally	23/00079/FUL	Mr C Andrews	Site refurbishment works including installation of 2no. containers and associated canopy, erection of paladin fencing to create external compound, boundary fencing, relocation of fuel tank, installation of storage racking, parking alterations and associated groundworks	6 Sutton Road Plymouth PL4 0HQ	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
18/08/2023	Grant Conditionally	23/00783/FUL	Mr Luke Mather	First floor side extension, loft conversion and rear dormer.	51 Church Way Plymouth PL5 1AH	Mr Macauley Potter
18/08/2023	Grant Conditionally	23/01048/FUL	Mr Daniel Pain	Rear dormer	13 Glenwood Road Plymouth PL3 5NH	Mr Mike Stone
18/08/2023	Refuse	23/00791/FUL	Mr Anish Sudhamani	To provide vehicle access and hardstand to both 29 & 31 Alexandra Road, Plymouth. (Resubmission of application 23/00461/FUL)	29 & 31 Alexandra Road Mutley Plymouth PL4 7EE	Cody Beavan
21/08/2023	Agreed Condition Details	22/01326/CDM	Plymouth Hospitals NHS Trust	Condition Discharge: Conditions 5, 18 & 19 of application 21/02270/FUL10	Land North Of William Prance Road Plymouth Derriford Plymouth	Ms Marie Stainwright
21/08/2023	Grant Conditionally	23/01046/FUL	Mr Andrew Symthe	Single storey kitchen extension	83 Priory Road Plymouth PL3 5ER	Mr Mike Stone
22/08/2023	Grant Conditionally	23/00710/LBC	Plymouth City Council	Internal and external alterations to Lido Buildings	Tinside Pool Hoe Road Plymouth PL1 2NZ	Miss Amy Thompson
22/08/2023	Grant Conditionally	23/00784/FUL	Plymouth City Council	Engineering operations comprising public realm improvements including terrace with seating and landscaping (Public Realm) and a raised platform for informal seating (ancillary to Mount Batten Watersports & Activities Centre)	Land At Mount Batten Watersports & Activities Centre Plymouth	Miss Amy Thompson
22/08/2023	Grant Conditionally	23/00882/FUL	Mr James Yorke	Extension of residential curtilage (retrospective)	29 & 30 Marine Road Plymouth PL9 7NJ	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/08/2023	Grant Conditionally	23/00937/FUL	Mr Kevin Ranford	Change of use of domestic outbuilding to beauty salon (Retrospective)	6 Dunstone Close Plymouth PL9 8SG	Ms Abbey Edwards
23/08/2023	Agreed Condition Details	23/00999/CDM	University Hospitals Plymouth NHS Trust	Condition Discharge: Condition 8 of application 23/00030/FUL	47 Estover Close Plymouth PL6 7PL	Mr Daniel Thorning
23/08/2023	Grant Conditionally	23/00709/FUL	Plymouth City Council	External alterations to Lido Building (Building A) to create enhanced public open space with coffee pod, public seating, landscaping and balustrade at terrace level. Internal alterations and partial change of use of the first floor of Lido Building to provide cafe (Class E(b) and bar (Sui Generis) with retained flexible space for use in association with the Lido (Class F2(d). Internal and external alterations to single storey Lido Building (Building B) to provide disabled access, accessible changing facilities and kiosk (servery)	Tinside Pool Hoe Road Plymouth PL1 2NZ	Miss Amy Thompson
23/08/2023	Grant Conditionally	23/00865/FUL	Mrs Sue King	Single storey side and rear extension and side garage	22 Marett Road Plymouth PL5 2HL	Cody Beavan
23/08/2023	Grant Conditionally	23/00957/FUL	Mrs Victoria Trow	Single storey rear extension	37 Waterloo Street Stoke Plymouth PL1 5RP	Luke Valentine
24/08/2023	Approved	23/00867/TCO	Paul Holvey	Pittosporum - Fell	28 Penlee Way Plymouth PL3 4AW	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/08/2023	Grant Conditionally	23/00897/FUL	Mr Derek Anning	Erection of a single storey dwelling, with garage and rear terrace, fronting Blackberry Close and construction of parking area fronting Billacombe Road	66 Billacombe Road Plymouth PL9 7EX	Mr Sam Lewis
24/08/2023	Grant Conditionally	23/00909/TPO	Mr Jason Green	Beech (T1) - Crown reduction. Post reduction the crown will approximately be around 12 to 12.5m East to West and 10.5 to 11m North to south and 13.5 to 14m in height	93 Looseleigh Lane Plymouth PL6 5HH	Alan Rowe
24/08/2023	Grant Conditionally	23/00980/FUL	Mr Allan Wien	Replacement front windows at first and second floor level	160 Armada Way Plymouth PL1 1LB	Mr Sam Lewis
24/08/2023	Grant Conditionally	23/00986/TPO	Ms Penny Delacey	Beech (T1) - Reduce lowest lateral branch on south side by 2-2.5m aprox, reduction of crown spread on garden side 4m to 2m . Second branch on south east side (right side) leaning out over the garden in mid crown, at 4.5m height, reduce by 2.5m reduction. Crown reduction from 5.5 m to 2.5m.	56 Torland Road Plymouth PL3 5TT	Alan Rowe
24/08/2023	Grant Conditionally	23/00988/TPO	Kirsten Kruse	Horse Chestnut (T1) - Lift crown to 5.5m. Horse Chestnut (T2) - Lift crown to 5.5m. Horse Chestnut (T3) - Lift crown to 5.5m. Horse Chestnut (T4) - lift crown to 5.5m. Lime (T5) - Lift crown to 5.5 m, remove adjacent seedling trees and remove epicormic growth of T5 with ongoing permission to remove epicormic growth back to the fence line on an annual basis. Horse Chestnut (T6) - Lift crown to 5.5m. Lime (T7) - Lift crown to 5.5m. Lime (T8) - Lift crown to 5.5m over road and drive, remove dead branch and remove epicormic growth with ongoing permission to remove epicormic growth back to the fence line on an annual basis.	14 Seymour Park Plymouth PL3 5BQ	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/08/2023	Grant Conditionally	23/01002/TPO	Turpin	Ash (T1) - Reduce uppermost canopy by 2m to appropriate pruning points - Leaving the tree standing at approximately 10m from ground level.	42 Erlstoke Close Plymouth PL6 5QP	Alan Rowe
24/08/2023	Grant Conditionally	23/01017/TPO	Perry	Lime (T1) - Crown clean internal growth within entire crown, removing limbs up to a diameter of 35mm.	103 Looseleigh Lane Plymouth PL6 5HH	Alan Rowe
24/08/2023	Grant Conditionally	23/01023/TPO	Justine Francey	Sycamore (T1)	12 Columbus Close Plymouth PL5 1AP	Alan Rowe
24/08/2023	Grant Conditionally	23/01041/TPO	Tim Octon	Coppice all the Hazel in the area and remove dead wood from the oak trees.	Land To The Rear Of 62 Shaw Way Plymouth PL9 9XH	Alan Rowe
24/08/2023	Grant Conditionally	23/01049/TPO	Mr Martin Benney	Ash - Fell	8 Roborough Close Plymouth PL6 6AH	Alan Rowe
24/08/2023	Grant Conditionally	23/01051/TPO	Mr John Dean	Mixed Group (G1) - Crown lift to 3m over footpath and 5.2m over road. Mixed Group (G2) - Crown lift to 3m over footpath and 5.2m over road. Oak (T3) - Remove.	Land At Notre Dame Close Plymouth PL6 5HN	Alan Rowe
25/08/2023	Grant Conditionally	23/00752/FUL	Mr Gordon Cook	To extend front and rear dormers	19 Canhaye Close Plymouth PL7 1PG	Cody Beavan
25/08/2023	Grant Conditionally	23/00955/FUL	Mrs Michelle Ottley	Garage conversion (retrospective)	9 Guelder Way Plymouth PL6 6FR	Luke Valentine

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
25/08/2023	Refuse	23/00978/ADV	Wildstone Estates Limited	Conversion of existing poster advertisement to a Digital-Poster	Rear Of 9-11 Chudleigh Road Plymouth PL4 7HU	Luke Valentine
29/08/2023	Permission Granted in Principle	23/01091/PIP	Mr N Bishop	Permission in principle for the construction of 4no terraced houses inc. widening of road and provision of pavement (re-submission of approved application 19/01646/PIP)	21 Mutley Road Plymouth PL3 4SB	Miss Amy Thompson
29/08/2023	Non-material Minor Amendment Agreed	23/00725/AMD	Mr Darren Wills	Non-material amendment: Changes to footprint, eaves levels, dormers, flat roof, french doors and slate hanging for application 20/00589/FUL	95 Plymbridge Road Plymouth PL6 7LD	Mr Jon Fox
29/08/2023	Grant Conditionally	23/00973/FUL	Mr Graham Barton	Change of use of ground floor shop to 1no. flat (Class C3) inc. extension to front bay window, plus hip to gable and rear dormer to enlarge existing first floor flat	51 Higher Compton Road Plymouth PL3 5HZ	Mr James Burnett
29/08/2023	Grant Conditionally	23/01014/S73	Danny Cooper	Variation of Conditions 1 (Approved Plans) & 6 (Accessible Dwellings) of application 21/00890/FUL, to allow solar PV on roof, reduction in accessible dwelling, internal layout changes, additional windows and altered roof pitch	Unit 1, Brooklands 680 Budshead Road Plymouth PL6 5XR	Mr Jon Fox
30/08/2023	Agreed Condition Details	23/01071/CDM	University Hospital Plymouth NHS Trust	Condition Discharge: Conditions 3 & 4 of application 23/00387/FUL	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Daniel Thorning
30/08/2023	Grant Conditionally	23/00179/FUL	Mr Jimmy Jordan	Proposed change of use from garage and store to private dwellinghouse, formation of dual-pitched gable roof and inc. increase in ridge height	Workshop To Rear Of 35 Wolsdon Street Plymouth PL1 5EH	Mr Sam Lewis
30/08/2023	Grant Conditionally	23/00776/FUL	Mr & Mrs Shorey	Creation of a first-floor above a pre-existing single storey rear extension	Hardwick Lodge Drunken Bridge Hill Plymouth PL7 1UG	Luke Valentine

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
30/08/2023	Grant Conditionally	23/00976/FUL	Mr Pete Helm	Single storey side extension inc. garage conversion	1B The Dell Plymouth PL7 4PS	Cody Beavan
30/08/2023	Grant Conditionally	23/01029/FUL	Mr & Mrs Collier	Enlargement of rear raised deck	50 Seymour Road Mannamead Plymouth PL3 5AX	Mr Sam Lewis
30/08/2023	Condition Discharge Split	23/01202/CDC	Dan Jones	Compliance with conditions of application 05/01085/OUT	11A Lulworth Drive Plymouth PL6 7DT	Mr Simon Osborne
31/08/2023	Agreed Condition Details	22/01615/CDM	Mr John Gregory	Condition Discharge: Condition 4 of application 21/01590/FUL	280 Ernesettle Lane Plymouth PL5 2SA	Mr Simon Osborne
31/08/2023	Agreed Condition Details	23/00939/CDM	Mr Steve Goswell	Condition Discharge: Conditions 3 & 4 of application 23/00380/FUL	75 Whiteleigh Green Plymouth PL5 4DE	Mr Jon Fox
31/08/2023	Grant Conditionally	23/00722/FUL	Mrs Claire Seymour	Rear balcony and associated steps	160 Aberdeen Avenue Plymouth PL5 3UW	Cody Beavan
31/08/2023	Grant Conditionally	23/00812/FUL	Miss Jessie Corridan	Proposed two-storey side extension with rear dormer	26 Meadowfield Place Plymouth PL7 1XQ	Mr Macauley Potter
31/08/2023	Grant Conditionally	23/00844/FUL	Andrew Martin	Installation of an insulated render system (external wall insulation) to service family accommodation	1 - 24, 26 - 28 & 29 - 57 (odds) Barbury Crescent, 10 - 20 (evens), 24 - 32 (evens), 34 - 101 & 102 - 110 (evens) Beverston Way, 1-17 &	Mr Daniel Thorning
31/08/2023	Grant Conditionally	23/00921/FUL	Miss Shelley Oliver	Extension to northern elevation and associated works inc. re-cladding of facade and access ramps	Fitzroy Building University Of Plymouth Drake Circus Plymouth PL4 8AA	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
31/08/2023	Grant Conditionally	23/00970/FUL	Mr & Mrs Fewster	Single storey front extension	5 Copse Road Plymouth PL7 1PZ	Luke Valentine
31/08/2023	Refuse	22/01994/FUL	Mr A Cottenham	Erection of four dwellings with associated landscaping and construction of vehicular access (re-submission of 22/00651/FUL)	Land At Petersfield Close Plymouth PL3 6QP	Miss Amy Thompson
01/09/2023	Agreed Condition Details	23/00820/CDM	ADC Kimberley (Derriford) Limited & Plymouth City Council	Condition Discharge: Conditions 3, 5, 6, 8, 9 & 10 of application 22/00129/FUL	Land At Former Seaton Army Barracks Parade Ground William Prance Road Derriford Plymouth PL6 5ZD	Claire Sibley
01/09/2023	Agreed Condition Details	23/00994/CDM	Derriford Hospital	Condition Discharge: Conditions 3 (Employment and Skills Plan) & 8 (Highway Dilapidation Survey) of application 21/02000/FUL10	Derriford Hospital Derriford Road Plymouth PL6 8DH	Ms Marie Stainwright
01/09/2023	Grant Conditionally	22/01957/REM	Sherford New Community Consortium	Reserved Matters for layout, scale, appearance and landscaping for a Leisure Centre including, swimming pool, gym, sports hall, cafe, changing rooms for adjacent pitches and car parking pursuant to outline application (06/02036/OUT) (which was EIA development and an Environmental Statement was submitted)	Land South Of Hercules Road Sherford New Community Plymouth PL9 8FH	Ms Abbey Edwards
01/09/2023	Grant Conditionally	23/00751/S73	Babcock International Group	Variation of Condition 1 (Approved Plans) of application 22/00108/FUL - Minor material amendments including changes to layout, increasing height of building and adding solar PV panels and safety rails to roof	Land At The Southern End Of North Yard Devonport Royal Dockyard Plymouth	Mr Simon Osborne
01/09/2023	Grant Conditionally	23/00816/FUL	Miss Jessie Corridan	Garage/outbuilding with amended roof height (retrospective).	26 Meadowfield Place Plymouth PL7 1XQ	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/09/2023	Grant Conditionally	23/00907/FUL	Mrs Deborah Eadie	Replacement of living room window, patio door and wall in-between at the rear of the property with a four pane bifold door assembly.	16 Shackleton Court Plymouth PL5 3UL	Mr Macauley Potter
01/09/2023	Grant Conditionally	23/00990/FUL	Mr Paul Stewart	Various alterations which include 3x replacement roofs and solar PV provision.	St Boniface Catholic College 21 Boniface Lane Plymouth PL5 3AG	Mr Macauley Potter
01/09/2023	Grant Conditionally	23/01010/FUL	Mr & Mrs Johnston	Proposed single storey rear extension with rear dormer loft conversion	21 Wolverwood Lane Plymouth PL7 1PD	Cody Beavan
04/09/2023	Agreed Condition Details	23/00873/CDM	Sutton Harbour Group	Condition Discharge: Conditions 6 (Provision of Drainage Works), 20 (Flood Warning and Evacuation) and 22 (Car Parking Provision) of application 22/02054/S73	Harbour Arch Quay Sutton Harbour Plymouth PL4 0HN	Mrs Janine Warne
04/09/2023	Grant Conditionally	23/00537/FUL	University Hospitals Plymouth NHS Trust	Retrospective application for the erection of two-storey modular extension above the 'O-Road' at Derriford Hospital	Derriford Hospital Derriford Road Plymouth PL6 8DH	Claire Sibley
04/09/2023	Grant Conditionally	23/01013/LBC	Mitie Defence Ltd	Replacement of the roof coverings	Drake House, Hms Drake Saltash Road Keyham Plymouth PL2 2DQ	Luke Valentine
04/09/2023	Grant Conditionally	23/01025/FUL	Learning Academies Trust	Erection of 2.4m high fencing to the perimeter of the school grounds with accompanying manual and automatic 2.4m high pedestrian and vehicular gates and associated ground works/vegetation clearance	Plaistow Hill Infant School, Roman Way Plymouth PL5 2DT	Cody Beavan
05/09/2023	Non-material Minor Amendment Agreed	23/01205/AMD	Mr & Mrs Weekes	Non-material Amendment: To increase the depth of the front dormer of application 22/01277/FUL	18 Cornwood Road Plymouth PL7 1AL	Cody Beavan

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
05/09/2023	Grant Conditionally	23/00969/FUL	Mr Hussain	Formation of rooms in roofspace including raising roof ridge(s) and rear dormer(s), addition of PV panels, single storey rear extension(s) and hardstanding incorporating EV charging	1 And 3 West Malling Avenue Plymouth PL5 2SR	Cody Beavan
07/09/2023	Agreed Condition Details	23/00765/CDM	Mr Rongxian Chen	Condition Discharge: Condition 3 of application 22/00004/FUL	11 Commercial Wharf Madeira Road Plymouth PL1 2NX	Ms Abbey Edwards
07/09/2023	Agreed Condition Details	23/01033/CDMLB	Mr Craig Lewis	Condition Discharge: Conditions 4, 5 & 6 of application 23/00280/LBC	1 Windsor Villas, Lockyer Street Plymouth PL1 2QD	Mr Sam Lewis
07/09/2023	Grant Conditionally	23/00728/FUL	Mr Sam Ford	The installation of a 5.53Kw PV array to the main south facing roof of the property, installation of inverter and 10Kw storage battery within the property	House 3, 32 George Lane Plympton PL7 2JJ	Cody Beavan
07/09/2023	Grant Conditionally	23/00743/FUL	Mr & Mrs Piper-Smith	Demolition of 700mm at rear of tenement at first floor level, Change of pitch of tenement roof, replace existing roof covering with natural slate and slate clad first floor of tenement	3 Boringdon Terrace Plymouth PL9 9TQ	Ms Abbey Edwards
07/09/2023	Grant Conditionally	23/00744/LBC	Mr & Mrs Piper-Smith	Demolition of 700mm at rear of tenement at first floor level, Change of pitch of tenement roof, replace existing roof covering with natural slate and slate clad first floor of tenement	3 Boringdon Terrace Plymouth PL9 9TQ	Ms Abbey Edwards
07/09/2023	Grant Conditionally	23/00894/FUL	Mr Nolan Plant	Proposed loft conversion including raising ridge, front rooflights, and rear dormer with juliet balcony	63 Orchard Avenue Plymouth PL6 5SB	Luke Valentine
07/09/2023	Refuse	23/01016/FUL	Mr & Mrs R Surcombe	Two-storey side extension	7 Courtland Crescent Plymouth PL7 4HJ	Luke Valentine

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/09/2023	Grant Conditionally	23/00946/FUL	Mr R Kung	Loft conversion and rear dormer to create 1no. flat (Class C3) and layout alterations to 2no. existing flats	60 Mutley Plain Plymouth PL4 6LF	Mr Sam Lewis
08/09/2023	Grant Conditionally	23/01060/FUL	Mrs Carol Robinson	Proposed rear porch	30 Thorn Park Plymouth PL3 4TE	Mr Mike Stone
08/09/2023	Grant Conditionally	23/01063/FUL	Mr Sean Harrison	Extension in height of rear parapet wall	60 Southside Street Plymouth PL1 2LA	Mr Sam Lewis
08/09/2023	Grant Conditionally	23/01073/FUL	Mr Craig Brimicombe	Two-storey side extension and front hardstanding with bike store	119 Carradale Road Plymouth PL6 5XA	Cody Beavan
08/09/2023	Grant Conditionally	23/01089/FUL	Miss Natalie Harris	Front and side single storey extensions.	1 Jennyscombe Close Plymouth PL9 9UR	Mr James Burnett
11/09/2023	Agreed Condition Details	23/01204/CDC	Michelle Ottley	Compliance of conditions for application	Former Tamerton Vale Primary School Rolston Close Plymouth PL6 6TN	Cody Beavan
11/09/2023	Grant Conditionally	23/00845/FUL	Mr Rob Morse	Part-retrospective application for the installation of a Portakabin building to be used as a remote site welfare unit for ambulance crews and associated parking provision	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Simon Osborne
11/09/2023	Grant Conditionally	23/00893/S73	Mr David Patterson	Variation of Condition 2 (Hours of Use) of application 22/00482/S73	21A And 23 Commercial Road Plymouth PL4 0LE	Helen Blacklock

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
11/09/2023	Grant Conditionally	23/01007/TPO	Mr Chris Boon	Sweet Chestnut (T1) - Reduce to 7m high.	60A Glenfield Road Plymouth PL6 7LN	Alan Rowe
11/09/2023	Grant Conditionally	23/01008/TPO	Mr Roy Stokes	Beech (T1) - Reduce crown to 24m and crown raise to a height of 5.2m over highway-regulation height	1A Dolphin Court Road Plymouth PL9 8RS	Alan Rowe
11/09/2023	Grant Conditionally	23/01040/FUL	Mark Lovell	External alterations including new window openings, new lobby entrance, provision of photovoltaic panels and public realm improvements	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
11/09/2023	Grant Conditionally	23/01056/TPO	Keith-Hill	Beech (T1) - Remove failed limb Holm Oak (T3) - Crown raise on southern and western side to achieve a clearance of approximately 8m from ground level. Tulip tree (T2) Fell. 2X Holm Oak (T4 & T5) - Re-pollard. Mixed Species Hedgerow (G1) - Reduce overhang on southern boundary to clear obstructions from pavement.	32 Thornhill Way Plymouth PL3 5NP	Alan Rowe
11/09/2023	Grant Conditionally	23/01075/S73	Mr David Patterson	Variation of Condition 2 (Hours Restriction) of application 22/00483/S73 to allow extended opening to 23.00 hours	21 Commercial Road Plymouth PL4 0LE	Helen Blacklock
11/09/2023	Grant Conditionally	23/01085/TPO	Mrs L Coultas	3x Sycamore (G1) - Fell, approx. 200mm-300mm at base. 3x Sycamore (G3) - Fell, approx. 150mm-200mm at base; inc. cutting back to boundary overhanging Sycamore branches from neighbours garden (approximatly 20-30mm in diameter).	3 Blue Haze Close Plymouth PL6 7HR	Alan Rowe
11/09/2023	Grant Conditionally	23/01097/FUL	Mr Nathan Stonecliffe	Removal of first floor box dormer / bay window and replacement with small balcony, x1 new first floor front window, alterations to existing window openings, relocation of steps and installation of wooden cladding at first floor level.	The Old Dairy, School Lane Plymouth PL7 1NQ	Mr Macauley Potter

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12/09/2023	Agreed Condition Details	23/01044/CDM	Devonport Royal Dockyard Ltd	Condition Discharge: Condition 7 of application 22/00661/FUL	Car Park RN3, Devonport Royal Dockyard Wolseley Road Plymouth PL2 2EA	Mr Simon Osborne
12/09/2023	Grant Conditionally	23/00782/FUL	Mr Richard Allen	Single storey side extension and roof terrace	7 Woodlands Lane Plymouth PL6 8AS	Luke Valentine
12/09/2023	Grant Conditionally	23/01081/FUL	Mr Christopher Woolley	Install 2x pump pits at the front of 289 & 291 Tavistock Road. Install two separate lines from the front to the rear of 291 Tavistock Road, to connect from new pump pits to new discharge chamber. Install discharge chamber, install, and connect new pipe into existing Manhole.	289 & 291 Tavistock Road And Stoke House Delgany Lane Plymouth	Mr Daniel Thorning
12/09/2023	Grant Conditionally	23/01082/FUL	Mr & Mrs Foster	Annex outbuilding in garden.	Lydcott, 11 Tavistock Road Plymouth PL5 3DG	Mr Macauley Potter
13/09/2023	Agreed Condition Details	23/00734/CDM	Mr John Mutter	Condition Discharge: Conditions 3, 4, 5, 6, 8, 9 & 10 of application 19/01052/FUL	Cliffatford Club Moses Close Plymouth PL6 6JP	Mr Simon Osborne
14/09/2023	Agreed Condition Details	23/00600/CDM	Plymouth Bereavement Service	Condition Discharge: Conditions 2 & 6 of application 22/00583/S73	Drake Memorial Park Haye Road Plymouth PL7 1UQ	Mr Simon Osborne
14/09/2023	Grant Conditionally	23/00967/FUL	Stapleton's (Tyre Services) Limited	Installation of 1no. roller shutter to the eastern elevation of the existing building and a 1.80m high palisade fence to the perimeter of the site	Unit D 33 Estover Road Plymouth PL6 7PY	Luke Valentine
14/09/2023	Grant Conditionally	23/00996/FUL	Mr D James	Change of use of a single room within Units 7 8A & 9 to Class E(c)(iii) and Class E(d) (retrospective)	Units 7, 8A And 9, 17 Brest Road Plymouth PL6 5XN	Mr Daniel Thorning

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
14/09/2023	Grant Conditionally	23/01050/FUL	Mr & Mrs Sweet	Single storey rear/side extension, enlargement of rear dormer, and extension to rear raised deck	322 Beaumont Road Plymouth PL4 9EN	Mr Sam Lewis
14/09/2023	Grant Conditionally	23/01074/FUL	Dr Jon Clarke	Single storey rear extension with roof terrace	8 Lopes Road Plymouth PL2 3DY	Mr Mike Stone
14/09/2023	Grant Conditionally	23/01077/FUL	Mr & Mrs C Barraclough	Construction of an off-street hardstand	123 Rothesay Gardens Plymouth PL5 3TB	Luke Valentine
15/09/2023	Grant Conditionally	22/01812/FUL	Mr Peter Regis	Demolition of existing buildings and structures and their replacement with new warehouse including ancillary office, trade counter and shop	6 Richmond Walk Plymouth PL1 4LL	Mr Jon Fox
15/09/2023	Grant Conditionally	23/00135/FUL	S Morbey	Re-location and installation of flues and extract terminals, installation of new rooflight and internal alterations	39 & 40 Emma Place Plymouth PL1 3QT	Mr Sam Lewis
15/09/2023	Grant Conditionally	23/00136/LBC	S Morbey	Re-location and installation of flues and extract terminals, installation of rooflight and alteration to layout to create new bathroom in roof and other internal alterations	39 & 40 Emma Place Plymouth PL1 3QT	Mr Sam Lewis
15/09/2023	Grant Conditionally	23/01078/FUL	Mr Andrew Mouat	Installation of cooling units on roof deck to rear, plus ventilation louvres and antenna on front elevation (part retrospective)	Marine Building University Of Plymouth James Street Plymouth PL4 6EQ	Mr Sam Lewis
18/09/2023	Grant Conditionally	23/01004/FUL	Xia Ming	Raising of ridge and eaves to approved garden room to mitigate overshadowing and visual impact of neighbouring carport and move 6.2 metres north.	The Ferns, Seymour Road Mannamead Plymouth PL3 5AT	Mr Mike Stone

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19/09/2023	Approved	23/01035/TCO	Joe Berryman	Magnolia (T1) - Reduce lateral growth on south side towards building by 1.5 to 2m, cutting no greater than 50mm, crown spread from 6m to 4m, reason to give clearance from building. in line with bs3998 and to NGP where possible.	15 Castle Street Plymouth PL1 2NJ	Alan Rowe
19/09/2023	Approved	23/01039/TCO	Joe Berryman	Goat Willow (T1) - Raise crown to red line ('T1' attachment); low branches affecting courtyard.	52 Vauxhall Court, Stillman Street Plymouth PL4 0DS	Alan Rowe
19/09/2023	Approved	23/01069/TCO	Mr Joe Berryman	Horse Chestnut (T1) - Prune	Land Adjacent 1A Belmont Place Plymouth PL3 4DN	Alan Rowe
19/09/2023	Grant Conditionally	23/00786/TPO	Mr John Pitcher	Fell trees	8 Glade Close Plymouth PL6 5JB	Alan Rowe
19/09/2023	Grant Conditionally	23/00826/S73	Dr Javaid Aziz	Removal of Condition 14 (Further Details) of application 23/00516/S73	41 North Hill Plymouth PL4 8EZ	Ms Abbey Edwards
20/09/2023	Non-material Minor Amendment Agreed	23/01232/AMD	Mr Nigel Tooze	Non-Material Amendment: Replacement of second floor front balcony with Juliet balcony for application 18/01225/FUL	Coombe House The Quay Plymouth PL9 7NE	Mr Sam Lewis
20/09/2023	Grant Conditionally	23/00852/FUL	Mr & Mrs Aravindakshand	Two-storey side and rear extension	72 Powisland Drive Plymouth PL6 6AD	Luke Valentine
20/09/2023	Grant Conditionally	23/01076/FUL	Mrs Denise French	Existing pitched roof altered into flat roof balcony accessed from the living room	136 Lake View Close Plymouth PL5 4LX	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
21/09/2023	Grant Conditionally	23/00487/FUL	Mr Philip Gregson	Raised deck to rear of property	38 Shute Park Road Plymouth PL9 8RE	Mr Mike Stone
25/09/2023	Agreed Condition Details	23/00378/CDM	Mr Tony Carson	Condition Discharge: Condition 3, 5 & 7 (partial) of application 20/00596/FUL	2 Darklake Close And Adjacent Land Plymouth PL6 7TJ	Mr Simon Osborne
25/09/2023	Agreed Condition Details	23/00843/CDM	Plymouth City Council	Condition Discharge: Conditions 7, 8, 10 & 11 of application 21/01475/FUL	Douglass House Douglass Road Plymouth PL3 6NP	Mr Jon Fox
25/09/2023	Grant Conditionally	23/00712/FUL	Mrs Nadine King	Installation of an amenity accommodation unit for staff	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Simon Osborne
25/09/2023	Grant Conditionally	23/00960/FUL	Plymouth Hospitals NHS Trust	Refurbishment and extension on to existing flat roof to provide offices and a new staff rest	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Simon Osborne
25/09/2023	Grant Conditionally	23/01064/FUL	Mr Neil Boobier	Construction of detached single storey annexe in garden to existing dwelling	72 Butt Park Road Plymouth PL5 3NR	Cody Beavan
26/09/2023	Agreed Condition Details	22/01373/CDM	Mr Marc Nash	Condition Discharge: Conditions 3, 4, 5, 6, 7 & 8 of application 20/00531/FUL	Millstones Country Hotel, 436 - 438 Tavistock Road Plymouth PL6 7HQ	Mr Simon Osborne
28/09/2023	Grant Conditionally	23/00529/FUL	Mr Richard Lewis	Two-storey single family dwelling house and detached garage with ancillary residential use above (re-submission of 22/01778/FUL)	Land Adj. 11 Roborough Avenue Plymouth PL6 6AG	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
29/09/2023	Non-material Minor Amendment Agreed	23/01275/AMD	Mr Roger Austin	Non-Material Amendment: Reduce the number of windows to the rear elevation first floor by one, update the window arrangements of application 12/01966/FUL	3 Leatfield Drive Plymouth PL6 5HP	Cody Beavan
29/09/2023	Grant Conditionally	23/00915/LBC	Mr George Williams	Replacement of deteriorating windows with double glazed windows, remove and re-hang slate wall hanging to south elevation and redecoration of rendered walls	3 Friars Lane Plymouth PL1 2LH	Helen Blacklock
29/09/2023	Refuse	23/00479/LBC	Ms Graham & Mr Gripton	Refurbishment and double glazing of original sash windows to 1st floor and ground floor windows on front elevation	11 Holyrood Place Plymouth PL1 2QB	Mr Mike Stone
03/10/2023	Agreed Condition Details	18/00531/CDM	Mr Lee Cawse	Condition Discharge: Conditions 11 (Playing Pitch), 14 (Skate Park) 17 (partial) (Landscape Maintenance Plan) and 25 (Management and Maintenance of the Playing Pitches) of application 15/00518/REM	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth	Mr Tom French
03/10/2023	Agreed Condition Details	22/00500/CDM	Mr Paul Britton	Condition Discharge: Condition 3 of application 19/01964/FUL	Former China Clay Dryer Works Coypool Road Plymouth PL7 4NW	Mr Simon Osborne
03/10/2023	Grant Conditionally	23/00805/FUL	Mr Ismail Asad Suleiman	Proposed driveway	35 Derwent Avenue Plymouth PL3 6JW	Luke Valentine
04/10/2023	Agreed Condition Details	23/00200/CDMLB	Mr & Mrs Carruthers	Condition Discharge: Conditions 3 & 4 of application 21/00701/LBC	7 & 8 Elliot Terrace Plymouth PL1 2PL	Miss Amy Thompson
04/10/2023	Non-material Minor Amendment Agreed	23/01325/AMD	Joanna Fowler	Non-material Amendment: Change cladding to the exterior of application 23/00581/FUL	Salt Quay House East End Plymouth PL4 0DW	Miss Amy Thompson

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04/10/2023	Grant Conditionally	23/00954/FUL	Frances Morris	Conversion of property to 2no. flats (Class C3)	3 Beechwood Avenue Plymouth PL4 6PN	Mr Sam Lewis
04/10/2023	Grant Conditionally	23/01370/TPO	Smallridge	Please accept this as a five day notice .Purple Beech (TPO 045) is diseased through fungi, it is next to a road, cars and buildings and potentially dangerous if fallen	Meadowside Residential Home 5 Plymbridge Road Plymouth PL7 4LE	Alan Rowe
05/10/2023	Agreed Condition Details	23/01246/CDM	University Hospitals Plymouth NHS Trust	Condition Discharge: Condition 23 of application 21/02270/FUL10	Land North Of William Prance Road Derriford Plymouth	Ms Marie Stainwright
05/10/2023	Agreed Condition Details	23/01305/CDM	Sutton Harbour Group	Condition Discharge: Condition 21 (Internal Sound Levels) of application 22/02054/S73	Harbour Arch Quay Sutton Harbour Plymouth PL4 0HN	Mrs Janine Warne
05/10/2023	Grant Conditionally	23/00926/FUL	Mr J Smith	Proposed rear garage	28 Athenaeum Street Plymouth PL1 2RQ	Mr Mike Stone
05/10/2023	Grant Conditionally	23/00927/LBC	Mr J Smith	Proposed rear garage	28 Athenaeum Street Plymouth PL1 2RQ	Mr Mike Stone
06/10/2023	Agreed Condition Details	18/00493/CDM	Taylor Wimpey (South West)	Condition Discharge: Conditions 11 (Playing Pitch), 14 (Skate Park) and 17 (partial) (Landscape Maintenance Plan) and 25 (Management and Maintenance of the Playing Pitches) of application 15/00517/REM	"Sherford New Community" - Land South/South West Of A38, Deep Land And East Of Haye Road Elburton Plymouth PL9 8DD	Mr Tom French
06/10/2023	Grant Conditionally	23/01222/LBC	Mr John Wilde	Alterations including internal demolitions and alterations plus new internal fittings	Building N175, Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
09/10/2023	Non-material Minor Amendment Agreed	23/01312/AMD	Mr Duncan Baldie	Non-material Amendment: Change aligned recessed vehicular access and pedestrian gate, change to proposed two rear gates and omit fence alongside east footpath for application 23/01025/FUL	Plaistow Hill Infant School Roman Way Plymouth PL5 2DT	Cody Beavan
11/10/2023	Grant Conditionally	23/01214/TPO	Rhona Rees	Sycamore (T1) - To have ivy removed and pollarded at approximately 6m from top of raised bank. Sycamore Saplings (G2) - To be cut as close to ground level as possible.	74 Millwood Drive Plymouth PL6 8JZ	Alan Rowe
11/10/2023	Grant Conditionally	23/01224/TPO	Mr Nathan Carr	Sycamore - Prune away from adjacent building to provide 3m clearance.	Mount Gould Hospital Mount Gould Road Plymouth PL4 7QD	Alan Rowe
11/10/2023	Grant Subject to S106 Obligation - Full	22/02050/S73	English Cities Fund	Variation of Condition 2 (Approved Plans), 29 (Opening Times) & 32 (Commercial Deliveries Restriction) of application 10/02131/FUL	Plot G, Land At Millbay Road Plymouth	Ms Abbey Edwards
12/10/2023	Approved	23/01249/TCO	Mr Gary Davis	Elaeagnus (T1) - Fell	Castlehayes, 9 George Lane Plymouth PL7 1LJ	Alan Rowe
12/10/2023	Non-material Minor Amendment Agreed	23/01229/AMD	Mr & Mrs Meldner	Non-material Amendment: Update the description of the first floor room specified as home office to be used as bedroom 3 or home office for application 20/00035/FUL	2A Mount Gould Avenue Plymouth PL4 9EZ	Ms Abbey Edwards
12/10/2023	Grant Conditionally	23/00854/FUL	Mr Ali Jafari	Installation of kitchen extraction system for cafe and external alterations	36 Morshead Road Plymouth PL6 5AH	Cody Beavan
12/10/2023	Grant Conditionally	23/01221/FUL	Mr Robert McCue	Formation of vehicle hardstand area to front of property (retrospective)	7 Drayton Road Plymouth PL5 3ES	Luke Valentine

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
12/10/2023	Grant Conditionally	23/01230/FUL	Mr & Mrs Davidson	Single storey rear extension	39 Highglen Drive Plymouth PL7 5LA	Luke Valentine
13/10/2023	Grant Conditionally	23/00737/FUL	Patrick Investment	Erection of 2no. garages and creation of 3no. parking spaces; inc. alterations to boundary treatments and road	Land At Yonder Street Yonder Street Plymstock Plymouth PL9 9RB	Mr Sam Lewis
13/10/2023	Grant Conditionally	23/01238/FUL	Mr & Mrs King	Proposed room in roof with rear dormer and front roof lights	21 Norfolk Road Plymouth PL3 6BS	Cody Beavan
16/10/2023	Grant Conditionally	23/00447/OUT	DPA (London) Ltd	The erection of 3no additional floors for use as an ApartHotel (Class C1). All matters are reserved apart from Scale and Access.	66 - 68 New George Street Plymouth PL1 1RR	Miss Amy Thompson
16/10/2023	Grant Conditionally	23/01036/FUL	Mr Sultan Ahmed	Part change of use from commercial premises into 6no. residential flats with added parking at basement level (re-submission of 22/01861/FUL)	4 Fore Street Devonport Plymouth PL1 4DW	Mr Macauley Potter
17/10/2023	Agreed Condition Details	23/01282/CDM	Ms Jo Agnew	Condition Discharge: Condition 17 of application 19/00133/FUL	North Prospect Phase 4 Dingle Road, Laurel Road, Rosedown Avenue And Myrtleville Plymouth	Mr Daniel Thorning
17/10/2023	Grant Conditionally	23/00575/FUL	Mr Nick Hitchens	Replacement of existing external staircases	The China House Marrowbone Slip Plymouth PL4 OHX	Mr Mike Stone
17/10/2023	Grant Conditionally	23/01043/FUL	Mr And Mrs C Farrant	Extension to lower ground floor and ground floor	25 Normandy Hill Plymouth PL5 1LF	Cody Beavan

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
17/10/2023	Grant Conditionally	23/01355/ADV	Philip Briant	Part illuminated panel sign wrapping around corner of swimming pool building	Plymouth College Ford Park Plymouth PL4 6RN	Mr Mike Stone
18/10/2023	Grant Conditionally	23/00576/LBC	Mr Nick Hitchens	Replacement of existing external staircases	The China House Marrowbone Slip Plymouth PL4 0HX	Mr Mike Stone
18/10/2023	Grant Conditionally	23/00796/ADV	Mr Christopher Joines	1no. internally-illuminated fascia sign	Ground Floor, 59 North Hill Plymouth PL4 8HB	Mr Sam Lewis
18/10/2023	Grant Conditionally	23/00995/FUL	Bedford Properties South West Ltd	Change of use of store to additional flat (Class C3) (part retrospective)	9 Marlborough Road Plymouth PL4 8LP	Mr Sam Lewis
18/10/2023	Grant Conditionally	23/01009/FUL	Devonport Royal Dockyard Limited	Construction of a works control office, berth access building and two cranes; associated infrastructure; and temporary use of nearby land for construction purposes including temporary buildings, plant, materials laydown and storage.	5 Basin, East Wall Central Devonport Royal Dockyard Plymouth PL1 4SG	Mr Simon Osborne
18/10/2023	Grant Conditionally	23/01285/FUL	Mr & Mrs Smith	Alterations to roof heights and designs for approved extensions (part-retrospective)	4 Mena Park Road Plymouth PL9 8PY	Mr Sam Lewis
20/10/2023	Approved	23/01279/TCO	Rawlings	Pride of India (T1) - Remove deadwood and reduce sympathetically by approximately 1m. Yew (T2) - Fell to ground level to alleviate pressure on wall. Birch (T3) - Reduce sympathetically by 1.5m aiming to maintain the trees natural shape. Fir (T4) - Fell to ground level. T5 - Acer - Crown raise over path achieving a clearance of approximately 3m. Magnolia (T6) - Crown raise over path to achieve a clearance of approximately 3m.	124 Wingfield Road Plymouth PL3 4ER	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/10/2023	Approved	23/01280/TCO	Frost	Cherry (T1) - Fell to ground level.	33 Whiteford Road Plymouth PL3 5LU	Alan Rowe
20/10/2023	Agreed Condition Details	23/01079/CDM	University Hospitals Plymouth NHS Trust	Condition Discharge: Condition 20 of application 21/02270/FUL10	Land North Of William Prance Road Derriford Plymouth	Ms Marie Stainwright
20/10/2023	Grant Conditionally	22/01692/FUL	Persimmon Cornwall & West Devon	Retrospective application for retention of temporary turning area (3 years) inc. pick up/drop off spaces to serve St Matthew's School and associated proposed infiltration basin, pending the development of the remainder of Seaton Neighbourhood pursuant to outline planning consent 12/02027/OUT	Peregrine Road Plymouth	Mrs Janine Warne
20/10/2023	Grant Conditionally	23/01231/FUL	Mr Shute	Formation of rear raised decking area	526 Crownhill Road Plymouth PL5 2HP	Luke Valentine
20/10/2023	Grant Conditionally	23/01244/FUL	Mr & Mrs Lobb	Two storey side extension to accommodate workshop/store (resubmission of 22/01362/FUL).	2 Tyndale Close Plymouth PL5 3ER	Mr Macauley Potter
23/10/2023	Grant Conditionally	23/01054/FUL	J Turner	Landscaping alterations including the enlargement of the existing driveway and provision of ramp access to the front doorway. Dormer to the rear	47 Wolverwood Lane Plymouth PL7 1PD	Luke Valentine
23/10/2023	Grant Conditionally	23/01203/FUL	Miss Holly Steer	Loft conversion, including rear dormer	1 Dennis Camp Road Plymouth PL6 6FF	Luke Valentine
24/10/2023	Agreed Condition Details	23/01234/CDM	Mr Kevin Ranford	Condition Discharge: Condition 3 of application 23/00937/FUL	6 Dunstone Close Plymouth PL9 8SG	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/10/2023	Grant Conditionally	23/01243/FUL	Mr David Fuller	First floor rear extension over existing ground floor tenement and single storey rear extension	35 Edith Street Plymouth PL5 1QJ	Luke Valentine
24/10/2023	Grant Conditionally	23/01266/FUL	Mr Tony Horsey	Re-development of existing dwelling to create a first-floor living area within a new roof space (re-submission of 23/00496/FUL).	1 Glenholt Close Plymouth PL6 7HZ	Mr Macauley Potter
24/10/2023	Grant Conditionally	23/01441/ADV	Fulham Shore PLC	2no sets of internally illuminated fascia text	Unit 2, 11 Bretonside Plymouth PL4 0FE	Natasha Batorijs
25/10/2023	Approved	23/01352/TCO	Dominic Robinson	Eucalyptus - Fell.	22 Penlee Way Plymouth PL3 4AW	Alan Rowe
25/10/2023	Permission Granted in Principle	23/01357/PIP	Mr Vernon Jones	Permission in principle for change of use to single dwellinghouse	Rosamond House, 1 Lonsdale Villas Plymouth PL4 7AS	Mr James Burnett
25/10/2023	Grant Conditionally	23/00795/LBC	Mr Phillip Rump	Application for listed building consent to allow external alterations (to facilitate change of use to residential accommodation).	Crown And Column 223 Ker Street Plymouth PL1 4EL	Mr Macauley Potter
25/10/2023	Grant Conditionally	23/01322/TPO	Rabin	Lime (T1) - Re-pollard. Horse Chestnut (T2) - Re-pollard. Lime (T3) - Re-pollard.	3 Charles Terrace Plymouth PL3 5EY	Alan Rowe
25/10/2023	Grant Conditionally	23/01323/TPO	Mr Ian Pearson	Fell Monterey Pine	Land To The Rear Of 8 Loftus Gardens Plymouth PL5 1NZ	Alan Rowe
25/10/2023	Grant Conditionally	23/01354/TPO	Mr Geoffrey Kelly	Tree Works	10 Chelwood Grove Plymouth PL7 2AX	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
26/10/2023	Grant Conditionally	23/01257/FUL	Mr Callum James	Proposed rear and side extension and rear balcony.	5 Lansdowne Road Plymouth PL6 5ED	Luke Valentine
30/10/2023	Grant Conditionally	23/00717/FUL	Mr Fox	Part single storey and part two-storey rear extension, rear dormer and extension and conversion of garage to home office/gym.	28 Thornhill Way Plymouth PL3 5NP	Mr Mike Stone
30/10/2023	Grant Conditionally	23/01223/FUL	Ms Jane Couch	Installation of an external steel staircase to access to the rear garden. Installation of a new window within the lower floor.	80 Fairview Avenue Plymouth PL3 6DR	Cody Beavan
30/10/2023	Grant Conditionally	23/01253/S73	Becton Dickinson Vacutainer Systems	Variation of Condition 1 (Approved Plans) of application 21/00619/FUL: Minor material amendment to facility layout (retrospective)	Becton Dickinson Vacutainer Systems Belliver Way Plymouth PL6 7BP	Mr Simon Osborne
31/10/2023	Grant Conditionally	22/01660/FUL	Mrs Theodosia Vasiliou	Change of use from student restricted HMO to non-student restricted HMO	8 And 9 Gordon Terrace Plymouth PL4 6EP	Ms Abbey Edwards
31/10/2023	Grant Conditionally	23/01012/FUL	Miss Naomi Issitt	Rear raised decking area	39 Staddon Park Road Plymouth PL9 9HL	Mr James Burnett
31/10/2023	Grant Conditionally	23/01270/FUL	Ms Katryana Guiton	Conversion of garage to bedroom together with alterations to form part pitched and part flat roof	43 Westfield Plymouth PL7 2EA	Cody Beavan
01/11/2023	Approved	23/01364/TCO	Eddie Kingdom	Sycamore (G1) - Reduced on southern aspect of canopies by approx 3m to significantly reduce overhang to neighbouring properties. Northern aspect of canopies to be reduced where necessary to reduce overhang to footpath and road. Height to be reduced and shaped to maintain a balanced canopy.	2 Endeavour Court Plymouth PL1 5AX	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/11/2023	Approved	23/01380/TCO	Margaret	Holm Oak (G1) - Crown lift over road to 5m.	40 Vapron Road Plymouth PL3 5NN	Alan Rowe
01/11/2023	Approved	23/01387/TCO	Mr David Bulley	Beech - Fell.	63 Valletort Road Plymouth PL1 5PN	Alan Rowe
01/11/2023	Agreed Condition Details	23/01296/CDM	Halo Aviation	Condition Discharge: Conditions 4, 10 (partial), 15 & 16 of application 20/00672/FUL	Victoria House Cattedown Road Plymouth PL4 0FA	Mr Daniel Thorning
01/11/2023	Grant Conditionally	23/01267/FUL	Mr & Mrs Brooks	Single storey side/rear extension and front porch	42 Austin Crescent Plymouth PL6 5QD	Cody Beavan
01/11/2023	Grant Conditionally	23/01294/FUL	Cartfield Limited	Alterations to window/door arrangement and creation of roof garden	59 The Broadway Plymouth PL9 7AF	Mr Sam Lewis
01/11/2023	Grant Conditionally	23/01300/FUL	Great End Properties Ltd	Alterations to window/door arrangement	24 The Broadway Plymouth PL9 7AS	Mr Sam Lewis
02/11/2023	Agreed Condition Details	23/01365/CDM	Plymouth City Council	Condition Discharge: Condition 4 of application 22/00583/S73	Fields Around Drake Memorial Park Haye Road Plympton Plymouth PL7 1UQ	Mr Simon Osborne
02/11/2023	Grant Conditionally	23/00699/FUL	Mrs Maria Magdalena Vasilescu	Front infill porch extension and rear extension	23 Marina Road Plymouth PL5 2NP	Luke Valentine
02/11/2023	Grant Conditionally	23/01248/FUL	Mr Paul Aziz	Loss of club and provision of 8x additional student bedrooms within the existing building	41 North Hill Plymouth PL4 8EZ	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
03/11/2023	Non-material Minor Amendment Agreed	23/00180/AMD	Mr Robbie Brown	Non-material Amendment: Replacement of the previously consented cementitious boarding with render on apartment blocks 1, 2 3 and 4 and Introduction of additional windows in apartment block 3 of application 22/00306/REM	Saltram Meadows, The Ride Plymouth Plymstock PL9 7JA	Ms Marie Stainwright
06/11/2023	Grant Conditionally	23/01055/FUL	Mr Alistair Murray	Single storey extension with flat roof	200 Pike Road Plymouth PL3 6HJ	Cody Beavan
06/11/2023	Grant Conditionally	23/01265/FUL	Mr Cris Rose	Single storey rear extension (re-submission of 22/01998/FUL)	213 Victoria Road Plymouth PL5 2DQ	Cody Beavan
06/11/2023	Grant Conditionally	23/01284/FUL	Mrs Tracy Ley	Single storey extension to front elevation to form enlarged front bedroom	286 Ringmore Way Plymouth PL5 3RL	Cody Beavan
06/11/2023	Grant Conditionally	23/01310/FUL	Mr David Moran	Single storey rear extension	59 Vicarage Gardens Plymouth PL5 1LH	Luke Valentine
06/11/2023	Grant Conditionally	23/01369/FUL	Mr Anish Sudhamani	Rear extension to bungalow	225 Ham Drive Plymouth PL2 3NF	Natasha Batorijs
07/11/2023	Condition Discharge Split	23/01326/CDC	Kerry Radmore	Compliance with conditions of application 15/00858/OUT	Former Chaucer Primary School Chaucer Way Plymouth	Mr Simon Osborne

Planning Appeal Decisions between 15/08/2023 and 07/11/2023

Date of Decision	17/08/2023
Ward	St Budeaux
Application Number	22/01600/FUL
Decision	Appeal Dismissed
Address of Site	843 Wolseley Road Plymouth PL5 1JP
Proposal	Demolition of existing dwelling and erection of 2no dwellinghouses
Appeal Process	Written Representations
Officers Name	Mr Jon Fox
Synopsis of Appeals	Inspector agreed that development would constitute over-development by being too tight to boundaries, contrary to policy DEV20, and that impact on neighbours would be unacceptable in terms of lost light and domination (DEV1). Inspector also agreed that scheme lacked adequate off-street parking, but did not agree that lack of turning is an issue (DEV29).

Date of Decision	29/09/2023
Ward	Budshead
Application Number	22/02010/FUL
Decision	Appeal Dismissed
Address of Site	198 Taunton Avenue Plymouth PL5 4EP
Proposal	Front bike store
Appeal Process	Householder Fast Track
Officers Name	Cody Beavan
Synopsis of Appeals	The inspector agreed that the front bike store would be substantial in scale and out of character with its surroundings, causing visual harm contrary to policy DEV20 of the JLP. The inspector also agreed that the proposal would have a harmful effect on the outlook and light of the neighbouring dwelling contrary to the SPD and DEV01 of the JLP.

Planning Appeal Decisions between 15/08/2023 and 07/11/2023

Date of Decision	05/10/2023
Ward	Plymstock Radford
Application Number	22/00592/FUL
Decision	Appeal Dismissed
Address of Site	St Annes House Jennycliff Lane Plymouth PL9 9SN
Proposal	Change of use from wedding venue and hotel/holiday accommodation to a mixed use as a events venue, holiday letting/hotel and restaurant/café (Sui Generis) with associated car parking and landscaping (part retrospective)
Appeal Process	Written Representations
Officers Name	Miss Amy Thompson
Synopsis of Appeals	<p>Planning permission was refused for the change of use of St Annes House from wedding venue and hotel/holiday accommodation to a mixed use as a events venue, holiday letting/hotel and restaurant/café with associated car parking and landscaping. The proposal was considered to be contrary Plymouth and South West Devon Joint Local Plan Policies DEV21, the Supplementary Planning Document 2020 and the NPPF. Having reviewed the application, and visited the site, the Inspector agreed with the Councils view that the proposal would harm the setting of the listed, specifically the proposed car parking area to the east of the drive up to St Annes House. The Inspector stated that the presence of parked cars in this area, particularly along the edge of the driveway, would be intrusive in the key views of the primary elevations of the listed building from Jennycliff Lane, and when approaching it down the access, resulting in harm to its setting. The Inspector made reference to the economic benefits of the proposal however concluded that the benefits would not outweigh the harm caused by the extensive car parking area, which would intrude into key views of the listed building, thereby failing to preserve its setting. The appeal was dismissed. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

Planning Appeal Decisions between 15/08/2023 and 07/11/2023

Date of Decision	05/10/2023
Ward	Plymstock Radford
Application Number	22/00837/FUL
Decision	Appeal Allowed with Conditions
Address of Site	St Annes House Jennycliff Lane Plymouth PL9 9SN
Proposal	Proposed Pavilion pool building
Appeal Process	Written Representations
Officers Name	Miss Amy Thompson

Synopsis of Appeals

Planning permission was refused for a pavilion pool building within the ground of St Annes House. The proposal was considered to be contrary Plymouth and South West Devon Joint Local Plan Policies DEV21, DEV23, DEV24 and DEV27, the Supplementary Planning Document 2020 and the NPPF. Having reviewed the application, and visited the site, the Inspector disagreed with the Councils view that the proposal would harm the setting of the listed, harm the landscape character and undeveloped coast and harm the functions of the greenspace. The Inspector stated that despite its proximity to St Annes House, the proposed building would be a low-level and unobtrusive feature, which would not challenge the visual dominance or grandeur of the listed building. The Inspector also stated that due to the low profile, recessive materials and screening the proposed building would not intrude into, or obscure views of, the wider surroundings, so would not be harmful to the visual amenity of the designated landscape. Finally, the Inspector stated that as the proposal would cover an existing swimming pool, increasing the seasons and hours of the day it could be used for exercise and recreational purposes, the building would not result in the loss of any existing open green space. The appeal was allowed. No applications were made for costs by either side and no costs were awarded by the Inspector.

Planning Appeal Decisions between 15/08/2023 and 07/11/2023

Date of Decision	05/10/2023
Ward	Stoke
Application Number	21/02217/FUL
Decision	Appeal Dismissed
Address of Site	Land At Fitzroy Road Plymouth PL1 5PY
Proposal	Construction of building containing 7no dwellings inc. associated parking, bike and bin storage and landscaping
Appeal Process	Written Representations
Officers Name	Mrs Karen Gallacher
Synopsis of Appeals	<p>Planning permission was refused for the construction of building containing seven dwellings including associated parking, bike and bin storage and landscaping at land at Fitzroy Road. The proposal was considered to be contrary Plymouth and South West Devon Joint Local Plan Policies DEV1, DEV2, DEV7, DEV10, DEV20, DEV21, DEV23, DEV26, DEV28, DEV29, DEV30 and DEV32 the Supplementary Planning Document 2020 and the NPPF. Having reviewed the application, and visited the site, the Inspector agreed with the Councils view that the loss of woodland and its replacement with housing development would harm the setting of the Stoke Conservation area. The Inspector stated that the removal of the trees, in combination with the proposed built form, would result in clear and obvious harm in relation to a loss of spaciousness and greenery. The Inspector considered the overall effect of the proposal would be to further urbanise the immediate area and make it feel more crowded and less verdant. The Inspector did not support the council's view that the proposal would harm the living conditions of future occupiers, that insufficient information had been submitted to demonstrate adequate mitigation for the loss of ecological diversity, would cause harm to highway safety, that insufficient information had been submitted to demonstrate that the development would reduce carbon emissions and that the appellant avoided contributions towards affordable housing and infrastructure by purposely splitting the site. The appeal was dismissed. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

Planning Appeal Decisions between 15/08/2023 and 07/11/2023

Date of Decision	20/10/2023
Ward	Compton
Application Number	22/01057/FUL
Decision	Appeal Allowed with Conditions
Address of Site	3-8 Connaught Lane Plymouth PL4 7BZ
Proposal	Demolition of buildings and construction of terrace containing 7no dwellings
Appeal Process	Written Representations
Officers Name	Ms Abbey Edwards
Synopsis of Appeals	<p>Officers considered the proposed garages serving the development would be impractical and unsafe and as a result, the development would likely result in overspill parking in an area where there are existing parking issues, contrary to JLP Policy DEV29. The Inspectorate disagreed and considered the width of the garages (which exceed minimum policy requirements) compensates for the short length of the garages and therefore access to the spaces would be possible and the spaces usable. It was noted by the Inspector that the rear service lane serving the properties experienced low number of vehicle movements and therefore conflict between highway users would be unlikely even if ingress/egress is challenging. Inspector concluded proposal was unlikely to result in overspill parking on surrounding streets, result in significant highway safety concerns, negatively affect occupiers of neighbouring properties or create a disturbance.</p>

Planning Appeal Decisions between 15/08/2023 and 07/11/2023

Date of Decision	30/10/2023
Ward	St Peters & the Waterfront
Application Number	22/01666/FUL
Decision	Appeal Dismissed
Address of Site	Pier Masters Office Phoenix Wharf Madeira Road Plymouth PL1 2NX
Proposal	External seating and canopy (retrospective) used in association with the adjacent premises
Appeal Process	Written Representations
Officers Name	Mr Mike Stone
Synopsis of Appeals	<p>Retrospective planning permission and Listed Building Consent were both refused for an external seating area and canopy used in association with the adjacent Pier Masters restaurant and bar. The canopy structure was considered to be contrary to JLP Policies DEV20, DEV21 and PLY20. Having reviewed the applications and visited the site the Inspector concluded that the works did not require Listed Building Consent and so no further action need be taken on the LBC appeal. Regarding the planning permission appeal, the inspector agreed with the Councils view that the development had an adverse effect on the setting of the Pier Masters Office, failed to preserve the architectural and historic interest of the listed building and did not preserve the character or appearance of The Barbican Conservation Area. This caused less than substantial harm to these heritage assets and there were no public benefits to outweigh this harm. The development was therefore in conflict with JLP Policies DEV20 and PLY20.No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

Planning Appeal Decisions between 15/08/2023 and 07/11/2023

Date of Decision	30/10/2023
Ward	St Peters & the Waterfront
Application Number	22/01688/LBC
Decision	No Further Action
Address of Site	Pier Masters Office, Phoenix Wharf Madeira Road Plymouth PL1 2NX
Proposal	Canopy over external seating area (retrospective)
Appeal Process	Written Representations
Officers Name	Mr Mike Stone

Synopsis of Appeals

Retrospective planning permission and Listed Building Consent were both refused for an external seating area and canopy used in association with the adjacent Pier Masters restaurant and bar. The canopy structure was considered to be contrary to JLP Policies DEV20, DEV21 and PLY20. Having reviewed the applications and visited the site the Inspector concluded that the works did not require Listed Building Consent and so no further action need be taken on the LBC appeal. Regarding the planning permission appeal, the inspector agreed with the Councils view that the development had an adverse effect on the setting of the Pier Masters Office, failed to preserve the architectural and historic interest of the listed building and did not preserve the character or appearance of The Barbican Conservation Area. This caused less than substantial harm to these heritage assets and there were no public benefits to outweigh this harm. The development was therefore in conflict with JLP Policies DEV20 and PLY20. No applications were made for costs by either side and no costs were awarded by the Inspector.

Planning Appeal Decisions between 15/08/2023 and 07/11/2023

Date of Decision	31/10/2023
Ward	Plympton St Mary
Application Number	22/01836/FUL
Decision	Appeal Dismissed
Address of Site	Land At Newnham Road (inc. The Curtilage Of No. 53 Newnham Road) Plymouth
Proposal	Erection of 2no. detached dwellings with formation of vehicular accesses and renovation of existing dwelling to include additional storey and new renovated garage.
Appeal Process	Written Representations
Officers Name	Mr Macauley Potter
Synopsis of Appeals	Planning permission was refused for 2no. detached dwellings on ecological grounds as the proposal did not demonstrate adequate mitigation for the significant net loss of habitat value (-64%). The inspector agreed that the proposed development would have had an unacceptable effect on biodiversity and as such would have been in conflict with policy DEV26 and SPT12 of the JLP. Overall, the inspector concluded that the proposed development would fail to accord with the development plan as a whole and that there were no considerations individually or cumulatively that outweighed this. The appeal was therefore dismissed.

Planning Appeal Decisions between 15/08/2023 and 07/11/2023

Date of Decision	01/11/2023
Ward	Peverell
Application Number	22/00848/FUL
Decision	Appeal Allowed with Conditions
Address of Site	21 Mutley Road Plymouth PL3 4SB
Proposal	Technical details pursuant to permission in principle (19/01646/PIP) for 4no. terraced dwellings and associated works
Appeal Process	Written Representations
Officers Name	Miss Amy Thompson

Synopsis of Appeals

Technical Detail Consent was refused for 4 terraced dwellings at 21 Mutley Road. The application was refused due to its modern design and massing being inappropriate and out of character with the existing area and Conservation Area, inadequate parking provision causing harm to highway safety, detrimental impact on the privacy of existing properties, the poor standard of accommodation relating to the limited garden sizes and inadequate provision of biodiversity net gain. The proposal was considered to conflict with policies DEV1, DEV10, DEV20 DEV29 and DEV26 of the Plymouth and South West Devon Joint Local Plan, Supplementary Planning Document 2020 and the NPPF. Having reviewed the submitted details, and visited the site, the Inspector did not support the Councils view and allowed the appeal. The Inspector considered that the massing of the dwellings adequately replicates the area. Stating that the design of the dwellings would be sympathetic to the area and wider Conservation Area. The Inspector considered that it was unlikely additional vehicle movements would have an unreasonable impact upon highway safety and considered that the garages would likely be used due to the high demand of on-street parking in the area. The Inspector did not agree the proposal would harm neighbours privacy as the proposed distances between windows would follow the level of privacy in the locality. The Inspector considered that sufficient amenity space had been provided, due to its close proximity to Mutley Park and the outdoor space being comparable to the other properties in the street. The Inspector concluded the submitted information provided sufficient details on replacement trees and biodiversity improvements, the Inspector therefore stated that the proposal would adequately mitigate for the loss of trees and result in appropriate biodiversity gain. An application for costs was made by the applicant but no costs were awarded by the Inspector.

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