



#plymplanning

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## PLANNING COMMITTEE

Thursday 24 August 2017

2.00 pm

Council House, Plymouth

**Members:**

Councillor Wiggins, Chair

Councillor Mrs Bridgeman, Vice Chair

Councillors Ball, Cook, Sam Davey, Fry (substitute for Councillor Fletcher), Kelly, Mrs Pengelly, Sparling, Stevens, Kate Taylor, Tuohy and Winter.

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 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 27 July 2017.

#### 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. Land off Aberdeen Avenue, Plymouth - 17/01227/REM (Pages 7 - 24)**

Applicant:	Mr David Matthews
Ward:	Eggbuckland
Recommendation:	Grant Conditionally
Case Officer:	Mrs Katie Saunders

**6.2. Sherwell House, 30 North Hill, Plymouth, PL4 8ET - (Pages 25 - 48)**  
**I7/00760/FUL**

Applicant: Mr Bryce & Mr Rosson  
Ward: Drake  
Recommendation: Grant Subject to S106 Obligation with delegated authority to Assistant Director for Strategic Planning & Infrastructure to refuse if timescales are not met  
Case Officer: Mr Chris King

**7. Planning Application Decisions Issued (Pages 49 - 62)**

The Assistant Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions determined since last Committee, 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>

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## Planning Committee

Thursday 27 July 2017

### PRESENT:

Councillor Wigen, in the Chair.

Councillor Mrs Bridgeman, Vice Chair.

Councillors Ball, Cook, Sam Davey, Fry (substitute for Councillor Fletcher), Kelly, Morris (substitute for Councillor Winter), Mrs Pengelly, Sparling, Stevens and Tuohy.

Apologies for absence: Councillors Fletcher and Winter.

Also in attendance: Peter Ford (Head of Development Management, Strategic Planning and Infrastructure), Julie Parkin (Senior Lawyer) and Lynn Young (Democratic Support Officer).

The meeting started at 2.00 pm and finished at 7.25 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.*

### 21. **Declarations of Interest**

There were no declarations of interest made by Councillors in accordance with the code of conduct.

### 22. **Minutes**

Agreed the minutes of the meeting held on 29 June 2017.

### 23. **Chair's Urgent Business**

There were no items of Chair's urgent business.

### 24. **Questions from Members of the Public**

The following question was received from a member of the public for this meeting, in accordance with part B, paragraph 11 of the Constitution.

Question No.	Question by	Committee Chair	Subject
Q1 17/18	Mr Ben Bolgar	Councillor Wigen	Sherford Review Panel
Question:			
Does the committee think removing the Sherford Review Panel (the expert panel			

formed to uphold design standards) and removing significant mandatory elements of the Town Code (retail/building materials) will substantially increase car journeys and allow for the dumbing down of design quality? If not can they evidence the response?

Response:

The application is not seeking to undermine the overall vision for the new community, and indeed, the existing conditions and obligations that control the spatial vision for the development would be retained. Whilst a number of mandatory requirements from the existing code are proposed to be removed, this is to enable more flexible solutions at the site, to enable Sherford to respond to demands and external influences. The application proposes alternative means and processes to ensure that subsequent design standards are achieved and must be agreed before work on the detailed designs can begin.

The application is on the Planning Committee agenda for Members to consider the appropriateness of removing the Sherford Review Panel and revisions to the Town Code.

25. **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. **7 Dean Road, Plymouth, PL7 4HE - 17/01289/FUL**

Mrs Naomi Cook

Decision:

Application **GRANTED** conditionally.

27. **Former Quality Hotel, Cliff Road, Plymouth, PL1 3BE - 17/00952/FUL**

Henley Real Estate Developments Ltd

Decision:

Application **GRANTED** conditionally subject to the following additions –

- (1) Include a Planning Obligation in the Section 106 - Priority for the £1M contribution for off-site affordable housing to be used in the St Peter & The Waterfront ward, however if there is not the opportunity to use the monies in this ward, it should be used for priority sites elsewhere in the city;
- (2) The final wording of Condition 3 to be delegated to the Assistant Director for Strategic Planning & Infrastructure in consultation with the Chair, Vice Chair and lead opposition member, and the matter to be referred back to Planning Committee if an agreement cannot be reached.

(The Committee heard from Councillor Chris Penberthy, ward councillor, speaking against this application)

(The Committee heard representations against this application)

(The Committee heard from the applicant)

(A Planning Committee site visit was held on Monday 24 July 2017 in respect of this application)

(A brief adjournment of the meeting took place immediately after consideration of this item at 4.40 pm and the meeting reconvened at 4.50 pm)

28. **Legacy Plymouth International Hotel, 270 Plymouth Road, Plymouth, PL6 8NH - 17/01167/S73**

Eop II Prop Co I S.A.R.L

Decision:

Application **GRANTED** conditionally.

(The Committee heard from the applicant's agent)

29. **"Sherford New Community", Land South/Southwest of A38 Deep Lane and East of Hays Road, Elburton, Plymouth - 17/00998/S73**

Sherford New Community Consortium

Decision:

Application **REFUSED** on the grounds that it was contrary to Policy CS02 (of the Core Strategy) and Policy PLY48 (of the Joint Local Plan).

(The Committee heard representations against this application)

(The Committee heard from the applicant's agent)

(Councillor Stevens' proposal to defer the application to allow the applicant the opportunity to retain the Sherford Review Panel, undertake a meaningful public consultation, and allow changes to the Town Code that allow flexibility in the building type, having been seconded by Councillor Morris, was put to the vote and lost)

(Councillor Kelly's proposal to refuse the application on the grounds that it was contrary to Policy CS02 and Policy PLY48 (of the Joint Local Plan), having been seconded by Councillor Mrs Pengelly, was put to the vote and declared carried)

30. **I Magdalen Gardens, Plymouth, PL7 INX - 17/01252/FUL**

Mr & Mrs Lindsay

Decision:

Application **GRANTED** conditionally.

(The Committee heard from the applicant)

(A Planning Committee site visit was held on Monday 24 July 2017 in respect of this application)

31. **Kingfisher Way, Plymstock - TPO 513**

The Committee considered the report of the Strategic Director for Place regarding objections to Tree Preservation Order No. 513 at Kingfisher Way.

Agreed that Tree Preservation Order No. 513 is confirmed without modification.

(The Committee heard representations in support of this application)

(Councillor Fry left the meeting part way through this agenda item)

32. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions determined since last Committee.

33. **Appeal Decisions**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate.

**Schedule of Voting**

\*\*\*Please note\*\*\*

A schedule of voting relating to the meeting is attached as a supplement to these minutes.



## Planning Committee – 27 July 2017

## Schedule Of Voting

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
26	7 Dean Road, Plymouth, PL7 4HE – 17/01289/FUL	Unanimous				
27	Former Quality Hotel, Cliff Road, Plymouth, PL1 3BE – 17/00952/FUL	Councillors Ball, Mrs Bridgeman, Cook, S Davey, Fry, Kelly, Mrs Pengelly, Sparling, Stevens, Tuohy and Wigans	Councillor Morris			
28	Legacy Plymouth International Hotel, 270 Plymouth Road, Plymouth, PL6 8NH – 17/01167/S73	Unanimous				
29	Sherford New Community, Land South/south West of A38 Deep Lane and East of Haye Road, Elburton, Plymouth – 17/00998/S73					
	Amended recommendation 1 – DEFER <i>(NB Chair used his casting vote to vote against this recommendation)</i>	Councillors Mrs Bridgeman, S Davey, Morris, Sparling, Stevens and Tuohy	Councillors Ball, Cook, Fry, Kelly, Mrs Pengelly and Wigans			
	Amended recommendation 2 – REFUSE <i>(NB Councillor Tuohy did not vote on this recommendation)</i>	Councillors Ball, Mrs Bridgeman, Cook, Fry, Kelly, Mrs Pengelly and Wigans	Councillors S Davey, Morris and Stevens	Councillor Sparling		

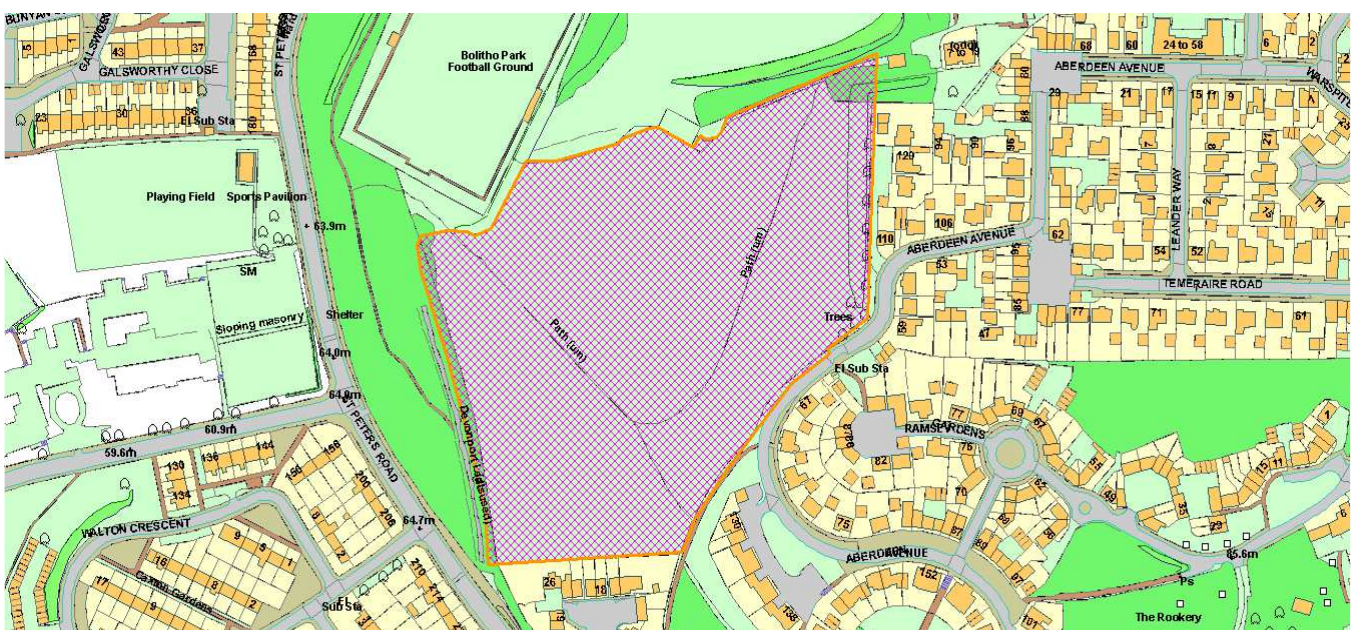
Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
30	I Magdalen Gardens, Plymouth, PL7 INX – 17/01252/FUL	Unanimous				
31	Kingfisher Way, Plymstock – TPO 513	Councillors Ball, Mrs Bridgeman, Cook, S Davey, Kelly, Morris, Mrs Pengelly, Sparling, Stevens, Tuohy and Wigans				Councillor Fry

# PLANNING APPLICATION OFFICERS REPORT



**PLYMOUTH**  
CITY COUNCIL

<b>Application Number</b>	17/01227/REM	<b>Item</b>	<b>01</b>
<b>Date Valid</b>	15.06.2017	<b>Ward</b>	EGGBUCKLAND
<b>Site Address</b>	Land Off Aberdeen Avenue Plymouth		
<b>Proposal</b>	Application for reserved matters for 85 dwellings and associated roads, drainage, landscaping, open space and parking following outline consent 14/00152/OUT		
<b>Applicant</b>	Mr David Matthews		
<b>Application Type</b>	Approval of Reserved Matters		
<b>Target Date</b>	<b>14.09.2017</b>	<b>Committee Date</b>	<b>24.08.2017</b>
<b>Extended Target Date</b>	<b>N/A</b>		
<b>Decision Category</b>	More than 15 Public Comments/Mem Refer		
<b>Case Officer</b>	Mrs Katie Saunders		
<b>Recommendation</b>	Grant Conditionally		



This is a major application and has received more than 15 letters of representation and has also been referred to Planning Committee by Councillor Ian Bowyer.

### **1. Description of Site**

The application site comprises of an area of undeveloped land that was formerly part of the Royal Naval Engineering College. The college was closed in 1994 and the majority of its campus was redeveloped for residential purposes during the mid and late 1990s. This residential estate is now commonly known as Manadon Park.

The whole site covers an area of 3.87 hectares and has a gentle gradient that falls from east to west. It is undeveloped and remains as a privately owned green space with no formal public access, although it is used by dog walkers. The site is below the level of Aberdeen Avenue, which bounds the site to the east. Adjacent to the north lies a former cricket pitch which is owned by Plymouth City Council but is not currently in use. There is also a fenced football pitch which is leased by the Council to a local club and an all-weather pitch which is currently not in formal use.

The west boundary of the site lies adjacent to a narrow strip of woodland that separates the site from St Peters Road and areas to the west of the site, which are residential and characterised by former Local Authority Housing development now managed by Plymouth Community Homes. The only remarkable landscape feature is a row of mature trees to the north of the site that separate the cricket pitch from the site. To the south of the site exists further residential development.

In terms of amenities, Crownhill Local Centre is located approximately 800 metres to the east of the site, within walking distance. This contains local shopping amenities and a library and provides good public transport links to the wider city via local bus services. There are also numerous bus stops along St Peters Road that provide good access to the city bus network and are closer to the site than Crownhill. The Transit Way shopping Centre which contains a large Tesco store is approximately 500 metres to the north-west of the site.

### **2. Proposal Description**

Application for reserved matters for 85 dwellings and associated roads, drainage, landscaping, open space and parking following outline consent 14/00152/OUT

This application seeks to provide further details that were reserved for future consideration when the principle of residential development was granted in the outline application. This application therefore proposes 85 dwellings (the outline allowed for a maximum of 86) with the following distribution of house types:

2 x 1 bed flat  
14 x 2 bed house  
38 x 3 bed house  
31 x 4 bed house

The housing development will be focussed on the western portion of the site with an area of public open space retained to the east. Vehicular access will be provided from Aberdeen Avenue in accordance with the recent 2017 access application. A public circulation route is accommodated around the perimeter of the development through the public open space. A Sustainable Urban Drainage (SUDS) scheme will be developed with infiltration basins provided in the north west area of the site. A full landscaping scheme has been developed which incorporates new trees, hedgerows and wildflower meadows.

### **3. Pre-application enquiry**

A formal pre-application, 17/00156/MAJ, was submitted prior to the submission of this application where advice was provided on the information needed to support a formal application. Positive feedback was given on the standard of development being proposed.

### **4. Relevant planning history**

17/00127/S73 - Variation of condition 2 (Plans) of application 16/01465/FUL – Granted conditionally subject to S106

16/01465/FUL - Re-position approved Aberdeen Avenue vehicular access to serve residential development – Granted conditionally subject to S106

15/01380/FUL - Provision of new vehicular access from Aberdeen Avenue to serve proposed residential development (Planning permission 14/00152/OUT) – Refused by Planning Committee – Granted on Appeal

14/00152/OUT - Outline application with details of access submitted (via St Peters Road) for the erection of up to 86 dwellings with associated public open space, sustainable urban drainage system, car parking and associated works (details of appearance, landscaping, layout and scale reserved for future consideration) – Granted conditionally subject to S106

13/00813/OUT - Outline application with details of access submitted for the erection of up to 90 dwellings with associated public open space, sustainable urban drainage system, and associated works – Withdrawn

02/00622/OUT – Outline application to develop private playing field land between St Peters Road and Aberdeen Avenue by creation of new all-weather sports pitch and new housing – Refused and dismissed at appeal

### **5. Consultation responses**

Highways Authority – No objections subject to conditions

Housing Delivery Team – No objections following further negotiation on proposed affordable housing mix

Lead Local Flood Authority – No objections

Natural Infrastructure Team – No objections although further information requested

Police Architectural Liaison Officer – No objections subject to conditions

Urban Design Officer – No objections

### **6. Representations**

47 objections have been received in response to the application with one of these objections being a petition with 230 signatures. The following objections have been raised:

Highways

- Access is from Aberdeen Ave not St. Peters Road
- Aberdeen Ave cannot take additional vehicle movements
- Additional traffic will create delays and cause accidents
- St Peters Road would be a better road for access
- Safety of children using greenspace and going to school will be compromised

- Council should review the impact of traffic on the safety of existing residents
- Additional traffic will increase air pollution
- Construction traffic should be carefully considered given location of Manadon Vale School

### Greenspace

- Building area has extended significantly east reducing wildflower meadow and informal public space
- Reduction in greenspace will affect wildlife
- Concern trees will be lost
- Council are only interested in developing greenspace
- Plymouth has 3rd lowest percentage of publicly accessible greenspace

### Other Issues

- Alterations from outline application are substantial
- Approval would never have been given if these plans had been presented originally
- Reference to improving local facilities is not included in the application
- Developers keep amending the plans
- Developer is not interested in the views of local residents
- Developer should revert back to previously approved plans
- Objections from previous applications should be reconsidered
- Application should be rejected in line with previous decisions
- Profit overrides valid objections
- Overall impact on Manadon Park has not been considered due to the piecemeal nature of applications
- Impact on sewerage network needs to be considered
- Financial penalties should be put in place if the construction process takes too long
- Couldn't use public access system
- Housing not required, 700,000 vacant properties in the UK
- Developer opinion should not override taxpayers
- Developer is buying consent due to financial payments

### **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.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex I of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at an advanced stage of preparation having now been submitted to the Planning Inspectorate for Examination, pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations. It is considered to be a sound plan, consistent with the policies of the Framework, and is based on up to date evidence. It is therefore considered that the JLP's policies have the potential to carry significant weight within the planning decision if there are no substantive unresolved objections. However, the precise weight will need to be determined on a case by case basis, having regard to all of the material considerations as well as the nature and extent of any unresolved objections on the relevant plan policies.

Other material considerations include the policies of the Framework itself, guidance in National Planning Practice Guidance (NPPG). Additionally, the following planning documents are also material considerations in the determination of the application: Development Guidelines Supplementary Planning Document First Review 2013, Planning Obligations and Affordable Housing Supplementary Planning Document Second Review 2012 and Sustainable Design Supplementary Planning Document 2010.

## **8. Analysis**

1. This application has been considered in the context of the development plan, the submitted Plymouth and South West Devon Joint Local Plan, the Framework and other material policy documents as set out in Section 7.

2. The policies of most relevance to this application are CS01 (Sustainable Linked Communities), CS02 (Design), CS15 (Overall Housing Provision), CS18 (Plymouth's Green Space), CS19 (Wildlife), CS20 (Sustainable Resource Use), CS21 (Flood Risk), CS22 (Pollution), CS28 (Local Transport Considerations), CS30 (Sport, Recreation and Children's Play Facilities), CS32 (Designing Out Crime), CS33 (Community Benefits/Planning Obligations) and CS34 (Planning Application Considerations).

3. The emerging Plymouth Plan also has the following policies relevant to the consideration of the application; SPT1 (Delivering sustainable development), SPT2 (Sustainable linked neighbourhoods), SPT3 (Provision of new homes), PLY58 (Site allocations), DEV1 (Protecting health and amenity), DEV2 (Air, water, soil, noise and land), DEV4 (Playing pitches), DEV7 (Meeting local housing need), DEV9 (Meeting local housing need in plan area), DEV10 (Delivering high quality housing), DEV20 (Place shaping and the quality of the built environment), DEV28 (Protecting and enhancing biodiversity and geological conservation), DEV30 (Trees, woodlands and hedgerows), DEV31 (Specific provisions relating to transport), DEV32 (Meeting the community infrastructure needs of new homes), DEV33 (Waste Management), DEV34 (Delivering low carbon development) and DEV37 (Managing flood risk and water quality).

### Principle of Development and Access

4. A number of the representations received raise objections to the principle of residential development in this locality and the means of access from Aberdeen Avenue.

5. This application for Reserved Matters approval has been predated by outline application, 14/00152/OUT, where the principle of redeveloping this privately owned land has been established. The redevelopment of this site for residential use cannot be revisited under the remit of this application. The Reserved Matters process will simply consider those matters which were reserved for future consideration, these being:

- 'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by

fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

•‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

•‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

6. Whilst the outline application had approved access to the development from St Peters Road a full application, 15/01380/FUL, was subsequently approved on appeal allowing the sole means of access from Aberdeen Avenue. Further applications have then sought to make amendments to the exact location of the access. In addition the Inspector considered it appropriate to award costs against the Council for refusing the application without sufficient evidence to support the impact on traffic.

7. Construction Access will be secured from St Peters Road and this is detailed on the submitted Temporary Construction Access plan. Further information on the construction access and process will be required prior to the commencement of works to satisfy conditions on the outline approval.

8. Officers are unable to prevent the developer from providing access from Aberdeen Avenue, and are satisfied that the impacts of the additional traffic movements have been fully assessed. Officers therefore consider that the development will not have a demonstrable impact on traffic movements and highway or pedestrian safety in accordance with Policies CS28 and CS34 of the Core Strategy.

9. Further highway comments within this report will purely focus on the internal road layout serving the new housing. The issue of the principle means of access will not be revisited.

### Greenspace and Ecology

10. The outline application considered the designation of the site as a greenscape area and the need to ensure that its functions were protected. Officers considered that the indicative layout “improved the functionality of the existing greenspace, through the provision of a reduced but publicly accessible greenspace with enhanced landscaping and biodiversity features.” The function of the area as an access corridor and separation buffer would also be retained.

11. The submitted planning layout, now under consideration, incorporates a smaller area of open space to the east, however officers still consider that the function of the greenscape area will not be prejudiced. The distance between Plot 3, the dwelling located furthest east, and the side of the nearest existing property, 110 Aberdeen Avenue, remains at approximately 42 metres. Officers therefore consider that this area will still act as a visual buffer and access corridor.

12. The applicant has submitted justification to explain why the developable area has had to be repositioned. The outline application had not considered in full all the matters associated with the development and therefore when looking at some of the details adjustments had to take place. A suitable separation distance from the protected trees has to be provided alongside space for the infiltration ponds. These two factors have been key factors influencing the revised development area. Whilst the applicant has had to make adjustments for practical reasons they have considered this in association with the current informal use of the area for dog walking and have therefore included a circulatory route around the periphery of the development which could be used for this purpose.

13. The outline application was supported by an Ecological Mitigation and Enhancement Strategy (EMES) which detailed a number of provisions to achieve net biodiversity gain on site. The Reserved Matters application is supported by an update to the earlier EMES which gives exact details on how



net gain will be delivered. Officers accept that the level of wildflower meadow to the east of the site has reduced however, when taken together with the proposed wildflower mown path over a hectare will still be delivered. Furthermore the proposals now secure the planting of an additional 37 trees, 240m<sup>2</sup> of broadleaved woodland and 573m of native hedgerow, which will all contribute to the delivery of net biodiversity gain.

14. The need for an Ecological Management Plan (EMP) has been highlighted by the Natural Infrastructure Team however they note this is covered by a condition on the outline application.

15. Concerns have been raised that the development will result in the loss of protected trees. The Reserved Matters layout has positively responded to existing trees on the site although officers accept that a limited number of trees will be lost to provide the new access on to Aberdeen Avenue. However, officers consider that the proposed replacement planting will adequately mitigate the loss.

16. Officers therefore consider that the development is in accordance with Policies CS18 and CS19 of the Core Strategy and Policies DEV28 and DEV30 of the submitted Joint Local Plan.

### Layout

17. The proposed housing layout follows the principles that were indicated on the indicative plans with an area of public open space maintained on the eastern side of the site and housing focussed to the west. The parking courts that were indicated on the illustrative plans have been amended in favour of on plot parking and allocated parking on street.

18. The development has taken in to account good urban design principles and proposes houses fronting the public open space and primary street, offering good natural surveillance, with back to back development within the site.

19. A slight variation in design approach is proposed for the main street and the “green edge”. A more formal street arrangement is proposed for the main street, focussed around a central square, with a regular setback distance and the inclusion of estate railings carried forward from the wider area. The provision of numerous street trees also helps to establish this as the primary route through the site.

20. Secondary streets and private drives will meander around the remainder of the development with hedging and informal landscaping providing a transition in to the wider public open space.

21. The road layout has been the subject of discussion with the applicant and amendments have been secured. A variation in surfacing materials is proposed to help define the hierarchy of streets. The Highways Authority are satisfied with the principles of the road layout.

22. All highway conditions imposed on the outline and separate access application remain in place therefore the finer details of the street arrangement can be agreed through the street details and other relevant conditions.

23. The level of parking proposed, 172 spaces, equivalent to 2 spaces per dwelling is considered acceptable and will provide sufficient space for residents and visitors. A condition is recommended in order to ensure the parking spaces are provided prior to the occupation of the related unit of accommodation.

24. A number of informal desire lines have been identified through the adjacent area of greenspace to the west of the site. The plans seek to introduce more formal routes through these areas although the provision of some full routes will need to be secured in association with the Council

who own the adjacent land. Pedestrian access to St Peters Road will be secured in the location of the construction access when work is complete.

25. The Police Architectural Liaison Officer has reviewed the plans and recommended a condition in order to ensure lockable gates to private pathways/rear gardens are provided. Concerns were raised about the location of the mown path however officers consider that sufficient natural surveillance will be provided. Relocation of the path close to the housing has the potential to make it less desirable.

26. The application is therefore considered compliant with Policies CS02, CS28, CS32 and CS34 of the Core Strategy.

### Appearance and Design

27. The applicant has sought to create a cohesive, high quality development which positively contributes to the character and appearance of the area in line with Policy CS02 and CS34 of the Core Strategy.

28. The architectural form of the properties is reflective of the traditional approach adopted on the wider Manadon Park estate. The housing will be predominantly two-storey, with a contrast in scale proposed on key buildings on the main street running east-west through the site. The key feature buildings will incorporate a clock and dovecotes, again features found in the wider area, and will be finished in Plymouth Limestone. These gateway buildings will help to reinforce and establish a sense of local identity.

29. The “green edge” will contain dwellings of varying designs which will be unified through the materials and detailing. The key material is proposed to be brick with elements of roughcast render. Officers are generally happy with this approach although a review of the quality and weathering characteristics of the render will be undertaken given the character of existing buildings in the area and need to ensure the materials do not deteriorate prematurely. The provision of stone and brick cills are considered positive additions. A careful assessment of proposed boundary treatment has also been undertaken with key frontages contained by railings and hedging alongside 1.8m walls. Fencing will only be used where it is purely separating garden areas.

30. The overall design concept for the development has been developed following a thorough assessment of the existing character and appearance of the area. The use of high quality materials incorporating slate, stone, brick and render will be further unified through the sensitive landscaping scheme. Officers consider the development will sit well alongside the existing properties within the Manadon Park Estate and positively contribute to the visual quality of the area.

31. The development is considered to comply with Policies CS02 and CS34 of the Local Development Framework Core Strategy.

### Standard of Accommodation

32. The development proposes a range of 1, 2, 3 and 4 bedroom properties with the majority of units being larger 3 and 4 bedroom units. The dwellings will all meet the internal size guidelines with all habitable rooms enjoying good levels of natural light and outlook.

33. All units will have outdoor amenity areas however these will vary in scale. The larger 4 bedroom units will have the benefit of good sized gardens that exceed the recommended guidance within the Development Guidelines SPD. However, officers note that overall 27 of the units will technically not achieve the recommended standards. The majority of these units are focussed in the south west portion of the site and relate to the semi-detached units. Officers recognise that if these semi-detached units were small terraces the properties would meet the guidance. Taking in to account

the level of public open space also being delivered by the development it is considered that a good standard of accommodation will be created for all the units. Furthermore the provision of some units with small gardens will offer prospective purchasers a level of choice.

34. Officers have considered the development in relation to the recommended 12 metre distance between windows and gable walls and the 21 metre privacy distance. The majority of the development meets these recommended levels however officers accept that in some areas relationships are more constrained. Again, the south west portion of the site falls slightly short with distances between opposing windows at around 18 metres between Plots 62 and 53 and a distance of approximately 10 metres between the rear windows of Plot 58 and the gable wall of Plot 61. Officers accept that this is not ideal but given the need to try and prevent expansion of the developable area and retain as much public open space as possible on balance the proposals are considered acceptable.

35. As a result of the close relationship between some units and the limited size of rear gardens permitted development rights will be removed from a selection of properties. Officers consider that this is necessary to ensure a good standard of accommodation continues to be enjoyed by future occupiers.

### Residential Amenity

36. The layout of the site has been arranged in order to minimise the impact on surrounding properties. None of the existing dwellings closest to the site (on Aberdeen Avenue) are close enough to be affected by the development with regards to guidance in the Development Guidelines SPD on privacy and separation distances. The application is therefore considered compliant with Policies CS15 and CS34 of the Core Strategy.

### Housing

37. The affordable housing offer was subject to extensive discussion at outline stage with 24% secured, which will result in 20 dwellings being incorporated within the scheme. The housing will be split 60% rented and 40% shared ownership in line with the requirements of the S106 agreement. The following provision is therefore proposed:

#### Rent

- 2 x 1 Bed flat
- 6 x 2 Bed house
- 2 x 3 Bed House
- 1 x 4 Bed house
- 1 x 3 Bed wheelchair/disabled house

#### Shared Ownership

- 4 x 2 Bed house
- 4 x 3 Bed house

38. Policy CS15 of the Core Strategy and the Planning Obligations and Affordable Housing SPD 2nd Review highlight the need for the affordable housing to reflect the type and size of the development as a whole. Officers note that the affordable units offered include a higher proportion of smaller units. However, the provision of a large wheelchair/disabled unit is considered to mitigate the slightly skewed nature of the offer. Furthermore officers are happy that the affordable units have been spread through the development.

39. The location of the lifetime homes units has also been indicated on the submitted plans.

40. The details supplied are therefore considered to comply with the requirements of the S106 agreement and Policy CS15 of the Core Strategy.

### Drainage

41. The site is located within a critical drainage area and the original application was supported by a flood risk assessment. A further review of the drainage requirements has taken place and some additional detailed information has been submitted. The drainage plans show the provision of 5 linear soakaways and 2 infiltration ponds for highway drainage with individual on plot soakaways serving each dwelling.

42. The principle of this approach is supported although additional information is still required, particularly in relation to the design of the infiltration ponds. There is a condition on the outline application which requires full details of the surface water drainage system to be approved prior to work starting on site alongside the submission of a Construction Environment Management Plan.

43. A further drainage condition is also in place which would address foul drainage.

44. The application is therefore considered to be in accordance with Policy CS21 of the Core Strategy.

### Other Issues

45. The letters of representation received have raised a number of other issues which will now be considered. It is noted that some criticism has been made of the public access system. Over 40 comments have been received and members of the public are able also to write and email comments. Officers do not consider that any potential temporary problems with the public access system have limited the ability of the public to comment.

46. The comment that the developer has bought the consent is untrue. The outline and current reserved matters application have been considered against relevant local and national planning policies. The applicant has to contribute towards local infrastructure needs and this is a lawful part of the planning process.

47. The outline and reserved matters process that has been followed is used throughout the country. Whilst officers accept other applications have come forward to just deal with the access the material planning considerations have been fully considered at relevant stages of the process.

48. The Local Planning Authority will respond to concerns raised during the construction phase and investigate to ensure the works are being carried out in accordance with the agreed details.

### 49. Outline Conditions

50. Whilst this application provides clarity on certain elements of the application further details will still be required to address a number of outstanding matters. The outline application was approved subject to 28 conditions, a number of which require further information to be supplied prior to the commencement of works. These conditions remain in place, so for example; further intrusive land quality information will be required to satisfy condition 22 of the outline consent.

## **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**

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy of: £357,132.86 under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at [www.plymouth.gov.uk/CIL](http://www.plymouth.gov.uk/CIL). You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

## **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.

A S106 agreement was completed in association with the outline application which secures the following mitigation:

- Education contribution of £125, 000 towards the identified expansion of Pennycross Primary School.
- Greenspace contribution of £33, 000 for children's play space towards improvements to the Bladder Meadow play space.
- Transport contribution of £35, 000 for identified Travel Plan measures and the funding of installation of a bus boarder at the outbound bus stop on St Peters Road.
- Contribution of £20, 000 for siting and ongoing maintenance of Manadon Spire
- Playing pitch contribution of £95,000 for improvements to levels, construction of eight pitch cricket square, installation of non-turf cricket pitch and agronomic maintenance
- Construction of four team changing pavilion and ancillary clubroom on land to the north
- 24% affordable housing provision

Any change to the secured infrastructure mitigation would need to be the subject of a separate "Variation to a S106" application.

## **12. Equalities and Diversities**

The development proposes 85 new residential dwellings of which 24% will be affordable and 20% will be constructed as lifetime homes. Furthermore, one of the affordable units will be provided in the form of a 3 bedroom wheelchair unit, which will meet the specific needs of someone on the housing register. No negative impact on any equality group is anticipated.

## **13. Conclusions**

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

The Reserved Matters application has taken forward the principles of the outline application and officers are satisfied that sufficient greenspace is proposed for retention alongside suitable ecological enhancements. The form, layout and design of the properties has been carefully considered with sympathetic features included to reflect the established character of Manadon Park. The development has sought to create a high quality environment for future residents with the use of a varied palette of locally distinctive materials. The landscaping scheme has been carefully considered and will soften the appearance of the development from existing streets and ensure it sits

comfortably within the greenspace. Officers are satisfied that, together with the conditions and S106 agreement on the outline application, the impacts of the development will be mitigated and there will not be a demonstrably harmful impact on the character or appearance of the area.

**14. Recommendation**

In respect of the application dated **15.06.2017** it is recommended to **Grant Conditionally**

**15. Conditions / Reasons**

The development hereby permitted shall be carried out in accordance with the following approved plans:

**I        CONDITION: APPROVED PLANS**

- Topographical Survey 0616-100 - received 07/06/17
- Site Location Plan 0616-101 - received 07/06/17
- External Works 0616-106 - received 07/06/17
- Tree Survey 13.51.4.TPP - received 07/06/17
- Drainage P16311-101 Rev P6 received 14/08/17
- Other P16311-122 Rev P4 received 14/08/17
- Other P16311-123 Rev P4 received 14/08/17
- Highway Detail P16311-124 Rev P2 received 07/06/17
- Highway Detail P16311-125 Rev P2 received 07/06/17
- House Type 0616-200 Rev A received 31/07/17
- House Type 0616-201 Rev A received 31/07/17
- House Type 0616-202 Rev A received 31/07/17
- House Type 0616-203 Rev A received 31/07/17
- House Type 0616-204 Rev A received 31/07/17
- House Type 0616-205 Rev A received 31/07/17
- House Type 0616-206 Rev A received 31/07/17
- House Type 0616-207 Rev A received 31/07/17
- House Type 0616-208 Rev A received 31/07/17
- House Type 0616-209.1 Rev A received 31/07/17
- House Type 0616-209.2 Rev A received 31/07/17
- House Type 0616-210 Rev A received 31/07/17
- House Type 061-211 Rev A received 31/07/17
- House Type 0616-212 Rev A received 31/07/17
- House Type 0616-213 Rev A received 31/07/17
- House Type 0616-214 Rev A received 31/07/17

House Type 0616-215 Rev A received 31/07/17  
House Type 0616-216 Rev A received 31/07/17  
House Type 0616-217 Rev A received 31/07/17  
House Type 0616-218 - received 31/07/17  
House Type 0616-219 Rev A received 31/07/17  
House Type 0616-220 Rev A received 31/07/17  
House Type 0616-221 Rev A received 31/07/17  
House Type 0616-222 Rev A received 31/07/17  
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House Type 0616-229 Rev A received 31/07/17  
House Type 0616-230 Rev A received 31/07/17  
House Type 0616-231 Rev A received 31/07/17  
House Type 0616-232 Rev A received 31/07/17  
House Type 0616-233 Rev A received 31/07/17  
House Type 0616-234 Rev A received 31/07/17  
House Type 0616-235 - received 31/07/17  
Planning Layout 0616-102 Rev B received 14/08/17  
Streetscape 0616-103 Rev B received 14/08/17  
External Works 0616-104-1 Rev B received 14/08/17  
External Works 0616-104-2 Rev B received 14/08/17  
Other 0616-105 Rev B received 14/08/17  
Other 0616-107 Rev B received 14/08/17  
Materials Plan 0616-108 Rev B received 14/08/17  
Garage Plan 0616-109 Rev A received 31/07/17  
Phasing Plan 0616-111 Rev B received 14/08/17  
Other 0616-112 Rev B received 14/08/17  
Sections 0616-113 Rev B received 14/08/17  
Other 0616-114 Rev A received 14/08/17  
Planting Plan 1958-01 Rev G received 14/08/17  
Planting Plan 1958-02 Rev E received 14/08/17  
Planting Plan 1958-03 Rev E received 14/08/17  
Drainage P16311-102 Rev P4 received 14/08/14

Access Detail PI6311-103 Rev P4 received 14/08/17

Drainage PI6311-110 Rev P2 received 14/08/17

Drainage PI6311-111 Rev P2 received 14/08/17

External Works PI6311-120 Rev P7 received 14/08/17

External Works PI6311-121 Rev P7 received 14/08/17

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

## **2      CONDITION: COMMENCE WITHIN 2 YEARS**

The development hereby permitted shall be begun before the expiration of two years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004 and in accordance with Core Strategy Objective 10(8) (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan

## **3      CONDITION: LOCKABLE GATES**

### PRE-OCCUPATION

All gates to private pathways and ones giving access to rear gardens, shall have locks with key access. Details of these shall be submitted to and approved in writing by the Local Planning Authority, and shall be installed before any of the residential units requiring to use the respective private pathways are occupied.

Reason:

To ensure that satisfactory measures are put in place to help design out crime, in accordance with Policies CS32 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and paragraph 58 of the National Planning Policy Framework 2012.



**4      CONDITION: PROVISION OF PARKING AREA**

PRE-OCCUPATION

Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

**5      CONDITION: BIODIVERSITY**

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with relevant parts of the Ecological and Enhancement Strategy (dated March 2013) and the Ecological Compliance Statement dated 7th June 2017.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and government advice contained within the NPPF.

**6      CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT**

Notwithstanding the provisions of Article 3 and Classes A, B and C of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements, improvements or other alterations, including to the roof, shall be constructed to the dwellings on plots 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 65, 66, 67, 68, 80 and 81 hereby approved.

Reason:

In order to protect residential amenity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120-123 of the National Planning Policy Framework 2012.

**Informatives**

**1 INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION**

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at [www.plymouth.gov.uk/CIL](http://www.plymouth.gov.uk/CIL). You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

**2 INFORMATIVE: CONDITIONAL APPROVAL WITH NEGOTIATION**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant including pre-application discussions and has negotiated amendments to the application to enable the grant of planning permission.

**3 INFORMATIVE: SECURE BY DESIGN**

The applicant is recommended to ensure development achieves, as a minimum, the Secured by Design Silver award. (Formally known as Part2)

**4 INFORMATIVE: SUPPORTING DOCUMENTS**

The following supporting documents were taken in to consideration in the determination of this application:

Arboricultural Impact Assessment DTS13.51.4.AIA dated 6th June 2017

Parking Matrix – Issue 3

Statement of Compliance dated June 2017

Drainage Strategy P16311-DB-01 dated July 2017

**5 INFORMATIVE: CONDITIONS RE-ITERATED**

The applicant/developer is advised that the conditions attached to and specified upon the Notice of Planning Permission No: 14/00152/OUT are still in force insofar as the same have not been discharged by the Local Planning Authority and must be complied with.

For the avoidance of doubt the details submitted with this reserved matters application which relate to such conditions do not form part of this approval and will need to be the subject of a separate application for the approval of details reserved by condition.

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# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	17/00760/FUL	<b>Item</b>	<b>02</b>
<b>Date Valid</b>	24.05.2017	<b>Ward</b>	DRAKE
<b>Site Address</b>	Sherwell House 30 North Hill Plymouth PL4 8ET		
<b>Proposal</b>	Erection of building containing 7 Houses of Multiple Occupation (HMOs) (Class C4 and Sui Generis) and 7 flats (Class C3) and associated bike & bin storage (demolition of existing coach house)		
<b>Applicant</b>	Mr Bryce and Mr Rosson		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>23.08.2017</b>	<b>Committee Date</b>	<b>24.08.2017</b>
<b>Extended Target Date</b>	<b>08.09.2017</b>		
<b>Decision Category</b>	Member referral		
<b>Case Officer</b>	Mr Chris King		
<b>Recommendation</b>	Grant Subject to S106 Obligation with delegated authority to Assistant Director for Strategic Planning & Infrastructure to refuse if timescales are not met		



This application has been referred to Planning Committee by Cllr Steven Ricketts

## **1. Description of Site**

The application site is situated just north of the City Centre along North Hill and is close to the University of Plymouth campus and the recently enhanced Drakes Place and reservoir. North Hill forms part of the A386, a principle thoroughfare from the City Centre leading north towards Mutley Plain District Centre. Sherwell House has frontages with Armada Street to the north, North Hill to the west and Marlborough Road to the south. The site is relatively level, but sits approximately 1 storey above Marlborough Rd due to the north to south slope of North Hill.

Sherwell House itself dates back to 1874 as a temporary girls' school. From 1893 to 1894 it is shown to have been redeveloped with the historic Sherwell House and grounds having been demolished and rebuilt within the application area possibly as a purpose built language school and substantial private residence including a coach house. Over the last two decades the Sherwell House has been used as an office for a variety of firms, and in more recent times the building and coach house have been converted into eleven 1, 2 and 3 bedroom residential flats (Use Class C3).

The area is characterised as a mixed use area including professional offices shops, restaurants, bars and takeaways however the predominate use in the area is residential including C3 Dwellings and C4/Sui Generis Houses of Multiple Occupations and student flats.

## **2. Proposal Description**

Originally the planning application proposed eleven flats comprising of five HMO Flats (Class C4/Sui Generis) and six 2 bed flats (Class C3). This equated to 48 bed spaces in total (36 as HMOS)

Following amendments to the scheme, the planning application now proposes the demolition of the existing coach house for the erection of two new buildings containing 7 Houses of Multiple Occupation (HMO) (Class C4 and Sui Generis) and 7 flats (Class C3) and associated bike & bin storage and an ancillary office. This is an increase in the number of HMO units however the change has resulted in a net loss of 3 bed spaces over the whole development and now providing 45 bed spaces (31 as HMOs) due to the removal of the 8 bed HMOs.

The larger of the two buildings is attached to the southern elevation of Sherwell House, fronting Marlborough Road and is comprises of the following accommodation schedule.

### Lower Ground Floor

6 Bed HMO Flat – 129m<sup>2</sup>

### Upper Ground Floor

6 Bed HMO Flat – 136m<sup>2</sup>

Ancillary Accommodation Management Office – 43m<sup>2</sup>

### First Floor

4 Bed HMO Flat – 116m<sup>2</sup>

3 Bed HMO Flat – 73m<sup>2</sup>

### Second Floor

4 Bed HMO Flat – 116m<sup>2</sup>

3 Bed HMO Flat – 73m<sup>2</sup>

### Third Floor

5 Bed HMO Flat – 130m<sup>2</sup>

2 Bed Flat – 56m<sup>2</sup>

The smaller of the two buildings is attached to the east elevation of Sherwell House, fronting Armada Street and is comprised of the following accommodation schedule.

## Ground Floor

Bike Store and Bin Store

## First Floor

2 Bed Flat – 56m<sup>2</sup>

2 Bed Flat – 56m<sup>2</sup>

## Second Floor

2 Bed Flat – 56m<sup>2</sup>

2 Bed Flat – 56m<sup>2</sup>

## Third Floor

2 Bed Flat – 56m<sup>2</sup>

2 Bed Flat – 56m<sup>2</sup>

### **3. Pre-application enquiry**

A Pre-application enquiry (16/01307/MAJ) was submitted with respect to this application to consider the principle of the development and agree an appropriate design and layout for the scheme.

### **4. Relevant planning history**

15/01881/GPD - Change of use from B1 office to C3 residential (11 dwellings) – Prior approval not required

05/00798/FUL - Change of use to language school (Class D1) - Permitted

04/02294/FUL - Change of use of ground and first floor of main building and ground floor of annexe to child nursery (Use Class D1) – Refused

### **5. Consultation responses**

Housing Delivery Officer – No Objections to the proposal, supporting the housing mix in this area. Further information required with respect to Part M4(2)

Lead Local Flood Authority – No Objections subject to the submission of suitable drainage details to be reserved by conditions

Local Highways Authority - No Objections subject to Conditions

Low Carbon Team – No Objections subject to Conditions

Natural Infrastructure Team – No Objections subject to Conditions. Financial obligations requested to be secured through a S106 agreement

Police Architectural Liaison – After securing further information with respect to the provision of roller shutter doors there are no objection to the proposal

Public Protection Service – No Objections subject to Conditions

Urban Design Officer – No Objections subject condition to secure material details.

### **6. Representations**

The Local Planning Authority has received 3 letters of representation objection to the proposed development. The letters are summarised as follows:-

\* The application has been described incorrectly

\* The application does not propose dwellings but student accommodation in 'cluster flat' arrangements

\* The pre-application process has given the go ahead contrary to Council policies

\* Already an overprovision of student accommodation and HMOs

\* No site notices posted so the consultation process should start again once they have been posted

\* Out of character for the area

### \* Over-development of the area

Officers can confirm that 4 site notices were originally posted on and around the site, and when the new site notices were posted officers had to remove some of the older notices to avoid confusion.

In response to the letters or objections and as part of the re-advertisement the description has been amended to more accurately reflect the proposal. As previously noted, planning application originally proposed eleven flats comprising of five HMO Flats (Class C4/Sui Generis) and six 2 bed flats (Class C3).

Following discussions over the mix of the units with the applicant it was agreed to split three 8 bed Houses of Multiple Occupation to provide smaller more marketable units, and to increase the internal size of six 2 bed flats to accord with our Development guidelines SPD and Nationally Describe Space Standards. This has resulted in a net loss of 3 bed spaces over the whole development. External alterations have been proposed in response to comments from Urban Design and Historic Environment Officers.

Following the submission of these revised plans and description the planning application has been re-advertised for a further 14 days (1st August 2017 to 15th August 2017) to allow consultees, Council officers and members of the public to review the revisions. One additional letter of representation has been submitted to the Local Planning Authority objecting to the proposed development on the following grounds:-

\* Development is too dense

\* Some works have been done to Sherwell House without planning permission, including removing a chimney stack and some trees

\* Waste management on this site has been unacceptable and suitable waste condition should be imposed if the application is approved.

Officers can advise members that removal of a chimney stack and the trees would not have required planning permission and the application proposed a purpose built bin store to store refuse bins out of public view. The matter of density is discussed later in the report.

### **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.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex I of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

· For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).



For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at an advanced stage of preparation having now been submitted to the Planning Inspectorate for Examination, pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations. It is considered to be a sound plan, consistent with the policies of the Framework, and is based on up to date evidence. It is therefore considered that the JLP's policies have the potential to carry significant weight within the planning decision, particularly if there are no substantive unresolved objections. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations as well as the nature and extent of any unresolved objections on the relevant plan policies.

Other material considerations include the policies of the Framework itself, guidance in National Planning Practice Guidance (NPPG). Additionally, the following planning documents are also material considerations in the determination of the application:

- \* Development Guidelines Supplementary Planning Documents (First Review) 2012
- \* Planning Obligations and Affordable Housing Supplementary Planning Document (First Review) 2012
- \* Sustainable Design Supplementary Planning Document 2009

### 5 year housing supply

When determining applications for residential development it is important to give consideration to housing supply.

Paragraph 47 of the NPPF stipulates that “to boost significantly the supply of housing, local planning authorities should...identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land”

Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”

For the reasons set out in the Authority's Annual Monitoring Report (January 2016) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2016-21 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 4,163 dwellings which equates to a supply of 2.17 years when set against the housing requirement as determined by the requirements of the NPPF or 1.8 years supply when a 20% buffer is also applied.

The NPPF (footnote 11) also specifies that to be considered deliverable, a site must be:

- Available to develop now
- Suitable for residential development in terms of its location and sustainability; and
- Achievable, with a reasonable prospect that homes will be delivered on the site within five years and in particular that the development of the site is viable.

Paragraph 14 of the NPPF states “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking...

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted”

As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as determined by the requirements of the NPPF, the city’s housing supply policy should not be considered up-to-date. Paragraph 14 of the NPPF is therefore engaged and substantial weight must be accorded to the need for housing in the planning balance when determining housing applications

Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10(8) (Delivering Adequate Housing Supply) and paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and Policy 46 of the Plymouth Plan

### **8. Analysis**

1. This application has been considered in the context of the development plan, the submitted Plymouth and South West Devon Joint Local Plan, the Framework and other material policy documents as set out in Section 7.

2. This application turns upon policies CS01 (Sustainable Linked Communities), CS02 (Design), CS05 (Development of Existing Sites), CS18 (Plymouths Greenspace), CS19 (Wildlife), CS20 (Sustainable Resource Use), CS21 (Flood Risk), CS22 (Pollution), CS28 (Local Highways Considerations), CS32 (Designing out Crime), CS33 (Planning Obligations) and CS34 (Planning Application Considerations) of the Local Development Framework Core Strategy 2007.

3. This application also turns upon the following policies from the approved Plymouth and South West Devon Joint Local Plan (JLP):- DEV1 (Protecting health and amenity), DEV2 (Air, water, soil, noise and land), DEV7 (Meeting local housing need in the Plymouth Policy Area), DEV9 (Meeting local housing need in the Plan Area), DEV10 (Delivering high quality housing), DEV11 (Houses in Multiple Occupation in the Plymouth Article 4 Direction Area), DEV20 (Place shaping and the quality of the built environment), DEV28 (Protecting and enhancing biodiversity and geological conservation), DEV31 (Specific provisions relating to transport) DEV32 (Meeting the community infrastructure needs of new homes), DEV34 (Delivering low carbon development), DEV35 (Renewable and low carbon energy (including heat)) and DEV37 (Managing flood risk and water quality impacts).

4. The principal issues relating to this application are considered to be residential amenity; design, massing and layout; and the impact towards the character of the area. Other considerations include drainage, renewable energy, pollution and biodiversity.

### **Principle of Development**

5. Paragraph 196 of the National Planning Policy Framework (NPPF) states that 'the planning system is plan-led and planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

6. The Plymouth and South West Devon Joint Local Plan (JLP) has now been approved by full Council and has been submitted for examination. The weight that this document holds in the decision making process will continue to increase as it moves through the formal consultation and examination stage. In assessing the planning balance of this application it is important for Members to understand the context of the application.
7. Members are advised that the Local Planning Authority has been working proactively with the applicant over the past 8 months to address identified deficiencies in the proposals prior to the submission of this formal application. The application has yet to be determined as an extension of time has been agreed to resolve issues identified in the three letters of representation.
8. Until recently the proposal had been considered primarily in the context of the Local Development Framework Core Strategy 2007 which still remains the adopted development plan. Therefore the LDF Core Strategy is still a key material consideration when assessing the planning balance of this application although the submitted Joint Local Plan does hold weight.
9. It is important to note that the JLP echoes the views of the Core Strategy in stating that Houses of Multiple Occupation (HMO) can make a valuable contribution to the private rented housing stock and provide essential housing suited to predominantly young and single people, including students, and those on low incomes.
10. Policy DEV11 (1) of the published Plymouth and South West Devon Joint Local Plan (JLP) states that the LPA will not support applications for Homes in Multiple Occupation unless the proportion of dwelling units in multiple occupation (including the proposed site) does not exceed 10% of the total dwelling stock within 100m of the application site.
11. All the policies within the JLP (including policy DEV11) have been subjected to the formal Regulation 19 consultation process and the plan has now been submitted to the Planning Inspectorate as part of the Regulation 22 examination process. During the Regulation 19 consultation process one representation was submitted with respect to policy DEV11 in support. Therefore Policy DEV11 is considered to carry full weight at this stage rather than if the Council had received objections to this policy.
12. Members will be aware that the Council made an 'Article 4 Direction' which, from 14 September 2012, requires planning permission for the change of use of C3 dwellinghouses to C4 HMOs within an identified area of the city. The purpose of the Article 4 Direction was to try and control the proliferation of HMOs in certain localities and reduce the loss of traditional family dwellings. For clarity, the C4 Use Class covers small shared dwelling houses occupied by between 3 and 6 unrelated individuals who share basic amenities. Large HMOs, with more than 6 people sharing, are 'sui generis' (not in a use class).
13. This application site is within the Article 4 Direction however it is important to point out that this proposal does not result in the loss of any family dwellings and does not propose purpose built student accommodation. The applicant's submission states that the development seeks to provide private rented accommodation for young professionals and couples. Officers are mindful of the need to try and support the creation of a sustainable community and given the proximity of the site to the city centre the nature of the development on this site is considered appropriate.
14. Notwithstanding the weight afforded to Policy DEV11 officers consider this development will positively contribute to the housing stock in the area providing choice to Plymouth's residents. The inclusion of the seven flats (Class C3) will make further important contributions to the housing needs in the city in accordance with Policy CS15 and DEV7. Furthermore, the provision of these 7

additional HMOs in this area may result in the freeing up of family dwellings in more suitable locations in the City and was the ambition of the Article 4 Direction.

15. The range and tenure of the accommodation proposed is also supported in the Government White Paper, 'Fixing our broken housing market'. Paragraph 3.20 states that alongside affordable homes, we need more good quality privately rented homes, with the 'Build to Rent' model being an alternative way to meet the housing crisis in this country. The White paper suggests that the government wants 'to build on this and attract major institutional investment in new large-scale housing which is purpose-built for market rent. This will drive up overall housing supply, and increase choice and standards for people living in privately rented homes'. It is the view of officers that this can be met through the supply of single flats and HMOs.

16. Officers have reviewed the tenure of the surrounding properties and can advise that approximately 50% of the housing stock within 100m of the application site are potentially Houses of Multiple Occupation however this is based on 2012 data and may be inaccurate. Officers accept that whilst this is above the 10% threshold in the DEVI I of the JLP, the development has not sought to provide a single house type and is unlikely to result in the loss of family dwellings therefore the addition of further HMOs in this locality is considered acceptable. It is possible that the flats being proposed could be occupied by small families therefore meeting a wider housing need.

17. The site is located along the busy North Hill route therefore it will have less impact on quieter residential streets which may have an increased number of family dwellings. Officers also recognise that this site has development potential however given the location it is unlikely to be suitable for other residential uses, such as large, more traditional family dwellings.

18. The site is positioned in a highly sustainable location in easy reach of a full range of services and amenities that future residents would require. The development is not solely for students and will provide a tenable housing choice to young professionals who are unable to afford to buy or rent larger properties alongside couples and small families. At least 50% (and maybe more) of the housing stock within 100m will still be retained as single dwellings.

19. Members are advised that officers consider the proposal does accord with all 7 points of policy DEV10 (8) which assess HMO criteria. In lieu of the above points, officers consider that the principle of the proposal is acceptable at this site in spite of the changing local policy framework and its apparent conflict with policy DEVI I.

20. The planning application has been considered primarily against the LDF Core Strategy where there is not considered to be any conflict. Furthermore, paragraph 49 and 197 of the NPPF states that 'in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development' which is further supported by paragraph 47 and 50 of the NPPF to 'boost significantly the supply of housing' and 'deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'.

21. In conclusion, officers have weighed up the balance of the proposal against the LDF Core Strategy, the JLP and the NPPF. It is recognised that the applicant has been caught in a situation where now submitted policy (but not adopted) no longer supports the proposal with the same clarity as its predecessor.

22. In this case, officers have considered all the material planning issues and although the development is contrary to policy DEVI I greater weight has been afforded to the current adopted Development Plan. On balance it is officer's view that this proposal will provide a wide choice of private rented housing types to meet the needs of all members of the community without causing

demonstrable harm to the character of the area in accordance with policy CS01, CS15 and CS34 of the Core Strategy and DEV7 of the Joint Local Plan. The site's proximity to both the City Centre and Mutley the proposal is an appropriate location for such a development and would result in a development of an appropriate type, form, scale, mix and density in relation to its location relative to the neighbourhood's centre.

### Housing Delivery

23. The applicant has been responsive to the comments shared by the Housing Delivery Team (HDT) on 6/7/17 and the revised plans have reflected changes following this meeting. In particular the HDT are pleased to see that the minimum size of some of the units discussed at the meeting have increased to ensure all the units now meet or exceed minimum policy standards relating to unit size as laid out in the Governments National Space Standards. The applicant has also reduced some of the larger shared units (HMOs) and introduced a number of smaller, different size units to give a better, balanced mix of units (for example 50% of the units are now no longer HMOs), this is welcomed.

24. The applicant has worked with the HDT on the mix of units and to ensure the units are planned well to meet the needs of the client group seeking open market, purpose built, private rented market. The city is supportive in encouraging the market for carefully designed, purpose built, private rented units in the city to meet the aspirations of younger professional people working in the city centre and embarking on their careers; this scheme will help meet the needs of this client group. The applicant has understood the need to demonstrate that the units will be well managed and have submitted a management plan to demonstrate compliance with this request. Reducing the number of very large (8 bed) HMOs and introducing a mix of smaller units has also demonstrated that they have understood the need for careful management and have factored this into the revised plans.

25. The HDT have requested a condition is added for the applicant to demonstrate compliance with 20% LTH (M4-2), equating to 3 units. HDT are supportive that this is demonstrated by DPC level through the submission of marked plans showing the 3 units. In summary the HDT supports this application and welcomes the proactive response the applicant has taken in revising and developing the application.

### Design

26. Sherwell House is a period property that provides townscape merit and its retention is welcomed by Urban Design Officers (in consultation with Historic Environment Officers). However it is neither a listed building, formally registered as a non-designated heritage asset or located in a conservation area therefore the applicant could seek to demolish this building without formal planning permission. When assessing the local vicinity there is an eclectic mix of building types, styles and ages and as such any perceived impact of the proposed building towards Sherwell House must be proportionate, considering if any harm to it outweighs its potential loss.

27. Sherwell House is positioned in the north west corner of the site, completely detached from the buildings along Marlborough Road and Armada Street. The coach house is located in the east of the site and is attached to these dwellings however this is proposed to be demolished as part of the application. The remainder of the site is moderately level and hard surfaced for parking but due to the topography the area it all sits approximately 1 storey above Marlborough Road street level to the south.

28. The new extension buildings are to adjoin the southern elevation and the most eastern elevation of Sherwell House. In response to the topography of the site and the different street scenes to the west, north and south the two proposed buildings have been approached differently to reflect the different scales and styles that they are responding to.

29. The southern building is the larger of the two buildings accommodating 7 HMOs and 1 flat. Due to the topography of the site this building is proposed to be 4/5 storeys in height, with the height lessening as it turns the southwest corner to join Sherwell House. The southern boundary of the application site will be dug out to provide a new lower ground floor that fronts directly onto Marlborough Road providing an attractive ground floor street scene.

30. The limestone in the existing retaining wall will be re-used in the construction of the plinth and new retaining wall. The upper floors of the south facing elevation will be a mix of render (white and grey) and stone effect cladding. The south elevation is not flat providing bay like projections to reflect the period properties on the area and to add interest to the design. Juliette balconies have been proposed to break up the elevation and these also increase amenity.

31. The west facing elevation which links to Sherwell House demonstrates a full height glazed link and stone effect cladding that turns the corner. The glazed link is recessed to reduce the impact onto Sherwell House and to retain its street presence. The glazing has also been continued around part of the north elevations top storey to soften the appearance when viewed from North Hill.

32. The new building will be 13.7m at its highest point when measuring the southern elevation along Marlborough Road, and will be 0.4m above the ridge of the adjacent dwellings. The west facing 4 storey elevation that adjoins Sherwell House will be 11.3m high when measured from ground level (existing raised front garden) and exceeds the highest point of Sherwell House by circa 0.5m, although it would exceed the principle ridge by 2.4m.

33. The applicant has provided officers with street scene plans putting the proposed building in to context. It is considered that the height of this principle building is comparable to other buildings along North Hill and Marlborough Road, and would not adversely impact the presence of Sherwell House which does have townscape merit.

34. The northern building is the smaller of the two buildings accommodating six 2bed flats. This 4 storey building is simpler in form and follows the building line of Sherwell Houses north elevation onto Armada Street. The eastern end has been designed to respect the windows of the adjacent properties which are set back from the street. The ground floor provides the bin and cycle store for both buildings as well as vehicle access into the central courtyard and parking. The flats are on the upper floors (2 per floor).

35. The plinth is proposed to be natural stone and the upper floors coloured render (grey and white). A mix of glazing and Juliette balconies provide interest to the elevation giving a contemporary feel when compared to Sherwell House. This building will be 11m in height when measured from street level (Armada Street), and exceeds the height of Sherwell House by approximately 0.3m at its closest point; however the highest point of Sherwell House will still be higher. It will not exceed the height of the buildings to the east.

36. The inward facing elevations are simpler in design and are to be rendered which is acceptable given that they are not visible from the street screen. The soffits have been removed and replaced with 150mm parapets to reduce the bulk of the building and creating cleaner elevations.

37. This application proposes two contemporary buildings that seek to reflect the street scenes that they are addressing whilst avoiding pastiche. Having reviewed the existing and emerging policies of the Core Strategy (CS02, CS15 and CS34) and the Joint Local Plan (DEV7 and DEV20), and having considered paragraphs 60 and 61 of the NPPF the scale, layout and overall design of the buildings are considered acceptable. They have taken the opportunity to enhance the respective street scenes whilst incorporating important, locally distinctive features without adversely harming the overall

character of the area or Sherwell House itself. A condition has been imposed to secure further material details (inc. samples).

### Residential Amenity

38. The development proposes two new buildings attached to the existing Sherwell House therefore the amenity of both existing residents and future residents is a consideration

39. Sherwell House was converted 2 years ago into 10 open market flats under the prior approval process and it was designed and laid out in a way that means the proposed extensions could be added without causing significant disruption. For example, the windows on the whole of the south facing elevation and the part of the eastern elevation of the building have always been blocked up and do not provide a source of light into any of the residences.

40. The smaller remaining south and eastern elevations that are not attached to the extensions have not been blocked up and will continue to provide light into numerous flats. Due to the scale and orientation of the proposed extensions the flats served by these windows will have an increased level of overshadowing and possible light loss. However the level of light loss and outlook is not considered demonstrably harmful or severe and on balance it is considered that there will be sufficient levels of daylight into these specific flats for continued enjoyment. It is important to recognise that most of the existing flats within Sherwell House will not have demonstrable loss of light or amenity as a result of this proposal.

41. The relationship of the proposal to properties and dwellings along and on opposite sides of both Armada street and Marlborough Road is considered acceptable creating a normal streets relationship with adequate separation similar to other streets in the area. This includes any future relationship with the recently approved development on the former Union Glass works site (1 Armada Street). The properties directly east of the site in Armada Street and Marlborough Road will not be adversely affected with building condition the established building lines, protecting existing outlook.

42. Some of the proposed flats will benefit from dual aspect giving large amounts of natural daylight into the all proposed flats, especially as all bedrooms face south. The proposed extensions are positioned close to one another, approximately 4m. This is a concern for officers however it does reflect the relationship of properties immediately adjacent along Marlborough Road (east) where internal courtyard light wells have been included. To enhance this relationship the internal layout of the flats has been designed to maximise residential amenity for both existing and future residents as best as possible.

43. Very few of the habitable rooms in the southern building overlook the flats in northern building with the primary aspect south facing onto Marlborough Road. The north, inward facing elevation of the southern block has also been designed to only include high level windows to remove any perceived overlooking or privacy loss. To further enhance residential amenity it is considered suitable to make these high level windows obscure glazed and will be secured by condition.

44. The windows in the south facing elevation of the northern block serve bedrooms so it would be unacceptable for these to be obscure glazed. Whilst the level of outlook from these bedrooms is low the outlook from the kitchen/lounges is better and given that this is an urban environment where levels of amenity and outlook is often less it is considered acceptable.

45. All flats provide large internal areas in accordance with the development Guidelines SPD and the Nationally Described Space Standards meaning that future occupiers will be provided with a good standard of living. The amount of useable outdoor amenity space is quite significant and exceeds the guidance set out in the Development Guidelines SPD. Furthermore the application site is in close

proximity to public amenity areas (Drakes Place and Addison Park) providing residents with alternative amenity options.

46. Sherwell House itself occupies a reasonable proportion of the site but in an inefficient manner that is out of character for the area. The proposed extensions significantly intensify the site whilst attempting to retain the character of Sherwell House. To do so has resulted in some lower levels of amenity than would normally be sought by the Local Planning Authority. However, many of the units, both existing and proposed will benefit from a good standard of amenity and the applicant has made attempts to enhance where possible. The levels of amenity are considered comparable to those in adjacent buildings to the east of the site along Marlborough Road and Armada Street which also demonstrate high density living with low levels of outlook. Therefore, and on balance the development is considered acceptable when considering residential amenity and it's broadly accords with polices CS01, CS15 and SC34 of the Core Strategy and policy DEVI and DEV20 of the Joint Local Plan.

### Local Highways Authority

47. The Local Highways Authority notes that the applicant submitted a pre-planning application enquiry to which Transport comments were made. The pre-app gained support in transport terms and this application has taken account of comments made at that time.

48. The number of rooms (45) in total would normally require a level of parking provision however in this instance the property lies within a Resident Parking Permit Zone (CPZ) which operates more than 6 hours a day and 6 days a week. In accordance with the Development Guidelines SPD a car free development is therefore appropriate in such areas, and parking provision is not required. The applicant must be made aware that the property will be excluded from obtaining permits or visitor tickets for use within the parking permit scheme.

49. The site does have the benefit of a parking space, on street, which is identified as being in control of the applicant. This will be managed and controlled and made available for use by residents during times moving in or out of the property. This space, outside of these times, can be used for servicing the property which is an acceptable arrangement. The application includes secure and covered cycle storage for 22 cycles which is acceptable and its provision should be secured by way of a suitably worded planning condition.

50. It appears from the submitted drawings that the existing dropped kerb vehicular access will be retained for use to serve the car parking space. If this is not the case the applicant must apply for a Vehicle Crossover application with the Local Highway Authority. An informative to this effect is recommended. All associated costs, if necessary, must be borne by the developer. No works to the highway will be permitted unless permission is sought and granted.

51. Due to the proximity of the property to other residential and commercial units a Code of Practice during construction will be required with specific attention paid to deliveries and construction staff parking management. The applicant has indicated that Travel information will be made available to future occupants and combined with the location and nearby facilities the site is considered to be sustainable and accessible.

52. The Local Highway Authority does not object to this proposal subject to conditions. In officers view the proposal accords with policy CS28 of the Core Strategy and DEV 31 of the Joint Local Plan and will not result in a severe or demonstrably harmful impact towards the highway network or amenity of the area.



### Drainage

53. Flood risk information held by Plymouth City Council relevant to this site is contained in this document. The site is located in Environment Agency (EA) Flood Zone 1 which the EA defines as being at a low risk of flooding from a 1% AEP (1 in 100 year return period) fluvial flood event. Surface water flood risk mapping provided by the EA indicates a low risk of flooding to the property from a risk of flooding from a 1% AEP (1 in 100 year return period) flood event.

54. The site is located in a Critical Drainage Area (red) identified by the Environment Agency as an area where the existing sewerage system is at or close to its capacity. For developments of this size the EA has issued a standing advice note which is included in this report. The site is also located in an area identified in the PFRA review as a 'blue square' Flood Risk Area (FRA) where properties, infrastructure or critical services are at risk from flooding.

55. EA Risk of Flooding from Surface Water maps indicate that unmanaged surface water run off from this site can contribute to surface water flooding at the Moneycentre, and Charles Cross.

56. The proposed construction does not result in an increase in the impermeable area of the site. A drainage statement submitted by the applicant proposes to leave the surface water drainage unchanged. The design standard of the drainage system is not known. South West Water have been consulted by the applicant and approved the connection pending agreement by the Lead Local Flood Authority. The PCC Local Flood Risk Management Strategy requires that all developments should provide sufficient space for a sustainable surface water drainage system.

57. Notwithstanding the applicants' submitted details and SWW's acceptance of the scheme the Lead Local Flood Authority has made some recommendations within its consultation response requiring further details. These will be conditioned to ensure that the drainage system accords with policy CS21 of the Core Strategy and policy DEV37 of the Joint Local Plan.

### Renewable Energy

58. The submitted CS20 energy report, prepared by Energy Compliance Ltd has been reviewed and sets out the proposals to use Solar PV, generating carbon savings of 16.26%. It also states that the applicant has set out proposals to future proof the development to connect to a district heating network, when this is constructed. Officers are satisfied that this meets the requirements for policy CS20 of the Core Strategy, CC05 of the City Centre and University AAP and the policy DEV34 and DEV35 of the Joint Local Plan.

### Biodiversity

59. The application has been accompanied by an Ecological Mitigation and Enhancement Strategy which states that there are no protected or notable habitats associated with the site and that there are no protected or notable species associated with the site and it has negligible potential.

60. The report proposes four sparrow terraces to be mounted on the new

61. Buildings, the installation of three bee/insect bricks and the creation of 32 metres of new hedgerow to add enhancement to the site.

62. This has been reviewed by Natural Infrastructure officers and is considered acceptable to ensure the development will secure biodiversity net gain in accordance with policy CS19 of the Core Strategy and policy DEV28 of the Joint Local Plan.

### Secure by Design

63. The Secure by Design statement has been reviewed by the Police Architectural Liaison officer who has made no objection to proposal. The development is therefore considered to accord with policy CS32 of the Core Strategy and policy DEV20 of the Joint Local Plan.

## **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**

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy of: £46,530.00 under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at [www.plymouth.gov.uk/CIL](http://www.plymouth.gov.uk/CIL). You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action

## **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.

Planning obligations are required due to the nature and size of this proposal, and Infrastructure Contributions to the total amount of Sixty Four Thousand Five Hundred and Four (£64,504) have been agreed in respect of the following:

- \* The sum of Twelve Thousand Three Hundred and Sixty-Two (£12,362) for the provision and maintenance of local greenscape facilities at Beaumont Park.
- \* The sum of Two Thousand Five Hundred and Forty (£2,540) for the provision and maintenance of children's play space at Beaumont Park.
- \* The sum of Twenty Two Thousand and Thirty (£22,030) for the provision and maintenance of junior playing pitch facilities at Central Park.
- \* The sum of Twenty Seven Thousand Five Hundred and Seventy Two Pounds (£27,572) for the provision and maintenance of strategic greenspace at the Mayflower Arboretum.
- \* The Management Fee of Two Thousand Six Hundred and Sixty Eight Pounds (£2,668)

## **12. Equalities and Diversities**

Level access in accordance with Part M4(1) to the building and ground floor communal areas is proposed and a condition has been added requiring the applicant to demonstrate which 3 units will be secured and maintained as Part M4(2) – Accessible and Adaptable.

## **13. Conclusions**

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and specifically the Local Development Framework Core Strategy 2007 and the Plymouth and South West Devon Joint Local Plan.

Officers consider that the benefits of this scheme outweigh any adverse impacts therefore on balance the planning application is recommended for conditional approval subject to the signing of a S106 agreement.

#### **14. Recommendation**

In respect of the application dated **24.05.2017** it is recommended to **Grant Subject to S106 Obligation with delegated authority to Assistant Director for Strategic Planning & Infrastructure to refuse if timescales are not met**

#### **15. Conditions / Reasons**

The development hereby permitted shall be carried out in accordance with the following approved plans:

#### **I      **CONDITION: APPROVED PLANS****

Site plan 2 Rev A received 28/03/17

Lower Ground Floor Plan 3 Rev A received 28/03/17

Site Location Plan 1 Rev B received 20/04/17

Proposed Elevations A2 05 Rev A received 28/07/17

Visualisations 15/553 Rev B received 27/07/17

Elevations A2 04 Rev A received 28/07/17

Upper Ground Floor Plan 4 Rev B received 27/07/17

1st Floor Plan 5 Rev B received 27/07/17

2nd Floor Plan 6 Rev B received 27/07/17

3rd Floor Plan 7 Rev B received 27/07/17

Proposed Elevations A2 01 - received 27/07/17

Proposed Elevations A2 02 - received 27/07/17

Proposed Elevations A2 03 - received 27/07/17

Proposed Elevations A2 04 - received 27/07/17

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

**2      CONDITION: COMMENCE WITHIN 2 YEARS**

The development hereby permitted shall be begun before the expiration of two years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004 and in accordance with Core Strategy Objective 10(8) (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan

**3      CONDITION: CODE OF PRACTICE**

PRE-COMMENCEMENT

Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and policy DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan.

Justification: To ensure a suitable plan is put in place during the construction phase to protect adjacent residents and ensure that the highway is not adversely impacted

**4      CONDITION: PROVISION OF DRAINAGE WORKS**

PRE-COMMENCEMENT

No development shall take place until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the following information is required in support of the proposed drainage strategy:-

1. The proposed drainage system, including attenuation, should provide a 1% AEP standard of protection plus a 40% allowance for climate change. Calculations and modelling data should be

produced in support of any drainage design showing that the defences and drainage system are designed to the required standard.

2. Surface water from the proposed development should be discharged in a surface water drainage system which should be discharged according to the following hierarchy:

- o Discharge to a waterbody (if available and with sufficient capacity).

- o Infiltration

- o Discharge to a surface water sewer, highway drain or culverted watercourse with attenuation as required.

Evidence, including infiltration tests, should be provided that demonstrates that these options have been assessed and appraised. Surface water discharge may be limited to 1 in 10 year greenfield run off rates with on site attenuation required to store surface water volumes over and above these rates to a 1 in 100 year return period standard of protection.

3. The proposed increase in residential dwellings effectively reduces the capacity of the combined sewer to receive surface water, potentially increasing flood risk to properties downstream. A separate surface water drainage system should be provided to enable the surface water to be potentially removed from the combined sewer in accordance with SWW and Local Flood Risk Management Strategy.

4. Any surface water run off for flows exceeding the 100 year return period storm event should be stored on site and not discharged onto third party land or the highway, unless an agreed route can be found for the safe discharge of exceedance flows into the watercourse.

5. The Plymouth Local Flood Risk Management Strategy requires that infiltration tests should be completed in accordance with BRE365 where the proposed soakaway devices are to be situated. It's recommended the test sites are shown clearly on a plan.

6. Pollution control methods should be detailed and methods to protect the water environment and manage surface water run off during construction included in the CEMP.

The approved details shall be implemented and maintained thereafter.

Reason:

To ensure that satisfactory infrastructure works are provided in accordance with policy CS21 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV37 of the Plymouth and South West Devon Joint Local Plan and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012

Justification: To ensure that the development will adequately deal with foul and surface water so as not to demonstrably harm the existing systems or increase on and off site flood risk

**5 CONDITION: SUSTAINABILITY**

PRE-DPC

The development hereby approved shall not proceed past the DPC level until the following details have been provided to the Local Planning Authority for approval:-

1. Details for approval identifying how the development has been designed to be compatible with and allow future connection to a local district heating network in line with current best practice.
2. Details of the locations of the on-site renewable energy production methods (in this case Photovoltaic Cells) for approval. The on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

The development shall be completed in accordance with these agreed details and the submitted Energy Statement prepared by Energy Compliance Ltd. This proposes the use of Solar Photovoltaic Cells as the preferred method of incorporating onsite renewable energy production together with the proposed installation size. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to offset at least 15% of predicted carbon emissions for the development in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy CC05 of the City Centre Area Action Plan, the submitted Joint Local Plan Policy DEV34 and relevant Central Government guidance contained within the NPPF.

**6 CONDITION: EXTERNAL MATERIALS**

PRE-DPC

The development hereby approved shall not proceed past the DPC level until full samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV20 of the Plymouth and South West Devon Joint Local Plan and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

**7 CONDITION: PART M4(2) DWELLINGS**

PRE-DPC

The development hereby approved shall not proceed past the DPC level until the applicant has submitted a plan to demonstrate compliance with 20% Life Time Homes (Part M4-2) unless otherwise agreed in writing by the Local Planning Authority. For the avoidance of doubt 20% equates to 3 units.

Reason:

To provide a range of accessible and adaptable dwellings for all members of the community in accordance with Policy CS15 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV9 of the Plymouth and South West Devon Joint Local Plan and para 50 of the National Planning Policy Framework

**8 CONDITION: CYCLE PROVISION**

PRE-OCCUPATION

The building shall not be occupied until space has been laid out within the site in accordance with the approved plan for bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV31 of the Plymouth and South West Devon Joint Local Plan and paragraph 32 of the National Planning Policy Framework 2012.

**9 CONDITION: ACCOMMODATION MANAGEMENT**

The development hereby approved shall be operated and managed in accordance with the submitted and approved Management Plan (15/553 Rev B - 27th July 2016) unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To assist in protecting the residential amenities of the area, in accordance with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV1

of the Plymouth and South West Devon Joint Local Plan and paragraph 123 of the National Planning Policy Framework 2012.

**10 CONDITION: BIODIVERSITY**

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy (dated March 2017) for the site.

Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with polices CS01, CS19 and CS34 Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraphs 109 and 118 of the National Planning Policy Framework.

**11 CONDITION: OBSCURE GLAZING**

Notwithstanding the approved plans, the north facing windows shown on plan A2-03 - North East Elevation from Courtyard shall be obscured glazed unless otherwise agreed in writing by the Local Planning Authority

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV1 of the Plymouth and South West Devon Joint Local Plan and paragraph 17 of the National Planning Policy Framework 2012.

**12 CONDITION: UNEXPECTED CONTAMINATION**

In the event that contamination of ground conditions is found when carrying out the approved development that was not previously identified, expected or anticipated, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes



- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV2 of the Plymouth and South West Devon Joint Local Plan and paragraphs 120 -123 of the National Planning Policy Framework 2012.

### **Informatives**

#### **I      INFORMATIVE: CONDITIONAL APPROVAL WITH NEGOTIATION**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant including pre-application discussions and has negotiated amendments to the application to enable the grant of planning permission.

## **2 INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION**

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at [www.plymouth.gov.uk/CIL](http://www.plymouth.gov.uk/CIL). You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

## **3 INFORMATIVE: KERB LOWERING**

Before the access[es] hereby approved are first brought into use it will be necessary to secure dropped kerbs [and footway crossings] with the consent of the Local Highway Authority. The applicant should contact Plymouth Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority.

## **4 INFORMATIVE: PUBLIC HIGHWAY APPROVAL**

This planning permission does not authorise the applicant to carry out works within the publicly maintained highway. The applicant should contact Plymouth Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority and an appropriate Permit must be obtained before works commence.

## **5 INFORMATIVE: RESIDENT PARKING PERMIT SCHEME**

The applicant should be made aware that the property lies within a resident parking permit scheme which is currently over-subscribed. As such the development will be excluded from obtaining permits and purchasing visitor tickets for use within the scheme.

**6 INFORMATIVE: SUPPORTING DOCUMENTS**

The following supporting documents have been considered in relation to this application:-

AIR QUALITY ASSESSMENT - AQ100390R1

BUY TO LET BRITAIN PRESENTATION

CS20 ENERGY STATEMENT

DESIGN AND ACCESS STATEMENT 15/553 Rev B

ECOLOGICAL MITIGATION AND ENHANCEMENT STRATEGY March 2017

FOUL AND SURFACE WATER DRAINAGE STATEMENT - J-11396-02-AG 27 March 2017

MANAGEMENT PLAN 15/553 Rev B

PHASE I CONTAMINATED LAND SURVEY

PRELIMINARY ECOLOGICAL APPRAISAL March 2017

SECURED BY DESIGN STATEMENT 15/553 Rev A

TRANSPORT STATEMENT REV D

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# Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
17/07/2017	Grant Conditionally	17/01109/FUL	Mr Christopher Friend	Erection of office building (Class B1) at first floor above existing garage	12A Miller Court Plymouth PL1 3LQ	Miss Amy Thompson
18/07/2017	Agreed Condition Details	17/01119/CDMLB	Julie Boyes	Condition Discharge: Condition 6 of application 16/00343/LBC	Plymouth Market Market Avenue Plymouth PL1 1PS	Mrs Kate Price
18/07/2017	Agreed Condition Details	17/01144/CDM	Mrs Karen Pooley	Condition Discharge: Conditions 3 & 4 of application 16/00489/FUL	Merafield Farm Merafield Road Plymouth PL7 1UJ	Mrs Kate Price
18/07/2017	Agreed Condition Details	17/01145/CDMLB	Mrs Karen Pooley	Condition Discharge: Conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13 of application 16/00490/LBC	Merafield Farm Merafield Road Plymouth PL7 1UJ	Mrs Kate Price
18/07/2017	Grant Conditionally	17/00537/FUL	Mr Neal Hiscocks	Creation of external seating area, non-slip decking and timber planters & screening (permanent but non-fixed)	33 Notte Street Plymouth PL1 2AZ	Mrs Liz Wells
18/07/2017	Grant Conditionally	17/01062/FUL	Caroline Francis	Construction of new ball park and play area	Pixieland Day Nurseries Springfield Drive Stoke Plymouth PL3 4DU	Mrs Katie Saunders
18/07/2017	Grant Conditionally	17/01093/FUL	Mr A B Cox & Mrs C S Stoneman	Change of use from dwelling (Class C3) to residential institution (Class C2)	82 Milehouse Road Plymouth PL3 4DA	Miss Amy Thompson
18/07/2017	Grant Conditionally	17/01106/TCO	Mr Ian Hubbard	Holm Oak - fell	137 Durnford Street Plymouth PL1 3QR	Mrs Jane Turner

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
18/07/2017	Grant Conditionally	17/01139/TPO	Mr Phillip Rump	3x Sycamore: Remove	Belmont House Belmont Place Plymouth PL3 4DN	Mrs Jane Turner
18/07/2017	Refused	17/00744/FUL	Mr Adam Drake	Change of use of first & second floors from dwelling (Class C3) to a 6-bed HMO (Class C4), rear extension, external fire escape and replacement windows	31 Devonport Road Plymouth PL3 4DJ	Mr Chris Cummings
19/07/2017	Agreed Minor Amendment	17/01035/AMD	Mr Adrian King	Change condition 6 from a pre-commencement condition to a pre-occupation condition from application 13/02328/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Jon Fox
19/07/2017	Agreed Condition Details	17/01013/CDM	Mrs Sara Humphries	Condition Discharge: Condition 3 of application 17/00349/FUL	54 New George Street Plymouth PL1 1RR	Mrs Jess Maslen
19/07/2017	Grant Conditionally	17/01158/FUL	Mr Q Style	Side extension	Blue Hollow Amacre Drive Plymouth PL9 9RJ	Mrs Liz Wells
20/07/2017	Agreed Condition Details	17/01433/CDM	C/O Agent	Condition Discharge: Condition 3 of application 17/00493/FUL	Plymouth Mail Centre Breakwater Road Plymouth PL9 7XX	Mrs Liz Wells
21/07/2017	Agreed Minor Amendment	17/01014/AMD	The Ship (Derriford) Ltd	Non-material minor amendment: Amendment to overall site plan to include the provision of bin storage for the new uses of application 16/00484/FUL	17 Brest Road Plymouth PL6 5XN	Mr Oliver Gibbins
21/07/2017	Agreed Minor Amendment	17/01176/AMD	Ms Ann Roberts	Non material minor amendment: Change the garage door materials of applications 13/00298/FUL & 13/00299/LBC	11 Holyrood Place Plymouth PL1 2QB	Mrs Jess Maslen

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
21/07/2017	Agreed Condition Details	17/01159/CDM	Mr J Phillips	Condition Discharge: Conditions 3, 10, 11 & 32 of application 14/01103/FUL	Custom House Lane St. Peter PL1 3TG	Mrs Janine Warne
21/07/2017	Agreed Condition Details	17/01302/CDM	Mr Richard Tremain	Condition Discharge: Condition 3 of application 17/00501/FUL	6 Leatfield Drive Plymouth PL6 5HP	Mrs Liz Wells
21/07/2017	Grant Conditionally	17/00977/FUL	Mr M O'Brien	Retrospective change of use from two bed flat/apartment (Class C3) to three bedsitting rooms (Small HMO: Class C4)	19 Octagon Street Plymouth PL1 1TU	Miss Amy Thompson
21/07/2017	Grant Conditionally	17/01092/TPO	Mrs Kerry Anstee	Cupressus tree - crown raise lower branches to 2m above ground level and trim lower over-extended branches (amendment agreed 18/07/17)	9 Alwin Park Plymouth PL6 5HU	Mrs Jane Turner
21/07/2017	Grant Conditionally	17/01103/FUL	Miss Donna Dannan	Proposed hard standing and retaining wall	204 Pike Road Plymouth PL3 6HJ	Mrs Alumeci Tuima
21/07/2017	Grant Conditionally	17/01136/FUL	Mr Andrew Cotterell	Conversion of ground floor former offices into a two bedroom flat (Class C3) and rear extension	1 Laira Street Plymouth PL4 9JT	Mrs Liz Wells
21/07/2017	Grant Conditionally	17/01156/FUL	Mr & Mrs S Woodman	Proposed rear and part side extension including front porch	26 Broomfield Drive Plymouth PL9 9PL	Mrs Alumeci Tuima
21/07/2017	Grant Conditionally	17/01210/FUL	Mr & Mrs A Walsh	Rear extension and demolition of existing store	106 Melrose Avenue Plymouth PL2 3RH	Mrs Alumeci Tuima

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
21/07/2017	Grant Conditionally	17/01317/FUL	Mr & Mrs Matlin	Conservatory	Slade Cottage 66 Healy Place Plymouth PL2 1BB	Mr Chris Cummings
21/07/2017	Refused	17/01287/FUL	Mr Jewell	Change of use from dwelling (Class C3) to 4-bed HMO (Class C4) (Retrospective)	4 Devonshire Street Plymouth PL4 8DU	Mr Chris Cummings
24/07/2017	Agreed Minor Amendment	17/01229/AMD	Miss Kate Baker	Non-material minor amendment for application 14/00135/FUL - Addition of weatherboarding	Land Off Towerfield Drive Plymouth	Mr Robert McMillan
24/07/2017	Agreed Condition Details	17/01077/CDM	Mr John Gregory	Condiiton Discharge: Conditions 13 & 14 of application 13/01916/OUT	Former Toshiba Factory Site Ernesettle Lane Plymouth PL5 2SA	Mr Simon Osborne
24/07/2017	Agreed Condition Details	17/01509/CDM	Mr Neil Howells	Condition Discharge: Condition 9 of application 15/01143/FUL (formerly 14/01329/FUL)	Beckley Court Armada Way Plymouth PL1 1LD	Mrs Katie Saunders
24/07/2017	Grant Conditionally	17/00287/ADV	Mr Dominic Ellerton	1 x Internally Illuminated Advertising Panel Affixed to a Crystal design bus shelter	Bus Shelter Outside 68 Billacombe Road Plymouth PL9 7EX	Mrs Jess Maslen
24/07/2017	Grant Conditionally	17/00291/LBC	Mr & Mrs Efstratiou	Change of use & conversion of existing office space to form 10no apartments (Class C3) with an additional small extension to the second floor with ancillary car parking and refuse storage	Dudding Court 8 Craigie Drive Plymouth PL1 3JB	Mr Chris King
24/07/2017	Grant Conditionally	17/01172/REM	Mr Peter Thomas	Application for reserved matters for appearance, layout and scale of a self build plot (resubmission of application 16/02282/REM)	West Park Primary School Wanstead Grove Plymouth PL5 2LU	Miss Amy Thompson



Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
25/07/2017	Agreed Minor Amendment	17/01222/AMD	Mr Ian MacMartin	Non-material minor amendment: Removal of two trees in the open space at the junction of Wordsworth Road, Wordsworth Crescent, and Wolseley Road of application 15/01956/FUL	North Prospect Phase 3, Wordsworth Road/Wordsworth Crescent Plymouth PL2 2NE	Mr Robert McMillan
25/07/2017	Grant Conditionally	17/00009/FUL	Mr & Mrs Efstratiou	Change of use & conversion of existing office space to form 10no apartments (Class C3) with an additional small extension to the second floor with ancillary car parking and refuse storage	Dudding Court 8 Craigie Drive Plymouth PL1 3JB	Mr Chris King
25/07/2017	Grant Conditionally	17/01132/FUL	Plymouth City Council	Temporary change of use for a 5 year period of an agricultural outbuilding (former dairy) into a small animal enclosure and teaching space for post-16 students, and erection of a toilet block.	Poole Farm Blunts Lane Plymouth PL6 8NF	Mrs Olivia Wilson
25/07/2017	Grant Conditionally	17/01133/FUL	Ramblers Retirement Annuity Trust	Change of use from HMO to six 1 & 2 bedroom apartments	18 Queen Anne Terrace North Hill Plymouth PL4 8EG	Mr Alan Hartridge
26/07/2017	Grant Conditionally	17/00965/FUL	Mr Paul Newton	Extension to existing car park	Plymouth Garden Centre Fort Austin Avenue Plymouth PL6 5NU	Miss Amy Thompson
26/07/2017	Grant Conditionally	17/01047/FUL	Mr Graham Clark	Erection of 4no new single storey dwellings (bungalows)	Madras 29 Furzehatt Road Plymouth PL9 8QX	Mr Chris King
26/07/2017	Grant Conditionally	17/01090/FUL	Mr Ivo Hesmondhalgh	Change of use of ground floor to mixed commercial use (Class A1, A2 & A3)	9 Parade Plymouth PL1 2JL	Miss Amy Thompson
26/07/2017	Grant Conditionally	17/01110/FUL	Mr Gary Kallis	Change of use of garage to a dwelling with amenity area	87 Mannamead Road Plymouth PL3 4SX	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
26/07/2017	Grant Conditionally	17/01124/LBC	Mr Ivo Hesmondhalgh	Internal and external alterations associated with the change of use of ground floor to commercial use (Classes A1, A2 & A3)	9 Parade Plymouth PL1 2JL	Miss Amy Thompson
26/07/2017	Grant Conditionally	17/01294/FUL	Mr N Brown	Front porch	2 Inchkeith Road Southway Plymouth PL6 6EB	Mr Chris Cummings
26/07/2017	Grant Conditionally	17/01344/FUL	Mr & Mrs Ward	Rear conservatory and side extension (demolition of detached garage)	2 Combley Drive Plymouth PL6 8JW	Mr Chris Cummings
27/07/2017	Grant Conditionally	17/01030/FUL	Mr Richard Fenton	Rear conservatory and boundary treatment	8 Woodway Plymouth PL9 8TT	Mrs Alumeci Tuima
27/07/2017	Grant Conditionally	17/01206/TCO	Mrs Joanna Seldon	Leylandii Trees - cut back branches overhanging Endeavour Court (due to damage to retaining wall)	Endeavour Court Plymouth PL1 5AX	Ms Joanne Gilvear
27/07/2017	Grant Conditionally	17/01213/FUL	Mr Mark Wood	Change of use from 6-bed HMO (Use Class C4) to 7-bed HMO (Use Class Sui Generis) (retrospective)	14 Prince Maurice Road Plymouth PL4 7LJ	Mr Chris Cummings
27/07/2017	Refused	17/00913/FUL	Mr Andrew Holton	First floor balcony	27 The Old Wharf Plymouth PL9 7NP	Mrs Liz Wells
31/07/2017	Grant Conditionally	17/01089/S73M	Mr Martin Hemmerle	Variation of conditions 1 & 20 of application 16/02106/FUL (to include Mezzanine)	Former B&Q Building 206 Plymouth Road Plymouth PL7 4NR	Mr Alistair Wagstaff

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
31/07/2017	Grant Conditionally	17/01167/S73M	Eop II Prop Co I S.A.R.L	Vary condition 30 of application 17/00150/S73	Legacy Plymouth International Hotel 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff
31/07/2017	Grant Conditionally	17/01174/TPO	Mr Neil Roach	Twin stemmed Ash - reduce stem closest to 84 Grantley Gardens to a height agreed with the owner or to ground level (amendment agreed 25/07/17)	84 Grantley Gardens Plymouth PL3 5BS	Mrs Jane Turner
31/07/2017	Grant Conditionally	17/01197/FUL	Mr Mark Ackers	Replace existing conservatory with an infill extension	Oreston Community Academy Oreston Road Plymouth PL9 7JY	Miss Amy Thompson
31/07/2017	Grant Conditionally	17/01209/FUL	Mr T Mrs Brown	Two storey side extension and rear lean to extension	55 Beaumaris Road Plymouth PL3 5SB	Mrs Liz Wells
31/07/2017	Grant Conditionally	17/01225/FUL	Mr Robert Ewens	Alterations to single garage as approved in application 16/00797/FUL	Land At Woodway Woodway Plymstock Plymouth PL9 8TS	Miss Amy Thompson
31/07/2017	Grant Conditionally	17/01240/FUL	Carnell	Replacement of existing windows	53 Cecil Street Plymouth PL1 5HP	Mrs Jess Maslen
31/07/2017	Grant Conditionally	17/01241/FUL	Carnell	Replacement of existing windows	55 Cecil Street Plymouth PL1 5HP	Mrs Jess Maslen
31/07/2017	Grant Conditionally	17/01252/FUL	Mr & Mrs Lindsay	Side extension to provide accessible bedroom and bathroom to ground floor and new stairs to first floor	1 Magdalen Gardens Plymouth PL7 1NX	Mrs Liz Wells

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
31/07/2017	Grant Conditionally	17/01259/TPO	Mr Pete Johnson	Fell 1 x White Poplar Pollard 1 x London Plane to 6m from ground	324 Outland Road Plymouth PL3 5TB	Ms Joanne Gilvear
31/07/2017	Grant Conditionally	17/01289/FUL	Mrs Naomi Cook	Garage demolition and two storey side extension	7 Dean Road Plymouth PL7 4HE	Mrs Alumeci Tuima
31/07/2017	Grant Conditionally	17/01342/FUL	Mrs Sadie Chambers	Change of use of Office 1 from Class B1 (Business) to Class B1 and Class A2 (Financial and Professional)	Office 1 235 Union Street Plymouth PL1 3HN	Mr Mike Stone
31/07/2017	Refused	17/01236/FUL	Mr & Mrs Steve Shirley	First floor and part-ground floor extensions & additional rear car parking	90-92 Plymstock Road Plymouth PL9 7PJ	Mrs Liz Wells
01/08/2017	Agreed Condition Details	17/00707/CDM	Mr Andrew Mitchelmore	Condition Discharge: Conditions 3, 4, 5 & 6 of application 16/00804/FUL	Land Off Tamar Way West Park Plymouth	Mr Chris King
01/08/2017	Grant Conditionally	17/01012/FUL	Mr Philip Burnett	Change of use from bike hire shop (Class A1) to food outlet (Class A3)	13 Commercial Wharf Madeira Road Plymouth PL1 2NX	Miss Amy Thompson
01/08/2017	Grant Conditionally	17/01080/FUL	Mr Sean Nicholson	Change of use from 6 -bed HMO (Class C4) to 7-bed HMO (Sui Generis) and first and second floor rear extensions	22 Allendale Road Plymouth PL4 6JA	Mr Chris Cummings
01/08/2017	Grant Conditionally	17/01207/FUL	Mrs Heidi Price	Two storey extension, single storey extension and additional playground areas	Yealmpstone Farm Primary School Meadowfield Place Plymouth PL7 1XQ	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
01/08/2017	Grant Conditionally	17/01254/LBC	Mrs Charles Howeson	Minor internal alterations & new external door (retrospective)	91 Craigie Drive Plymouth PL1 3JB	Mrs Kate Price
01/08/2017	Grant Conditionally	17/01297/FUL	Mr Colin Ware	Retention of a steel box frame structure	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mrs Jess Maslen
01/08/2017	Grant Conditionally	17/01319/FUL	Mrs Charlotte Harris	Proposed first floor side and single rear extensions	19 Sharrose Road Plymouth PL9 9QF	Mrs Alumeci Tuima
01/08/2017	Grant Conditionally	17/01345/FUL	Mr Kevin Killone	Rear decking (retrospective)	Beechcroft Horn Lane Plymouth PL9 9BR	Mr Chris Cummings
02/08/2017	Grant Conditionally	17/00908/FUL	Mike Smith	Rear extension	12 Darwin Crescent Plymouth PL3 6DX	Miss Amy Thompson
02/08/2017	Grant Conditionally	17/01022/FUL	Mr Robert Orgill	Retention of two storey portakabin for a further two years	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Mike Stone
02/08/2017	Grant Conditionally	17/01300/FUL	Mr Richard Oliver	Replacement PVCu double glazed windows	62-70 Coleridge Road Plymouth PL4 7PD	Mrs Alumeci Tuima
02/08/2017	Grant Conditionally	17/01335/FUL	Mrs Jodie Macmillan	Hip to gable roof and rear dormer	35 Torland Road Plymouth PL3 5TS	Mrs Alumeci Tuima

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
03/08/2017	Grant Conditionally	17/00610/FUL	Mr Nigel Passmore	Erection of 4 industrial buildings (Class B1b, B1c, B2 & B8), containing 8 new units with access off Bell Close	Land East Of Bell Close Plymouth	Mrs Katie Saunders
03/08/2017	Grant Conditionally	17/01248/FUL	South West Water Ltd	Erection of 2no motor control centre buildings	Plymouth Central Waste Water Treatment Works 1 Finnigan Road Plymouth PL4 OPX	Mrs Katie Saunders
03/08/2017	Grant Conditionally	17/01324/FUL	Mr Scott Lillicrap	First floor side extension and conversion of garage to habitable space	43 Shallowford Road Plymouth PL6 5TL	Mr Chris Cummings
03/08/2017	Grant Conditionally	17/01360/FUL	Mr Paul Symons	Two storey rear extension (retrospective)	40 Torridge Road Plymouth PL7 2DQ	Mr Chris Cummings
04/08/2017	Grant Conditionally	17/01203/FUL	Mr & Mrs Lynas	Two storey side extension to incorporate lift for disabled child	8 Kingston Close Plymouth PL7 2XA	Mrs Alumeci Tuima
04/08/2017	Grant Conditionally	17/01352/FUL	Mr & Mrs Hill-Seagroatt	Construction of a new detached dwelling with garage and parking previously approved under reference 12/02094/FUL and 14/01603/FUL	118 Billacombe Road Plymouth PL9 7EZ	Mr Chris King
04/08/2017	Grant Conditionally	17/01353/FUL	Mr & Mrs Hill-Seagroatt	Part retrospective application for the construction of a retaining wall to the rear of 118 Billacombe Road and proposed changes of ground level to form terraces between the boundary retaining wall and Billacombe Road	118 Billacombe Road Plymouth PL9 7EZ	Mr Chris King
07/08/2017	Agreed Condition Details	17/01276/CDM	Mr White	Condition Discharge: Condition 4 of application 12/01955/FUL	44 Meadow Way Plymouth PL7 4JB	Mr Jon Fox

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
07/08/2017	Grant Conditionally	17/01244/FUL	Mr & Mrs Martin and Maria Earl	Replacement rear extension	Widewell House Widewell Lane Plymouth PL6 7HN	Mrs Alumeci Tuima
07/08/2017	Grant Conditionally	17/01295/FUL	Mr & Mrs Adrian Watts	Rear and side extension including formation of rooms in the roof space with rear dormer	11 Mayfair Crescent Plymouth PL6 5PA	Mrs Alumeci Tuima
07/08/2017	Refused	17/00998/S73M	Sherford New Community Consortium	S73 application to remove/vary conditions 2, 5, 6, 16, 20 and 21 of PCC outline planning permission ref: 16/00247/OUT and conditions 3, 6, 12, 14, 17, 26 and 57 of SHDC outline planning permission ref: 0484/16/VAR relating to the 'Sherford New Community', including amendments to documents as listed within the approved drawings conditions in respect of the Town Code and Sustainability chapters.	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Hays Road Elburton Plymouth	Mr Ian Sosnowski
08/08/2017	Grant Conditionally	17/01165/FUL	Ms Lisa Reader	Loft conversion with side dormer	48 Bridge View Plymouth PL5 1FJ	Miss Amy Thompson
10/08/2017	Prior Approval Not Required	17/01448/GP3	Mr & Mrs Parker	Change of use from shop (Class A1) to dwelling (Class C3)	1 Dale Avenue Plymouth PL6 5SF	Mr Chris Cummings
10/08/2017	Agreed Minor Amendment	16/02426/AMD	Mr Ben Smith	Non-material minor amendment: amend the road levels and finish floor levels of the majority of plots in the Persimmon development, remove small retaining walls, and increase the height of the main retaining structures for application 16/00601/REM	Land At Seaton Neighbourhood Plymouth	Mrs Olivia Wilson
10/08/2017	Agreed Minor Amendment	17/01235/AMD	Mr Essy Kamaie	The omission of 2 windows on the south east elevation and 1 window on the north west elevation. The addition of 3 windows on the north east elevation	Land To The Rear Of 10 Woodside Plymouth PL4 8QE	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
10/08/2017	Agreed Condition Details	17/01336/CDM	Mr Michael Houricon	Condition Discharge: Conditions 11, 15 & 20 of application 14/00975/FUL	(former) St George Community Resource Centre George Place Plymouth PL1 3NY	Miss Katherine Graha
10/08/2017	Agreed Condition Details	17/01486/CDM	The Abbeyfield Society	Condition Discharge: Condition 20 of application 14/01448/OUT	Land At Millbay, Millbay Road Plymouth	Miss Katherine Graha
10/08/2017	Grant Conditionally	17/01162/FUL	Mr Nicholls	Replacement of perimeter fence and gates and new fence rear of Great Berry Road	Widely Court Primary School Widely Lane Plymouth PL6 5JS	Mr Mike Stone
10/08/2017	Grant Conditionally	17/01202/REM	Mr Simon Wagemakers	Reserved Matters for 20 dwellings and associated highways, landscaping & enclosures to be provided within the 'Saltram Meadow' development at Plymstock Quarry (relates to permission 07/01094/OUT)	Phase 1B (Charles Church) Morley Park Plymstock Quarry, The Ride Plymstock Plymouth	Mr Simon Osborne
10/08/2017	Grant Conditionally	17/01282/FUL	Mr David Young	Change of use from car storage area to car sales area and erection of portacabin	9 Eatons Business Park Plymbridge Road Plymouth Estover PL6 7PN	Mrs Karen Gallacher
10/08/2017	Grant Conditionally	17/01284/FUL	Mr & Mrs Henn	Two storey rear extension (Re-submission of 16/02249/FUL)	30 Moor Lane Plymouth PL5 1UA	Miss Amy Thompson
10/08/2017	Grant Conditionally	17/01323/ADV	Mr Evenson	Provision of built up powder coated stainless steel lettering fixed to exterior of building	(Former) Royal Eye Infirmary Apsley Road Plymouth PL4 6PB	Mrs Kate Price
10/08/2017	Grant Conditionally	17/01346/FUL	Mr & Mrs Brewer	Part two and part single storey side extension including a single rear extension	321 Hemerdon Heights Plymouth PL7 2EY	Mrs Alumeci Tuima



Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
10/08/2017	Grant Conditionally	17/01406/FUL	Mr Dan Symons	First floor side extension	229 Fort Austin Avenue Plymouth PL6 5ST	Mr Chris Cummings
10/08/2017	Grant Conditionally	17/01413/FUL	Mr Gary Nation	Side extension (Retrospective)	40 Cardigan Road Plymouth PL6 5PL	Mr Chris Cummings
10/08/2017	Granted Conditionally subject to S106	17/00105/FUL	Mr Tony Christie	Demolition of substation and erection of multi-storey car park (inc Class A1-A5 retail space) and office building (Class B1), together with extension to Roscoff/Campus Lane, landscaping and associated works	North West Quadrant, Derriford Road Plymouth PL6 8DH	Mr John Douglass
10/08/2017	Refused	17/01211/FUL	Mr Boote	Replacement of 2 rear balconies and addition of 2 side balconies	58 Shaw Way Plymouth PL9 9XH	Mr Mike Stone
11/08/2017	Grant Conditionally	17/01183/FUL	Mr & Mrs P Butchers	Hip to gable roof conversion, rear dormer and rear balcony	10 Little Ash Road Plymouth PL5 1JT	Mrs Alumecci Tuima
11/08/2017	Grant Conditionally	17/01217/FUL	Mr & Mrs D Tinney	Erection of garage and first floor attic to provide home office	20 Seymour Park Plymouth PL3 5BQ	Mrs Alumecci Tuima
11/08/2017	Grant Conditionally	17/01234/FUL	Mr H Franklin	External Refurbishment of the Assembly Hall	Methodist Central Hall Eastlake Street Plymouth PL1 1BA	Miss Amy Thompson
11/08/2017	Grant Conditionally	17/01257/FUL	Mr Russell Beeney	Two storey side extension (Retrospective)	52 North Prospect Road Plymouth PL2 3HY	Mrs Alumecci Tuima

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
11/08/2017	Grant Conditionally	17/01386/FUL	Mr Christopher Lisney	Rear extension	32 Widey View Plymouth PL3 5JQ	Mrs Alumeci Tuima