



#plymplanning

Oversight and Governance

Chief Executive's Department
Plymouth City Council
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PLANNING COMMITTEE

Thursday 19 August 2021
4.00 pm
Council House, Plymouth

Members:

Councillor R Smith, Chair
Councillor Wakeham, Vice Chair
Councillors Corvid, Cresswell, Derrick, Dr Mahony, Morris, Nicholson, Partridge, Shayer, Stevens, Stoneman and Tuffin.

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

This meeting will be webcast and available on-line after the meeting. By entering the Council Chamber, councillors are consenting to being filmed during the meeting and to the use of the recording for the webcast.

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Tracey Lee
Chief Executive

Planning Committee

1. Apologies

To receive apologies for non-attendance submitted by Committee Members.

2. Declarations of Interest

Members will be asked to make any declarations of interest in respect of items on this agenda.

3. Minutes (Pages 1 - 4)

The Committee will be asked to confirm the minutes of the meeting held on 22 July 2021.

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 Service 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. TPO 536 Land at Fitzroy Road (Pages 5 - 16)

Ward: Stoke
Recommendation: To confirm TPO 536 with modifications

7. Planning Enforcement: (Pages 17 - 18)

8. Planning Application Decisions Issued (Pages 19 - 34)

The Service Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued since the last meeting –

- 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>

9. Appeal Decisions

(Pages 35 - 38)

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that these Delegated Planning Applications are available to view online at:
<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

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Planning Committee

Thursday 22 July 2021

PRESENT:

Councillor R Smith, in the Chair.

Councillor Wakeham, Vice Chair.

Councillors Mrs Bridgeman (substituting for Councillor Partridge), Corvid, Cresswell, Derrick, Nicholson, Mrs Pengelly (substituting for Councillor Dr Mahony), Shayer, Stevens, Stoneman and Tuffin.

Apologies for absence: Councillors Dr Mahony, Morris and Partridge.

Also in attendance: Stuart Wingfield (Head of Development Planning Management, Strategic Planning and Infrastructure), Julie Parkin (Senior Lawyer), Sam Lewis (Planning Officer), Jamie Sheldon (Senior Governance Advisor) and Jake Metcalfe (Democratic Advisor).

The meeting started at 4.00 pm and finished at 4.57 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.

16. Declarations of Interest

The following declarations of interest were made in accordance with the code of conduct.

Name	Minute	Reasons	Interest
Councillor Mrs Pengelly	Minute 21	This property sits within her ward.	Personal

17. Minutes

Agreed the minutes of the meeting held on 23 June 2021.

18. Chair's Urgent Business

The Chair provided the Committee with an update on Victoria House. The Planning Application came before the Committee for a change of use at Victoria Wharf which was granted by the Committee. Two companies took this decision to judicial review. The High Court hearing was held on 19 May 2021 and the Judge dismissed all 5 claims.

19. Questions from Members of the Public

There were no questions from members of the public.

20. **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.

21. **7 First Avenue Billacombe Plymouth PL9 8AP - 21/00529/FUL**

Mr Jordan Collins

Decision:

Application GRANTED conditionally.

(The Committee heard from Councillor Churchill, Ward Councillor).

(The Committee heard from Ann-Marie Gallagher, objector).

(The Committee heard from Ben Honey, on behalf of the applicant).

(A site visit was held on 21 July 2021 in respect of this item).

22. **Planning Enforcement**

The Committee noted the Planning Enforcement Report.

23. **Planning Application Decisions Issued**

The Committee noted the report from the Service Director for Strategic Planning and Infrastructure on decisions issued since the last meeting.

24. **Appeal Decisions**

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

VOTING SCHEDULE 22 JULY 2021 (Pages 3 – 4)

PLANNING COMMITTEE – 22 July 2021**SCHEDULE OF VOTING**

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	7 First Avenue, Billacombe, Plymouth, PL9 8AP – 21/00529/FUL GRANTED conditionally.	Councillors R Smith, Wakeham, Mrs Bridgeman, Corvid, Cresswell, Derrick, Nicholson, Mrs Pengelly, Shayer and Stoneman.	Councillors Stevens and Tuffin.			Councillor Morris

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TREE PRESERVATION ORDER REPORT



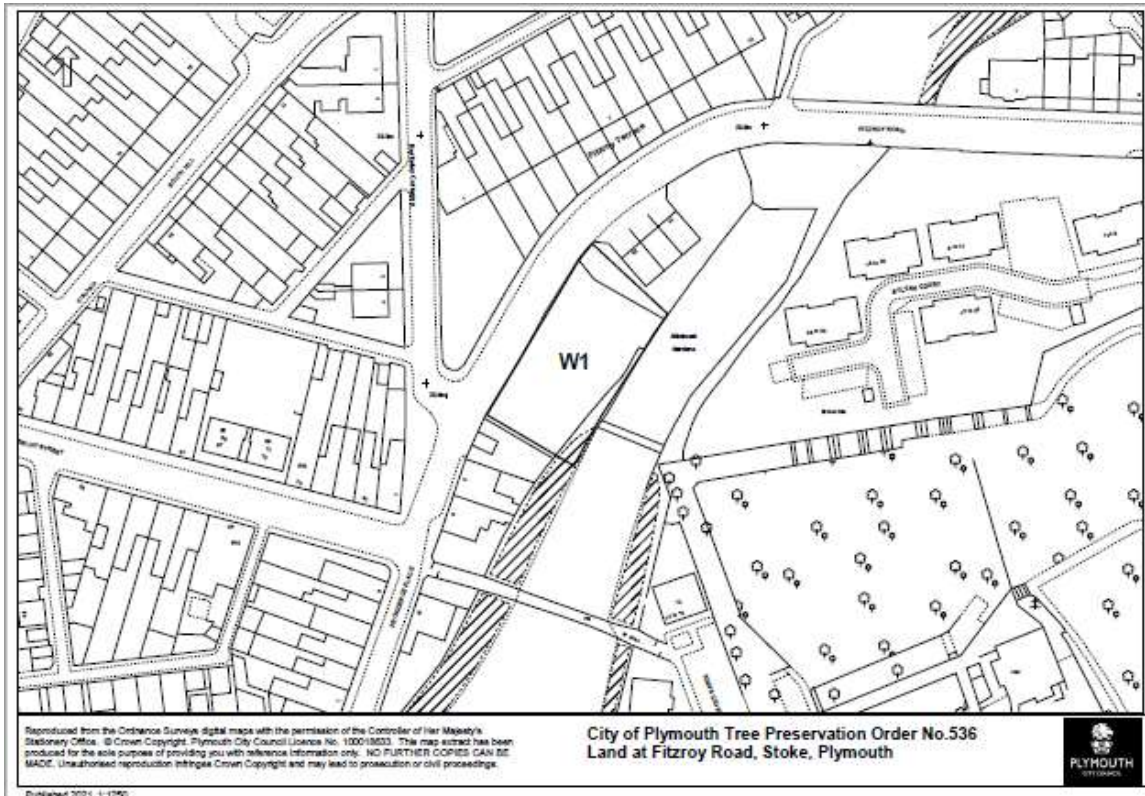
Application Number	TPO 536 Land at Fitzroy Road	Item	01
Date Valid		Ward	Stoke

Site Address	Land at Fitzroy Road, Plymouth		
Proposal	Objection to Tree Preservation Order no.536 Land at Fitzroy Road.		
Applicant			
Application Type			
Target Date		Committee Date	19/8/21
Decision Category			
Case Officer	Jane Turner		
Recommendation	To confirm TPO 536 with modifications		

Click for documents	www.plymouth.gov.uk
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I. Background and description of site

- I.1 Under delegated authority in March 2021 a woodland Tree Preservation Order (TPO) was placed on a small wood at the western end of a site at Fitzroy Road, Stoke, Plymouth, TPO No. 536. The making of the TPO was prompted by several matters, a request from a local resident, the refusal of planning permission for 10 houses and the submission of a Section 211 Conservation Area notice to fell two Sycamores and remove basal growth from 3 Limes.
- I.2 The wider site has recently been developed with the erection of 3 houses granted consent in 2015 (ref: 15/01699/FUL). The part of the site to which the woodland order relates is the small wood located towards the south western end which has historically been wooded in nature. The area is bounded to the northwest by Fitzroy Road, to the southeast by allotment gardens and car park, to the southwest by an existing dwelling and to the northeast by one of the 3 new houses. The site contains a number of trees including three mature Limes, Sycamores of a range of ages, Beech and newly planted native understorey species such as Field Maple and Hazel, which the owner has planted to enhance the wooded area. These trees are not currently large enough to be protected by the conservation area status of Stoke.



Tree Preservation Order No. 536 map showing location of woodland area

- 1.3 The trees are a prominent feature and make a positive contribution to the visual amenity of the local area and enhance the Conservation Area of Stoke being visible from the adjacent road. A woodland order classification has been chosen to ensure the recent new planting is allowed to mature and enhance the existing small woodland.
- 1.4 The Government guidance states when it may be expedient to make an order:-
It may be expedient to make an Order if the authority believes there is a risk of trees being felled, pruned or damaged in ways, which would have a significant impact on the amenity of the area. But it is not necessary for there to be immediate risk for there to be a need to protect trees. In some cases, the authority may believe that certain trees are at risk as a result of development pressures and may consider, where this is in the interests of amenity, that it is expedient to make an Order.
- 1.5 Since the making of the order a TPO application to fell two Sycamore and remove basal growth from 3 mature Limes was submitted. Consent was granted for the removal of the 2 Sycamores as they had defects. The part of the application to remove the basal growths on the 3 Limes was withdrawn following a discussion with the agent/applicant as these works were not considered necessary as they would reduce the Limes vigour.
- 1.6 Three separate letters of objection to the Order have been received from Mr Jon Kiely of J.K. Tree Consultancy on behalf of the owner that, despite responses from both sides, remain unresolved. In accordance with the Planning Committee's Terms of Reference this report has been prepared for the Planning Committee to decide whether or not to confirm the order, confirm the order subject to modifications or to let the order lapse.



Google aerial photo showing wooded area to south west of 3 new houses the subject of TPO 536



TPO 536 viewed from Fitzroy road taken March 2021 with Limes visible in the background



View towards the 3 new houses from within the site taken March 2021



View from within the site looking SW with 2 Limes and associated basal growth in the foreground



Photo of site in July 2021 taken from Fitzroy Road at junction with Collingwood Road



Photo taken July 2021 showing Limes within the site and their basal growth and newly planted trees in the background



View into wood from Fitzroy Road - July 2021



Photo taken from Fitzroy Road showing amenity of trees. Parking for new houses on left.

2. Pre-application enquiry

N/A

3. Relevant correspondence/history (available on request)

Tree Preservation Order No. 536

E-mail requesting Tree Preservation Order

3 Letters of objection to TPO from Jon Kiely of J.K. Tree Consultancy acting on behalf of owner Mr J Woodley

Conservation Area notification withdrawn after making TPO within 6 weeks notification period and Tree Preservation Application for work to the trees ref:21/00244/TCO

Tree Preservation Order application ref:21/00675/TPO

Objections to TPO application ref:21/00675/TPO

E mails of support for TPO.

4. Consultation responses

See below

5. Representations**Objections**

Following correspondence relating to the 3 letters of objection, Mr J Kiely of JK Tree Consultancy on behalf of the owner has summarised their main issues as follows:-

- a) The reasons (as stated in correspondence) for making the TPO were not stated on the Regulation 5 Notice.
- b) The Conservation Area already protects the trees with 'amenity value'.
- c) There was no threat to the trees.
- d) The LPA did not engage with the landowner prior to making the woodland TPO.
- e) The TPO includes trees that were previously agreed for removal and therefore hinders beneficial management.
- f) A woodland TPO cannot be based on the future potential of an area to become woodland.
- g) The justification for describing the site as woodland is not based on the current condition of the area.
- h) The area does not meet the accepted definition of 'woodland'. It is too small.
- i) There is no vertical structure, ground flora or other ecological characteristics of 'woodland'. The site does not meet any of the accepted woodland classifications or descriptions.
- j) The Council's Tree Preservation Order Assessment Form states that it is for use with trees or groups of trees – it does not say use for 'woodland'. No structured assessment of the amenity value of 'woodland' has been undertaken.
- k) The TPO was deliberately made to cover recently planted trees with NO amenity value.

Support

A request for a TPO to be made on the 3 Limes was initially made by a local resident following the submission of a planning application ref:20/01235/FUL to build 10 houses in the area in question. This application was subsequently refused.

Objections to the Section 211 Conservation Area notification of the owner's intention to remove two Sycamore and prune the Limes were received from a number of local residents, and this

notification prompted the speeding up of the making of the TPO. Details of these objections can be viewed under Planning ref:21/00244/TCO

Objections to the subsequent TPO application following the serving of the order from local residents were also received many of which referred to the wooded nature of the site and the wildlife associated with it which they have enjoyed for many years. These can be viewed under application ref:21/00675/TPO

Several e-mails supporting the making of the order have also been received.

6. Relevant Policy Framework

Plymouth's Plan for Trees

Protect – We will *protect* Plymouth's special trees and woods for future generations:

- Identify existing tree cover and its condition across the city to understand the variety, number and quality of trees within Plymouth
- Maintain an updated record of the extent and make-up of Plymouth's trees and woodlands;
- Update, review and create new strategies and guidance to ensure that trees are an important element of the sustainable growth of the city;
- Use all available planning and forestry legislation and powers to safeguard Plymouth's trees.

DEV28 Trees, woodlands and hedgerows of the Joint Local Plan.

Development that would result in the loss or deterioration of the quality of:

Ancient woodland, aged or veteran trees or impact on their immediate surroundings;
Other woodlands or high amenity trees including protected trees; important hedgerows including Devon hedge banks; will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss and this can be demonstrated.

Development should be designed so as to avoid the loss or deterioration of woodlands, trees or hedgerows. If the loss of trees, woodlands or hedgerows, cannot be avoided, new native and locally appropriate trees and hedgerows will be secured as mitigation to ensure they contribute to a 'net gain'. Mitigation should be delivered on site, but if this is not achievable, offsite compensation will be required to provide a net gain in canopy cover in line with local standards.

7. Analysis

7.1 Below is the Natural Infrastructure Officers response to each of the reasons for objection raised:-

a) The reasons (as stated in correspondence) for making the TPO were not stated on the Regulation 5 Notice.

The Regulation 5 notice (letter sent to those served with a copy of the order giving reasons for the TPO) states that the TPO has been made 'because it is considered this small woodland has collective value and makes a positive contribution to this part of Stoke Conservation Area. The trees are visible to all those who use Fitzroy Road and who live in the local area.'

The objector states that the LPA should have given the development as a reason for making the order. The LPA agree that the recent application to develop the site was the trigger for the making of the TPO to ensure long term protection of the area and to protect newly planted trees, but the **reason** to proceed is, as stated in the Regulation 5 letter - to protect the amenity of this part of Stoke and is not therefore considered to be incorrect.

b) The Conservation Area already protects the trees with 'amenity value'.

It is acknowledged that the Conservation Area status does protect many of the trees on the site, however a Section 211 notice can be given to the LPA to remove them at any time. Planting of new young trees by the owner within the woodland has been welcomed as this had been recommended in the planning application for 3 houses on the site in 2015 to enhance the wooded area, however unfortunately a condition relating to the submitted landscape management plan was not included in the final decision and therefore could not be relied upon for long term protection. The Officer considered that the only option to ensure long term protection of the trees planted by the owner was to include them as part of the new TPO woodland order as they are too small to be protected by the Conservation Area status which only protects trees with stem diameters of over 75mm at chest height.

c) There was no threat to the trees.

Clearly the area is potentially under threat from new development as the last planning application, although refused, would have resulted in the loss of most of the trees including those planted by the owner ref: 20/01235/FUL. The Conservation Area does not give trees below 75mm stem diameter protection and Government guidance recommends that TPO's are used for long term protection. The new planting in this small woodland helps to enhance the Conservation Area setting.

d) The LPA did not engage with the landowner prior to making the woodland TPO.

Officers rarely engage with an owner before making a TPO unless they have made the request themselves. Unfortunately, from past experience where engagement has taken place, trees have been felled before an order could be made.

e) The TPO includes trees that were previously agreed for removal and therefore hinders beneficial management.

Some trees had been suggested to be removed as part of the long term management/enhancement proposals for the woodland but the Tree Management Plan relating to this was subsequently not approved as part of the 2015 Planning Consent for 3 houses.

It is accepted that not all the Sycamores are of high individual merit and we have allowed those that have significant defects to be removed. However, the remaining trees have collective value as a woodland and along with the new planting should, where possible, be retained. This point was agreed with by the applicants agent in the Arboricultural Impact Assessment report that accompanied the recent planning application 20/01235/FUL in para 3.3 of TC181203-AIA-revA:-

'As previously mentioned the (albeit poor quality) trees have a collective significance, making a positive contribution to amenity – predominantly from Fitzroy Road.'

It is not therefore considered that beneficial management is hindered by the TPO and any future management proposals to enhance the area will be considered on their own merits.

f) A woodland TPO cannot be based on the future potential of an area to become woodland.

The woodland TPO has been based on the current appraisal of the site - it is in the Council's view a small woodland. The Oxford Dictionary describes woodland as 'an area of land covered by trees'. It is a habitat where trees are the dominant plant form and canopies generally overlap.

g) The justification for describing the site as woodland is not based on the current condition of the area.

The justification for the woodland description is based on the current condition of the area and various site visits since 2015.

h) The area does not meet the accepted definition of 'woodland'. It is too small.

i) There is no vertical structure, ground flora or other ecological characteristics of 'woodland'. The site does not meet any of the accepted woodland classifications or descriptions.

The two points above relate to the woodland classification used. A woodland classification was decided to be the most appropriate to use as the small wood consists of a number of different species of tree of different ages including the planting of new native understorey trees. The Town and Country Planning Act 1990 does not define the term “woodland”, however, in *R (application of Brewer and others) v Three Rivers District Council [2007]* the judge stated:

“The Claimants are entitled to their view that a woodland order was not appropriate because the trees on the south-western half of the site were not fairly described as a woodland in their view. But whether a number of trees do or do not constitute a woodland is pre-eminently a question of fact and degree for the local planning authority to decide.”

In addition the Tree Preservation Order Government Guidance states:

“The woodland category’s purpose is to safeguard a woodland as a whole. So it follows that, while some trees may lack individual merit, all trees within a woodland that merits protection are protected and made subject to the same provisions and exemptions. In addition, trees and saplings which grow naturally or are planted within the woodland area after the Order is made are also protected by the Order.

The DEFRA Magic habitat map identifies this and the wider area to be lowland broadleaf woodland. The 1946-47 aerial map submitted by the objector states the site was not treed on this map, but this map clearly shows that there were trees present in the SW corner which is the area that has now been protected. Current aerial photos also show the closed canopy nature of this area (see aerial photo at start of report above).

The planning statement for the 2015 consent for 3 houses refers to these trees as a ‘copse’ and the Ecological Mitigation and Enhancement Strategy submitted with the 2020 refused planning application suggests the planting of ‘woodland grass mix’ in the treed area that would remain, implying this area was considered to be wooded in nature.

The Local Planning Authority are satisfied in this case that this group of trees does justify being classified as woodland for the purposes of the order.

j) The Council’s Tree Preservation Order Assessment Form states that it is for use with trees or groups of trees – it does not say use for ‘woodland’. No structured assessment of the amenity value of ‘woodland’ has been undertaken.

The Government guidance does not require a LPA to use a particular form of assessment when deciding whether or not a TPO is appropriate. Plymouth City Council uses the form as one part of the process but ultimately the decision whether or not a TPO is appropriate is based on several factors not just the assessment form. It is made based on officer experience. It is accepted that the form used is designed for groups and individual trees but it still acts as a useful reminder of the elements that need to be considered.

k) The TPO was deliberately made to cover recently planted trees with NO amenity value.

Any tree of whatever age can be protected by a TPO. Newly planted trees in a landscaping scheme for example can be protected as they will have future amenity value as they mature and the Government advises using TPO's rather than relying on planning conditions to ensure long term protection. In the same way here, the owner planted new trees to enhance the woodland and therefore it was considered wholly appropriate to ensure they were covered by the order due to their future contribution to the structure and diversity of the woodland. In turn this makes a positive contribution to the amenity and enhancement of Stoke Conservation area.

Area of agreement

Since the making of the order the owner has now defined garden areas approved in the 2015 planning application following enforcement action by colleagues. It is agreed that it is not appropriate to include the recently created gardens in the woodland area of the TPO and the boundary should be

modified accordingly to ensure it reflects the actual land ownership boundary and only covers the wooded area and not the gardens.

7.2 There are several options available to the Planning Committee:-

- i) To revoke the order – this would result in potential loss of further trees going forward as the owner would only be required to give 6 weeks' notice of their intention to remove them before proceeding.
- ii) To confirm the provisional order without modifications – this is considered unreasonable in light of the gardens now installed within the woodland area.
- iii) To confirm the provisional order subject to modifications to the boundary of woodland area to exclude garden areas – this is recommended.

7.3 A TPO does not prevent the sensible management of a woodland and is not an onerous process. It gives the Council control over what works are carried out. It is acknowledged that some modifications to the boundary of the woodland order should be considered in light of the recent garden creation on the site and to correct any inaccuracies of land ownership and these are summarised in the recommendation below. However, it is not accepted that this and the other matters raised justify the removal of the order from this woodland.

8. 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.

9. Local Finance Considerations

There are no additional financial costs arising from the imposition and administration of the Order that are not included in existing budgets.

10. Equalities and Diversities

This application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

11. Conclusions

It is considered that the objections raised in relation to the TPO do not justify the removal of the woodland order. However, it is accepted that the area of the woodland should be amended to accurately reflect land ownership and to exclude the gardens recently defined. Modifications are therefore required before the order is confirmed which are detailed in the recommendation below.

12. Recommendation

To confirm TPO 536 with the following modifications:

- To reduce the size of the woodland area to accurately reflect land ownership and to exclude the gardens of the new properties to the NE.

Plymouth City Council
 Planning Compliance Summary – to end of July 2021

Cases outstanding	369
Cases received this month	47
Cases closed this month	94
(No breach identified)	(32)
(Informal/formal action taken)	(62)
Planning Contravention Notices Issued	0
Planning Contravention Notices <u>Live</u>	0
Planning Enforcement Notices Issued	0
Enforcement Notices <u>Live</u>	2
Temporary Stop Notices (TSN) issued	0
Temporary Stop Notices (TSN) Live	0
Advertisement Removal Notice	0
Breach of Condition Notice	0
Untidy Land Notices Issued	0
Untidy Land Notices Live	8
Prosecutions Initiated	0
Prosecutions Live	0

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/07/2021	Granted Conditionally	21/00453/FUL	Mr Kristopher Edmonds	Raised decking platform above outbuilding to the rear of the property	36 Pike Road Plymouth PL3 6HF	Mr Paul McConville
13/07/2021	Granted Conditionally	21/00802/FUL	Mr & Mrs Rumbold	Two-storey side and front porch extension (re-submission of 20/01245/FUL)	94 Pattinson Drive Plymouth PL6 8RU	Mr Macauley Potter
13/07/2021	Granted Conditionally	21/00875/TPO	Mr Mark Lunn	2x Ash - Fell due to presence of Ash die back.	31 Reddicliff Close Plymouth PL9 9QJ	Mrs Jane Turner
13/07/2021	Granted Conditionally	21/00932/TPO	Church Of Jesus Christ Of Latter Day Saints	Beech (T21) - Fell due to major signs of decay. Sycamore (T8) - remove ivy to allow thorough inspection and reapply if evidence justifies that works are required (amendment agreed with applicant 7/7/21).Sycamore (T9) - Remove deadwood from crown (exempt work). Sycamore (T11) - minimum work necessary to give 1m clearance around lamppost only, whole crown reduction not required. Removal of deadwood exempt (amendment agreed with applicant 7/7/21).Common Beech (T17) - Remove deadwood from crown (exempt work).	Church Of Jesus Christ Of Latter Day Saints Mannamead Road Plymouth PL3 5QJ	Mrs Jane Turner
13/07/2021	Granted Conditionally	21/00937/FUL	Mr S Burrows	First floor side extension.	1 Glenhaven Close Plymouth PL7 2WD	Mr Macauley Potter
13/07/2021	Granted Conditionally	21/00950/TPO	Mr Martin Benney	Ash (T1) - Fell due to poor health. Beech (T2) - Crown raise by maximum of 1m focussing on area not completed previously, to natural growth points.	8 Roborough Close Plymouth PL6 6AH	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/07/2021	Granted Conditionally	21/00954/TPO	John Janes	Ash (T2) - Fell as tree is dead. 4x Ash (T9, T11, T13 & T14) - Fell as trees are suffering from Ash dieback. Pine (T16) - Fell as tree is dying.	Kinnaird House, Buckingham Place Plymouth PL5 2EN	Mrs Jane Turner
13/07/2021	Granted Conditionally	21/00968/TPO	Mr Michel Johnson	Oak (T1) - Reduce lateral growth back to boundary line approximately 3m to natural growth points. Do not go beyond boundary without consent of owner.Sycamores (G1) - Re-pollard approximately by 3m .	32 Broom Park Plymouth PL9 9QH	Mrs Jane Turner
13/07/2021	Granted Conditionally	21/00971/FUL	Mr & Mrs Calderwood	Demolition of existing conservatory and erection of single storey rear extension	2 Boringdon Terrace Plymouth PL9 9TQ	Mr Sam Lewis
13/07/2021	Granted Conditionally	21/00972/LBC	Mr & Mrs Calderwood	Demolition of existing conservatory and erection of single storey rear extension	2 Boringdon Terrace Plymouth PL9 9TQ	Mr Sam Lewis
13/07/2021	Granted Conditionally	21/01007/TPO	Robert Butcher	Horse Chestnut (T1) - Prune secondary growth branches back only, to achieve approximately 3m clearance from the building.	58 Falcon Road Plymouth PL1 4GR	Mrs Jane Turner
13/07/2021	Granted Conditionally	21/01033/TPO	Mr Martin Jarrold	Acer (T1 & T2) - Reduce crown all over by 2/3m to nearest natural growth points.	71 Ramsey Gardens Plymouth PL5 3UP	Mrs Jane Turner
13/07/2021	Refused	21/01231/AMD	Mr Mike Smith	Non-material Amendment: Change first floor window to Juliet Balcony and alignment of GF window mullion of application 20/01658/FUL	38 Princess Avenue Plymstock Plymouth PL9 9EP	Mr Sam Lewis
14/07/2021	Granted Conditionally	21/00689/FUL	Mr C Knapman	Change of use from barn to self-contained dwelling with external alterations to building and associated parking and private garden	Down Horn Farm Horn Lane Plymouth PL9 9BR	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
14/07/2021	Granted Conditionally	21/00690/LBC	Mr C Knapman	Change of use from barn to self-contained dwelling with external alterations to building and associated parking and private garden	Down Horn Farm Horn Lane Plymouth PL9 9BR	Ms Abbey Edwards
14/07/2021	Granted Conditionally	21/00770/FUL	Mr Ball	Change of use from residential dwelling to an educational test centre for gas training and assessment (Use Class F)	First Floor Flat, 131 Victoria Road Plymouth PL5 1RZ	Mr Simon Osborne
14/07/2021	Granted Conditionally	21/00845/FUL	Mr Nigel Abel	Extension to existing garage	33 Pentyre Terrace Plymouth PL4 8RP	Mr Mike Stone
14/07/2021	Granted Conditionally	21/00854/FUL	Mr & Mrs Macpherson	Single storey rear extension	30 Whitby Road Plymouth PL6 5LE	Mr Macauley Potter
14/07/2021	Granted Conditionally	21/00912/FUL	Plymouth City Council	To install an air source heat pump	Training Centre Harbour Avenue Camels Head Plymouth PL5 1BH	Mr Jon Fox
14/07/2021	Granted Conditionally	21/00913/FUL	Plymouth City Council	Installation of Air Source Heat Pump	Crownhill Court Tailyour Road Plymouth PL6 5DH	Mr Jon Fox
14/07/2021	Granted Conditionally	21/00914/FUL	Plymouth City Council	Installation of an air source heat pump	1 Derriford Park Plymouth PL6 5QZ	Mr Jon Fox
14/07/2021	Granted Conditionally	21/00941/FUL	Mr + Mrs Stancombe	Single storey rear and side extension.	24 Kingston Close Plymouth PL7 2XA	Mr Macauley Potter
14/07/2021	Refused	21/00981/FUL	Mr David McManus	Remodelling of existing garage and first floor side extension.	45 Great Woodford Drive Plymouth PL7 4RP	Ms Bethany German

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
14/07/2021	Granted	21/01046/16	CK Hutchison Networks (UK) Ltd	Proposed 18.0m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works	Home Park Avenue Peverell Plymouth PL3 4PG	Mr Mike Stone
14/07/2021	Granted Conditionally	21/01094/FUL	Mr Brian McGlinchey	Replacement single storey rear extension with rear decking and window alterations	11A Lockington Avenue Plymouth PL3 5QS	Miss Emily Godwin
15/07/2021	Granted Conditionally	21/00674/FUL	Mr Andrew Mitchelmore	Conversion and extensions to existing barns to create 4no dwellings inc. associated car parking and landscaping	14 Springfield Road Plymouth PL9 8ED	Mr Chris Cummings
15/07/2021	Granted Conditionally	21/00862/FUL	Mr & Mrs Soane	Single storey side and rear extensions inc. demolition of existing garage	16 Rheola Gardens Plymouth PL6 8UB	Mr Paul McConville
15/07/2021	Granted Conditionally	21/00918/FUL	Mr Richard Marshall	Change of use from hotel (Class C1) to 10-bed HMO (Sui Generis) inc. alterations to existing rear extension and dormer window	19 Garden Crescent Plymouth PL1 3DA	Mr Sam Lewis
15/07/2021	Granted Conditionally	21/00949/FUL	Mrs S Currie	Two storey rear and first floor side extension.	5 Linketty Lane Plymouth PL7 1RD	Mr Macauley Potter
15/07/2021	Granted Conditionally	21/01074/FUL	Mr Zakaria Mazumder	Mechanical extract/ventilation system on rear roof face, louvre on west side and changes to façade including new intake louvre.	39 & 41 Springfield Road Plymouth PL9 8EJ	Mr Mike Stone
16/07/2021	Granted Conditionally	21/00573/FUL	Mr Nigel Passmore	Construction of three garages/stores, bin store and associated works and landscaping inc. sculpture	6 Station Road Tamerton Foliot Plymouth PL5 4LD	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/07/2021	Agreed	21/00974/CDM	Professor Dafydd Moore	Condition Discharge: Condition 3 of application 20/02005/FUL	Kirkby Lodge Car Park Portland Square Lane North Plymouth University Plymouth PL4 6AP	Mr Chris Cummings
16/07/2021	Granted Conditionally	21/01089/S73	Lucy Ingram	Variation of Condition 1 (Approved Plans) of application 20/01429/FUL inc internal alterations to first floor flat and alterations to basement flat	Townsend House Hermitage Road Plymouth PL3 4RT	Mr Chris Cummings
19/07/2021	Granted Conditionally	21/00851/FUL	Tuffin & Co Management Ltd	Retrospective application for the retention of The Millfields' guardhouse for a temporary period	The Guardhouse The Millfields Plymouth PL1 3JB	Ms Abbey Edwards
19/07/2021	Granted Conditionally	21/00865/FUL	Karen Muzzell	Two-storey rear extension (demolition of existing conservatory) and replacement porch	17 Knapps Close Plymouth PL9 8UX	Ms Bethany German
19/07/2021	Granted Conditionally	21/00890/FUL	Cher Varya Commercial Ltd	Extension to existing building and conversion of roof space to create 7no. residential apartments	Unit 1, Brooklands 680 Budshead Road Plymouth PL6 5XR	Mr Jon Fox
19/07/2021	Granted Conditionally	21/00929/FUL	Mr Dean Lawson	Single storey side extension and front porch (retrospective)	301 St Peters Road Plymouth PL5 3DU	Mr Paul McConville
19/07/2021	Granted Conditionally	21/00986/FUL	Mr S Hannigan	Two-storey rear and single storey rear in-fill extension	6 Mount Gould Way Plymouth PL4 9EY	Ms Bethany German
19/07/2021	Granted Conditionally	21/01005/FUL	Mr J Haines	Change of use of land to bookable dog walking/exercise space (Sui Generis); plus provision of hardstanding, fencing, and shelter (retrospective)	Land At Wixenford (Sx 523 543) Colesdown Hill Plymouth PL9 8AA	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/07/2021	Granted Conditionally	21/00977/FUL	Mr Aidan Witham	Two-storey rear flat roof extension	7 Hamoaze Avenue Plymouth PL5 1BQ	Mr Paul McConville
20/07/2021	Granted Conditionally	21/01021/FUL	Mr & Mrs Miller	Demolition of existing rear extension and garage and the erection of single storey rear/side extension	Stormount, 1 Broad Park Plymouth PL9 7QF	Mr Sam Lewis
20/07/2021	Granted Conditionally	21/01037/TPO	Mr John Bernal	Monterey Pine - Remove 4 lowest branches overhanging 8 Loftus Gardens. Remove major deadwood where it overhangs 8 Loftus Gardens (exempt works).	8 Loftus Gardens Plymouth PL5 1NZ	Mrs Jane Turner
20/07/2021	Granted Conditionally	21/01052/TPO	Hayley McGrath	Ash (T1) - fell due to early stages of ash die back. 5x Leylandii (G1) - Prune back to previous pruning points.	36 Stott Close Plymouth PL3 6HA	Mrs Jane Turner
20/07/2021	Granted Conditionally	21/01056/TPO	Miss Rosemary Dennis	Sycamore (T20) - reduce whole crown by 3m to natural growth points and an ongoing consent to remove shoots at base of stem as and when needed. Yew (T17 in grounds of 8 Ramsey Gardens) reduce 6 branches overhanging 6 Ramsey Gardens by 2m to natural growth points. Holm Oak (G16) :- - Crown raise lower skirt of branches over neighbours hedge to give 1m clearance- Crown thin by removing any broken, large dead, damaged branches only.-Crown reduce side of canopy on neighbours side only, where tree is more heavily weighted by 2-3m to natural growth points.-Reduce height by approximately 3m to same level as the adjacent Sweet Chestnut to natural growth points.	Manadon Cottage 6 Ramsey Gardens Plymouth PL5 3UY	Mrs Jane Turner
20/07/2021	Granted Conditionally	21/01092/TCO	Sarah Chilvers	Katsura (T1) - Reduce overall by 2m to natural growth points. Ash (T2) - Fell due to Ash Dieback.	49 Fore Street Plympton Plymouth PL7 1LZ	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
21/07/2021	Agreed	21/00144/CDM	Halsall Construction	Condition Discharge: Condition 16 of application 18/01104/REM	Saltram Meadow Primary School The Ride Plymouth PL9 7JA	Ms Marie Stainwright
21/07/2021	Granted Conditionally	21/00423/FUL	Rupert & Lynne Lloyd	Timber garage and associated retaining wall works inc. demolition of existing garage	Fursdon House, Blunts Lane Plymouth PL6 8BE	Mr Paul McConville
21/07/2021	Granted Conditionally	21/00424/LBC	Rupert & Lynne Lloyd	Timber garage and associated retaining wall works inc. demolition of existing garage	Fursdon House, Blunts Lane Plymouth PL6 8BE	Mr Paul McConville
21/07/2021	Granted Conditionally	21/00900/FUL	Mr & Mrs Worley	Two-storey side extension and front porch inc. demolition of existing garage	26 Clifton Avenue Plymouth PL7 4BJ	Mr Macauley Potter
21/07/2021	Granted Conditionally	21/00903/FUL	Mr Ben Turner	Dormer in roof space	1 Saltram Terrace Plymouth PL7 1PT	Mr Paul McConville
21/07/2021	Granted Conditionally	21/00988/FUL	Mrs Leah Godfree	Hip to gable and rear dormer	23 West Down Road Plymouth PL2 3HF	Mr Paul McConville
21/07/2021	Granted Conditionally	21/01075/FUL	Jamie Damerell	Single storey rear extension and enlarged patio with steps down to garden	23 Seymour Road Plympton Plymouth PL7 4NY	Mr Macauley Potter
22/07/2021	Granted Conditionally	21/00507/FUL	Mr & Mrs B Storey	Two-storey side extension, decking and cladding and hip to gable roof on existing front extension	35C Egguckland Road Plymouth PL3 5HF	Mr Mike Stone
22/07/2021	Granted Conditionally	21/00810/FUL	Mr Alex King	Temporary consent for the erection of portable buildings to create secure changing facilities (retrospective)	The Mount Batten Sailing & Watersports Centre 70 Lawrence Road Plymouth PL9 9SJ	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/07/2021	Granted Conditionally	21/00820/FUL	Mr Michael Hocking	Demolition of rear extension/conservatory and erection of single storey rear extension	14 Church Road Plymstock Plymouth PL9 9AH	Mr Sam Lewis
22/07/2021	Granted Conditionally	21/00905/FUL	Mr Simon Cornell	Single storey rear extension and alterations to ramp and decking	6 Lawson Grove Plymouth PL9 7QJ	Miss Emily Godwin
22/07/2021	Granted Conditionally	21/00910/FUL	Mr Pete Torr	Extension to existing factory for new process plant and machinery	Interfish, Wallsend Industrial Estate Cattedown Road Plymouth PL4 0RW	Ms Abbey Edwards
22/07/2021	Granted Conditionally	21/00996/FUL	Mr & Mrs Swain	Single storey side extension, the conversion of a kitchen to a utility room at rear of the listed building and a new opening in the curtilage listed wall (part retrospective).	54 Emma Place Plymouth PL1 3QU	Mr Mike Stone
22/07/2021	Granted Conditionally	21/00997/LBC	Mr & Mrs Swain	Single storey side extension, the conversion of a kitchen to a utility room at rear of the listed building and a new opening in the curtilage listed wall (part retrospective).	54 Emma Place Plymouth PL1 3QU	Mr Mike Stone
22/07/2021	Granted Conditionally	21/01018/FUL	Mr & Mrs Orchard	Single storey rear extension with retained replacement raised patio/terrace area inc. demolition of existing rear extension (re-submission of 21/00137/FUL)	63 Underlane Plymstock Plymouth PL9 9LA	Ms Bethany German
22/07/2021	Granted Conditionally	21/01042/FUL	Mr Hawkins	Infill extension to north corner of house (retrospective)	60 Reservoir Road Plymstock Plymouth PL9 8NH	Ms Bethany German
22/07/2021	Refused	21/01318/AMD	Mr Hajianni	Non-material Amendment: To include mezzanine floor within Apartment 8 of application 18/01182/FUL	Captains House 99 Craigie Drive Plymouth PL1 3JL	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
23/07/2021	Agreed	21/00808/CDM	Hazel Birse	Condition Discharge: Conditions 7 (CEMP) & 14 (Contractor access) of application 19/01859/S73	Bath Street Plymouth PL1 3LT	Miss Katherine Graham
26/07/2021	Granted Subject to S106	20/01963/S73	Mr C McBride	Minor material amendments to plans (Condition 1) and variation of conditions 3 (Surface Water Management), 5 (District Energy), 6 (Pedestrian Accessibility Audit), 7 (External Materials) and 8 (Materials Maintenance) of application 19/01095/FUL	Intercity House Plymouth Station Plymouth PL4 6AB	Miss Katherine Graham
26/07/2021	Granted Conditionally	21/00529/FUL	Mr Jordan Collins	Single storey rear extension and rear raised stepped access	7 First Avenue Billacombe Plymouth PL9 8AP	Mr Sam Lewis
26/07/2021	Granted Conditionally	21/00619/FUL	Mr Nathan Morgan-Gianni	Installation of new gas fired Combined Heat and Power (CHP) unit for the production of electricity	Becton Dickinson Vacutainer Systems Belliver Way Plymouth PL6 7BP	Mr Simon Osborne
26/07/2021	Granted Conditionally	21/00776/FUL	Mr Lee Le Marquand	Installation of an all-weather surface and floodlighting to existing MUGA	Sir John Hunt Community Sports College Wood View Learning Community 51 Lancaster Gardens Plymouth PL5 4AA	Mr Jon Fox
26/07/2021	Agreed	21/01098/CDM	Ms Xia Ming	Condition Discharge: Conditions 3 & 5 of application 21/00219/FUL	59 North Hill Plymouth PL4 8HB	Ms Abbey Edwards
27/07/2021	Agreed	20/01580/CDM	Mr T Wills	Condition Discharge: Condition 3A and 3B (Surface Water Management) of application 20/01963/S73	Intercity House Plymouth Station Plymouth PL4 6AB	Miss Katherine Graham
27/07/2021	Granted Conditionally	21/00483/FUL	Mr Dean Scantlebury	2no. detached dwellings	Blake Lodge, Seymour Road Mannamead Plymouth PL3 5AS	Mrs Rebecca Boyde

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
27/07/2021	Granted Conditionally	21/00991/FUL	Mr Andrew Mitchelmore	Demolition and replacement of existing car-port	6 Seymour Drive Plymouth PL3 5BG	Ms Bethany German
27/07/2021	Granted Conditionally	21/00992/LBC	Mr Andrew Mitchelmore	Demolition and replacement of existing car-port	6 Seymour Drive Plymouth PL3 5BG	Ms Bethany German
27/07/2021	Granted Conditionally	21/01043/FUL	Mr Pat Turner	Two-storey side extension and single storey rear extension with raised terrace	8 Brynmoor Park Plymouth PL3 5JZ	Mr Mike Stone
27/07/2021	Granted Conditionally	21/01044/FUL	Mr Alec Herbert	Change of use of dwelling to form two maisonettes and associated building alterations	86 Beaumont Road Plymouth PL4 9EA	Ms Abbey Edwards
27/07/2021	Granted Conditionally	21/01087/FUL	Mr L Lemin	Construction of double garage/store with solar panels (re-submission of 20/01409/FUL)	Staddon Heights Farm 50 Staddon Lane Plymouth PL9 9SP	Mr Sam Lewis
28/07/2021	Granted Conditionally	21/00714/FUL	Mr Robert Beswick	Over-cladding of existing roof to bays 5, 6 & 7	Vi-spring Ltd, Ernesettle Lane Plymouth PL5 2TT	Mr Paul McConville
28/07/2021	Refused	21/00716/FUL	Abigail and Holly Briscoe	Erection of 3 detached dwellings (Class C3)	Longreach, Hartley Road Plymouth PL3 5LW	Ms Abbey Edwards
28/07/2021	Granted Conditionally	21/00785/FUL	Miss Amanda Knapper	A mews style garage with a gym/studio room above	56 Stentaway Road Plymouth PL9 7EE	Mr Mike Stone
28/07/2021	Granted Conditionally	21/00815/FUL	Ms Lisa Beacham	Two rear dormers, front rooflights and removal of internal wall	11 Fitzroy Terrace Fitzroy Road Plymouth PL1 5PX	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
28/07/2021	Granted Conditionally	21/00899/FUL	Mr & Mrs J Donald	Two-storey side extension and front porch inc. demolition of existing garage	106 Crossway Plymouth PL7 4HY	Mr Macauley Potter
28/07/2021	Granted Conditionally	21/00995/FUL	Mr Alun Jones	Replacement of garage and rear upper and lower ground floor level extension and door alterations	5 Belmont Villas Plymouth PL3 4DP	Miss Emily Godwin
28/07/2021	Granted Conditionally	21/01048/FUL	Mr Lee Damerall	Two-storey side extension	34 Hurrabrook Gardens Plymouth PL6 8SH	Ms Isobel Fardon
28/07/2021	Agreed	21/01218/CDM	Mr James Sawyer	Condition Discharge: Condition 6 of application 20/01508/FUL	6 Windsor Villas Lockyer Street Plymouth PL1 2QD	Mr Chris Cummings
29/07/2021	Granted Conditionally	21/00666/FUL	Mr & Mrs David Holmes	Part first-floor and single storey side extension with internal alterations.	24 Tamerton Close Plymouth PL5 4JX	Mr Paul McConville
29/07/2021	Refused	21/01008/FUL	Mr Richard Barker	Change of use of existing 3-storey office to residential (Sui Generis) as two separate HMO properties and window alterations	3 - 4 Bedford Park Villas Plymouth PL4 8HL	Ms Abbey Edwards
29/07/2021	Granted Conditionally	21/01013/FUL	Mr Jim Fearon	Two-storey side extension, inc. replacement garage and loft conversion	163 Mannamead Road Plymouth PL3 5ST	Mr Sam Lewis
29/07/2021	Granted Conditionally	21/01016/FUL	Mr Matthew Griffiths	Side and rear extension and side and rear raised terrace	8 Yarrow Mead Plymouth PL9 8BQ	Mr Mike Stone
29/07/2021	Granted Conditionally	21/01032/FUL	Richard Netherton	Hip to gable and rear dormer with part single and part two storey rear extension	70 Molesworth Road Plympton Plymouth PL7 4NU	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
29/07/2021	Granted Conditionally	21/01045/FUL	Mr Mike Knowles	Single storey front extension and porch	4 Hurrabrook Close Plymouth PL6 8SJ	Ms Isobel Fardon
29/07/2021	Granted Conditionally	21/01061/FUL	Mr & Mrs Turner	Demolition of conservatory and construction of sunroom	7 Cameron Way Plymouth PL6 5WB	Ms Isobel Fardon
30/07/2021	Granted Conditionally	21/00921/FUL	Mrs Rowena Chislett	Single storey side and rear wrap-around extension inc. removal of existing garage.	44 Looseleigh Lane Plymouth PL6 5HQ	Mr Paul McConville
30/07/2021	Granted Conditionally	21/01035/FUL	British Telecom Plc	2no. storage containers with fencing.	Telephone Exchange Bickham Road Plymouth PL5 1SD	Mr Macauley Potter
30/07/2021	Granted Conditionally	21/01072/TPO	Mr Norbert Beza	Ash (T1) - Fell to ground level due to tree having Ash die back.	70 Erlstoke Close Plymouth PL6 5QP	Mrs Jane Turner
02/08/2021	Split Decision	20/00181/CDM	Mike Godber	Condition Discharge: Conditions 3 & 4 of application 14/01607/FUL	Butchers Arms,160 Cremyll Street Plymouth PL1 3RB	Mrs Rebecca Boyde
02/08/2021	Refused	21/00919/FUL	Mr Enayan Hussain	First floor rear extension (Relates to previously approved application: 20/01917/FUL Additional storey upward extension and single storey rear extensions)	110 Fort Austin Avenue Plymouth PL6 5NP	Miss Josephine Maddick
02/08/2021	Granted Conditionally	21/00976/FUL	Mr Ellis Parkin Hughes	Single storey side/front extension with first floor rear balcony.	Denmark, Horsham Lane Tamerton Foliot Plymouth PL5 4NP	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
02/08/2021	Granted Conditionally	21/01020/FUL	Mr & Mrs Smith	Loft conversion with hip to gable and rear dormer.	33 Great Berry Road Plymouth PL6 5AX	Mr Macauley Potter
02/08/2021	Agreed	21/01041/CDM	Mr J Bailey	Condition Discharge: Condition 3 of application 20/00745/FUL	Princess Yachts, South Yard Devonport Plymouth PL1 4SG	Mr Jon Fox
02/08/2021	Granted Conditionally	21/01062/FUL	Mr & Mrs E Davies	Front/side ground floor extension, ground floor rear extension with minor enlargement of existing rear balcony and construction of side dormer.	4 Wood Park Plymouth PL6 8AW	Mr Macauley Potter
02/08/2021	Granted Conditionally	21/01064/FUL	Mr Peter Franks	Change of use from an 8-bed HMO (for persons with mental health issues - Sui Generis) to care home (for persons with mental health issues - Class C2)	123 Alexandra Road Ford Plymouth PL2 1PH	Mr Sam Lewis
02/08/2021	Granted Conditionally	21/01068/FUL	Mr Nigel Swan	Extension to first floor front dormer.	5 Broadlands Close Plymouth PL7 1JP	Mr Macauley Potter
02/08/2021	Granted Conditionally	21/01081/TPO	Michelle Moore	Sycamore - fell due to decay at base.	Mount Tamar School Row Lane Plymouth PL5 2EF	Mrs Jane Turner
04/08/2021	Granted Conditionally	21/00508/ADV	Mrs Charlie Jones	1x projecting banner style, 1x billboard and 1x double sided freestanding signs (Retrospective)	60 - 66 North Hill Plymouth PL4 8HF	Ms Abbey Edwards
04/08/2021	Granted Conditionally	21/00818/FUL	Mr Benjamin Roseveare	Balcony on rear elevation (Retrospective)	32 Fairview Avenue Plymouth PL3 6DR	Miss Josephine Maddick

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
04/08/2021	Granted Conditionally	21/00958/FUL	Zoudlik	Single storey side extension and boundary fence.	Plymbridge Lodge Dunclair Park Plymouth PL3 6DJ	Mr Macauley Potter
04/08/2021	Agreed	21/00965/CDM	Mr J Peacock	Condition Discharge: Conditions 3, 4, 5 & 6 of application 20/01948/FUL	Staddon Heights Farm Staddon Lane Plymouth PL9 9SP	Ms Abbey Edwards
04/08/2021	Granted Conditionally	21/01039/FUL	Mr & Mrs Chasteauneuf	First floor extension above garage and single storey extension to front of garage	79 The Knoll Plymouth PL7 4SJ	Ms Isobel Fardon
04/08/2021	Granted Conditionally	21/01070/FUL	Mr & Mrs Sawyer	Single storey rear extension	62 Ponsonby Road Plymouth PL3 4HW	Ms Bethany German
04/08/2021	Granted Conditionally	21/01073/FUL	Southwest Property Ltd	Change of use from self-contained flat and maisonette to 3no self-contained flats, loft conversion, dormer, new heritage roof, demolition and replacement of rear conservatory, external and internal alterations (re-submission of 20/01859/FUL)	11 Carlton Terrace Eldad Hill Plymouth PL1 5EA	Ms Abbey Edwards
04/08/2021	Granted Conditionally	21/01078/FUL	Mr Jason Harwood	Two-storey side garage extension and single-storey rear extension (re-submission of 21/00426/FUL)	79 Roberts Road Plymouth PL5 1DN	Mr Macauley Potter
04/08/2021	Granted Conditionally	21/01205/ADV	Miss Kate Fowler	1no. painted directional mural	Alma Yard St Johns Bridge Road Plymouth PL4 0JJ	Mr Sam Lewis
04/08/2021	Agreed	21/01215/CDM	Mr Murat Haykir	Condition Discharge: Conditions 3, 4 & 5 of application 19/01741/FUL	10 - 13 Gordon Terrace Plymouth PL4 6EP	Mr Chris Cummings

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
05/08/2021	Granted Subject to S106	19/01542/FUL	Mr G Mattacott	Erection of ten dwellings with associated access	Former Garden Centre/Nursery Site, Haye Road Plymouth PL9 8AR	Mr Chris Cummings
05/08/2021	Granted Conditionally	20/01532/S73	Mrs Rachel Brady-Hooper	Variation of condition 16 (Delivery Times) of application 09/00956/FUL to permanently change the delivery times to be 0600 to 2100 Monday to Saturday, and 0730-2100 Sundays and Bank Holidays	299 Union Street Plymouth PL1 3FA	Miss Amy Thompson
05/08/2021	Granted Conditionally	21/00650/S73	Host Student Management Limited	Variation of conditions 5, 6 & 12 of application 14/02130/FUL to allow use of the building as serviced apartment (Class C1) during the months of July and August.	Hampton Cottages, Regent Street Plymouth PL4 8DD	Mrs Karen Gallacher
05/08/2021	Agreed	21/01025/CDM	Mr Paul Thompson	Condition Discharge: Conditions 6, 9 & 10 of application 19/01066/FUL	15 Frogmore Avenue Plymouth PL6 5XH	Miss Amy Thompson
05/08/2021	Granted Conditionally	21/01206/FUL	S Lowe	Single storey side extension inc. removal of conservatory	Gleneagles Great Churchway Plymouth PL9 8JY	Mr Mike Stone
05/08/2021	Granted Conditionally	21/01264/FUL	Mr Richard Turner	Two-storey rear extension with pitched roof	First Floor Flat, 84 Embankment Road Plymouth PL4 9HY	Mr Mike Stone
05/08/2021	Granted Conditionally	21/01407/ADV	Philip Briant	Internally illuminated signcases with tensioned PVC face panels	184 Billacombe Road Plymouth PL9 7HE	Mr Mike Stone
06/08/2021	Granted Conditionally	21/01090/FUL	Mr & Mrs Henderson-Smith	Single-storey rear conservatory and replace existing cladding with cement board cladding	Oaklands, 21 Forget Me Not Lane Plymouth PL6 7FA	Mr Paul McConville

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Planning Appeal Decisions between 13/07/2021 and 09/08/2021

Date of Decision	30/07/2021
Ward	Plymstock Dunstone
Application Number	20/01952/FUL
Decision	Appeal Dismissed
Address of Site	58 Pegasus Place Sherford PL9 8FB
Proposal	Removal of existing pitched roof on rear extension and replace with a balcony and patio doors.
Appeal Process	Householder Fast Track
Officers Name	Mr Mike Stone
Synopsis of Appeals	<p>Planning permission was refused for a balcony at the rear of this terraced property as it was as it was considered that it would result in a harmful increase in overlooking and loss of privacy for neighbours. This would have contrary to Policy DEV1. The Inspector said that the overlooking to the rear and to one side was acceptable. Concerning the nearest neighbour on the other side, the inspector stated that the balcony would provide clear, elevated and close overlooking towards the adjoining rear garden. They concluded that the proposal would have an unacceptable effect, with reference to privacy and would conflict with the residential amenity aims of Policy DEV1 of the JLP and the NPPF. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

Planning Appeal Decisions between 13/07/2021 and 09/08/2021

Date of Decision	05/08/2021
Ward	Eggbuckland
Application Number	21/00237/FUL
Decision	Appeal Dismissed
Address of Site	16 Fort Austin Avenue Plymouth PL6 5JN
Proposal	Hardstand and dropped kerb.
Appeal Process	Householder Fast Track
Officers Name	Mr Macauley Potter
Synopsis of Appeals	Planning permission was refused for a vehicle hardstand due to the lack of on-site turning provision. The property is on a classified road. This was considered to be contrary to JLP policies: DEV1, DEV20 and DEV29, guidance contained within the JLP Development Guidelines and Section 9 of the NPPF. The inspector agreed with the decision, noting that the proposal conflicts with the development plan as a whole and that there are no other considerations which outweigh this conflict.

Planning Appeal Decisions between 13/07/2021 and 09/08/2021

Date of Decision	06/08/2021
Ward	Compton
Application Number	21/00301/FUL
Decision	Appeal Dismissed
Address of Site	5 Lockington Avenue Plymouth PL3 5QR
Proposal	2no. freestanding verandahs (retrospective)
Appeal Process	Householder Fast Track
Officers Name	Mr Sam Lewis
Synopsis of Appeals	<p>Planning permission was refused for 2no. retrospective freestanding verandahs as they were considered to be contrary to JLP policies DEV1 and DEV20. This was due to concerns relating to the overall look of the verandahs, which were considered to be incongruous additions to the property that would stand out in a negative way and would dominate the property's most prominent elevations. Following an appeal made by the applicant, the Inspector agreed with Officers that the proposal would not accord with DEV20 due to the fact that the verandahs would be an unsympathetic addition to the property that would detract from its character and that of the wider area. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

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