



#plymplanning

Democratic and Member Support

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PLANNING COMMITTEE

Thursday 4 May 2017
2.00 pm
Council House, Plymouth

Members:

Councillor Wiggins, Chair
Councillor Mrs Bridgeman, Vice Chair
Councillors Ball, Cook, Sam Davey, Fletcher, Mrs Foster (substitute for Councillor Kelly), McDonald, Mrs Pengelly, Sparling, Stevens, Tuohy and Winter.

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.

The Council is a data controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with authority's published policy.

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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 6 April 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.

6.1.66 Weston Park Road, Plymouth, PL3 4NW - 17/00512/FUL

(Pages 7 - 12)

Applicant:	Mr & Mrs Ian Barnes
Ward:	Peverell
Recommendation:	Grant Conditionally
Case Officer:	Mrs Alumeci Tuima

6.2.7 Tor Crescent, Plymouth, PL3 5TW - 17/00329/FUL (Pages 13 - 22)

Applicant: Mr E Davis
Ward: Peverell
Recommendation: Grant Conditionally
Case Officer: Mrs Liz Wells

6.3. Land off Lake View Close, Plymouth - 16/02295/OUT (Pages 23 - 44)

Applicant: Ms D Forshaw
Ward: Budshead
Recommendation: Refuse
Case Officer: Mr Simon Osborne

7. Planning Application Performance 2016/17

The Committee will be provided with a presentation on planning application performance for 2016/17.

8. Planning Applications Determined Since Last Committee (Pages 45 - 68)

The Assistant Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all planning applications 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>

9. Appeal Decisions (Pages 69 - 70)

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 6 April 2017

PRESENT:

Councillor Wigen, in the Chair.

Councillor Mrs Bridgeman, Vice Chair.

Councillors Ball, Cook, Fletcher, Kelly, McDonald, Mrs Pengelly, Sparling, Stevens, Tuohy and Winter.

Apologies for absence: Councillor Sam Davey.

Also in attendance: Peter Ford (Head of Development Management), Mark Lawrence (Lawyer) and Helen Rickman (Democratic Support Officer).

The meeting started at 2.00 pm and finished at 4.00 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.

143. **Declarations of Interest**

There were no declarations in accordance with the code of conduct.

144. **Minutes**

Agreed the minutes of the meeting held on 9 March 2017.

145. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

147. **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.

148. **9 Meadow Rise Plymouth, PL7 1JL - 17/00476/FUL**

Mr Keith Vowles

Decision:

Application **GRANTED** conditionally

149. **Drake's Island, Plymouth - 17/00336/FUL**

Rotolok (Holdings) Ltd

Decision:

Application **GRANTED** Subject to S106 Obligation with delegated authority to Assistant Director for Strategic Planning & Infrastructure to refuse if timescales are not met.

(The Committee heard from the applicant)

150. **54 Beaconfield Road, Plymouth, PL2 3LE - 17/00367/FUL**

Mrs Hayley Johns

Decision:

Application **GRANTED** conditionally.

(The Committee heard representations in objection of this application)

(The Committee heard representations in support of this application)

(A Planning Committee site visit was held on Wednesday 5 April 2017 in respect of this application)

151. **Land to the rear of 10 Woodside, Plymouth, PL4 8QE - 17/00233/FUL**

Mr Peter Senior

Decision:

Application **GRANTED** conditionally.

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

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

(The Committee heard representations in support of this application)

(A Planning Committee site visit was held on Wednesday 5 April 2017 in respect of this application)

152. **8 Woodland Terrace, Greenbank Road, Plymouth, PL4 8NL - I7/00317/FUL**

Mr and Mrs Dreher

Decision:

Application **GRANTED** conditionally.

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

(A Planning Committee site visit was held on Wednesday 5 April 2017 in respect of this application)

153. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 27 February 2017 to 24 March 2017.

154. **Appeal Decisions**

There were no appeal decisions.

Schedule of voting

Please note

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

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Planning Committee – 6 April 2017

Schedule of voting

Minute number and application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
148	9 Meadow Rise Plymouth, PL7 1JL - 17/00476/FUL	Unanimous				
149	Drake's Island, Plymouth - 17/00336/FUL	Unanimous				
150	54 Beaconfield Road, Plymouth, PL2 3LE - 17/00367/FUL	Unanimous				
151	Land to the rear of 10 Woodside, Plymouth, PL4 8QE - 17/00233/FUL	Unanimous				
152	8 Woodland Terrace, Greenbank Road, Plymouth, PL4 8NL - 17/00317/FUL	Unanimous				

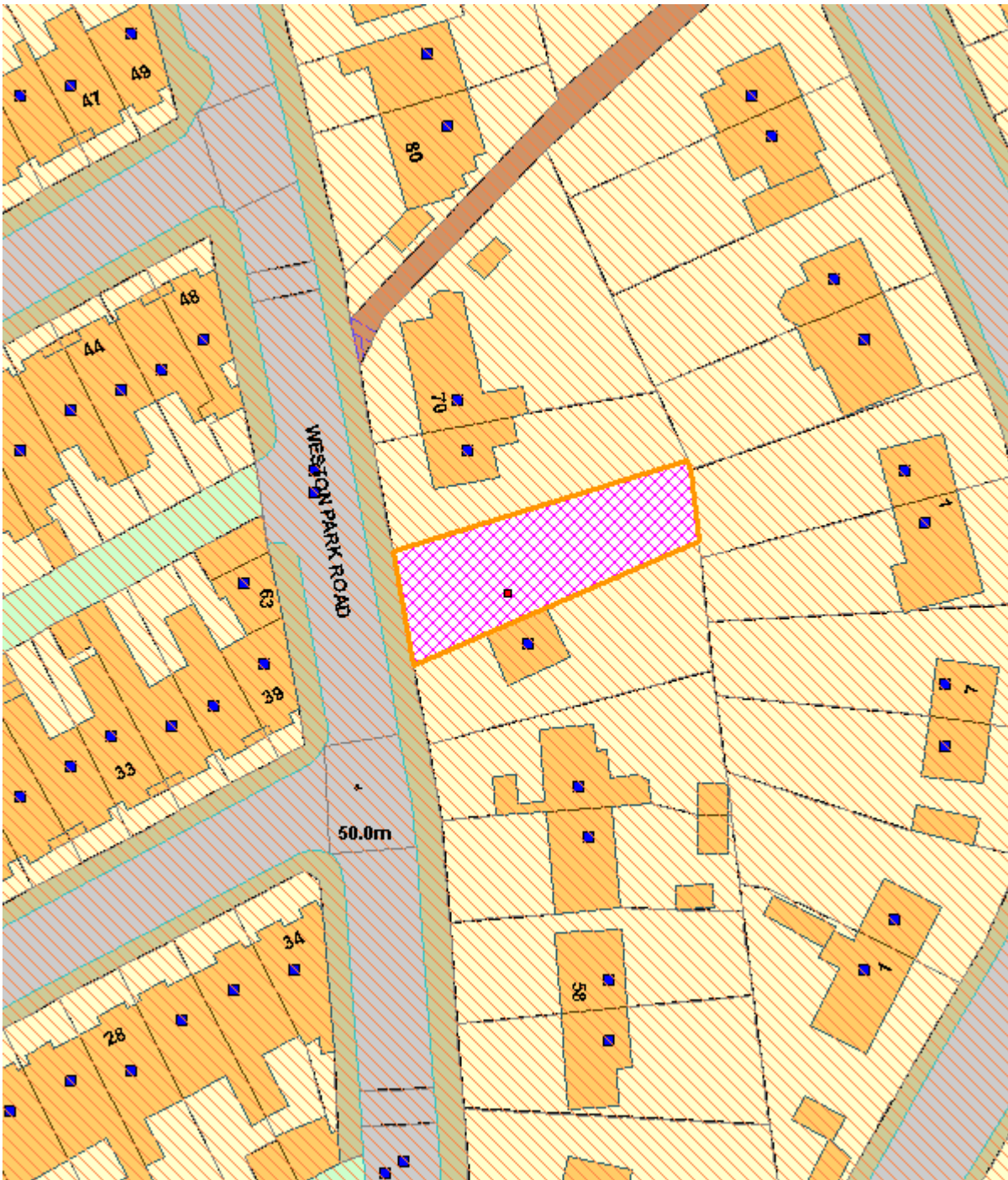
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PLANNING APPLICATION OFFICERS REPORT



Application Number	17/00512/FUL	Item	01
Date Valid	06.03.2017	Ward	PEVERELL

Site Address	66 Weston Park Road Plymouth PL3 4NW		
Proposal	Two storey side and single rear extensions		
Applicant	Mr & Mrs Ian Barnes		
Application Type	Full Application		
Target Date	01.05.2017	Committee Date	04.05.2017
Extended Target Date	N/A		
Decision Category	Member/PCC Employee		
Case Officer	Mrs Alumeci Tuima		
Recommendation	Grant Conditionally		



This application is brought to Planning Committee because the applicant is a Council Employee.

1. Description of Site

66 Weston Park Road is a two-storey semi-detached dwelling located to the north of Mutley area in a predominantly residential area.

2. Proposal Description

The proposal seeks permission to construct a two-storey side extension and a single storey rear extension.

3. Pre-application enquiry

None requested

4. Relevant planning history

None

5. Consultation responses

Transport: No objection.

6. Representations

None received

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 1 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 a relatively advanced stage of preparation, with the pre-submission version formally approved by Plymouth City Council, West Devon Borough Council and South Hams

District Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. It is also considered consistent with the policies of the Framework, as well as based on up to date evidence. However, until the Regulation 19 stage has concluded, and the scale and nature of representations known, it is considered that the JLP's policies will generally have limited weight within the planning decision. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations.

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

8. Analysis

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

2 The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021, DEV20 (Place Shaping and Quality of Built Environment) of the Joint Local Plan (2017) and the aims of the Council's Development Guidelines Supplementary Planning Document 1st review (2013), and the National Planning Policy Framework. The primary planning considerations in this case is its impact on neighbouring amenity and the impact on the character and appearance of the area.

3 66 Weston Park Road is elevated at approximately 45 degrees above street level and plateaus toward the end of the rear garden with a relatively spacious curtilage. The proposal seeks to construct a two storey side extension and rear extension for the provision of additional living, kitchen and bedroom space.

4 Side Extension

The proposed works will include a 2.8 metre (width) two storey side extension, is set down, set back and less than half the existing width of the principle elevation. This is consistent with Paragraph 2.2.44 of the Development Guidelines Supplementary Planning Document (SPD, 2013) which states that 'Where the extension is set back, the roof of the extension should be lower than that of the main house. This ensures that the extension is subordinate. Side extensions should also be of a width to ensure they appear less important to the original dwelling'.

A side elevation stairway window will be set away from the nearest habitable room and is not considered to adversely affect adjacent neighbours through either loss of light, outlook or privacy.

5 Rear Extension

The proposed rear extension dimensions are approximately 3.2m (width) x 1.2m (depth) x 3m (height) which will create additional kitchen space. The extension will be set down and set back from the original rear wall of the property with materials to match. Officers note that

similar structures exist within rear curtilages of adjacent properties.

6 With regard to character and appearance, the rear extension will not be prominent from street scene and is consistent with paragraph 2.2.51 of the SPD which states that 'a rear extension should be in keeping with the main dwelling and the character of the area'.

7 Given the alterations to the proposed dimensions, it is not considered to deviate considerably from the 45 degree SPD guideline paragraphs 2.2.33 and 2.2.34 and is therefore acceptable having taken into account the position and orientation of the proposal and the position and type of neighbouring window. This will ensure compliance with SPD paragraph 2.2.18 -2.2.19 for achieving a unified exterior to correspond with the existing dwelling and ensure maximising available daylight and sunlight without compromising neighbouring amenity through loss of light, privacy or outlook.

8 Highways and Transport consultation objected to the proposed hardstanding due to the lack of turning provision and inadequacy of the site. This has been amended and the hardstanding removed. This is now acceptable.

10 The proposed extensions are not considered to unreasonably impact on neighbouring amenity or the character and appearance of the surrounding area. The form, detailing and materials of the proposal will match the existing features of the dwelling without significantly impacting neighbouring dwellings due to its size and is therefore acceptable.

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

None required

11. Planning Obligations

None required

12. Equalities and Diversities

None

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 the Council's adopted planning policy, supplementary planning documents and national guidance, and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated **06.03.2017**
it is recommended to **Grant Conditionally**

15. Conditions / Reasons

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

1) CONDITION – APPROVED PLANS

Site Location Plan 21022017 Version: 1 received 21/02/17

Site plan 21022017 Version: 1 received 21/02/17

Existing Plans and Elevations 1 OF 2 Version: 1 received 21/02/17

Proposed Plans and Elevations 2 OF 2 Version: 3 received 18/04/17

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 3 YEARS

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

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

Informatives

1) INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

2) INFORMATIVE: CONDITIONAL APPROVAL NEGO

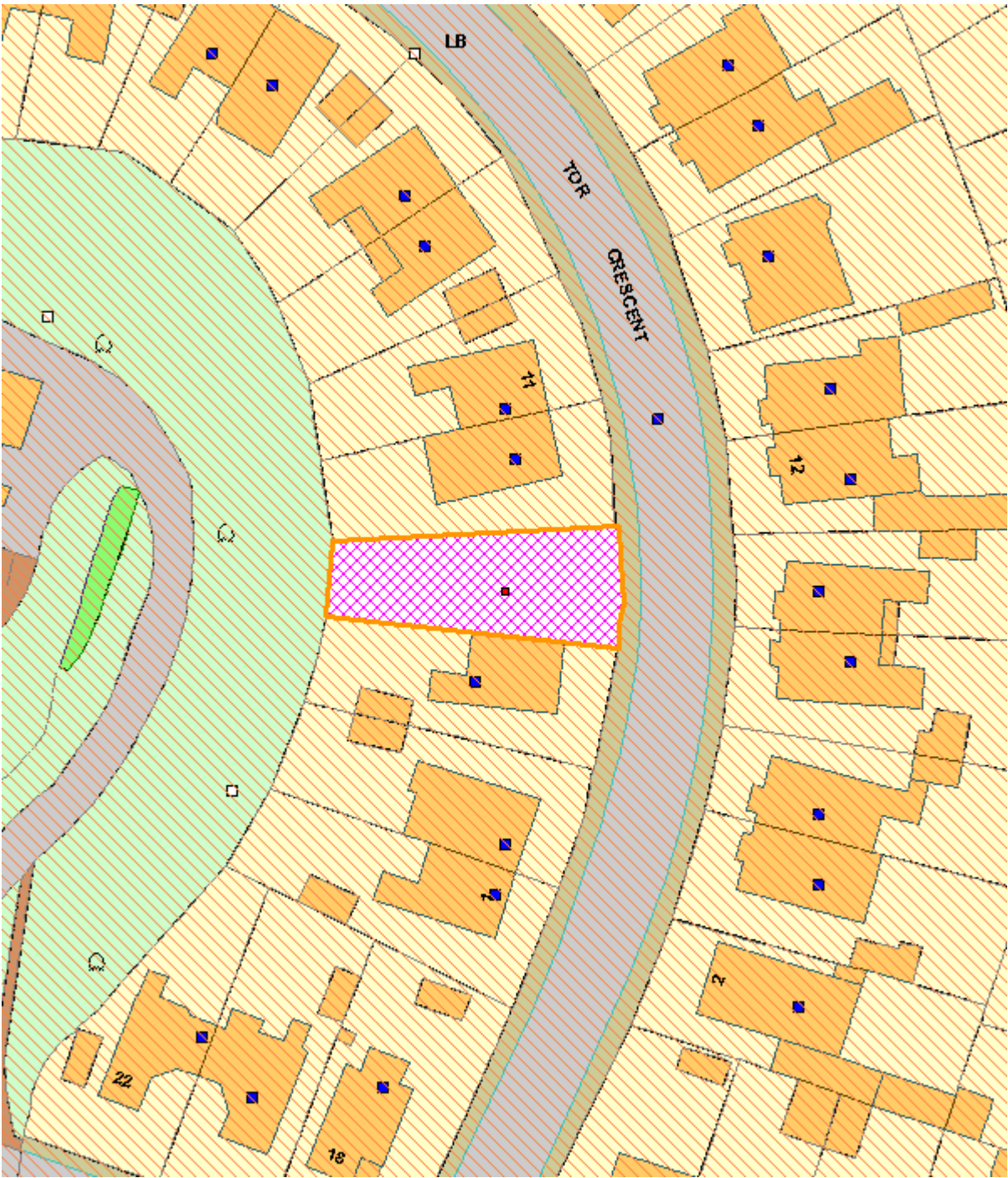
In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated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

PLANNING APPLICATION OFFICERS REPORT



Application Number	17/00329/FUL	Item	02
Date Valid	09.02.2017	Ward	PEVERELL

Site Address	7 Tor Crescent Plymouth PL3 5TW		
Proposal	Roof extension, two storey side extension and rear extension. Externally applied wall insulation		
Applicant	Eric Davis		
Application Type	Full Application		
Target Date	06.04.2017	Committee Date	04.05.2017
Extended Target Date	N/A		
Decision Category	Member referral		
Case Officer	Mrs Liz Wells		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by Ward Councillor Mahony.

1. Description of Site

7 Tor Crescent is a semi-detached residential property in the Peverell ward of the city.

The area of the site is predominantly residential and the road is characterised by c.1930s semi-detached houses with single garages to the side/rear. The road is curved and the houses follow the curve of the road. To the rear of the site is Tor Home, residential home.

2. Proposal Description

Roof extension, two storey side extension and rear extension. Externally applied wall insulation.

Revised plans have been submitted during the course of the application following Officer negotiation. The revised plans include:

1. Step back of the two storey side extension from front of the original house increased to 1600mm
2. The cladding to the side extension has been changed from a modern metal cladding to render with a slate roof.
3. The fenestration to the front elevation is now in keeping with that of the host dwelling
4. The single storey rear extension has been reduced in height by 300mm and cladding colour changed to grey

The roof extension comprises a 'hip to gable' and rear dormer. The proposed two storey side extension has a hipped roof and is proposed to extend to the property boundary to the side. The single storey rear extension is the same depth as the existing kitchen tenement but full width of the rear of the property in a contemporary design and materials.

The proposal is to create a garage to the side, a larger kitchen/diner/playroom on the ground floor and two additional bedrooms. The existing garage in the rear garden is proposed to be demolished and the area used as part of the rear garden.

The amended plans are currently subject to a further period of public consultation.

3. Pre-application enquiry

None.

4. Relevant planning history

No planning for this property.

5. Consultation responses

Local Highway Authority – No objection. The resultant parking provision will still be 2 off-street parking spaces which meets the maximum parking standards, as identified within the Plymouth City Council Development Guidelines SPD. Recommended conditions on garage door type (relating to original plans) and surfacing and informative on dropped kerb.

6. Representations

8 letters of representation and 2 further comments were been received in respect to the original proposal, all objecting to the proposal on the basis of:

1. Out of character – materials and design – potential terracing effect – precedent - overdevelopment
2. Overbearing/dominant impact
3. Loss of light to neighbouring properties and gardens
4. Loss of off-street parking
5. Loss of open space on the property
6. Location of kitchen next to adjoining semi and potential drainage problems
7. Devalue properties

3 letters of representation have been received in response to the further period of public consultation on the amended plans. The comments reiterate many of the comments made on the original plans:

1. Out of character – specifically the wall finish is light grey and dark grey uPVC windows
2. Overbearing/dominant/invasive impact on no. 9 main dining area and garden
3. Loss of light to no. 9 main dining area and garden – shadow study only relates to 4 months, not representative of the majority of the year
4. Concerns about additional parking on the street on curved road obscure sightlines of residents exiting their drives and the street is used as rat-run.
5. Overdevelopment – distorts the symmetry and openness of the Tor estate – additional bedroom can be achieved with loft extension.

Any further comments received before the Committee meeting will be addressed in an addendum report to Planning Committee.

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) and the detailed guidance contained in the Development Guidelines Supplementary Planning Document (SPD) First Review.

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 1 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 a relatively advanced stage of preparation, with the pre-submission version formally approved by Plymouth City Council, West Devon Borough Council and South Hams District Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. It is also considered consistent with the policies of the Framework, as well as based on up to date evidence. However, until the Regulation 19 stage has concluded, and the scale and nature of representations known, it is considered that the JLP's policies will generally have limited weight within the planning decision. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations.

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 SPD First Review

8. Analysis

1. This application has been considered in the context of the development plan, the draft Plymouth Plan, the Framework and other material policy documents as set out in Section 7.

2. The main consideration in assessing this proposal is the impact on the neighbouring property's amenities and the streetscene. The application turns on policy CS34 of the Core Strategy and the detailed guidelines set out in the Development Guidelines SPD. Policies DEV1, DEV20 and DEV31 are also relevant but the considerations do not alter significantly in light of these policies.

Design

Is design in keeping?

4. Yes. The side extension as amended is in keeping with the original house in terms of design and fenestration and the set back of 1.6metres is considered to be sufficient to overcome the potential terracing effect, especially given the property is on a curved road and the roof on the side extension is hipped.

5. The rear extension is unlikely to be very visible from the street/public vantage points. The roof extensions are similar to ones that could be created under permitted development rights and Officers do not consider the proposal as a whole will result in demonstrable harm to this streetscene.

Do materials match or are they appropriate?

6. Yes. The proposal is to be rendered and whilst this does not match the existing pebble-dash finish to the dwelling, part of the proposal is to externally insulate the existing dwelling with a render finish. Officers are mindful that it is open to the homeowner to paint / re-render and externally wall insulate the dwellinghouse under permitted development rights. The street has a traditional appearance (1930s) but is not in a designated Conservation area. Officers therefore consider that it would be unreasonable to insist on a pebble-dash finish.

Is the scale subservient and/or appropriate?

7. Yes. As above and in line with the Development Guidelines SPD.

Amenity

Is remaining amenity sufficient?

8. Yes. The proposal will see the removal of the existing garage which will provide a more useable rear garden space.

Any significant overlooking issues?

9. No. The rear facing windows are not considered to result in significant increased overlooking compared to existing windows, and when considering the permitted development allowances for rear dormers. No upper floor side windows are proposed and any future upper floor side windows would be restricted to obscure glazed under current permitted development allowances.

Any significant loss of light?

10. No. Whilst there is likely to be some loss light to a side window and part of the garden of no. 9, Officers do not consider this loss to warrant the application for refusal. The most impacted window is no. 9's ground floor side window which serves their dining area as part of a larger open-plan kitchen/diner/sunroom with rear facing windows. No. 9 is orientated to the north of the application site. A shadow study for the revised proposal has been provided by the applicant. This shadow study shows shadowing on the lower part of the window after 0900 and before 1300 in Spring and Autumn; and no shading of the window and limited shading of small section of garden in Summer (when the sun is higher in the sky). In winter (December), the shadowing covers the whole window before 1300; however a shadow study for the existing property (without extension) also shows shading of the window during this winter time.

11. The rear extension is orientated to the north of no.5 and the rear extension is not considered to result in any significant loss of light to that neighbour's rear ground floor window.

Any significant change or intensification of use?

13. No. The change is from three to four bedrooms and a study which is still in keeping with a single dwelling use.

Any impact on protected trees?

14. None.

Any other loss of amenity to neighbours?

15. No. The proposal will impact on the aforementioned neighbouring windows, and will be visible from properties opposite. However in terms of outlook and dominance, the proposal is considered acceptable and in line with the Development Guidelines SPD. The side window of no. 9 currently looks onto the boundary fence/wall with the side of the application house beyond. The proposed extension will come up to the boundary, approximately 2 metres from the window. The main outlook from this neighbour's room is out onto the rear garden.

Other Impacts

Any risk to highway safety from changes to parking and/or access?

16. No. Detailed comments received from the Local Highways Authority notes that the existing property has a long, but narrow drive, serving an existing garage. Whereas it is accepted that cars may be able to park on the drive the widths are below standard and access into parked cars may be problematic. The proposal will provide a new garage, of suitable dimensions, and the private drive. The amended plan has been set back the front of the garage and therefore the Highway comments relating to the length of the driveway (and door type condition) have now been overcome. The resultant parking provision will still be 2 off-street parking spaces which meets the maximum parking standards, as identified within the Plymouth City Council Development Guidelines SPD, and arguably equals the current usable car parking spaces, in tandem, on the site. The surfacing condition is recommended in line with the Highway comments.

17. The other issues raised in letters of representation are addressed below:

18. Location of kitchen next to adjoining semi and potential drainage problems – The proposal will be subject to a Building Regulations application and there is no reason to believe that there will be drainage problems given the proposed location of the kitchen adjacent to the party wall.

19. Devalue properties – This is not a material planning consideration.

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

None. Due to the small scale of the extension, it will not attract any Community Infrastructure Levy under the current charging schedule.

11. Planning Obligations

No planning obligations have been sought due to the nature and size of proposal.

12. Equalities and Diversities

The proposal has been considered in the context of adopted policies and no equality and diversity issues are considered to be present in this proposal.

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 subject to a condition on driveway surfacing condition.

14. Recommendation

In respect of the application dated **09.02.2017**
it is recommended to **Grant Conditionally**

15. Conditions / Reasons

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

1) CONDITION – APPROVED PLANS

Site plan 2016-36-PL-02 Version: 2 received 10/02/17

Site Location Plan 2016-36-PL-01 Version: 2 received 10/02/17

Existing Plans 2016-36-PL-03 Version: 1 received 31/01/17

Plans and Elevations 2016-36-PL-05 Version: 1 received 31/01/17

Proposed Elevations 2016-36-PL-07A Version: A received 11/04/17

Proposed Plans and Sections 2016-36-PL-06A Version: A received 11/04/17

Proposed Plans 2016-36-PL-04A Version: A received 11/04/17

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 3 YEARS**

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

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

3) **PRE COMMENCEMENT CONDITION: SURFACING OF DRIVEWAY/PARKING AREAS**

Prior to commencement of its use the parking area shall either be (a) constructed using a permeable construction or (b) hard paved and drained to a private soakaway; and shall thereafter be maintained to ensure satisfactory access to the adjoining highway, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that no private surface water or loose material is deposited onto the adjoining highway in the interests of highway safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

Informatives

1) **INFORMATIVE: CONDITIONAL APPROVAL 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 and has negotiated amendments to the application to enable the grant of planning permission.

2) **INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

3) **INFORMATIVE: PROPERTY RIGHTS**

Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

4) **INFORMATIVE: KERB LOWERING**

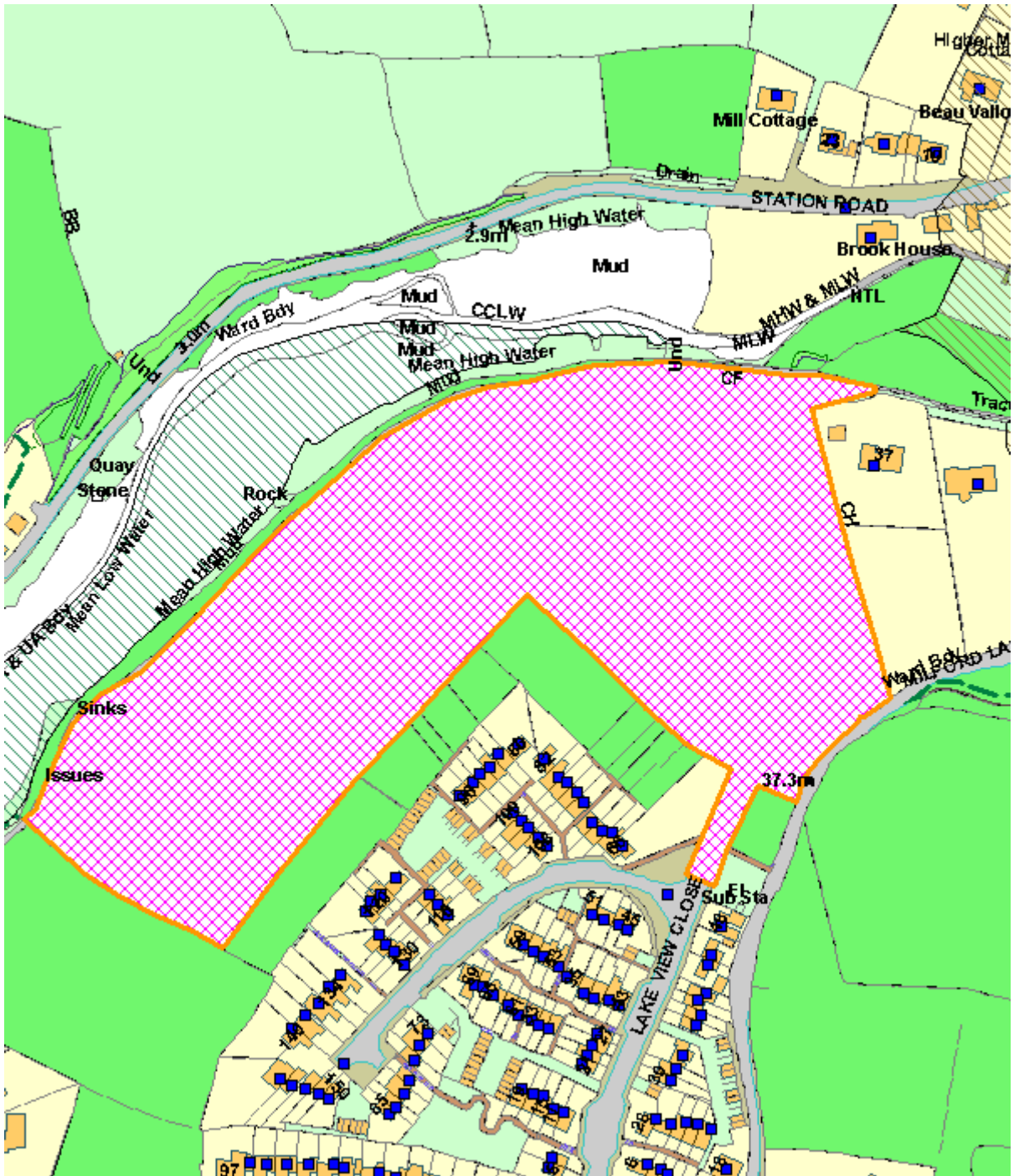
Before the access[es] hereby approved are first brought into use it will be necessary to secure dropped kerbs [and footway crossings] with the consent of the Local Highway Authority. The applicant should contact Plymouth Highways for the necessary approval. Precise details of all works within the public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

PLANNING APPLICATION REPORT



Application Number	16/02295/OUT	Item	03
Date Valid	13.12.2016	Ward	BUDSHEAD

Site Address	Land Off Lake View Close Plymouth		
Proposal	Outline application with details of access for the erection of up to 51 dwellings with associated greenspace, parking & estate road (details of appearance, landscaping, layout & scale reserved for future consideration)		
Applicant	Ms D Forshaw		
Application Type	Outline Application		
Target Date	14.03.2017	Committee Date	04.05.2017
Decision Category	Major - More than 5 Public Comments		
Case Officer	Mr Simon Osborne		
Recommendation	Refuse		



1. Description of Site

The site is located on the north eastern edge of Whitleigh and to the south west of Tamerton Foliot. The 3.95 hectares site has a valley setting, and comprises of steeply sloping agricultural fields, an area of scrub, with hedgebank boundaries, grassland and pathways.

The site is currently accessed by footpaths from Milford Lane and Lake View Close, and by a footpath running alongside the creek linking Riverside Walk to Tamerton Close.

The site is adjacent to a tidal Creek which forms part of the Plymouth Sound and Estuaries Special Area of Conservation (SAC) and lies alongside, but not within, the Tamar Valley AONB which extends westwards and northwards from the western end of the site. The site does form part of the setting to the AONB.

The site is also adjacent to the Tamar Valley Estuaries Complex Special Protection Area (SPA) and Tamar Tavy Estuary SSSI.

2. Proposal Description

Outline application with details of access for the erection of up to 51 dwellings with associated greenspace, parking & estate road (details of appearance, landscaping, layout & scale reserved for future consideration)

The site would have a vehicle access from Lake View Close. A pedestrian and cycle access would be provided from the site to Riverside Walk and the existing footpath.

3. Pre-application enquiry

There has been a relatively extensive pre-application process and public consultation. Notwithstanding the fact that officers raised potential concerns regarding the principle of the development due to potential greenspace and landscape impacts, officers worked with the applicant to identify and address other issues including potential s106 heads of terms.

The applicant carried out a public consultation event which took place on 26 July 2016 at Wood View Learning Community Centre. According to the application details the number of people registered as having attended the meeting totalled 175, with 115 questionnaires completed.

The application details that as a result of the consultation exercise (together with the pre-application) there have been adjustments, including the number of dwellings on site reduced from 60 to 51 and the size of the dwellings reduced by approximately 15% including the removal of 4 dwellings originally proposed to be accessed from Riverside Walk.

4. Relevant planning history

16/2265/ESR10 – Screening Opinion for the current development – An Environmental Statement (EIA) is not required.

Adjacent Site (Land at Riverside Walk)

88/ 00118/FUL - Erection Of Fourteen Dwelling Houses And Garages And Construction Of Highway – Permitted.

This permission was subject to a s52 agreement (the predecessor of s106) which prohibits the development of the land subject to the current application. However it should be noted that the current application should be assessed on its own merits.

5. Consultation responses

Local Highway Authority – no objections subject to conditions

Public Protection Service – No objections subject to a contaminated land condition.

Local Lead Flooding Authority – No objections subject to conditions.

Police Architectural Liaison Officer – No objections subject to conditions.

Environment Agency – No objections.

Natural Infrastructure Team – Object to the proposal on greenspace and landscape grounds.

Historic Environment Officer – No objections subject to an archaeology condition.

Natural England – No objections in respect to the impact on designated sites subject to an appropriate Habitats Regulation Assessment and recommends consultation with the AONB.

Tamar Valley AONB – objects due to the impact on the AONB.

RSPB - Objects due to impact on nature.

Economic Development – No objections subject to condition.

Housing Delivery Team – No objections.

6. Representations

The Local Planning Authority has received a total of 386 individual letters of representation and 1 petition containing 74 signatures all objecting to this planning application. The views, opinions and comments contained within these letters of objection have been summarised as follows:-

Local Highways and Transport Concerns

- The surrounding roads are already congested and the proposed accesses are poor
- Local roads cannot sustain the likely increases in traffic
- Development will cause major road disruptions
- Parking in the area is already an issue
- Buses and emergency vehicles will be impacted
- Other developments in the area already under construction (such as Tamerton School site) are adding to highways problems
- Construction traffic will cause significant issues
- Access and roads can be dangerous in poor weather conditions;
- Highway proposals are inadequate to cope with additional 100-150 vehicle movements;
- Access points such as Holly Park Road are dangerous, and have poor visibility which would pose risks to vehicle and pedestrian safety
- Public transport in the area is poor and this will put additional pressure on private vehicle usage

- Will adversely impact the daily commute
- Millfield Lane will become a 'rat-run'

Greenspace, Wildlife, Biodiversity and Flooding Concerns

- Developments of Greenbelt should not be allowed and should be focused towards brownfield land
- The area is already prone to flooding
- Unacceptable impacts on AONB, SSSI and wildlife reserves
- Will increase surface water run off
- Loss of riverside walk
- The development will have a negative visual impact on the surrounding landscape
- The development is too close to an SSSI
- Loss of places for children to play and for people to walk dogs
- Negative and harmful Impact on the adjacent water environment and wildlife it sustains
- Detrimental impact on local wildlife which is abundant – Deer, birds, bats, rodents, reptiles etc
- Impact on trees

General

- The community is already overcrowded and the infrastructure in the area is insufficient to cope with this development
- More housing is not needed in this location
- Design and layout is out of character of the Tamerton Foliot Village Conservation Area
- Local Schools and GP surgeries are at capacity so will only exacerbate the situation
- Unsustainable development
- Unfair development on the existing residents as this is a village not a city
- Loss of peaceful place to live
- Loss of amenity and privacy to existing residents
- Harmful to the character of the area
- Could give rise to anti-social behaviour in the area
- Will ruin the rural feel of the locality and is out of keeping with beautiful landscape and AONB
- Pollution will rise
- Will erode residents enjoyment of the nature reserve
- Increase pollution, noise and light
- How can this application be considered when the strategic plan is yet to be formalised
- The development is contrary to existing and emerging policy
- Developers shouldn't benefit from these places
- Will impact on existing Public Right of Way
- Earthworks will be significant given the topography of the area
- Will become continuous sprawl of housing engulfing the village
- Overdevelopment
- The proposed gardens cannot be considered as 'greenspace'
- The consultation was poor and took place over Christmas

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 1 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 subject to a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. It is also considered consistent with the policies of the Framework, as well as 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 (an update on the objections received as part of the Reg 19 consultation will be provided in the form of an addendum report). 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:-

- * Sustainable Design Supplementary Planning Document Development
- * Guidelines Supplementary Planning Document
- * Planning Obligations and Affordable Housing Supplementary Planning Document.

5 year housing land 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, when measured against the housing requirement in the adopted development plan (the Core Strategy), Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2017-22

It should be noted, however, that the Local Planning Authority is at a relatively advanced stage in the preparation of the Plymouth and South West Devon Joint Local Plan. The pre-submission version of the JLP has been formally approved by Plymouth City Council, West Devon Borough Council and South Hams District Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. The pre submission draft JLP sets out that a five year supply of deliverable housing sites can be demonstrated for the whole plan area, for the Plymouth Policy Area and for the Thriving Towns and Villages Policy Area, when measured against the new housing requirements set out in the JLP. Guidance on the amount of weight to be applied to the JLP is contained elsewhere in this report. It should, however, be considered that since the five year land supply elements of the JLP are likely to attract significant representations which will be considered at the Examination into the JLP, only limited weight should be given to the emerging five year land supply position.

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 set out in the adopted Core Strategy, 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 PP

8. Analysis

1. This application has been considered in the context of the development plan, the emerging JLP, 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), CS32 (Designing Out Crime), CS33 (Community Benefits/Planning Obligations) and CS34 (Planning Application Considerations).
3. The emerging Joint Local 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), 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), DEV24 (Landscape Character) DEV26 (Strategic Landscape Areas), DEV 27 (Nationally Protected Landscapes) DEV28 (Protecting and enhancing biodiversity and geological conservation), DEV29 (Green and Play spaces) 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).

4. The main planning considerations in this case are considered to be highway issues; biodiversity; trees; housing provision; impact on residential amenity; loss of green space and landscape impacts; and sustainability. These issues will be discussed in full below.

5. The application raises a number of important planning issues, including the principle of development and highways issues. These and the other main planning issues are considered below

The Principle of Development- Landscape

6. Policy CS18 (1) of the Core Strategy (2007) states that the Council will 'protect and support a diverse and multi-functional network of green space and waterscape, through identifying ... a network of strategically and locally important Greenscape Areas, Development on or adjacent to these Greenscape Areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristics of that area.'

The Greenscape Assessment 2000 states that: 'The site is of high to medium nature conservation interest and of high visual importance due to its intimate spaces and its strong relationship with the water's edge and open countryside to the north of Tamerton Lake. The site is overlooked by AONB to the north. The site would be sensitive to change in particular urban development.'

7. In the emerging Joint Local Plan, part of this plot of land has been allocated as a Strategic Landscape Area . This allocation is backed up by up-to-date evidence in the Plymouth and Plymouth Urban Fringe Landscape and Seascape Assessment 2016. This study lists the site as within Landscape Character Areas: CA21 Tamerton Lake and Wooded Fringes; and CA 07 Cann and Whitely Woods and Landscape Character Types: 3G River Valley Slopes and Combes and 7A Wooded Valleys. The study highlights the sensitivity of these character areas due to their potential to form part of the setting of the Tamar valley AONB. In particular, the study makes the following recommendations for CA21:

- Protect the important role of the landscape as part of the wider seascape setting of the River Tamar and the River Tavy – key to the wider AONB designation.
- Consider the special qualities of the Tamar Valley AONB in any new proposals, including its value as a rare valley and water landscape of high visual quality.

8. A further site Landscape Impact Assessment (site 0197) was carried out as part of the Joint Local Plan. This assessment outlines the value and sensitivity of this site and its role as part of the setting to the AONB.. The guidance recommends that the open pastoral landscape should be retained and the introduction of incongruous features, that would affect the quality of this landscape, should be avoided.

9. The emerging policy DEV 26 states that development proposals within Strategic Landscape Ares will only be permitted where:

- The form, scale and design are not visually intrusive and are well integrated into the landscape.
- The proposal, either individually or cumulatively does not significantly harm the open character, key characteristics, valued attributes, or sensitive features of the area or important views.
- The proposal does not result in unacceptable intrusion into the open countryside or contribute to the coalescence of separate settlements.
- The setting, individual character and identity of adjoining settlements is retained.
- The proposed development is linked to an existing appropriate use and cannot reasonably be located

10. The emerging policy DEV24 (Landscape Character) is also relevant which states: Development will conserve and enhance landscape, townscape and seascape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts. Development proposals should:

1. Be located and designed to respect scenic quality and maintain an area's distinctive sense of place and reinforce local distinctiveness.
2. Conserve and enhance the characteristics and views of the area along with valued attributes and existing site features such as trees and hedgerows that contribute to the character and quality of the area.
3. Be of high quality architectural and landscape design appropriate to its landscape context.
4. Be located and designed to prevent erosion of relative tranquility and intrinsically dark landscapes, and where possible use opportunities to enhance areas in which tranquility has been eroded.
5. Restore positive landscape characteristics and features that reinforce local landscape quality and distinctiveness.
6. Where necessary, be supported by Landscape Visual Impact Assessments and landscaping schemes that enhance that proposed development.
7. Avoid, mitigate, and where appropriate compensate, for any residual adverse effects and take opportunities to secure landscape character and visual enhancements.

11. A Landscape and Visual Impact Assessment (LVIA) has been submitted to demonstrate potential impact on the landscape. Officers do not agree with the conclusions of the LVIA that the impacts of this development on the landscape would be 'neutral to minor adverse'.

12. The Tamar Valley AONB has objected to this application stating that 'There is a very high potential for even small-scale housing development to have a significant harmful impact within the setting of the AONB.

13. The site is an important and valued local landscape that provides a rural separation between Plymouth (Whitleigh) and Tamerton Foliot. It provides a rural and tranquil setting to Tamerton Foliot (including the conservation area) and contributes to the setting of the Tamar Valley AONB that lies directly to the north. Whilst the site is relatively contained, and views of it are limited, the rural character and landscape features such as dense hedgerows and wooded skylines are an important feature and particularly for recreational users of the footpath adjacent to Tamerton Lake. The proposed development introduces a scale of development that conflicts with the existing character and role of this site as a rural separation between Plymouth and Tamerton Foliot. Whilst the proposal uses strategic landscaping to reduce the impacts, the introduction of housing across the site and associated impacts such as lighting etc. will erode the rural and tranquil nature of the site and degrade the role of existing landscape features. The proposal is therefore considered to be contrary to paragraphs 109 and 114 of the NPPF and policies CS18, CS20 and CS34 of the Plymouth Local Development Framework Core Strategy and policies DEV24, DEV25, DEV26 and DEV27 of the emerging Plymouth and South West Devon Joint Local Plan 2014-2034.

Principle of Development - Green Space

14. Policy CS18 (1) of the Core Strategy (2007) also states that the Council will 'protect and support a diverse and multi-functional network of green space and waterscape, through identifying ... a network of strategically and locally important Greenscape Areas. Development on or adjacent to these Greenscape Areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristics of that area.'

15. The evidence in the Greenspace Assessment (2000), lists the site as having city importance for habitats and species and district importance as an access corridor, for food/countryside, informal recreation, visual amenity and as a separation buffer.

16. The Greenscape Assessment 2000 states that: 'The site is of high to medium nature conservation interest and of high visual importance due to its intimate spaces and its strong relationship with the waters edge and open countryside to the north of Tamerton Lake. The site is overlooked by AONB to the north. The site would be sensitive to change in particular urban development.'

17. The NPPF (para 76 & 77) allows Local Communities and Authorities to designate areas of Local Green Space (akin to Greenbelt Land). In the emerging Joint Local Plan, this plot of land has been allocated as Local Green Space, This allocation is backed up by evidence in the Plymouth Policy Area Open Space Assessment 2017 and its appendix which lists the site as being important for natural habitats and biodiversity as well as informal recreation.

18. Policy DEV 29 states that the LPA will protect and support a diverse and multifunctional network of greenspace. Criteria 1 of the policy states that : 'Development that would result in an unacceptable conflict with the function(s) or characteristic of Strategic Green Spaces and Local Green Spaces (Plymouth Policy Area) will be resisted. In

these areas development will normally only be permitted where it enhances the value of the greenspace, for example through sports, allotment and play provision, lighting, cafes, educational uses and sustainable transport routes’.

19. Whilst the proposal would retain the access function of the greenspace it would remove the visual amenity, food/countryside, informal recreation and separation buffer functions and because of this the impacts are considered to be unacceptable and contrary to paragraphs 109 and 114 of the NPPF and policies CS18, CS20 and CS34 of the Plymouth Local Development Framework Core Strategy and the emerging policy DEV29 of the Plymouth and South West Devon Joint Local Plan 2014 and 2034.

Trees

20. Officers consider that the indicative layout should not have an impact on the line of significant mature trees adjacent to the creek which have high amenity value. The important hedge to the east is shown to be retained along with the trees bordering properties in Lake View Close and at south western end of the site. Three sections of poor quality hedgerow will be lost.

21. The main area of concern in terms of potential tree and hedge loss is the category B2 section of mature hedge running north /south towards the eastern end of the site to accommodate plots 1 and 5 where the access road zig zags down the slope. (TG9 and TG11 and Oak 869 on survey) have high landscape value. In addition plots 16 and 17 will be significantly shaded dominated by trees to the south (TG12 on survey) which also have high landscape/amenity value.

22. If members were minded to approve this application then the reserved matters covering details of appearance, landscaping, layout & scale will need to try and address these issues by amending the layout to provide a better relationship with adjacent trees and, where possible, to retain more of the existing mature hedge discussed above. A tree protection plan, tree retention and removal plan and an Arboriculture Impact assessment will need to be provided to allow an accurate assessment of the canopy loss all of which can be secured by condition should the application.

Biodiversity

23. The site is a biodiversity network feature under CS18 and has been identified as a Biodiversity Network Corridor under policy DEV28 of the emerging JLP.

24. The application is accompanied by ecological surveys and an Ecological Mitigation and Enhancement Strategy (EMES). The habitats of most value are the adjacent intertidal features and the associated bank of mature trees; and the traditional stone-faced vegetated hedgebanks,

25. Whilst the surveys are adequate, officers consider the EMES does not provide the level of detail required to demonstrate that the application will prevent an impact on habitat and species and deliver a net gain in biodiversity as required by policy CS19. The

proposal is therefore considered contrary to Core Strategy Policy CS19, and DEV 28 of the emerging JLP.

26. It should be noted that the application has indicated they are unwilling to agree to an extension of time to address this refusal reason.

27. It should also be noted that as the site is adjacent to an SPA, SAC and SSSI. Plymouth City Council has completed a Habitats Regulations Assessment. Natural England confirmed on 13th March 2017 that it is happy with the conclusion of the HRA: 'that subject to the mitigation measures included in the assessment, there would be no adverse significant effect' on the designated sites.

Layout and Density

28. Whilst layout is a matter reserved for future consideration, the applicant has provided an indicative layout showing how the site could be developed.

29. Should the principle issues discussed above be deemed acceptable it is considered that the low density of the proposal of approximately 13 dwellings per hectare (DPH) allows significant amount of the site to be safeguarded as public open space, for biodiversity improvements and suds infrastructure. The proposed DPH allows for the provision of a range of dwellings which will have different sized curtilages and parking requirements depending on their size.

30. The layout of the spine road is largely dictated by the slope of the site and therefore any reserved matters road layout is likely to be similar. However, as the application reserves the layout any reserved matters applications at the site will be required to finalise a layout. Should members be minded to approve this application an informative would be recommended to make it clear that the proposed layout is indicative only and may not necessarily be acceptable.

Design and Landscaping

31. The application reserves all issues concerning design and Landscaping for future consideration.

Residential Amenity

32. It is important that all new residential development should be designed to ensure that the impact on existing properties in terms of privacy light and outlook is acceptable. It is also imperative that the relationship between the new dwellings proposed is acceptable and that each property has an adequate level of privacy and natural light.

33. The indicative layout of the site has been arranged in order to minimise impact on the surrounding properties. The existing properties are considered to be an adequate distance away to ensure that no unreasonable impact on their amenities would occur. It is thus considered that there will be no significant residential amenity conflict created between the existing dwellings and proposed development and the application is therefore considered compliant with Policy CS34 of the City of Plymouth Local

Development Framework Core Strategy (2007) and policies DEV1, DEV20 of the emerging JLP.

Highways and Transport issues

34. A comprehensive Transport Statement has been submitted with the application and the Highway Authority has not raised any objections in principle to the proposal.

35. The means of access would be by way of an extension of the turning area at the north end of Lake View Close. Lake View Drive/Close takes the form of a traditional street with footways and a grass verge along one side, along with a number of lay-by type parking spaces positioned along its length. It has an average carriageway width of just over 7 metres wide. A bus service runs along the upper section of the street. It was initially considered that there may be an opportunity to extend the bus service into the new development itself. However due to the steep sloping site, and the associated likely new access road configuration, this would now seem unlikely.

36. The submitted Transport Statement sets out the opportunities for travel in relation to the location of the application site, and the existing transport infrastructure. A traffic impact assessment has been undertaken. For up to 51 dwellings the assessment concludes that the generated vehicle impact would be less than one additional vehicle a minute during the am & pm peak period. No known issues have been identified on this part of the local road network, and the traffic impact conclusion of less than one vehicle a minute is accepted.

37. In accordance with good practice and planning policy, and in seeking sustainable development (NPPF), the Highway Authority would wish to see new development integrated and well connected with the surrounding road network. With this intention, during early discussions the provision of a secondary access/egress was envisaged. This would have provided a route for pedestrians and cyclists, along with a single-track vehicle link incorporating a gateway feature between the proposed new development and Riverside Walk, Tamerton. This approach would have helped to keep vehicle use of the link, and speeds low, whilst still providing sustainable vehicular connectivity, to the north.

38. However such a vehicle access has not been provided due to the position of existing mature trees. The lack of the vehicle link to Riverside Walk considerably reduces the level of sustainability of the development, adding to the vehicle impact on the road network and the associated environmental impacts. However the negative impact in this case, whilst undesirable, is unlikely to be considered as severe in NPPF terms and therefore officers consider it acceptable.

39. The steeply sloping site will influence the development and road layout, which for this outline application currently may only be considered as indicative. In accordance with best practice, and for reasons of highway safety, the gradient of the road must not exceed 1:10 at any point. And there would be a requirement for widening on any bends, along with the provision of forward and good visibility, including over any adjacent soft- landscaped areas where there may be a bend in the road. Where there are steep gradients,

pedestrian hand rails and/or vehicle crash barriers may be required. The highway layout, details and specifications, would all be expected to be in accordance with Council policy, and comply with all relevant local and national design standards and specifications.

40. Should members be minded to approve this application the Highway Authority would seek a Strategic Transport contribution from the development, in accordance with the Council's Policy and scale of charges, which is likely to be in the order of £240,800, subject to any further housing split details. The strategic transport contribution would be put toward a highway improvement scheme, to improve capacity and reduce congestion in the vicinity of Budshead Road/Crownhill Road/ Wolseley Road junctions.

Drainage

41. Drainage arrangements are set out in the accompanying Drainage Strategy (DS). This indicates that the surface water from the site (including from the highway) would be discharged without restriction into the adjacent creek. The surface water would be discharged into the creek via a balancing pond that would help mitigate pollution by screening any sediment and impurities. The Environment Agency has raised no objections to this proposal which would require a separate environmental permit. The Lead Local Flood Authority is also satisfied with this approach subject to a condition requiring further information including drainage rates and measures to prevent pollution during construction.

Historic Environment

42. The proposal site lies outside and to the southwest of the Tamerton Foliot Conservation Area. Although relatively close to the Conservation Area boundary, the site slopes steeply and this reduces its visibility, although it can be glimpsed from a number of places within the Conservation Area. Therefore the impact on the Conservation Area is likely to be minimal subject to high quality design which reflects the character of the area.

43. The site, due to topography and its location close to the tidal inlet, may be considered to hold the archaeological remains of past activity. Some limited archaeological trench evaluation would assist in determining whether this is the case or not. An archaeology condition is therefore recommended should members be minded to approve this application.

Affordable Housing

44. The delivery of affordable housing development is one of the top Corporate priorities for Plymouth City Council.

45. The application proposes an affordable housing offer of 29.4 %, which equates to 15 units if the total number of dwellings provided is 51. This is on the basis of 66% affordable rent and 33% shared ownership. Should members be minded to approve this application the percentage of affordable housing will be secured within the S106 attached to this application.

46. The application has been subject to a robust viability assessment and therefore officers consider this negligible 0.6% under the 30% affordable housing requirement is acceptable.

Renewable Energy

47. Policy CS20 (Sustainable Resource Use) of the Adopted City of Plymouth Local Development Framework Core Strategy (2007) requires all new residential developments of 10 units or more to incorporate onsite renewable energy production equipment to offset at least 15% of predicted carbon emissions. The applicant has confirmed that they would accept a condition requiring such but until such time as a reserved matters application is submitted do not know their preferred approach. Officers are confident that an acceptable approach is available and therefore should members be minded to approve this application consider a condition would be adequate in this case.

Other issues

Secure by Design

48. A Secure by Design Statement has been submitted with the application which has been assessed by the Police Architectural Liaison Officer who has no objections subject to a gates condition and a number of comments which would need to be addressed during consideration of a future reserved matters application.

Public Rights of Way

49. Residents have suggested that the proposal will affect a Public Right of Way. The Council's Public Rights of Way officer has confirmed there are no registered rights of way in the locality.

Public Protection Issues

50. The letters of objection have raised concerns regarding disturbance during construction. Officers consider that should members be minded to approve this application this could be minimised and controlled through a planning condition.

51. A Phase 1 contamination report accompanies the application. The Public Protection service agrees with the report's conclusions that further investigatory works are required which should members be minded to approve this application could be secured through a condition.

52. Consultation

The letters of representation raised issues regarding the council's consultation and the positioning of site notices. Whilst officers consider the application was advertised correctly it was recognised that there was some minor issues with registering objections online for a very limited period. Therefore the application was re-advertised for a period of 14 days including additional site notices.

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 development will be liable for a charge under the Community Infrastructure Levy, however the calculation will be made at Reserved Matters stage. A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed).

The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and will be index-linked.

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.

Should members be minded to approve this application the following heads of terms have been agreed to mitigate the impact of the proposal:

Education: £138,257 towards an expansion at Mary Dean's CE Primary School.

Highways: £240,800, towards a highway improvement scheme, to improve capacity and reduce congestion in the vicinity of Budshead Road/Crownhill Road/ Wolseley Road junctions

Local green space: £33,652 for the provision and maintenance of greenspace and access improvements at Cann Woods Local Nature Reserve

Children's Playspace: £24,084 for the provision and maintenance of the play area at Aylesbury Crescent.

Playing Pitches: £61,045 for the provision and maintenance of playing pitch facilities at Aylesbury Crescent.

£42,162 for the provision of pedestrian access improvements and maintenance on land west of Poole Farm.

It should be noted that the NHS has indicated that the GP surgeries in the area have capacity to cope with the additional impact of such a development and therefore in line with the CIL regulations have not requested a health contribution.

12. Equalities and Diversities

Should members be minded to approve this application a condition is recommended securing 20% of the proposed dwellings as accessible and adaptable homes.

13. Conclusions

It is recognised that the Council does not currently have a five year supply of land available for housing. Although a 5 year supply has been identified in the emerging JLP as described above this holds limited weight at this time. The scheme would therefore assist in meeting housing needs within Plymouth, including provision for affordable housing. Jobs and wealth would also be created within the construction sector. Whilst this is noted, and has been accorded great weight, it is considered that on balance this does not override the other planning harm considerations.

There is an environmental dimension to achieving sustainable development and one of the Core principles of the NPPF includes taking account of the different roles and character of different areas. In this instance, the harm to the character and identity of area in greenspace and landscape terms, would significantly and demonstrably outweigh the benefits of the scheme. For these reasons the scheme does not comprise sustainable development and is therefore contrary to National Policy and the adopted Local Development Framework. Whilst its weight is limited it is also contrary to the Emerging Joint Local Plan which is informed by an up-to-date evidence base.

For the reasons outlined above it is recommended the application be refused.

14. Recommendation

In respect of the application dated **13.12.2016** and the submitted drawings it is recommended to **Refuse**

15. Conditions

1) GREENSPACE IMPACT

The LPA considers that the site is an important greenspace site based on the evidence provided in the Greenspace Assessment 2000 and Plymouth Policy Area Open Space Assessment 2017. It has also been nominated and proposed as an allocated Local Greenspace in the submission draft of the Plymouth and South West Devon Joint Local Plan. The proposal erodes the visual amenity, food/countryside, informal recreation and separation buffer functions of the greenspace. The proposal is therefore considered to be contrary to paragraphs 109 and 114 of the NPPF and policies CS18, CS20 and CS34 of the Plymouth Local Development Framework Core

Strategy and the emerging policy DEV29 of the Plymouth and South West Devon Joint Local Plan 2014 and 2034.

2) LANDSCAPE IMPACT

The Local Planning Authority considers that the site is an important and valued local landscape that provides a rural separation between Plymouth (Whitleigh) and Tamerton Foliot. It provides a rural and tranquil setting to Tamerton Foliot and contributes to the setting of the Tamer valley AONB that lies directly to the north. The introduction of housing across the site and associated impacts such as lighting etc. will erode the rural and tranquil nature of the site and degrade the role of existing landscape features. The proposal is therefore considered to be contrary to paragraphs 109 and 114 of the NPPF and policies CS18, CS20 and CS34 of the Plymouth Local Development Framework Core Strategy and policies DEV24, DEV25, DEV26 and DEV27 of the emerging Plymouth and South West Devon Joint Local Plan 2014-2034.

3) INSUFFICIENT INFORMATION ON BIODIVERSITY

The Local Planning Authority considers that the application does not contain sufficient information to demonstrate that the development will prevent an impact on habitats and protected species and will result in a net gain in biodiversity. The Ecology Mitigation and Enhancement Strategy does not provide sufficient information to allow an assessment of the potential biodiversity impacts and whether these impacts will be sufficiently mitigated and a net gain for biodiversity achieved. The application is therefore contrary to NPPF para 109 and 118, Core Strategy Policy CS19, and the emerging Joint Local Plan policy DEV 28.

Informatives

1) SUPPORTING DOCUMENTS

The following supporting documents were considered with regards to this application:

Planning statement Nov 2016;

Design and access statement THR/BH/1568 Nov 2016 (revised);

Underground survey;

Phase 1 Desk Study – Revision 1 April 2016;

Tree survey 04489;

extended phase 1 06/10/2016;

Phase 2 bat 06/10/2016;

Phase 2 wintering bird 06/10/2016;

Phase 2 dormouse 06/10/2016;

Phase 2 reptile 06/10/2016;

Tree Roost Survey;

Letter, PLANeco dated 05/10/2016;

Letter, Natural England, (pre-application) Discretionary Advice Service dated 03/02/2016;

Landscape and visual impact assessment CD/C/501 A Oct 2016; Flood risk assessment and drainage strategy 15.346 Rev A Sep 2016;

Drainage statement;

Transport statement 15.346 Rev D Nov 2015;
Ecological Mitigation and Enhancement Strategy final version received 20/04/17;
Secure by Design Statement THR/BH/1526 January 2017;
Agents Letter dated 13/04/2017.

2) REFUSAL (WITH ATTEMPTED 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 looked for solutions to enable the grant of planning permission. However the proposal remains contrary to the planning policies set out in the reasons for refusal and was not therefore considered to be sustainable development.

3) 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. 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.

Relevant Policies

The following (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out

within the City of Plymouth Local Development Scheme and (b) relevant Government Policy Statements and Government Circulars, were taken into account in determining this application:

SDSPD - Sustainable Design SPD

DGSPD - Development Guidelines SPD

Planning Obligations and Affordable housing SPD

CS02 - Design

CS03 - Historic Environment

CS01 - Development of Sustainable Linked Comm

CS34 - Planning application considerations

CS28 - Local Transport Consideration

CS32 - Designing out crime

CS22 - Pollution

CS19 – Wildlife

CS20 – Sustainable Resource Use

CS15 - Overall Housing Provision

CS18 - Plymouth's Green Space

CS33- Community Benefits/Planning Obligations

NPPF - National Planning Policy Framework

NPPG – National Planning Policy Guidance

SPT2 – Sustainable Linked Neighbourhood

DEV2 - Air Water Soil Noise and Land

DEV7 - Meeting local housing needs

DEV8 - Local Housing needs in Towns & Villages

DEV9 - Local Housing needs in the plan area

DEV20 - Place shaping & quality of built environ

DEV21 - Conserving the Historic Environment

DEV22 - Development affecting Historic Environmt

DEV24 - Landscape Character

DEV26 - Strategic Landscape Areas

DEV27 Nationally Protected Landscapes

DEV28 - Protect Enhancing Biodiversity Geologic

DEV29 - Green and Place Spaces

DEV30 - Trees Woodlands and Hedgerows

DEV31 - Specific provisions relating to Transp't

DEV32 - Comm Infrastr'ure needs for new homes

DEV33 - Waste Management

DEV37 - Managing Flood Risk and Water Qual Impac

DEV10 - Delivering High Quality Housing

DEV1 - Protecting Health and Amenity

Planning Applications Determined Since Last Committee

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
24/03/2017	Grant Conditionally	17/00178/FUL	Mr Jim Tuggle	Resubmission of Planning App 16/01316/FUL - Garage conversion to annex and replacement garage	2 Wood Park Plymouth PL6 8AW	Mrs Alumeci Tuima
24/03/2017	Grant Conditionally	17/00252/FUL	Mrs Sarah Hyatt	Change of use from public house (Class A4) to education purposes (Class D1), replacement windows and new access	Hawkins Meeting House, Buckwell Street Plymouth PL1 2DA	Mr Mike Stone
24/03/2017	Grant Conditionally	17/00397/FUL	Mr Charlie Irish	Two storey side extension	23 Torr Lane Plymouth PL3 5NY	Mr Mike Stone
24/03/2017	Lawful Certificate Issued	17/00532/EXUS	Mr Richard Pillar	Use as 9-bedroom House in Multiple Occupation (Sui Generis)	140 North Hill Plymouth PL4 8LA	Mr Chris Cummings
24/03/2017	Prior Approval Not Required	17/00398/GP1	Mr Robbie Brown	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 2m, has a maximum height of 3.4m, and has an eaves height of 3m	16 Linketty Lane West Plymouth PL3 5RX	Mrs Alumeci Tuima
27/03/2017	Report Issued	17/00474/ERS105	Andrew Malcomson	EIA Scoping Opinion	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth	Mr Ian Sosnowski
27/03/2017	Grant Conditionally	17/00465/FUL	Mr Wayne Woodward	Double garage.	1 Fountains Crescent Plymouth PL2 3RA	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
28/03/2017	Agreed Minor Amendment	17/00406/AMD	Mr Stuart Coles	Non-material minor amendment: Addition of second bay window to the front of the bungalow with associated changes to roof over original bay and porch, use of stone sills, and minor internal wall arragement changes for application 16/01662/FUL	Plot 3, Rear Of 13 Underwood Road Plymouth PL7 1SY	Miss Amy Thompson
28/03/2017	Grant Conditionally	17/00332/FUL	Mr Neil Brinkworth	Side extension, front porch and rear decking	13 Braddons Hill Plymouth PL7 4RU	Miss Amy Thompson
28/03/2017	Grant Conditionally	17/00359/FUL	Mr Trevor Goff	46 temporary car parking spaces are to be provided for 18 months to accommodate spaces displaced during construction of the Derriford Transport Scheme.	Former Seaton Barracks Site, William Prance Road Plymouth	Miss Amy Thompson
28/03/2017	Prior Approval Not Required	17/00396/GP1	Mr Mark Kent	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.8m, has a maximum height of 3.9m, and has an eaves height of 2.95m	287 Outland Road Plymouth PL2 3SP	Mr Mike Stone
28/03/2017	Prior Approval Not Required	17/00531/GP1	Mr Karl Marchant	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.8m, has a maximum height of 3.3m, and has an eaves height of 2.2m	20 Arnside Close Plymouth PL6 8UU	Mr Mike Stone
28/03/2017	Prior Approval Not Required	17/00592/GP3	Mr Richard Bickford	Change of Use from A1 shop/A2 financial services to C3 dwelling.	118 Grenville Road Plymouth PL4 9QA	Mr Mike Stone
29/03/2017		17/00353/PRDE	Mr & Mrs M Kelly	Extension to detached garage	Kings Lea, Tamerton Foliot Road Plymouth PL6 5ES	Mr Chris Cummings

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
29/03/2017	Agreed Condition Details	17/00424/CDM	Mr Adrian Stroud	Condition Discharge: Condition 3 of application 16/01945/FUL	4 St Lawrence Road Plymouth PL4 6HN	Mrs Alumeci Tuima
29/03/2017	Grant Conditionally	17/00165/FUL	Mr James Harris	Disassemble existing wooden garage and erect a block and render garage of similar size	Yarrowcroft, 5 Pippin Lane (Formerly 74A Sherford Road) Elburton Plymouth PL9 8BG	Mrs Liz Wells
29/03/2017	Grant Conditionally	17/00220/FUL	Mr Matthew Polhill	Front porch	26 Jean Crescent Plymouth PL3 6PZ	Miss Amy Thompson
29/03/2017	Grant Conditionally	17/00254/FUL	Mr & Mrs Couch	Single storey side and front extension with garage conversion	53 Beaumaris Road Plymouth PL3 5SB	Mrs Alumeci Tuima
29/03/2017	Grant Conditionally	17/00317/ADV	Tesco	1 no Proposed directional Signs6 no Re-vinyl and relocated Panel Signs	17 Transit Way Plymouth PL5 3TW	Mrs Jess Maslen
29/03/2017	Lawful Certificate Issued	17/00496/PRUS	Mr & Mrs Fellows	Single storey rear extension	50 Penrith Gardens Plymouth PL6 8UX	Mr Ben Wilcox
29/03/2017	Lawful Certificate Issued	17/00525/PRDE	Mr Andrew Pearce	Proposed garden office and store to be constructed in rear garden of dwelling	28 Eastfield Crescent Plymouth PL3 5JX	Mr Ben Wilcox
29/03/2017	Prior Approval Not Required	17/00466/GP1	Mr David O'Brien	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4.0m, has a maximum height of 3.4m, and has an eaves height of 2.5m	40 Scott Road Plymouth PL2 3DX	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
29/03/2017	Prior Approval Not Required	17/00472/GP2	Mr Ian Coade	Prior notification for Change of use from office to dwellinghouse (Class C3)	17 College Road Plymouth PL2 1NR	Miss Amy Thompson
29/03/2017	Prior Approval Not Required	17/00622/GP1	Mr Keith Cradick	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4m, has a maximum height of 3.6m, and has an eaves height of 2.3m	1 Wensum Close Plymouth PL7 2YG	Miss Amy Thompson
30/03/2017	Report Issued	17/00653/ERS103	Ralph Clayton	EIA Screening Opinion	Plymouth Central Waste Water Treatment Works 1 Finnigan Road Plymouth PL4 0PX	Mrs Katie Saunders
30/03/2017	Agreed Condition Details	17/00534/CDM	Mr Michael Snook	Condition Discharge: Condition 3 of application 16/01604/FUL	69A New George Street Plymouth PL1 1RJ	Miss Amy Thompson
30/03/2017	Grant Conditionally	17/00307/FUL	Mrs Jody Flynn	Hardstanding (Retrospective)	45 Tintagel Crescent Plymouth PL2 3TS	Mrs Alumeci Tuima
30/03/2017	Grant Conditionally	17/00372/FUL	Mrs Amanda Sutherland	Erection of garage	80 Billacombe Road Plymouth PL9 7EZ	Miss Amy Thompson
30/03/2017	Grant Conditionally	17/00415/FUL	Ms Lloyd	Two-storey side and single storey rear extension	322 Hemerdon Heights Plymouth PL7 2EY	Miss Amy Thompson
30/03/2017	Grant Conditionally	17/00421/FUL	Mrs Emma Roberts	Replacement rear extension and new roof on existing rear extension	3 Tor Crescent Plymouth PL3 5TW	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
30/03/2017	Grant Conditionally	17/00479/FUL	Mr Leslie Fletcher	Fencing along front boundary	1 Shelley Way Plymouth PL5 1QF	Mr Mike Stone
30/03/2017	Grant Conditionally	17/00557/FUL	Mr R Smith	Two storey rear extension	200 Taunton Avenue Plymouth PL5 4EP	Mr Mike Stone
30/03/2017	Prior Approval Not Required	17/00621/GP1	Mr T Mrs Covell	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.3m, has a maximum height of 4m, and has an eaves height of 2.6m	51 Torland Road Plymouth PL3 5TT	Miss Amy Thompson
30/03/2017	Refused	17/00414/FUL	Mr James Parker	Hardstanding (resubmission of application 16/02243/FUL)	276 Crownhill Road Plymouth PL5 3SQ	Mrs Liz Wells
31/03/2017	Agreed Condition Details	17/00325/CDM	Judith Gannon	Discharge section 2 of condition 9 from application 14/00823/FUL	4 Neptune Park Plymouth PL4 0SJ	Mrs Janine Warne
31/03/2017	Grant Conditionally	17/00124/FUL	The Governing Body	Replacement of the existing hedge with new welded mesh fence and replacement gates	St Budeaux Foundation Church Of England School Priestley Avenue Plymouth PL5 2DW	Mrs Liz Wells
31/03/2017	Grant Conditionally	17/00277/FUL	Mr Iain MacNaughtan	Front and two storey side extensions	39 Edwards Drive Plymouth PL7 2SU	Mrs Alumeci Tuima
31/03/2017	Grant Conditionally	17/00302/FUL	Mr Andre Thomas	New bungalow (Revision of approved scheme 15/01091/FUL)	1 Hartwell Avenue Plymouth PL9 8BY	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
31/03/2017	Grant Conditionally	17/00304/FUL	Mr Paul Denfhy	Rear balcony	70 Fairview Avenue Plymouth PL3 6DR	Mrs Alumecci Tuima
31/03/2017	Grant Conditionally	17/00572/REM	Mrs Christine Downing	Application for reserved matters including appearance, layout and scale of 1 no self build (Plot 29) following grant of permission 15/00486/OUT	Land Adjoining Wanstead Grove West Park Plymouth PL5 2LX	Mr Chris King
31/03/2017	Granted Conditionally subject to S106	17/00127/S73	Mr David Matthews	Variation of condition 2 (Plans) of application 16/01465/FUL	Land Off Aberdeen Avenue Plymouth	Mrs Katie Saunders
31/03/2017	Lawful Certificate Issued	17/00295/PRUS	Mrs Angela Glynn	Proposed use class C3(b)	27 Barlow Gardens Plymouth PL2 2SJ	Mr Chris Cummings
31/03/2017	Prior Approval Not Required	17/00566/GP2	Mrs Julia Bennett	Notification for Prior Approval for a Change of Use from Shops (Class A1) to Restaurants and Cafes (Class A3)	1B Seymour Road Plympton Plymouth PL7 4NX	Mr Chris Cummings
03/04/2017	Agreed Minor Amendment	17/00696/AMD	Aldi Stores Limited	Non-material minor amendment: Removal of external lobby and amendment to vehicle turning area for application 16/01044/FUL	Land At Southway Drive Southway Plymouth	Mr Alistair Wagstaff
03/04/2017	Grant Conditionally	16/02321/TPO	Mr D Atrill	Oak - reduce branches over footpath and garage by approx. 3m to natural growth points to balance the crown. Crown clean removing dead/crossing branches (amendment agreed 13/2/17).	90 Meadow Way Plymouth PL7 4JB	Mrs Jane Turner
04/04/2017		17/00538/PRDE	Mr George Bow	Rear dormer	309A Old Laira Road Plymouth PL3 6DH	Mr Chris Cummings

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
04/04/2017	Agreed Condition Details	16/02287/CDM	Design Development Ltd	Discharge conditions 3, 4, 6, 7, and 10 from application 12/01323/FUL	Boringdon Hall, Boringdon Hill Plymouth PL7 4DP	Mrs Katie Saunders
04/04/2017	Agreed Condition Details	17/00282/CDM	ALDI Stores Ltd	Condition Discharge: Conditions 3, 4, 5, 6, 7 & 8 of application 16/01044/FUL	Land At Southway Drive Plymouth	Mr Alistair Wagstaff
04/04/2017	Agreed Condition Details	17/00638/CDM	Drake Circus Limited Partnership	Condition Discharge: Condition 3 of application 16/01168/FUL	Drake Circus Shopping Mall 1 Charles Street Plymouth PL1 1EA	Mrs Olivia Wilson
04/04/2017	Grant Conditionally	17/00189/FUL	Amy Jowett	Air conditioning condenser unit on first floor flat roof	36 Morshead Road Plymouth PL6 5AH	Mr Mike Stone
04/04/2017	Grant Conditionally	17/00280/FUL	Mr Richard & Mrs Vida Paltridge	Rear extension, widened garage with pitch roof	190 Stanborough Road Plymouth PL9 8NS	Mrs Alumeci Tuimala
04/04/2017	Grant Conditionally	17/00384/FUL	Mr Howard Pope	Front conservatory	20 Trefusis Gardens Plymouth PL3 6BB	Mrs Alumeci Tuima
04/04/2017	Grant Conditionally	17/00391/FUL	Frankie Montgomery	Removal of all windows and replacing with new timber windows	94 George Street Plymouth PL1 4HS	Mrs Kate Price
04/04/2017	Grant Conditionally	17/00434/FUL	Mr Robert May	Rear decking	3 Larkham Lane Plymouth PL7 4PG	Mr Chris Cummings

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
04/04/2017	Grant Conditionally	17/00439/ADV	Mr Steven Canby	Illuminated fascia signage	40 Bretonside Plymouth PL4 0AU	Miss Amy Thompson
05/04/2017	Agreed Condition Details	17/00581/CDM	Mr Mike Burr	Condition Discharge: Condition 3 of application 15/01105/FUL	LTC Wixenford Farm Colesdown Hill Plymouth PL9 8AA	Mrs Rebecca Boyde
05/04/2017	Agreed Minor Amendment	17/00371/AMD	Miss Rebecca Millman	Non-material minor amendment: Unit 21 has been moved slightly forward so that the front house lines through with the front of the parking in order to provide a visual containment for the parking and maximuse the rear garden space. The access to the rear public open space has been rationalised to a single public footpath leading to a pedestrian gate and an access road leading to a vehicle/field gate for application 15/01520/FUL	Former Downham Special School Horn Lane Plymouth PL9 9BR	Mrs Rebecca Boyde
05/04/2017	Grant Conditionally	16/02154/TPO	Mr Ed Best	3x Ash - reduce back to previous pollard points	6 Horswell Close Plymouth PL7 2NG	Mrs Jane Turner
05/04/2017	Grant Conditionally	17/00263/TCO	Mr Colin Stockman	Holm Oak: reduce crown back to previous pruning points (approx 2-2.5m).	Trebar Rock Hill Plymouth PL5 4NY	Mrs Jane Turner
05/04/2017	Grant Conditionally	17/00306/TCO	Captain Royal Navy John Anthony Thomas Head	T1. Holm oak (quercus ilex) on boundary Nos 6 & 7 Osborne Villas - crown to be reduced by approx 2m and reshaped to restore symmetry.T2. Christmas tree (fir) on east side of boundary of Nos 5 & 7 Osborne Villas - fell. T3. Silver birch (betula pendula) in kitchen garden to north of 6 Osborne Villas - fell.	6 Osborne Villas Osborne Road Plymouth PL3 4BS	Mrs Jane Turner

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
05/04/2017	Grant Conditionally	17/00321/TCO	Mrs Mellor	T1 Monterey Cypress - Reduce by 6m average overall and crown lift over road to achieve 5.2m clearance	10 Albert Road Plymouth PL2 1AD	Mrs Jane Turner
05/04/2017	Grant Conditionally	17/00330/TCO	Mr David Bennett	Beech tree - fell (diseased/decayed)	Greensleeves, Mannamead Avenue Plymouth PL3 4SP	Mrs Jane Turner
05/04/2017	Grant Conditionally	17/00333/FUL	Mr Mark Hart	Front porch and repositioned front stairway	2 Greatlands Place Plymouth PL2 3JG	Mrs Alumeci Tuima
05/04/2017	Grant Conditionally	17/00350/ADV	Mrs Sara Humphries	1 new fascia sign, 1 projecting sign and two internal window graphics.	54 New George Street Plymouth PL1 1RR	Mrs Jess Maslen
05/04/2017	Grant Conditionally	17/00361/FUL	Mr & Mrs W Legge	Alterations to two flats including a first floor tenement extension and provision of parking	Ground And First Floor Flat 19 Pasley Street Plymouth PL2 1DP	Miss Amy Thompson
05/04/2017	Grant Conditionally	17/00402/TPO	Mrs Farleigh	Beech (TI) Reduce low laterals on garden side by 3m. Reduce low laterals on road side by 1m. Crown raise to height of 4m.	8 Yarrow Mead Plymouth PL9 8BQ	Mrs Jane Turner
05/04/2017	Grant Conditionally	17/00545/FUL	Mr Luke Goodwin	Rear extension	5 Squirrel Close Plymouth PL6 5FJ	Mrs Liz Wells
05/04/2017	Grant Conditionally	17/00558/FUL	Mr B Randle	Change of use from gas bottle storage (Class B8) to car sales (Sui Generis)	113 Cattedown Road Plymouth PL4 0PN	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
06/04/2017	Agreed Condition Details	16/02121/CDM	Sisters Of Nazareth	Condition Discharge: Condition 9 of application 05/01356/FUL	Nazareth House, Durnford Street Plymouth PL1 3QR	Mrs Kate Price
06/04/2017	Agreed Condition Details	17/00602/CDM	ALDI Stores Ltd	Condition Discharge: Condition 15 of application 16/01044/FUL	Aldi Stores Ltd Land At Southway Drive Southway Plymouth	Mr Alistair Wagstaff
06/04/2017	Grant Conditionally	17/00276/FUL	Mr & Mrs Cunningham	Rear extension, front porch and insertion of windows and doors	43 Powisland Drive Plymouth PL6 6AB	Mr Mike Stone
06/04/2017	Grant Conditionally	17/00328/ADV	Co Op Food	1x Fascia only logo illuminated 1x Internally illuminated projector 2x Internally illuminated logos 1x Non-illuminated wall mounted aluminium panel	288-296 Beacon Park Road Plymouth PL2 3LU	Mrs Jess Maslen
06/04/2017	Grant Conditionally	17/00347/FUL	Mr D Biscombe	Change of use to form 2 flats and erection of a conservatory	3 St Paul Street Plymouth PL1 3RZ	Miss Amy Thompson
06/04/2017	Grant Conditionally	17/00349/FUL	Mrs Sara Humphries	New fascia sign, new projecting sign, new aluminium shopfront, two new air conditioning condenser units and one extract grille	54 New George Street Plymouth PL1 1RR	Mrs Jess Maslen
06/04/2017	Grant Conditionally	17/00360/FUL	Mr David Short	Two storey side extension, front extension, rear dormer and increase in roof height (part retrospective)	75 Wembury Road Plymouth PL9 8HE	Miss Amy Thompson
06/04/2017	Grant Conditionally	17/00362/FUL	Mr Mike Pons	First floor side and ground floor rear extensions	6 Greenhill Close Plymouth PL9 9JW	Mrs Alumeci Tuima

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
06/04/2017	Grant Conditionally	17/00386/TPO	Mrs Irene Andrews	Crown reduction 2-3m to appropriate pruning points. Removal of deadwood over 2". Old tree struggling with exposure to winds etc, reduction should promote new growth.	11 Pine Gardens Plymouth PL3 4FG	Mrs Jane Turner
06/04/2017	Grant Conditionally	17/00392/FUL	Mr & Mrs Geoff & Heather Eastmond	Single storey front extension, two-storey side extension, balcony and external staircase	45 Tapson Drive Plymouth PL9 9UA	Mr Chris Cummings
06/04/2017	Grant Conditionally	17/00411/LBC	Mr Rahim Absadeh	Change of use from club to tattoo parlour (Retrospective)	First Floor, 24A Lockyer Street Plymouth PL1 2QW	Mrs Kate Price
06/04/2017	Grant Conditionally	17/00413/FUL	Miss Donna Bowden	Proposed rear and side extension	46 Ashburnham Road Plymouth PL5 2LS	Mrs Alumeci Tuima
06/04/2017	Grant Conditionally	17/00423/FUL	Mr S T Woodman	Change of use from split use of dwelling and guest house (Class C1/C3) to dwelling (Class C3)	7 Westway Church Hill Road Plymouth PL9 9RL	Mrs Liz Wells
06/04/2017	Grant Conditionally	17/00513/FUL	Mr & Mrs J Flippance	Single storey rear extension	5 Robert Adams Close Plymouth PL7 2FE	Mrs Liz Wells
06/04/2017	Grant Conditionally	17/00561/FUL	Mr Thomas Cann & Miss Karen Chamberlain	Single storey side/rear extension and internal alterations	56 Moorland Avenue Plymouth PL7 2DA	Mr Mike Stone
06/04/2017	Grant Conditionally	17/00606/FUL	Mr Richard Jenkins	Part single, part two storey rear extension	10 Princess Avenue Plymstock Plymouth PL9 9EP	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
06/04/2017	Lawful Certificate Issued	17/00609/PRDE	Mr & Mrs Herd	Roof alterations and rear dormer	29 Linketty Lane West Plymouth PL3 5RX	Mr Chris Cummings
06/04/2017	Lawful Certificate Issued	17/00635/PRDE	Mr Rob McGowan	Single storey side extension and loft conversion	16 Grosvenor Road Plymouth PL6 5EH	Mr Chris Cummings
06/04/2017	Lawful Certificate Issued	17/00649/PRDE	Mr & Mrs Doran	Loft conversion and erection of rear dormer	25 Old Park Road Plymouth PL3 4PY	Mr Ben Wilcox
07/04/2017	Grant Conditionally	17/00137/FUL	Mr & Mrs Dreher	Detached dwelling with off road parking	8 Woodland Terrace Greenbank Road Plymouth PL4 8NL	Miss Amy Thompson
07/04/2017	Grant Conditionally	17/00233/FUL	Mr Peter Senior	Demolition of office building and erection of a new dwelling	Land To The Rear Of 10 Woodside Plymouth PL4 8QE	Miss Amy Thompson
07/04/2017	Grant Conditionally	17/00327/FUL	Kevin Cook	A four bedroom dwelling over three floors with an integrated triple garage.	26 Powderham Road Plymouth PL3 5SG	Miss Amy Thompson
07/04/2017	Grant Conditionally	17/00367/FUL	Mrs Hayley Johns	Resubmission of planning application 16/01628/FUL: detached dwelling	54 Beaconfield Road Plymouth PL2 3LE	Miss Amy Thompson
07/04/2017	Grant Conditionally	17/00412/FUL	Mr Michael Anderson	Single storey rear extension	259 Stuart Road Plymouth PL1 5LH	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
07/04/2017	Grant Conditionally	17/00432/FUL	Mr & Mrs Storr	Formation of front dormer	25 Springfield Close Plymouth PL9 8QD	Mrs Alumeci Tuima
07/04/2017	Grant Conditionally	17/00498/FUL	Mr & Mrs Spencer	Front extension	36 Mothecombe Walk Plymouth PL6 8RD	Mrs Alumeci Tuima
07/04/2017	Grant Conditionally	17/00607/FUL	Mr & Mrs Herd	Side extension with integral garage (demolition of existing garage)	29 Linketty Lane West Plymouth PL3 5RX	Mr Chris Cummings
07/04/2017	Granted Conditionally subject to S106	16/02274/FUL	Mr Tim Barrow	Erection of building containing 8 houses of multiple occupation (HMO) (Class C4 & Sui Generis), 4 flats (Class C3) & associated bike & bin store (demolition of existing building)	1 Armada Street Plymouth PL4 8LS	Mr Chris King
07/04/2017	Prior Approval Not Required	17/00787/GP3	Mr W Staddon	Storage barn for livestock feed and machinery	Land At Drunken Bridge Hill Rear Of 2-30 Copse Road Plymouth PL7 1UG	Mr Chris Cummings
10/04/2017	Agreed Minor Amendment	17/00452/AMD	Mr Cheng Feng Guo	Non-material Minor Amendment: Installation of a steel door to access bin store at car park level, uPVC window in staircase landing and meter box	43 Ebrington Street Plymouth PL4 9AA	Mrs Rebecca Boyde
10/04/2017	Agreed Minor Amendment	17/00548/AMD	Ms Sadie Aghar	Non-material Minor Amendment: Relocation of window to existing garage extension roof	9 Vanguard Close Plymouth PL5 3JX	Mr Chris Cummings
10/04/2017	Grant Conditionally	17/00337/LBC	Rotolok (Holdings) Ltd	Hotel development including conversion of Grade II listed Island House, Barracks and Ablutions Blocks, Scheduled Ancient Monument casemated battery and landscaping, refurbishment of jetty and infrastructure works	Drake's Island Plymouth	Mr Matthew Coombe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
10/04/2017	Grant Conditionally	17/00356/FUL	Ms Jenny Sladden	Two storey rear extension, amendment to approval 15/00638/FUL to widen tenement	4 Goosewell Terrace Plymouth PL9 9HW	Mrs Liz Wells
10/04/2017	Grant Conditionally	17/00416/FUL	Mr Anthony Trotman	Front extension	28 Royal Navy Avenue Plymouth PL2 2AE	Mrs Alumeci Tuima
10/04/2017	Grant Conditionally	17/00476/FUL	Mr Keith Vowles	Extension to approved raised patio (amendment to application 16/02340/FUL)	9 Meadow Rise Plymouth PL7 1JL	Mr Mike Stone
10/04/2017	Grant Conditionally	17/00551/FUL	Mr Andy Ivey	Front hardstanding	52 Ashford Crescent Plymouth PL3 5AB	Mrs Liz Wells
10/04/2017	Grant Conditionally	17/00578/FUL	Piety	Change of use of ground floor of HMO (Sui Generis) to D1 (Non-residential Institutions)/D2 (Assembly and Leisure)	43 Beaumont Road Plymouth PL4 9BJ	Mr Mike Stone
10/04/2017	Granted Conditionally subject to S106	17/00336/FUL	Rotelok (Holdings) Ltd	Hotel development including conversion of Grade II listed Island House, Barracks and Ablutions Blocks, Scheduled Ancient Monument casemated battery and landscaping, refurbishment of jetty and infrastructure works	Drake's Island Plymouth	Mr Matthew Coombes
11/04/2017	Agreed Condition Details	17/00694/CDM	Taylor Wimpey (South West)	Condition Discharge: Condition 11(e) of application 15/01858/REM	"Sherford New Community" Land South/Southwest Of A38, Deep Lane And East Of Haye Road Elburton Plymouth	Mr Ian Sosnowski
11/04/2017	Agreed Minor Amendment	17/00467/AMD	Mr Douglas Friend	Non-material Minor Amendment: Installation of vehicle control barrier to entrance of car parking area for application 14/01572/FUL	Phase 3A, Mount Wise Plymouth PL1 4HX	Miss Katie Graham

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
11/04/2017	Grant Conditionally	17/00235/FUL	Miss Rosie Foster	Change the use from A1 to Sui Generis (tattoo studio)	78 Ebrington Street Plymouth PL4 9AQ	Miss Amy Thompson
11/04/2017	Grant Conditionally	17/00340/FUL	Mr Trevor Williams	No.2 first floor windows	Building 5, Turnchapel Wharf Barton Road Turnchapel Plymouth PL9 9RQ	Mrs Liz Wells
11/04/2017	Grant Conditionally	17/00425/FUL	Mr David May	Ground floor rear infill, first floor side and rear extension	2 Sherwell Arcade Plymouth PL4 8LH	Mrs Alumeci Tuima
12/04/2017		17/00639/CDC		Compliance with condition 2 of application 02/00737/LBC	12 The Crescent Plymouth PL1 3AB	Mr Chris King
12/04/2017	Agreed Condition Details	16/02147/CDM	Plymouth University	Condition Discharge: Condition 13 of application 15/02220/FUL	Land Adjoining The John Bull Building, Research Way Plymouth PL6 8BU	Mrs Karen Gallacher
12/04/2017	Agreed Minor Amendment	17/00763/AMD	Ms Teresa Lakeman	Amendment to Condition 3 to allow new Performing Arts Building to be used before the Community Use Agreement is submitted and agreed as required by this Condition allowing for a further 6 months for this to be submitted.	Plympton Academy Moorland Road Plymouth PL7 2RS	Mr Chris King
12/04/2017	Agreed Minor Amendment	17/00789/AMD	Taylor Wimpey (Exeter)	Non-material minor amendment: Plots 227 and 228 - move eastwards by 2000mm, Plots 229 and 230 - move eastwards by 1000mm, Plots 224 to 226 - move eastwards by 500mm (without encroaching on the substation easement), Parking Bays P227 and P228 - move eastwards by 3000mm for application 15/02359/FUL	Land Off Ham Drive Pennycross Plymouth	Mr Chris King

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
12/04/2017	Condition Decision Split	17/00283/CDM	Mr Paul McGuire	Condition Discharge: Conditions 4, 5, 6, 7, 8, 9, 10 & 13 of application 15/01073/FUL	Vision Zone G Chapel Street Plymouth PL1 4DP	Miss Katie Graham
12/04/2017	Grant Conditionally	17/00121/LBC	Mr Martyn Cox	Minor internal remodelling to office accommodation and new external doors	Sandon Court 1 Craigie Drive Plymouth PL1 3JB	Mrs Kate Price
12/04/2017	Grant Conditionally	17/00318/FUL	Mr Richard Vickery	Two storey and single storey extensions, dormer windows, porch, double garage, summer house, hardstanding, fencing and timber gates	16 Glenholt Road Glenholt Plymouth PL6 7JA	Miss Amy Thompson
12/04/2017	Grant Conditionally	17/00319/FUL	Mr Rupert Grass	Replacement shop front	7 The Broadway Plymouth PL9 7AA	Mrs Liz Wells
12/04/2017	Grant Conditionally	17/00324/FUL	Mr & Mrs G Lawrenson	Front and rear extension, loft conversion including a front dormer	29 Junction Gardens Plymouth PL4 9AR	Mrs Alumeci Tuima
12/04/2017	Grant Conditionally	17/00429/FUL	Mr Simon Ruel	Single storey rear extension	1 Sherford Walk Plymouth PL9 8BB	Mrs Alumeci Tuima
12/04/2017	Grant Conditionally	17/00492/FUL	Mr D Percy	Rear extension	12 Verna Road Plymouth PL5 2EH	Mrs Alumeci Tuima
12/04/2017	Grant Conditionally	17/00608/FUL	The Co-operative Group	Roller shutters over the entrance/exit doors	36 - 40 Devonport Road Plymouth PL3 4DH	Mrs Liz Wells

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
12/04/2017	Lawful Certificate Issued	17/00746/PRDE	Mr & Mrs E Charlesworth	Proposed rear dormer	10 Hartwell Avenue Plymouth PL9 8BY	Mr Chris King
12/04/2017	Prior Approval Not Required	17/00708/GP1	Mr & Mrs Haley	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.25m, has a maximum height of 3.33m to ridge, and has an eaves height of 2.41m	8 Lyndhurst Road Plymouth PL2 3DJ	Mr Chris Cummings
13/04/2017	Agreed Minor Amendment	17/00514/AMD	Plymouth Community Homes	Application for Non-Material Minor Amendment to Planning Permission 16/00391/FUL, including change in colour/shade of the external finish from beige to cream and addition of small porch over the meter cupboard in same materials	21 Clowance Street Plymouth PL1 4LQ	Mrs Liz Wells
13/04/2017	Grant Conditionally	16/02298/TPO	Ado Complete Tree Care	5 Horse Chestnuts - reduce by 3.5m to natural growth points.1 Beech - crown raise to 4-5m above ground level.	Echo Crescent Plymouth PL5 3UQ	Mrs Jane Turner
13/04/2017	Grant Conditionally	17/00227/TPO	Mr G Hart	Holm Oak - reduce crown by half and shape rather than fell (amendment agreed 30/3/17)	5 Hill Lane Plymouth PL3 5QX	Mrs Jane Turner
13/04/2017	Grant Conditionally	17/00428/OUT	Mr M Gill	Outline application with details of access to construct a detached dwelling.	128 Looseleigh Lane Plymouth PL6 5JD	Miss Amy Thompson
13/04/2017	Grant Conditionally	17/00485/FUL	Mr D An	Change of use of office and store (Class B1/B8) to dwelling (Class C3)	22 Seymour Avenue Plymouth PL4 8RB	Mr Mike Stone
13/04/2017	Grant Conditionally	17/00517/FUL	Mr Burley	Extension to existing driveway (retrospective)	148 Beaumaris Road Plymouth PL3 5SE	Mrs Liz Wells

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
13/04/2017	Grant Conditionally	17/00599/FUL	Mr Les Tippett	Two storey side extension.	10 Dolphin Square Plymouth PL9 8RW	Mr Mike Stone
13/04/2017	Grant Conditionally	17/00641/FUL	Mr Tom Body & Miss Shana Saunders	First floor side extension, side dormer and rear balcony	38 Manor Park Drive Plympton Plymouth PL7 2HT	Mr Mike Stone
13/04/2017	Grant Conditionally	17/00679/FUL	Mr Colin Washburn	Two storey side extension, two storey front extension, rear dormer window and detached garage.	322 Tavistock Road Plymouth PL6 8AL	Mr Mike Stone
13/04/2017	Prior Approval Not Required	17/00491/GP2	Mr Rahman Karimi	Prior Approval for change of use from Class A1 to Class A3	94 Cornwall Street City Centre Plymouth PL1 1NF	Miss Amy Thompson
13/04/2017	Refused	17/00379/FUL	Mr Jonathan Sims	Construction of a detached house and detached garage.	Land Adj. Millstones Hotel Tavistock Road Plymouth PL6 7HD	Miss Amy Thompson
13/04/2017	Refused	17/00670/FUL	Mr John Scotton	Side extension	28 Shute Park Road Plymouth PL9 8RE	Mr Chris Cummings
18/04/2017	Agreed Condition Details	17/00436/CDM	Mr Chris Duggan	Discharge conditions 3 and 4 from application 16/01973/FUL	Lakeside Ernesettle Green Plymouth PL5 2ST	Mr Robert McMillan
18/04/2017	Grant Conditionally	16/02429/FUL	Mr Brian Kirsch	Construction of 6 new dwellings and adjustments to existing car park	Land At Raglan Road Plymouth	Mr Jon Fox

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
19/04/2017	Agreed Condition Details	17/00100/CDM	Mrs Jean Le Voi	Condition Discharge: Conditions 3 & 4 of application 15/00792/FUL	Old Billiard Hall 18 The Square Plymouth PL1 3JX	Mrs Liz Wells
19/04/2017	Grant Conditionally	17/00300/ADV	Stonegate Pub Company Ltd	3x non-illuminated replacement signage	19 Princess Street Plymouth PL1 2EU	Mrs Jess Maslen
19/04/2017	Grant Conditionally	17/00301/LBC	Stonegate Pub Company Ltd	Erection of signage	The Slug And Lettuce (formerly The Berkeley) 19 Princess Street Plymouth PL1 2EU	Mrs Jess Maslen
19/04/2017	Grant Conditionally	17/00442/FUL	Mr Omar Ali	Shop front alterations	130 Cornwall Street City Centre Plymouth PL1 1NJ	Mrs Jess Maslen
19/04/2017	Grant Conditionally	17/00443/ADV	Mr Omar Ali	Proposed advertisement to replace existing fascia sign for kebab shop	130 Cornwall Street City Centre Plymouth PL1 1NJ	Mrs Jess Maslen
19/04/2017	Grant Conditionally	17/00478/ADV	MAW Consulting	1no non-illuminated post sign	Magnet/B&M, Transit Way Plymouth PL5 3TW	Mrs Jess Maslen
19/04/2017	Grant Conditionally	17/00579/FUL	Mr Masoud Vaseghiv	Change of use from Café (Class A3) to hot food takeaway (Class A5)	52 Notte Street Plymouth PL1 2AG	Mr Mike Stone
19/04/2017	Grant Conditionally	17/00698/FUL	Mr & Mrs P Searle	Hardstanding	1 Russell Avenue Plymouth PL3 5RA	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
19/04/2017	Lawful Certificate Issued	17/00672/PRDE	Mr T Mrs S Williams	Roof alterations and rear dormer	174 Fort Austin Avenue Plymouth PL6 5NU	Mrs Liz Wells
20/04/2017	Grant Conditionally	16/02424/FUL	Mr Billy-Jay Hughes	Two storey side extension (retrospective)	22 Royal Navy Avenue Plymouth PL2 2AE	Mrs Jess Maslen
20/04/2017	Grant Conditionally	17/00322/FUL	Mrs Valerie Clarke	Change of use from split use of dwelling and guest house (Class C1/C3) to dwelling (Class C3)	1 Lake Road Plymouth PL9 9RA	Miss Amy Thompson
20/04/2017	Grant Conditionally	17/00348/TPO	Sisters of Nazareth	T9, evergreen oak; Crown lift to 2.5m to allow safe car parking below - TPOT15, evergreen oak; Crown lift to 2.5m to allow safe car parking below - TPOT16, evergreen oak; Removal basal growth and crown lift to 2.5m to allow safe car parking below - TPOT17, evergreen oak; Crown lift to 5.1m (standard highway clearance) over the access road (only) to allow delivery vehicles safe access to Nazareth House - TPOG1, mixed tree (sycamore) and shrub species; Reduce taller growth back to hedge height to form compact hedge adjacent to and at the same height as the sea wall - Conservation area	Nazareth House 163 - 165 Durnford Street Plymouth PL1 3QR	Mrs Jane Turner
20/04/2017	Grant Conditionally	17/00401/FUL	Mr Dave Cox	Rear extension	143 Beacon Park Road Plymouth PL2 2QP	Mrs Alumeci Tuima
20/04/2017	Grant Conditionally	17/00521/FUL	Mr Anthony Chenery	Change of use from shop (Class A1) to mixed use shop (Class A1) and tattoo studio (Sui Generis)	77 Wolseley Road Plymouth PL2 3BL	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
20/04/2017	Grant Conditionally	17/00668/FUL	Mr Ian Dan	Front hardstanding	129 Melrose Avenue Plymouth PL2 3RJ	Miss Amy Thompson
20/04/2017	Grant Conditionally	17/00725/FUL	Mr Lee Baldry	Front extension.	24 Oak Tree Park Plymouth PL6 7JZ	Mr Mike Stone
20/04/2017	Lawful Certificate Issued	17/00636/EXUS	Mr Mark Redfern	Lawful development certificate for an existing use as 6 bedroom HMO (C4).	26 Mount Gould Road Plymouth PL4 7PS	Mr Mike Stone
21/04/2017		17/00575/GP1	Mr Justin Heys	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4m, has a maximum height of 2.8m, and has an eaves height of 2.3m	45 Brookingfield Close Plymouth PL7 1RA	Mrs Liz Wells
21/04/2017	Agreed Minor Amendment	17/00516/AMD	Mr C Robinson	Non-material minor amendment to application 15/02184/FUL: Exterior cladding changes and minor fenestration adjustments to all elevations	119 Mayflower Street Plymouth PL1 1SD	Mrs Janine Warne
21/04/2017	Agreed Minor Amendment	17/00564/AMD	Provenn Ltd	Non-material minor amendment: Revisions to elevational treatment and amendment ground floor and first floor level for application 16/01779/REM	Old Mays Nursery Vinery Lane Plymouth PL9 8DE	Mr Alan Hartridge
21/04/2017	Grant Conditionally	17/00004/TCO	Mr Nick Carpenter	Yew (T1) - Crown raise rear branches to match front.Yew (T2 & T3) - Reduce crowns by 3m.	135 Wingfield Road Plymouth PL3 4ER	Mrs Jane Turner
21/04/2017	Grant Conditionally	17/00218/FUL	Mr S Wahid	Part demolition and refurbishment of existing ground floor restaurant unit (A3) and student accommodation above (2 No. 4 bed cluster flats and 6 No. studio units) with ancillary facilities and the creation of a third floor.	144-146 Vauxhall Street Plymouth PL4 0DF	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
21/04/2017	Grant Conditionally	17/00408/FUL	Mr K Edwards	Proposed change of use from offices (Class B1) into retail unit (Class A1) shop (For St Lukes Hospice)	Former Council Offices Leypark Drive Estover PL6 8UD	Mrs Liz Wells
21/04/2017	Grant Conditionally	17/00455/TPO	Mr Brian Lambert	Oak - Reduce crown by approx. 1.3m, and trim the sides by approx 1m to natural growth points.	20 Wallace Road Plymouth PL7 1JN	Mrs Jane Turner
21/04/2017	Grant Conditionally	17/00456/ADV	Mr Chris Evenson	Advertisement for student accommodation surrounding development site on Heras fencing	Mary Parker House, Royal Eye Infirmary Apsley Road Plymouth PL4 6PJ	Mrs Liz Wells
21/04/2017	Grant Conditionally	17/00488/S73	Mr JA Annear & Mrs MG Wright	Variation of condition 2 for minor elevational changes to accommodate minor design revisions of application 15/00367/REM	Land Adjacent To 23 Candish Drive Plymouth PL9 8DB	Mrs Rebecca Boyde
21/04/2017	Grant Conditionally	17/00526/FUL	Mr Paul Hill	Raised hardstanding	5 Pepper Lane Plymouth PL9 8LX	Mrs Alumeci Tuima
21/04/2017	Grant Conditionally	17/00550/FUL	Department For Work And Pensions	Part change of use of St Andrews Court from Use Class B1 to A2.	St Andrews Court 12 St Andrew Street Plymouth PL1 2AH	Mrs Katie Saunders
21/04/2017	Grant Conditionally	17/00552/FUL	Mr Jeremey Trotter	Rear extension	7 Holcombe Drive Plymouth PL9 9JD	Mrs Alumeci Tuima
21/04/2017	Grant Conditionally	17/00555/OUT	Mr Mike Phelan	Renewal of approved outline application 14/00501/OUT for the erection of a new dwelling all matters reserved	Odoorn Lodge Riverford Estover Close Plymouth PL6 7LJ	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
21/04/2017	Grant Conditionally	17/00583/FUL	Mr Iain Wilson	Change of use from non-residential training centre (Class D1) to industrial unit (Class B1 & B2)	19 Estover Road Plymouth PL6 7PQ	Mr Chris King
21/04/2017	Grant Conditionally	17/00626/FUL	Mr R Willman	Demolition of building and formation of vehicle access	Land Adjoining 40 George Place Plymouth PL1 3NY	Mr Chris Cummings
21/04/2017	Grant Conditionally	17/00714/LBC	Mr Mark Marvin	Internal alterations to existing Studio Flat (Class C3) as to create 1 Bedroom Flat (Class C3)	Flat 6, 20 - 21 Southside Street Plymouth PL1 2LD	Mr Chris King
21/04/2017	Grant Conditionally	17/00716/FUL	Mr Nicholas Leek	Detached garage	22 Long Rowden Plymouth PL3 4PN	Mr Chris Cummings
21/04/2017	Prior Approval Not Required	17/00577/GP1	Mrs S Emmett	A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4.5m, has a maximum height of 3.94m, and has an eaves height of 3m	6 Reservoir Crescent Plymouth PL9 8NG	Mrs Alumeci Tuimala

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Planning Appeals decided between 05/02/2017 and 21/04/2017 = 4

App no	Decision	Address	Proposal	Case Officer	Appeal Type	Decision Date	Synopsis
16/01519/FUL	ALLOWED WITH CONDITIONS	175 HAM DRIVE, PLYMOUTH, PL2 3RR	Two storey side extension	Alumeci Tuima	Written Representations	06/02/2017	Planning permission was refused for the two storey side extension as it was considered to be contrary to Local Development Framework Core Strategy Policies CS02, Design and CS34, Planning Application Considerations. It was also considered contrary to guidance contained in the Council's Design Guidelines Supplementary Planning Document and Paragraph 64 of the National Planning Policy Framework. Having reviewed the application and visited the site, the Inspector has allowed the appeal given its proposed integration to the main dwelling at ground floor level. The Inspector also notes that it is sufficient in terms of amenity space and privacy and would therefore not result in a substandard living environment. No application for costs were submitted or awarded by either the applicant or the Council.
16/00942/FUL	ALLOWED	28 MOUNT GOULD ROAD, PLYMOUTH, PL4 7PT	Railings on existing roof terrace (retrospective)	Chris Cummings	Written Representations	08/03/2017	Planning permission was refused for a retrospective application for installation of railings on an existing roof terrace, as it was considered to be contrary to Local Development Framework Core Strategy Policies CS02 and CS34. It was also considered to be contrary to guidance contained in the Council's Development Guidelines Supplementary Planning Document First Review, Paragraphs 56 to 58 and 64 to 66 of the National Planning Policy Framework 2012 and Policies 30 and 39 of the emerging, PLYMOUTH, Plan. Having reviewed the application and visited the site, the Inspector allowed the appeal, disagreeing with the Council's view, stating that the planning history of the site provides evidence that the flat roof has been used as a roof terrace for some time and that the railings do not 'formalise' the use as a balcony, or directly result in a material increase in the intensity of use that harms the living conditions of nearby properties. The Inspector also stated that there are various examples of railings enclosing balconies in the surrounding area and the design of the railings limited their visual impact on the characteristics of the area. No application for costs was made by the appellant.
16/01114/FUL	DISMISSED	12A MILLER COURT, PLYMOUTH, PL1 3LQ	Erection of dwelling at first floor above garage.	Amy Thompson	Written Representations	21/03/2017	Planning permission was refused for the erection of a dwelling that would have accommodation at first floor level above a garage. The proposal was considered to be contrary to Local Development Framework Core Strategy Policies CS28 (Local Transport Considerations) and CS34 (Planning Application Considerations), Policy 30 (Safeguarding Environment Quality, Function and Amenity) of the, PLYMOUTH, Plan, and Paragraph 17.4, 32, 35, 56, 57 & 58 of the National Planning Policy Framework. Having reviewed the application, and visited the site, the Inspector supported the Council's view that the access to the site is neither safe nor suitable and would lead to an increased demand for on-street parking, resulting in a degree of inconvenience to nearby residents. The Inspector acknowledged that the proposal would have some benefits but they do not outweigh the clear adverse impacts of the development and is therefore does not represent sustainable development. No applications were made for costs by either side and no costs were awarded by the Inspector.
16/01196/FUL	DISMISSED	THE LOUNGE, 7 STOPFORD PLACE, PLYMOUTH, PL1 4QT	Extraction duct (retrospective)	Chris Cummings	Written Representations	22/03/2017	Planning permission was refused for a retrospective extraction duct as it was considered to be contrary to Local Development Framework Core Strategy Policies CS02 and CS03. It was also considered contrary to Paragraphs 129 and 131 of the National Planning Policy Framework and Policy 28(1) of the emerging, PLYMOUTH, Plan. Having reviewed the application and visited the site, the Inspector supported the Council's view that 'the development fails to preserve or enhance the character or appearance of Stoke Conservation Area and that the public benefits associated with it do not outweigh the clear harm caused'. Action is now being taken by Officers to ensure the owner removes the extraction unit. No application for costs was made by the appellant.

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