



#plymplanning

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## **PLANNING COMMITTEE**

Thursday 31 May 2018  
4.00 pm  
Council House, Plymouth

### **Members:**

Councillor Stevens, Chair  
Councillor Tuohy, Vice Chair  
Councillors Corvid, Derrick, Johnson, Kelly, Loveridge, Morris, Neil, Nicholson, Mrs Pengelly, Rebecca Smith 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.

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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 5 April 2018.

**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.

1.1. 41 North Hill Plymouth PL4 8EZ - 17/02091/FUL **(Pages 7 - 40)**

Applicant: Mr R Pillar

Ward: Drake

Recommendation: Grant subject to S106 Obligation with delegated authority to Service Director for Strategic Planning & Infrastructure to refuse if timescales are not met.

1.2. 1 The Moneycentre 1 Drake Circus Plymouth PL1 1QH - 17/02141/FUL **(Pages 41 - 86)**

Applicant: CPP London Properties Ltd

Ward: St Peter and the Waterfront

Recommendation: Grant subject to S106 Obligation with delegated authority to Service Director for Strategic Planning & Infrastructure to refuse if timescales are not met.

1.3. Presentation of Development Management performance in 2017/18

Peter Ford (Head of Development Management) will deliver a presentation to the Committee.

**7. Planning Application Decisions Issued (Pages 87 - 120)**

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

**8. Appeal Decisions**

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that these Delegated Planning Applications are available to view online at:

<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

## **9. Exempt Business**

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

## Planning Committee

Thursday 5 April 2018

### PRESENT:

Councillor Wigen, in the Chair.

Councillor Mrs Bridgeman, Vice Chair.

Councillors Ball, Sam Davey, Fletcher, Kelly, Lowry, Mrs Pengelly, Riley, Stevens, Tuffin (substitute for Councillor Morris) and Tuohy.

Apologies for absence: Councillor Morris

Also in attendance: Peter Ford (Head of Development Management, Strategic Planning & Infrastructure), Julie Parkin (Senior Lawyer), Helen Rickman (Democratic Adviser) and Jamie Sheldon (Democratic Adviser).

The meeting started at 2.00 pm and finished at 6.00 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.*

### 100. Declarations of Interest

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

Name	Minute Number and Item	Reason	Interest
Councillor Sam Davey	Minute: 22 Grand Parade, Plymouth, PLI 3DF - 17/02379/FUL	Objector registered to speak on this application is known to him.	Personal
Councillor Mrs Bridgeman	Minute: From Estover Close to National Trust Land Adjacent to Elizabeth Cottage - WCA.008	Ward Councillor speaking in opposition to an item and also Vice Chair on the Planning Committee.	Open Declaration
Julie Parkin	Minute: 22 Grand Parade, Plymouth, PLI 3DF - 17/02379/FUL	Speaker supporting the application is known to her.	Personal

	Minute: From Estover Close to National Trust Land Adjacent to Elizabeth Cottage – WCA.008	Speaker objecting to the application is known to her.	Personal
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101. **Minutes**

Agreed the minutes of the meeting held on 8 February 2018.

102. **Chair's Urgent Business**

Under this item Paul Barnard (Service Director for Strategic Planning and Infrastructure) provided Members with an update on the Joint Local Plan (JLP) as outlined below:

- The Examination Hearings into the Joint Local Plan commenced on 30th January 2018. After 10 and a half sitting days (and a postponement due to snow), the Inspectors formally closed the Examination Hearings on 22nd March 2018;
- The Hearings closed on a very positive note, with the Inspectors setting out that at this time, they consider that the JLP can be made sound through amendments to be made through Main Modifications, and that therefore they will not be finding the plan unsound;
- However, we must be clear that we are still in the Examination Process and that the Inspectors have not made any formal decisions as yet on the soundness of the plan. Until we receive the final Inspectors' Report and have adopted the plan, we are not in a position to make any announcements regarding the soundness of the plan, and we still need to be mindful of the advice in the National Planning Policy Framework regarding the amount of weight we can give to policies in the JLP as decision makers;
- The Inspectors have set out that they will be producing an Interim Report on their findings so far, which will set out the Main Modifications that need to be made to the JLP. Although they were unable to give us a firm date for this report, they did say they will produce it as soon as possible. Officers estimate that we may receive the Interim Report in May;
- This report is likely to set out the Inspectors findings on a number of matters which were discussed during the Hearings – including overall housing targets, the JLP spatial strategy, 5 year supplies of land for housing and the Plymouth Airport safeguarding policy. Once we receive this report we will brief Members on the detail and implications of what it says;
- In the meantime, there is no change to the weight that can be attached to the JLP for decision making. The text that is currently contained in planning

committee reports will not change.

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

There were no questions from members of the public.

104. **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.

105. **Abbey Hall, Catherine Street, Plymouth, PLI 2AD - 18/00129/LBC**

Abbey Hall Management Committee

Decision:

Application GRANTED conditionally.

106. **Former Quality Hotel Cliff Road Plymouth PLI 3BE - 18/00234/S73**

Henley Real Estate Developments Ltd

Decision:

Application GRANTED conditionally subject to completion of a Section 106 agreement, with delegated authority to the Service Director for Strategic Planning and Infrastructure to refuse in the S106 agreement is not signed within agreed timescales. Pre-commencement condition 3 relating to the delivery management plan to be discharged by the Service Director for Strategic Planning and Infrastructure in consultation with the Planning Committee Chair, Vice Chair, Lead Opposition Member responsible for Planning as well as the three Ward Councillors.

(The Committee heard from the Applicant)

(A Planning Committee site visit was held on 4 April 2018 in respect of this application)

(Councillor Stevens' proposal for the discharge of pre-commencement condition 3 relating to the delivery management plan to be made in consultation with the Planning Committee Chair, Vice Chair, Lead Opposition Member responsible for Planning as well as the three Ward Councillors, having been seconded by Councillor Lowry, was put to the vote and declared carried)

107. **95 Durnford Street, Plymouth, PLI 3QW - 17/02444/FUL**

Dominic Robinson

Decision:

Application DEFERRED for further discussions on the management plan and further consultation on the concentration of similar uses in the area.

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

(The Committee heard representations against this application)

(The Committee heard representations in support of this application)

(Councillor Ball's proposal to defer the application, seconded by Councillor Mrs Pengelly was put to the vote and declared carried)

108. **22 Grand Parade, Plymouth, PL1 3DF - I7/02379/FUL**

Mr Andrew Welch

Decision:

Application GRANTED conditionally with delegated authority to the Service Director for Strategic Planning and Infrastructure to add additional conditions as necessary following receipt of the MoD consultation response.

(A Planning Committee site visit was held on 4 April 2018 in respect of this application)

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

(The Committee heard from Councillor Penberthy, ward councillor, speaking in support of this application)

(The Committee heard representations against this application)

(The Committee heard from the Applicant)

109. **From Estover Close to National Trust Land Adjacent to Elizabeth Cottage - WCA.008**

Mrs Carol Launder

Decision:

Application approved.

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

(The Committee heard representations against this application)

(The Committee heard from the Applicant)



110. **Planning Application Decisions Issued**

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

111. **Appeal Decisions**

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

Under this item the Chair thanked Officers for their support throughout the last municipal year and also thanked Members of the Planning Committee for their attendance.

The Chair was thanked by Committee Members for his Chairmanship for the municipal year.

**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 APPLICATION OFFICERS REPORT



<b>Application Number</b>	17/02091/FUL	<b>Item</b>	<b>01</b>
<b>Date Valid</b>	27.11.2017	<b>Ward</b>	DRAKE
<b>Site Address</b>	41 North Hill Plymouth PL4 8EZ		
<b>Proposal</b>	Alterations & extension to comprise 66 student bed spaces and A1, A2, A3 and/or B1 ground and lower ground floor use with part retention of existing private members club		
<b>Applicant</b>	Mr R Pillar		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>26.02.2018</b>	<b>Committee Date</b>	<b>31.05.2018</b>
<b>Extended Target Date</b>	<b>12.06.2018</b>		
<b>Decision Category</b>	More than 15 Public Comments		
<b>Case Officer</b>	Mrs Karen Gallacher		
<b>Recommendation</b>	Grant subject to S106 Obligation with delegated authority to Service Director for Strategic Planning & Infrastructure to refuse if timescales are not met.		



## **1. Description of Site**

The site is located on the west side of North Hill, just north of Drakes Place Reservoir which is grade 2 listed. It is currently occupied by the Royal Antediluvian Order of Buffaloes (RAOB) social club with the car park to the rear and a small overgrown garden area and beer garden to the south of the main buildings. The site is fairly level, but at a higher level than the reservoir and is supported by the northern wall of the reservoir. To the north and west are residential properties on Skardon Place and business properties on North Hill. The site has two pedestrian access points through the existing limestone wall on North Hill. Vehicular access to the rear car park is to the north off Skardon Place via a narrow cobbled lane between 4 and 5 Skardon Place. The area is in mixed use. There are various commercial uses on North Hill, a quiet residential cul-de-sac in Skardon Place and the university and reservoir to the south and west. There are a number of listed buildings, in addition to Drakes Reservoir, visible from the site including Sherwell Church and associated buildings (Grade 2 star), the museum and Library (Grade 2) and St Mathius Church (Grade 2) farther up North Hill.

## **2. Proposal Description**

The proposal is for the alteration and extension of the existing RAOB building to create Purpose Built Student Accommodation (PBSA) for 66 students in 41 studio apartments. The proposal also includes a new commercial unit on the lower ground floor and associated parking area for 4 cars.

The proposed accommodation is laid out as described below.

### Lower Ground Floor

RAOB accommodation bar area

Commercial unit for retails use (A1), financial and professional services (A2), restaurants and café (A3) or business (B1) use

Student common room

Plant room

### Ground Floor

RAOB accommodation

Concierge and foyer for student accommodation

Common room, plant, laundry, cycles and refuse store

3 x 2 bed studios

1 x 1 bed studio

### First Floor

6 x 2 bed studios

4 x 1 bed studios

Plant room

## Second Floor

6 x 2 bed studios

4 x 1 bed studios

Plant room

## Third Floor

5 x 2 bed studios

3 x 1 bed studios

Plant room

## Fourth Floor

3 x 2 bed studios

3 x 1 bed studios

Plant room

## Fifth Floor

1 x 3 bed studio

2 x 1 bed studio

Roof terrace and green roof

The one bedroom studios have a minimum size of 22 square metres, the two bedroom studios are all at least 50 square metres and the 3 bed studio is 80 square metres.

Externally the scheme includes the 4 car parking spaces, some areas of landscaping and tree planting. Photovoltaic panels are proposed on the other areas of flat roof. It also proposes creating a loading bay outside the site by moving the existing bus stop further up North Hill.

The scheme originally proposed a new access from the site to the reservoir, but this has been removed from the current proposal.

From north to south the proposal rises from 5 levels (including lower ground floor) adjacent to 43 North Hill to 7 levels on the corner next to the reservoir (including lower ground floor and set back top floor). From west to east, the building is also stepped from 4 levels to 7, also including basement level and set back top floor. The frontages are visually divided into separate blocks, with different finishing materials. Final details of materials have not been submitted, but the use of Plymouth Limestone has been confirmed.

### **3. Pre-application Enquiry**

The proposal for student accommodation was submitted as a pre application enquiry in 2014. The redevelopment of the site was supported in principle, and has been significantly amended to reflect comments from officers and the Devon Design Review Panel in terms of massing, design and concerns about neighbours amenity and access to the site.

In addition formal and informal pre-application consultation events were held during the preparation of proposals, these are detailed in the Statement of Community Involvement.

### **4. Relevant Planning History**

00/01349/FUL Extension to provide beer cellar and lounge – Granted

99/01646/FUL side and rear extension to RAOB – Refused and dismissed at appeal

### **5. Consultation Responses**

Highway Authority – No objection subject to conditions

Public Protection – No objection subject to conditions regulating noise

Economic Development – Support the proposal

Public Health – No objection subject to increased height of balconies for roof garden

Plymouth University – Support the proposal

Lead Local Flood Authority – No objection subject to conditions

Environment Agency – No objection

Natural Infrastructure Team – No objections subject to Section 106 contributions towards local and strategic greenspace and playing pitches and conditions.

Urban design officer– No objection

Historic environment officer – advice received regarding impact to surrounding area.

Historic England – No objection

### **6. Representations**

There have been 23 letters from different people containing objections and 5 letters containing support with one supporting petition of 75 names.

Below is a summary of the concern outlined in all the submitted letters of objection:-

- 7 storeys is too large, overdevelopment, unsympathetic and out of character
- Junction between old and new buildings is jarring
- Too close to reservoir and will look cramped
- It will harm the listed wall and reservoir
- Stone wall in situ should remain with no access to reservoir
- The view from the reservoir to St Matthias Church would be lost
- Creates uncomfortable new building line along reservoir

- Why has Listed Building Consent not been applied for?
- Need to protect historic Skardon Place
- It will dominate nearby property and cause loss of light and privacy.
- Details do not clearly or accurately show existing properties, proposed windows or accurate distances and should include daylight and sunlight assessment
- Will cause light pollution
- The needs of students are put above the needs of residents, who could cause noise and antisocial behaviour to residents and in the park
- Refuse disposal would be insufficient, noisy, not clearly managed and would damage cobbled lane.
- Construction would result in unacceptable noise to neighbours and traffic congestion.
- Not enough parking is being provided and will therefore compound on street parking in nearby areas and result in congestion
- Visitors and students can't be prevented from bringing cars to the site.
- The service lane from Skardon Place is too narrow for access for emergency vehicles and refuse collection and transit vans have only inches clearance
- There are currently 15 car parking spaces not 9 that will be lost
- Businesses won't be able to park and the public car park is always full
- The Box will increase congestion
- The loading bay will block sight lines more than the existing bus stop.
- Contrary to the university's decreasing student numbers and there are sufficient student residences
- Student accommodation should be in Derriford
- Cause imbalance in community, Skardon place is for families
- Skardon place will become part of the campus
- There are no students in Skardon Place, it's for families
- Councillors had promised no more student accommodation.
- Won't just be for postgraduates and international students
- The facilities for the students are poor
- What will happen to uses in the future?
- Developers should have carried out more public consultation
- The loss of the trees and greenspace is unacceptable
- What has changed since previous refusal in 1999?
- Access to the reservoir is restricted at night and is unsafe
- Don't want northern edge of reservoir improved as it will destroy wildlife
- There will be an increase in effluent to the sewage system and details should be agreed at this stage
- The S106 will not benefit local residents
- The applicants claim that the scheme is supported is not true.

- There are not enough facilities or residences for non-students in the city
- Residents are being pushed out by students

The main reasons for supporting are listed below.

- The loss of the parking to the rear and the new loading bay to the front will mean much less traffic using Skardon Place and the rear entrance into the site.
- The size of the development is reasonable and good quality
- It will reduce noise from RAOB as beer garden is going and fewer events will be held.
- It ensures the future of the RAOB social club
- Safeguards family homes from becoming student lets
- Good proximity to university
- Developer has consulted well and taken concerns into account
- Good for city economy
- New bus stop position is safer
- Location will reduce student movement by car
- Cultural benefit for the area
- High quality accommodation like this is needed.

### **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 City Centre and University Area Action Plan (CCUAAP).

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

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

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

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



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

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

Development Guidelines Supplementary Planning Document, Sustainable Design Supplementary Planning Document, the Affordable Housing and Planning Obligations Supplementary Planning Document and the City Centre and University Area Action Plan.

## **8. Analysis**

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

### Introduction

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

8.1.2 The most relevant policies of the adopted Core Strategy are listed below

CS01 – Sustainable Linked Communities

CS02 – Design

CS03 – Historic Environment

CS04 – Future Employment

CS08 – Retail Development

CS13 – Evening Uses

CS15 – Housing Provision

CS18 – Plymouths Greenspace

CS19 – Wildlife

CS20 – Sustainable Resource Use

CS21 – Flood Risk

CS22 – Pollution

CS32 – Designing Out Crime

CS33 – Planning Obligations

### CS34 – Planning Application Considerations

8.1.3 This application also turns on the following proposals of the adopted City Centre and University Area Action Plan, which are listed below.

CC04 – A Sustainable City Centre Neighbourhood

CC05 - Combined Heat and Power, District Heating and Cooling

CC16 – University of Plymouth Campus

8.1.4. The most relevant policies from the submitted Plymouth and South west Devon Joint Local Plan (JLP) are listed below.

DEV1 – Protecting health and amenity

DEV2 – Air, water, soil, noise and land

DEV4 – Playing pitches

DEV6 – Hot food takeaways in Plymouth

DEV12 – Purpose built student accommodation

DEV16 – Retail and town centre uses

DEV20 – Place shaping and quality of the built environment

DEV22 – Development affecting the historic environment

DEV24 – Landscape character

DEV28 – Protecting and enhancing biodiversity

DEV29 – Green and playspaces

DEV31 – Transport

DEV32 – Community infrastructure for new homes

DEV33 – Waste management

DEV32 – Low carbon

DEV36 – Community Energy

DEV37 - Flood risk

SPT2 – Sustainable linked neighbourhoods and sustainable rural communities

SPT9- Strategic principles for transport planning and strategy

SPT10 - Balanced transport strategy for growth and healthy and sustainable communities

8.1.5 The principle issues relating to this application are considered to be the principle of development in this location, impact of the use on residential amenity and the character of the area, the effect on heritage assets and the visual amenity of the area, standard of accommodation, transport issues and the impact on environmental quality. These issues are covered by policies from the adopted and emerging development plan. The emerging plan, that is currently being examined, raises additional issues and requires the development to show need and that it is future proof.

Strategic policies PLY7 and PLY17 allow for PBSA in the city centre and at the university respectively, but again only where there is a need and it targets regeneration benefits. Outside of these areas, which this proposal is, the main new submitted policy for student accommodation is DEV12.

### The principle of purpose built student accommodation (PBSA)

8.2.1 The Council's planning policy framework in the form of the adopted Core Strategy, AAPs and emerging JLP supports the provision of purpose built student accommodation, as outlined below.

8.2.2 At the strategic level policy CS15 of the Core Strategy identifies that new homes are required to meet the current and future needs of the population including students.

8.2.3 The application site is located within policy CC16 of the City Centre and University AAP which supports mixed use development and identifies that the area will evolve into a high quality mixed use campus with areas of student accommodation. Therefore this development would be supported in principle through this AAP.

8.2.4 The City Centre and University AAP identifies that the focus of the activity within the campus will be ensuring that all first year students have the offer of purpose built accommodation. The University support the application as it provides the sort of accommodation that is sought by international students, some of which will be in their first year.

8.2.5 The Development Guidelines Supplementary Planning Document states that PBSA in accessible locations with on site management staffing relieves pressure on family sized dwellings and reduces the need for students to commute by car. The council supports this form of development as long as it is well designed a decent standard and located to minimize negative impacts on residential amenity.

8.2.6 Strategic objective SO2 of the emerging JLP supports further investment in the university to strengthen Plymouth's role in the region. The emerging policy DEV12 would only support the principle of PBSA if it can meet a series of tests including ensuring that it is responding to a clear need and is future proofed. This policy responds to prevent an over- supply of student accommodation and to protect residential amenity. The policy also acknowledges that it is important to continue to meet the needs of students for this type of application.

8.2.7 The National Planning Policy Framework (NPPF) makes no direct reference to the housing requirements of students; however, the Framework is clear that plan areas should provide a wide choice of quality homes that are inclusive. Furthermore, NPPF Paragraph 50 encourages LPAs to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

8.2.8 The existing adopted policies are therefore supportive of the principle of PBSA in this location.

8.2.9 Although the emerging policy DEV12 cannot be given significant weight and there have been objections to it, it is worth considering the proposal against the tests that it asks:

8.2.10 Criteria 1. The development meets an identified need for the type of accommodation proposed.

8.2.11 The proposal has been designed to meet the need of PBSA for post graduate and international students. The accommodation will be of a similar model to that in the recently developed Aspire student accommodation on Mayflower Street. The University has submitted a letter saying that they support the need for this type of accommodation.

8.2.12 The applicant has provided evidence from a student letting company dealing with the Aspire accommodation. The letting agency have confirmed that the Aspire accommodation for the year 2017/18 was fully booked by May, and that in essence they could have let this accommodation three times over. For 2018/19 there were booking to fully let the accommodation from November, and a waiting list for 2019/20 is already being created for those that have been unsuccessful this year. The make-up of the student demographic for 2017/18 was 75% International, 10% Post Grad, 10% Last year students 5% mature student. The letting agency confirm that they would expect a similar mix for this year.

8.2.13 In addition there are also statements provided from the Resident Student Ambassador at Aspire House and the resident warden of Morley Court which is an adjacent residential community made up largely of mature residents. Both statements are very positive about the standard of accommodation at Aspire and the success it has had for both the student residents and for the surrounding community. The same standard would be provided in this proposal.

8.2.14 Our own student accommodation figures conclude that 44% of students would not be able to access PBSA including pipeline developments.

8.2.15 At the strategic level policy CS15 of the Core Strategy identifies that 17,250 new homes are required to be built in the city by 2021, and these are required to meet the current and future needs of the population including students. The Core Strategy does not go any further in terms of dealing with PBSA.

8.2.16 The Development Guidelines SPD contains detailed guidance (paragraphs 2.8.46-2.8.54), including detailed guidance on transport considerations and standard of accommodation. Paragraph 2.8.46 is particularly relevant in setting the general approach:

“16. Purpose-built student accommodation in the form of cluster flats and studio developments, in accessible locations, with on-site management staffing, relieves the pressure on family-sized dwellings in popular locations such as Mutley and Greenbank and Derriford and reduces the need for students to commute by car. The Council supports this form of student accommodation as long as it is well designed, provides a decent standard of accommodation and is suitably located to minimise any negative impacts on residential amenity.”

8.2.17 In considering this planning policy and the evidence provided by the applicant officers consider that there is an identified need that will be met.

8.2.18 Criteria 2. The development is in an appropriate location, which is easily accessible to university/college facilities by sustainable travel modes.

8.2.19 The site lies within the University Campus as defined by policy CC16 the adopted CCUAAP and is therefore located in a sustainable location where the principle of student accommodation is accepted.

8.2.20 Criteria 3. The proposal does not result in an excessive concentration of student accommodation in one locality.

8.2.21 In terms of PBSA in the area the nearest is the University's Mary Newman building which offers 157 bed spaces and Francis Drake Hall offering 329 bed spaces within the campus.

8.7.22 Therefore although a building containing 66 students will clearly intensify the numbers of students in the locality, it is not considered that this would be excessive given it would be situated within the University campus.

8.2.23 Criteria 4. The proposal should not result in the harmful loss of an existing use.

8.2.24 There would be no loss of the existing use, as the social club is retained as part of this development.

8.2.25 Criteria 5. The layout, design and facilities provided within the development is of a high standard and meet identified student needs including adequate laundry provisions, communal space and social learning facilities.

8.2.26 The accommodation proposed has been designed to be of a high standard in order to meet the needs of international and post graduate students. At 50 square metres the majority of units meet the nationally described space standards for a 2 person flat for market occupation. The one person units are smaller than described for market housing, but these units are considered to be acceptable for students given the communal facilities provided in the building.

8.2.27 Other facilities that will be provided include a laundry, student common rooms, a roof terrace and cycle storage. The accommodation is therefore considered to be of a high quality and would meet an identified student need.

8.2.28 Criteria 6. The development does not conflict with adjacent uses or the general amenity of the surrounding area.

8.2.29 The surrounding area provides a mix of uses: North Hill is a busy commercial area, there is a residential street to the north in Skardon Place, and there is the reservoir and university to the south. Due to its proximity, the university has a big influence on the character and balance of uses in the area, creating a vibrancy and vitality for this part of North Hill. Officers consider that an

additional 66 students living this close to the existing university would not be so significant as to alter this character or create an unbalanced community.

8.2.30 One of the main considerations is whether the proposal would impact on the residential amenity of the area. There have been a number of representations, especially from residents in Skardon Place that this number of students would create an imbalance of uses and change the character of the area. Objections from local residents also relate to how light, outlook and privacy from individual homes would be affected. These impacts have been carefully assessed. The Development Guidelines Supplementary Planning Document provides the starting point for looking at these issues.

8.2.31 In terms of dominance and light loss the properties that would be primarily affected are the cottages in Skardon Place. The rear elevations of these properties face on to the site. There are very few windows in these elevations. Numbers 3a and 4 have no ground floor windows, but have small balconies with glazed doors, but no windows directly facing the site. Number 3 has a small window at ground floor to a kitchen. Number 2 has one small kitchen window at ground floor level, a bathroom at first floor level and a bedroom on the second floor. Number 1 has no windows in the rear elevation, but has roof lights. These properties do not therefore rely heavily on the outlook to the south and obtain most of the light and outlook from Skardon Place. The north elevation of the proposed building would be 17m to 19m from the rear elevations of these properties. To put this into context, the buildings facing each other on North Hill are in the region of 21 m apart, on Skardon Place they are 9m. The guidelines state that 'in order to protect the outlook of neighbouring properties, the minimum distance between a main habitable room window and a blank wall, should normally be at least 12 metres. This distance should be increased for a three-storey development, normally to at least 15metres'. There are few habitable room windows that will be affected and the distance from the proposed building to properties at 3, 3a and 4 Skardon Place exceed this distance and are therefore considered to be acceptable. Of course the 6 storey element will also affect light and outlook, but to the west these 3 properties, including roof gardens, will continue to have a similar outlook to that currently enjoyed. In addition number 3 will benefit from the removal of a small part of the RAOB building. Number 2 has three small windows and directly faces the 6 storey section of the proposed building. Again though, they are very small windows and the occupier of the property has written in support of the proposal as they consider the benefits of the loss of the RAOB beer garden and the removal of the general car parking to the rear would improve amenity.

8.2.32 Number 5 Skardon Place is also adjacent to the site. The main elevation faces directly south towards the Reservoir and does not look directly face the site. The 3 to 4 storey element of the proposed building would be 15m from the boundary of the garden and 15m from the bay windows on all 3 levels of the house. The presence of the proposal will be apparent from the garden and when looking out from the rear and slightly to the east. The relationship doesn't however conflict with the development guidelines and although it will affect the outlook and light from this house and garden it is not considered to be so harmful as to justify refusal on these grounds.

8.2.33 Number 43 North Hill is also adjacent to the site. It is currently in business use and although the ground floor will be affected it is already hemmed in by the existing buildings at RAOB, refusal on this basis is not justified.

8.2.34 Other properties are considered to be a sufficient distance from the site to not be affected in terms of light and outlook.

8.2.35 The developer has submitted a BRE light assessment with the application. The report concludes that the development passes the BRE assessment in terms of overshadowing and sunlight. There is one window, a bedroom window to number 2 Skardon Place that fails the vertical sky test, by a small margin. This is described in the assessment as having a low impact. The occupier of this property is aware of the development and has written in to support the development.

8.2.36 On balance it is considered that the light and outlook to these properties would not be so harmed to justify refusal.

8.2.37 Privacy has also been raised as a concern from Skardon Place. The rear windows on the proposed building have been designed so that they do not directly overlook the rear of properties to the north in Skardon Place. Those west facing windows above the RAOB building would not directly face the small windows in the rear of 2 and 3 Skardon Place and would be 16 to 18 distance away. The terrace roof gardens and doors to the rear of 4 and 3a are already partly screened and would continue to be so by the property at number 3. The overlooking of these properties is not considered to be severe enough to justify refusal.

8.2.38 The nearest window facing 5 Skardon Place is 25m from the garden and nearest window. The development guidelines suggest 28 m or more would be ideal for facing windows. These windows do not face each other and therefore 25m is considered to be adequate to protect privacy.

8.2.39 The area is characterised by buildings of different styles and juxtapositions. It is a busy part of the city being close to the centre, the university and a main route into the city. The existing relationships between the properties and this location make up the character of the area, and it is considered that this development is in keeping in terms of its relationships with its neighbours. For the reasons given above, the proposal is considered to be acceptable in terms of outlook, light and privacy and does not conflict sufficiently with policy CS34 of the Core Strategy, the Development Guidelines Supplementary Planning Document or policy DEVI of the JLP to justify refusal on these grounds.

8.2.40 Concerns have also been received about antisocial behaviour and noise from occupants, especially from the residents of Skardon Place. The design of the layout means that the primary access is on North Hill. Students would in practice, have very little reason to use the entrance to the rear via Skardon Place, other than to park a bike. The shared spaces are either inside the building or facing away from the closest existing residential properties. The proposal is so close to the reservoir that this is likely to be the main external amenity space. Of benefit would be the loss of the exterior beer garden for the RAOB social club, which has the potential for noisy behaviour.

8.2.41 Concerns have been expressed about the external stairs outside the common room being used as a place to congregate. The applicant has confirmed that the access is for emergency only and will be managed as such.

8.2.42 The application has been accompanied by a management plan, which sets out the protocol for students who may cause persistent nuisance. This accommodation would be managed 24 hours a day and residents would be able to contact a person at all hours of the day if there are issues with noise or behaviour.

8.2.43 The application was accompanied by a refuse statement, which following representations, has been clarified. There have been objections that the collections would not be frequent enough and it was unclear how these collections would be managed. The applicant has confirmed that for the student accommodation both recycling and general waste collection would be increased to weekly. The students would be responsible for putting the waste in the bins within the building and these would be put out and collected by the property manager. The refuse truck would park where it does currently and the manager would wheel the bins along the narrow cobbled lane and back again at collection time. Street Services has confirmed that they would not collect from within the site. The refuse for the RAOB and the commercial units would be picked up from the front of the building on North Hill. Bins will not be left out in the street but there will inevitably be a certain amount of noise when the refuse men wheel the bins out along the lane. This is unlikely, however, to cause such nuisance to justify refusal and timings have been conditioned to limit nuisance. There has been no comment from Public Protection in this regard and balanced against this there would be fewer vehicular movements into the rear of the property which would cut down on noise.

8.2.44 The neighbour at 43 North Hill has expressed concern about noise during construction. This will be limited via a code of construction, but is likely to cause temporary disturbance during the day.

8.2.45 On balance the proposal is not considered to be likely to result in unacceptable loss of amenity to neighbouring properties and is considered to comply with policies CS15 and CS34 of the Core Strategy, the development guidelines supplementary planning document and DEVI of the JLP.

8.2.46 The continuation of mixed uses, and in particular student accommodation in this area is supported in policy terms by the City Centre and University Area Action Plan. This Area Action plan states that 'a high quality mixed use campus, incorporating education-led mixed use development with active ground floor uses which will contribute to the street level vibrancy of the campus, together with areas of student accommodation.' On this basis the inclusion of student accommodation with commercial on the ground floor is encouraged for the area in principle.

8.2.47 Therefore having assessed the proposal in relation to the adjacent uses it is not considered that there would be significant harm to the general amenity of nearby residents or the surrounding area. The proposal is therefore considered to meet this criteria and comply with CS01, CS02 and CS34 of the Core Strategy and the Development Guidelines Supplementary Planning Document.

8.2.48 Criteria 7. Appropriate management plans are submitted ensuring that a positive and safe living environment is created for students and to minimise the potential negative impacts on the local community.

8.2.49 A detailed management plan has been submitted by the applicant. Details submitted include security arrangements, monitoring, the complaints procedure, building maintenance and traffic management.



8.2.50 The staffing on site includes a hall manager and assistant with a team of caretakers to cover 24 hours on site. In addition a telephone helpdesk will be available to residents and the local community to report incidents. Access to the building is from North Hill using a swipe card. Staff will investigate complaints and the ultimate sanction is eviction. All public areas inside and out will be monitored using CCTV. Staff will regularly inspect the building to ensure that the building is well maintained inside and out.

8.2.51 The management plan is considered to be appropriate and a condition is suggested to secure these arrangements.

8.2.52 Criteria 8. Detailed arrivals plans are submitted ensuring that adequate facilities are in place to accommodate vehicular movements in particular at the start and end of terms.

8.2.53 Students are advised that the development is car free and with no parking nearby. Arrival plans have been submitted to ensure that adequate facilities are in place. The arrivals plan is based on the expected demographic. The early pre-let interest shows that more than 75% of the potential RAOB intake will be international students who have committed to commence their studies at the University.

Once a commitment has been made to the University they work with the Aspire Student Living block management team and the letting agent (Clever Student Lets) to determine the arrival plan. The University Student Services Team contact the student to review travel arrangements and their preferred method of transport between the London International airports and Plymouth. Student Services offer bespoke meet and greet services for students at the major airport. Students then arrive independent in Plymouth, either accompanied by their travel provider or by taxi from the train station and are taken to the University. Following this visit to PUIC to collect and sign forms, they are met by a letting agent representative from Clever Student Lets and escorted to the RAOB building.

These arrangements have been tried and tested at the other Aspire student accommodation and work successfully.

8.2.54 Criteria 9. All proposals are future proofed in terms of design to support potential alternative uses as appropriate.

8.2.55 At officers request further plans have been submitted which shows how the proposal has been future proofed. Most of the student accommodation is large enough that it could be easily converted to residential flats, and the applicant has demonstrated how those smaller units could be adapted to create residential apartments.

8.2.56 As a car free residential use would be acceptable in this location, this policy criteria has been addressed.

8.2.57 Criteria 10. The levels of on street parking required can be reasonably accommodated or regulated through parking control measures.

The controlled parking measures are already in place and facilitate car free development in the majority of the surrounding area.

8.2.58 Criteria 11. There is adequate storage for recycling/refuse and cycles.

There is adequate cycle provision and refuse storage within the building, and a refuse strategy has been submitted by the applicant. This details where refuse will be stored and where and when it will be collected. These details are considered to be adequate.

8.2.59 Having assessed the proposal against the above criteria Officers consider that the development can meet the requirements of the emerging policy DEV12. The emerging policy has received objections and cannot therefore be given significant weight when balanced against the existing policies.

8.2.60 In demonstrating that policy DEV12 can be met together with SPT2 and given that the principle of student accommodation in this location is supported by existing policies CS15, CC16 of the City Centre and University Area Action Plan and the Development Guidelines SPD, the principle of PBSA here is supported.

### The principle of the ground floor uses

8.3.1 Alternative ground floor uses of retail (A1), financial and professional services (A2), restaurant and café (A3) and business (B1) have been put forward because the end user has not yet been secured. Although the use is a town centre use and this is not a town centre location, the creation of active frontage along this busy part of North Hill is considered to be important for the street scene. The unit is small and would not impact on the vitality and viability of the city centre and is below the threshold for an impact assessment to be necessary. On balance in terms of retail assessment, cafe, office or shop would be acceptable in this location. In terms of amenity of neighbouring uses, further details of ventilation and opening hours may be required by condition and public protection has requested sound insulation conditions to ensure the use would not harm the residential amenity. The proposal is not considered to conflict with policies CS08 and CS13 of the Core Strategy, DEV16 of the JLP and the requirements of the NPPF.

### Design and massing

8.4.1 Concerns have been expressed from local residents about the proposal being too large and out of keeping, but there has also been support for the design.

8.4.2 The scheme as first submitted at the pre application stage was for a development that was between 8 and 5 storeys (without roof top set back and basement level). The proposal was considered by the Design Review Panel and the scale and massing was reduced because the corner element was considered to be too high. Additionally the elevation fronting Drake's Reservoir has also been reduced to minimise the impact on the reservoir and the nearby residences. Significant other improvements have been incorporated at pre application and application stage, to ensure that the proposal complies with the suggestions of the design panel, breaks up the massing and provides a satisfactory design that officers can support.

8.4.3 From an urban design perspective the buildings' footprint and massing is supported. The development would optimising the use of the site and would have a positive relationship with the scale of adjacent buildings and spaces. The massing reflects the University buildings that successfully front the reservoir.

8.4.4 The eastern elevation is a natural continuation of the adjacent North Hill buildings in terms of the vertical rhythm and scale. The building forms a strong end-stop while achieving continuity of building line on the North Hill frontage. The height increases as the levels fall, and it provides a strong end to this terrace. The proposed active ground floor frontage is welcomed in terms of creating vibrancy and natural surveillance at street level on this elevation.

8.4.5 The southern elevation similarly responds to the existing architecture. The reduction in height taking into account the existing residential properties that back on to the reservoir. The building's contemporary architectural language is supported and relates to the Nancy Astor Building across the water. Maximising the amount of glazing and creating interest through use of materials and balconies is supported.

8.4.6 The north and west walls have been broken up visually using obscure glazed windows and by appropriate modelling and materials. In addition oriel windows add interest to the north elevation and are a useful device in terms of safeguarding adjacent residential amenity, minimising any direct overlooking of residential windows.

8.4.7 The use of high quality materials is important due to its close proximity to the grade 2 listed Drakes Reservoir and it is considered that the use of Plymouth limestone in the elevations will be an important element in securing a strong link to local character and geology.

8.4.8 It is considered that the use of glazing and spandrel panels to clad the attic element would be sufficiently reflective to give a lightweight appearance to this element of the building. The set back would reduce the impact of this element of the building, reducing it visually from street level and from Drakes Reservoir.

8.4.9 The principle of metal cladding is supported, but full details need to be provided via condition, to ensure the system proposed has suitable quality, robustness, colour and longevity.

8.4.10 Render is a locally distinctive material and can be supported on the limited scale shown, providing it is a high quality silicone system, with water and dirt repellence, to avoid staining and algae growth.

8.4.11 Although the preference would be to keep the materials palette simple and see the use of Plymouth limestone replace the proposed sections of blockwork, it is acknowledged that significant areas of limestone are proposed elsewhere. The use of blockwork can be therefore considered in non-public areas, but the colour and detail needs to be agreed so that it marries well with Plymouth limestone.

8.4.12 The proposed sedum roof is positive in terms of rainwater run-off attenuation, biodiversity and visual amenity.

8.4.13 There have been concerns expressed about blocking views from the Reservoir, but the scheme is not considered to result in the loss of any significant strategic views, which are mainly to be had from North Hill rather than the reservoir.

8.4.14 The proposal is therefore considered to comply with Policy CS02 of the Core Strategy, Sustainable Design Supplementary Planning Document and DEV 20 of the JLP in terms of design and massing.

### Heritage

8.5.1 The development has been reduced in height, since the original pre application submission, to accord with the original requirements of the Design Panel, the Historic Environment Officer and Historic England. There had been concern that the original prominent corner design would unacceptably affect the character of the grade 2 star listed Sherwell Church.

Officers at Historic England have been consulted on this amended application, specifically to assess the impact on these listed buildings and have confirmed that they have no outstanding objection.

8.5.2 The Historic Environment Officer has not objected to the proposal, but has expressed concerns that due to the height of the development and its proximity to heritage assets there will be a degree of less than substantial harm.

8.5.3 The specific concerns are that it would draw attention from and affect views to Sherwell Church to the south (Grade 2 star), St Mattheus Church ( Grade 2) and the undesignated heritage assets of Queen Anne's Terrace, Sherwell House and Skardon Place and would have a visual impact on Skardon Place and Drake's Reservoir, which is otherwise an open area.

8.5.4 In order to reduce further the impact of the development on the reservoir and Skardon Place, specific changes were recommended by the Historic Environment Officer, which have made the roof set back more reflective, increased the level of glazing and bracing up all the elevations to reflect the pattern of existing development. In addition the use of Plymouth limestone for significant areas of the main frontages has been secured. These changes are considered to further reduce the impact of the development on these assets and therefore reduce further the less than substantial harm.

8.5.5 The introduction of a new building on this site will change the views of neighbouring listed buildings and this has been raised as a concern by the historic environment officer. However the main public views of these buildings will not be significantly affected and again this is considered to be less than substantial harm.

8.5.6 St Mattheus Church is situated farther up North Hill on the eastern side of the road. It will remain in view from North Hill and from significant areas of Drake's Reservoir. A view of part of the tower will be lost from south eastern end of Drakes Reservoir, but this view of the church is already

partly obscured by the existing buildings and so the harm is not considered to be unacceptable. Views to Queen Anne's Terrace will not be affected from North Hill. The current views of the southern side of Skardon Place from Drakes Reservoir are already restricted by existing walls and trees and the development would have very little impact in this respect.

8.5.7 The existing buildings at 41 North Hill are poor quality with untidy external stairs and extensive flat roof rear extensions. The current view of the site from Drake's Reservoir is therefore disappointing. Officers consider that the proposed new development, which addresses the Reservoir and introduces a well-designed building with large areas of glass to reflect the water in the reservoir and makes use of high quality materials would improve the view from Drakes Reservoir. The extensive use of Plymouth limestone would create a building with a strong visual link its surroundings that would make a positive contribution in terms of view, heritage and street scene.

8.5.8 The view of Sherwell Church would be slightly affected from higher up North Hill, but the impact of this has been assessed by officers at Historic England, who have not objected. The buildings are separated by the Drakes Reservoir and gardens and the development is not therefore considered to detract from or block views to this church.

8.5.9 The development is not therefore considered to significantly affect any important local or long distance views, or block/ detract from any views of heritage assets. The development will improve on what is currently on the site and is considered to contribute positively to the street scene and the setting of the reservoir.

8.5.10 Officers consider that the harm to the setting of the listed Drake's Reservoir and to Skardon Place, which is an undesignated heritage asset, is less than substantial harm due to height and massing. Where a development would lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use.

8.5.11 The benefits of this proposal are that it optimises the use of the site and meets a housing need identified by the university. Its use by students will continue to shift student accommodation from family homes in the area and in this way contribute to wider housing needs of the city. The proposal would replace an untidy development in a prominent site with positively designed building that makes a contribution to local distinctiveness through use of high quality and local materials that reflect the water of the reservoir. In addition contributions to the natural environment and infrastructure are proposed.

8.5.12 On balance the benefits of the proposal in providing additional residential accommodation are considered to outweigh any harm, caused by height and massing, to Drake's Reservoir and the proposal responds positively to the Reservoir and surroundings in terms of design. The proposal is considered to comply with CS03 of the Core Strategy, DEV22 and the NPPF.

### Transport

8.6.1 The site is highly accessible and is within a controlled parking zone; as such a development without parking is considered to be acceptable by the Highway Authority. The Council's policy is to

exclude new developments from being eligible for obtaining permits or visitor tickets for use within the scheme.

8.6.2 The proposal includes 3 parking spaces to the rear, which will be made available for the RAOB club and for daily use, but will be used by students on drop off and pick up days and managed by the management company. There is also one disabled parking space which could be made available for student use if necessary. The loss of the existing spaces is considered to be acceptable as the club membership has declined over the years and the controlled parking prevents impact on the local highway network.

8.6.3 An internal secure cycle store for 22 cycles is proposed. This provision is considered to meet the standards as identified within the Development Guidelines Supplementary Planning Document.

8.6.4 To service the development the existing bus stop would be located northwards and replaced with a loading bay. This reduces the need to use the narrow access from Skardon Place, which has been a concern of local residents and is supported by the Highway Authority. The process will need to be subject to a Traffic Regulation Order. The new position of the bus stop will replace 3 limited waiting parking spaces. Other parking spaces are available nearby and there is a car park close by. The benefit of a dedicated loading bay is considered to outweigh the loss of these limited spaces. The use of the loading bay will not be limited to the development and will also benefit other businesses nearby.

8.6.5 The ground floor commercial uses proposed are A1 (retail), A2( financial and professional services) or A3 (restaurant and cafe).

8.6.6 It should be noted that in this location a hot food takeaway would be likely to give rise to indiscriminate parking and therefore could not be supported. A condition restricting this use is therefore suggested.

8.6.7 Subject to appropriate conditions, there are no objections to the proposal from the Highway Authority, which is considered to comply with CS28 of the Core Strategy, DEV31 of the JLP and the NPPF.

### Natural environment and wildlife

8.7.1 The site as existing contains a number of small trees, but none of high amenity value that means that they must be protected. The ecological survey and the Natural Infrastructure Team confirm that there are no known features or species of significant ecological value that would be lost as a result of this development.

8.7.2 The proposal includes replacement trees along the western boundary, together with planters and an area of sedum roof. A condition is required to ensure details of the size of planting, maintenance and compliance. These works are considered to be sufficient to comply with policies CS19 of the Core Strategy, DEV28 of the JLP and the NPPF.

### Drainage

8.8.1 The site is in flood zone 1 and the critical drainage area and the site is not appropriate for infiltration drainage. It has therefore been necessary for the scheme to incorporate geocellular storage underneath the car park area, with permeable paving to limit run off to acceptable levels. The site will then discharge to the combined sewer in Skardon Place. Although there has been concern about the extra discharge from local residents, the lead local Flood Authority has confirmed that subject to a pre commencement condition requiring further details the proposal complies with CS21 of the Core Strategy, DEV2 of the JLP and the NPPF.

### Sustainability

8.9.1 The submitted Energy Statement concludes that photovoltaic panels would be the most efficient technology for meeting the requirements of CS20 of the Core Strategy. These panels are proposed for the majority of the roof area. In addition the site falls within the University campus area and is therefore designed to meet the requirement to be able to connect to a future heat network connection. Subject to conditions requiring the implementation of these works the proposal complies with policy CS20 of the core strategy, CC05 of the City Centre and University Area Action Plan and the NPPF. The emerging JLP policy increases the requirement to provide renewable energy, but this policy is not yet adopted and there are objections to this element of the proposed policy, it therefore does not outweigh the adopted policy.

### Other matters raised by letter of representation

8.10.1 Concern has been expressed about whether the foundations for the development would harm the reservoir wall or the reservoir itself. The applicant would be responsible for ensuring neighbour safety and this would not be justification for refusing the planning application.

8.10.2 A planning application was refused in 1999 for an extension to the RAOB club at first floor level above the existing ground floor rear extension. Being on the boundary and at a distance of 6m from rear windows of properties in Skardon Place the proposal was considered to dominate, cut out light and cause disturbance to these properties. The box like design was also considered to be unacceptable.

### 5 year housing land supply

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

8.11.2 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”

8.11.3 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.”

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

8.11.5 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...”

8.11.6 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”

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

8.11.8 Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10(8)(Delivering Adequate Housing Supply) and paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and policy SPT3 of the Plymouth and South West Devon Joint Local Plan.

## **9. Human Rights**

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and



expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

### **10. Local Finance Considerations**

The provisional Community Infrastructure Levy liability (CIL) for this development is £174,109.82

### **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.

Obligations have been agreed with respect to natural infrastructure projects.

£15,599.71 for Local Greenspace, for the provision and maintenance of facilities at Beaumont Park

£28,359.37 for Playing Pitches for the provision and maintenance of playing pitch facilities at Victoria Park

£34,794.12 for Strategic Greenspace for the provision and maintenance of Mayflower arboretum.

The agreed management fee would be £2001.

### **12. Equalities and Diversities**

The proposed accommodation would provide accommodation for a wide range of prospective students including ground floor accommodation and parking for students with disabilities. The proposal is considered to comply with policy CS34 of the Core Strategy and DEV1 of the Plymouth and South West Devon Joint Local Plan.

### **13. Conclusions & Reasons for the Decision**

In assessing this application the impacts of this development on the grade 2 listed Drake's Reservoir and on nearby residential properties have been balanced against the overall benefits of the scheme. The public benefits of this proposal are that it optimises the use of the site, meets a housing need identified by the university and supports its growth. Its use by students will continue to shift student accommodation from family homes in the area and in this way contribute to wider housing needs of the city. The proposal would replace an untidy development in a prominent site with a positively designed building that makes a contribution to local distinctiveness through use of high quality and local materials. In addition contributions to the natural environment and infrastructure are proposed, while at the same time protecting the amenities and character of the existing community.

The proposal is considered to meet the criteria for sustainable development and Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that on balance the proposal accords with policy and national guidance and specifically the Local

Development Framework and the City Centre and University AAP and is therefore recommended for conditional approval.

#### **14. Recommendation**

In respect of the application dated **27.11.2017** it is recommended to **Grant subject to S106 Obligation with delegated authority to Assistant Director for Strategic Planning & Infrastructure to refuse if timescales are not met.**

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

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

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

Proposed North Elevation and South Elevation I439.SK114 Rev C received 05/02/18

Proposed North Hill Elevation / Section A-A I439.SK118 Rev B received 05/02/18

Proposed East and West Elevation I439.SK115 Rev C received 05/02/18

First Floor Plan Site Lines I439.SK116 - received 06/11/17

Proposed Lower Ground Floor Plan I439.SK103 Rev H received 31/01/18

Proposed First Floor Plan I439.SK105 Rev H received 31/01/18

Proposed Roof Plan I439.SK110 Rev H received 31/01/18

Proposed Third Floor Plan I439.SK107 Rev J received 31/01/18

Proposed Fifth Floor Plan I439.SK109 Rev H received 31/01/18

Proposed Second Floor Plan I439.SK106 Rev H received 31/01/18

Proposed Fourth Floor Plan I439.SK108 Rev H received 31/01/18

Proposed Ground Floor Plan I439.SK104 Rev H received 31/01/18

Proposed North Hill Elevation / Section A-A I439.SK118 Rev A received 31/01/18

Proposed East and West Elevations I439.SK115 Rev B received 31/01/18

Proposed Sight Lines I439.SK116 Rev A received 31/01/18

Proposed North Elevation and South Elevation I439.SK114 Rev B received 31/01/18

Proposed Section B-B & Section C-C I439.SK119 Rev A received 31/01/18

Proposed Lower Ground Floor Plan I439.SK 103 Rev H received 25/01/18

Proposed Ground Floor Plan I439.SK 104 Rev H received 25/01/18

Proposed First Floor Plan I439.SK 105 Rev H received 25/01/18

Proposed Second Floor Plan I439.SK 106 Rev H received 25/01/18

Proposed Third Floor Plan I439.SK 107 Rev J received 25/01/18

Proposed Fourth Floor Plan I439.SK 108 Rev H received 25/01/18

Proposed Fifth Floor Plan I439.SK 109 Rev H received 25/01/18

Proposed Roof Plan I439.SK 110 Rev H received 25/01/18

Proposed North and South Elevations I439.SK I14 Rev B received 25/01/18

Proposed East and West Elevations I439.SK I15 Rev B received 25/01/18

Proposed Site Lines I439.SK I16 Rev A received 25/01/18

Proposed North Hill Elevation and Section A-A I439.SK I18 Rev A received 25/01/18

Proposed Section B-B and C-C I439.SK I19 Rev A received 25/01/18

Reason:

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

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

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

Reason:

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

## **3 CONDITION: PROVISION OF DRAINAGE WORKS**

### PRE-COMMENCEMENT

No development approved by this permission shall be commenced until details of a scheme for the provision of surface water management has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) Written confirmation from SWW approving the discharge of surface water to the combined sewer should be submitted, including agreed surface water discharge rates before the drainage proposals are accepted.

For developments in a Critical Drainage Area discharging to a sewer, discharge rates should be limited to 1 in 10 year greenfield run off rates with on-site attenuation required to store surface water volumes over and above these rates to a 1 in 100 year return period standard of protection with a 40% allowance for climate change. The minimum discharge rate is considered to be 1.5l/s.

b) Confirmation of ownership and responsibility of the proposed drainage system should be submitted.

c) A detailed design drawing of the proposed surface water drainage system should be submitted showing invert and cover levels.

c) A surface water exceedance flow route should be identified on a plan that shows the route exceedance flows will take both on and off site, and demonstrating that these flows do not increase the risk of flooding to properties on and off the site and or to Third Party Land including the Public Highway

- d) A CEMP should be submitted that include methods that describe how surface water run off is to be managed during construction to reduce the risk of pollution and to the water environment.

Reason:

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

Justification: Necessary because of the essential need to ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure and water environment.

#### **4 CONDITION: CODE OF PRACTICE**

##### **PRE-COMMENCEMENT**

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

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 and CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 -123 of the National Planning Policy Framework 2012

Justification: To ensure that the construction details would not cause harm to amenity or cause highway congestion before works commence.

#### **5 CONDITION: EXTERNAL MATERIALS**

##### **PRE-CONSTRUCTION**

No construction shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

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

**6 CONDITION: SURFACING MATERIALS**

PRE-CONSTRUCTION

No construction shall take place until details of all materials to be used to surface external areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

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

**7 CONDITION: FURTHER DETAILS**

PRE-CONSTRUCTION

No development shall take place until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: glazing (including details of obscure glazing where necessary), ceramic backed double glazed spandrel panels, window reveals and design details, balcony details, boundary details and details of the junctions between materials. The works shall conform to the approved details and thereafter be retained as such.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66, 109, 110 and 123 of the National Planning Policy Framework 2012.

**8 CONDITION: LANDSCAPE WORKS IMPLEMENTATION**

PRE-OCCUPATION

All hard and soft landscape works shall be carried out in accordance with the approved details shown on the landscape ecological management plan dated 27th November 2016. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

**9 CONDITION: ACCESS/HIGHWAY IMPROVEMENTS (GRAMPIAN)**

PRE-OCCUPATION

The development hereby proposed shall not be occupied (excluding the retained private members club) until such time that the applicant has sought to undertake full consultation on the proposed amendments to the existing highway shown on drawings to be submitted to and approved in writing by the Local Highway Authority incorporating all associated works to relocate the bus stop

infrastructure on North Hill; Installation of the proposed loading bay; and removal of on-street parking bays and associated signing and lining. All Traffic Regulation Orders / amendments must be in place to ensure all works are completed, to the satisfaction of the Highway Authority prior to occupation of the residential and commercial units.

Reason:

In the interests of highway and pedestrian 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.

### **10 CONDITION: CYCLE PROVISION**

#### **PRE-OCCUPATION**

The residential accommodation hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plan for 22 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

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

### **11 CONDITION: TRAVEL PLAN**

#### **PRE-OCCUPATION**

The residential accommodation hereby permitted shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its implementation. From the date of occupation the occupier shall operate the approved Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 32 and 34 of the National Planning Policy Framework 2012.

**12 CONDITION: BIODIVERSITY ENHANCEMENT**

PRE-OCCUPATION

Prior to occupation of the residential accommodation hereby approved, the development shall be carried out in accordance with the Preliminary Ecological Appraisal (dated 29/6/16) for the site which includes recommendations for enhancements and opportunities for the site.

Reason:

To ensure wildlife habitats are protected, to comply with Policies CS19 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 118 of the National Planning Policy Framework 2012.

**13 CONDITION: PROVISION OF PARKING AREA**

PRE-OCCUPATION

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

Reason:

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

**14 CONDITION: SUSTAINABILITY**

PRE-OCCUPATION

The development shall be completed in accordance with the submitted Energy Statement. This proposes the use of Solar Photovoltaic Cells as the preferred method of incorporating onsite renewable energy production together with the proposed installation size and location. The applicant shall provide to the Local Planning Authority details of the locations and height of the on-site Photovoltaic Cells for approval. The on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

In addition the applicant shall ensure that the development has been designed to be compatible with and allow future connection to a local district heating network in line with current best practice details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to offset at least 15% of predicted carbon emissions for the development in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, the draft Plymouth Plan Policy 25 and relevant Central Government guidance contained within the NPPF and with Policy CC05 of the City Centre Area Action Plan, the draft Plymouth Plan Policy 25 and relevant Central Government guidance contained within the NPPF.

**15 CONDITION: FURTHER DETAILS**

PRE-OCCUPATION

The residential accommodation hereby approved shall not be occupied until a privacy screen is erected on the roof terrace in accordance with details that have been previously approved by the Local Planning Authority. The approved details shall be implemented before the building hereby permitted is first occupied and thereafter retained.

Reason:

To maintain the residential amenity of neighbouring property in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and the National Planning Policy Framework 2012.

**16 CONDITION: REFUSE DETAILS**

PRE-OCCUPATION

Notwithstanding the submitted information, further details of how the refuse and recycling will be managed and collected should be submitted to and approved in writing by the Local Planning Authority, before the residential accommodation is first occupied. The management and collection of the refuse and recycling shall thereafter comply with the approved details.

Reason:

To maintain the residential amenity of neighbouring property in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and the National Planning Policy Framework 2012.

**17 CONDITION: COMMERCIAL UNIT- FURTHER INFORMATION**

Notwithstanding the submitted information, further details of the ventilation/extraction equipment and sound insulation for the commercial unit shall be submitted to and approved in writing by the Local Planning Authority. The development shall comply with the approved details.

Reason:

To ensure that the proposal complies with the requirements of policy CS22 and CS34 of the Plymouth Local Development Framework Core Strategy 2007.

**18 CONDITION: UNEXPECTED CONTAMINATION**

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

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

(ii) an assessment of the potential risks to:

- human health



- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments;

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

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

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

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

Reason:

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

### **19      CONDITION: OPENING HOURS**

The commercial use hereby permitted shall not be open to customers outside the following times: 08:00 to 23:00 hours.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, including noise and disturbance likely to be caused by persons arriving at and leaving the premises, and avoid conflict with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

**20      CONDITION: DETAILS OF TREE PLANTING**

The plans and particulars of the landscaping works submitted in accordance with the landscaping condition above shall include details of the size, species and positions or density of all trees to be planted, and the proposed time of planting.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

**21      CONDITION: NO HOT FOOD TAKEAWAY**

The premises shall not be used for the sale of any hot food for consumption off the premises.

Reason:

The use of the premises for such a purpose would be likely to harm local residential amenity due to increased noise and disturbance caused by the frequent arrival and departure of customers, and/or traffic and parking problems outside the premises and in adjacent streets, contrary to Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

**22      CONDITION: MANAGE STUDENT ACCOMMODATION**

The property shall be managed in accordance with the management plan submitted with this planning application unless an alternate management plan is agreed in writing with the Local Planning Authority. The management plan shall be adhered to strictly at all times.

Reason:

In the interests of neighbours' amenities and to provide a ready point of contact for any person who needs to address an issue in relation to the use of the property, in accordance with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

**23      CONDITION: STUDENTS ONLY**

The units of residential accommodation within the buildings shall only be occupied by students in full-time education, by a warden (who may not be in full-time education), by delegates attending conferences or courses during vacation periods (No such delegate shall occupy the premises for more than four weeks in any calendar year), or any registered student of any college or university within the Plymouth City boundary, provided that the student is studying a for a qualification at Higher Education level on a course that satisfies the criteria on eligibility for council tax exemption for student occupation of premises that is in force at the date of this planning permission, or any future such criteria as apply from time to time and for no other purpose.

Reason:

The proposed development has been designed for the specific use as student accommodation. It is not suited to other residential uses without substantial alterations given the limited internal space per unit and lack of amenity space to comply with policies CS15 and CS34 of the Adopted Plymouth Core Strategy Development Plan Document 2007 and the NPPF.

## 24 **STUDENT BEDROOMS**

No more than 66 student rooms at the property shall be used as bedrooms. The Local Planning Authority must give written approval to any variation of this requirement.

Reason:

The proposed layout, together with the use of the remaining rooms for communal facilities has been assessed and considered acceptable in planning terms and any other arrangement would need to be assessed on its merits. This condition is in accordance with the Plymouth Local Development Framework Core strategy (2006-2021) 2007, Policy DEV12 of the submitted Plymouth and South West Devon Joint Local Plan July 2017, and paragraph 61 of the National Planning Policy Framework.

## 25 **CONDITION: REFUSE COLLECTION**

Unless otherwise agreed previously in writing, deliveries and refuse collections to the commercial unit are restricted to the following times:

Monday to Saturday No deliveries or refuse collection between 6pm and 8am

On Sundays and Bank Holidays No refuse collections; no deliveries on Sundays, and on Bank Holidays deliveries only between 10:00am and 4:00pm.

Reason:

To protect the residential and general amenity of the area from noise emanating from delivery and waste collection activities and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006 - 2021) 2007 and the NPPF.

## **Informatives**

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

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

## **2 INFORMATIVE: CONDITIONAL APPROVAL NEGOTIATION**

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

## **3 INFORMATIVE: PUBLIC HIGHWAY APPROVAL**

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

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

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

## **5 INFORMATIVE: CODE OF PRACTICE**

The management plan shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web pages, and shall include sections on the following:

- a. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information;
- b. Proposed hours of operation of construction activities and of deliveries, expected numbers per day and types of all construction vehicles and deliveries, routes of construction traffic to and from the site (including local access arrangements, timing of lorry movements, and weight limitations on routes), initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, location of wheel wash facilities, access points, location of car parking for contractors, construction traffic parking, details of turning facilities within the site for site traffic and HGVs, and a scheme to encourage public transport use by contractors; and
- c. Hours of site operation, dust suppression measures and noise limitation measures.

# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	17/02141/FUL	<b>Item</b>	<b>02</b>
<b>Date Valid</b>	17.11.2017	<b>Ward</b>	ST PETER AND THE WATERFRONT
<b>Site Address</b>	1 The Moneycentre 1 Drake Circus Plymouth PL1 1QH		
<b>Proposal</b>	Demolition of building and erection 21 storey (plus basement) mixed use development for student accommodation (554 bedrooms), office (Class B1a), 105 bed hotel (Class C1), flexible ground floor commercial (Class A1, A2, A3 and/or A4) and associated works (access, parking, public realm/landscape, refuse storage)		
<b>Applicant</b>	CPP London Properties Ltd		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>16.02.2018</b>	<b>Committee Date</b>	<b>31.05.2018</b>
<b>Extended Target Date</b>	<b>13.07.2018</b>		
<b>Decision Category</b>	Service Director of SPI		
<b>Case Officer</b>	Miss Katherine Graham		
<b>Recommendation</b>	Grant subject to S106 Obligation with delegated authority to Service Director for Strategic Planning & Infrastructure to refuse if timescales are not met.		



The application has been referred to the Planning Committee by the Service Director for Strategic Planning and Infrastructure because the issues warrant debate by the Planning Committee

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

The site is located on the eastern end of Mayflower Street where it meets Cobourg Street. Currently on the site is The Money Centre, built in 1976, a 7 storey office building with retail units on the ground floor and an adjacent 2 storey former nightclub to the south east. (currently empty). The main building is square in shape with concrete ramp surroundings and a wall that matched the building containing onsite parking. The site is surrounded by 4 roads with public walkway in the form of concrete slabbed pavements adjacent to the buildings on all four sides. To the northwest where the pavement meets Mayflower Street and to the northeast where it meets Cobourg Street, there are safety railings in place where the pavement meets the road. To the south east, on the edge of the former nightclub there is a small patch of grass with some trees. To the South West of the site, across an unnamed access road is the former Good Companions site which has been given planning permission for a 27 storey student accommodation. To the east of the site is the Jigsaw Garden, a green area of public realm, and directly to the North on the opposite side of Cobourg Street is the University main campus and the Roland Levinsky Building.

### **2. Proposal Description**

Demolition of building and erection of 21 storey (plus basement) mixed use development for student accommodation (554 bedrooms), office (Class B1a), 105 bed hotel (Class C1), flexible ground floor commercial (Class A1, A2, A3 and/or A4) and associated works (access, parking, public realm/landscape, refuse storage)

### **3. Pre-application Enquiry**

The application was subject to a comprehensive pre-application enquiry 16/01387/MAJ which was received 22.07.2016 and was ongoing until the planning application was submitted in Oct 2017.

The pre-application enquiry covered design, including 2 design review panel sessions, public realm, consideration of uses, including the level of office provision, retail and active ground floor uses, student accommodation, hotel (including consideration of apart hotel), transport, amenity matters, low carbon, flood risk and drainage, archaeology and heritage, secure by design and S106.

The design review panel welcomed early engagement at the first panel and considered that the proposals represented high quality architecture and a very competent scheme. The mix of uses and locations were supported. Recommendations were made in relation to bike sharing, introduction of retail on the eastern corner, the need for contextual wind and shadow studies, further details in terms of the levels, the office block being subtly architecturally distinctive, incorporation of green roofs, further design articulation, opportunities for public realm enhancements, design of the service street, consideration of how the proposal will contribute towards the cultural and historic identity of the city.

The second design review panel confirmed the support of the scheme, and considered that the proposal had positively progressed since the last panel session, and remained supportive of the height of the building. They also supported the hotel above the office, and considered it important that the building did not become symmetrical. Recommendations were made in relation to bicycle ramp and storage provisions, number of parking spaces, height of trees, the design of the "ladders" on the building, the use and design of the sky bar, further landscape details, the use of service runs,

opportunity for net gains in biodiversity and ecology, consideration of Drakes Leat and links to city wide cultural assets.

In addition, community consultation was carried out before the application was submitted. A Statement of Community Involvement has been submitted which confirms a dedicated website was set up to show the plans and received comments. A letter drop was carried out within the local area, and also an advert was placed in the local paper.

#### **4. Relevant Planning History**

84/00499/FUL - Former Barons Restaurant, Money Centre, Drake Circus, Plymouth. Change of use and conversion of job centre (Class A2) and restaurant (Class A3) to wine bar (Class A4). - Approved

08/01045/FUL - Formation of paved area for use as beer garden (Class A4) with stainless steel and glazed screening – Refused

17/01585/ERS103 - Request for a Screening Opinion. – Completed

Good Companions site 17-19 MAYFLOWER STREET PLYMOUTH

16/00554/FUL – Demolition of existing building, erection of 13-17 storey building (plus basement) comprising 267 student bedrooms, associated student support facilities, 462sqm of retail space (Class A1/A3), 420sqm of commercial office (Class B1) & associated external works

#### **5. Consultation Responses**

City Centre Company – Object. Comments: Support the proposed use of hotel and mixed use retail on the ground floor, but object to the proposed student accommodation. Also object to the reduced reprovision of floor space.

Economic Development –

Original Comment: Objection. Objects to the low reprovision of office floor space combined with the poor visual presence of the office entrance. If application is approved, asks that s106 be used to offset the loss of office space.

Updated comment - Removes objection. Given the improvements to the overall (higher level) visual presence of the office element of the development (than previously indicated) and the proposed increase in street level presence (by incorporating the small kiosk area into an expanded ground floor reception area and increasing the main door canopy size), EDs view is that this is the best site employment outcome likely to be achievable. And with a S106 employment space loss mitigation payment of c. £237,000 towards further local employment generation projects an acceptable overall outcome will be enabled. The development will accommodate up to 554 students, with not inconsiderable spending power, along with c.221 jobs and 105 hotel customers. This is considered to be a very useful compensatory city centre footfall/spend contributor. proposal will provide a deliverable quantity of quality office space and useful hotel accommodation (alongside the additional student accommodation) that is well aligned with Policy 6 of the submitted JLP and that the student concentration issue associated

with Policy DEV12 is reasonably addressed by the office, hotel and other elements of the proposal which retain 221 jobs on the site and bring up to 105 hotel customers to the area.

The approval and delivery of an Employment and Skills Plan should be required via the standard condition.

Environment Agency – No objection

Highway Authority – No objections subject to conditions/informatives.

Updated comment on amended plans - Ask for an additional informative to be added due to the likelihood of some overhang of the building, in particular the hotel / office entrance canopy.

Historic England – Original comments: Has concerns regarding the application on heritage grounds. Consider that the issues and safeguards outlined in pre app advice need to be addressed in order for the application to meet the requirements of paragraph 128 of the NPPF.

Updated comments: Updated wireline views demonstrate that the proposed building will not have an adverse impact on the setting of the Royal Citadel, nor the postwar City Centre estate. There will be a minor impact on the setting of the Grade I listed Charles Church; the proposed building appearing to the right of its tower in views from Exeter Street and - to a modest degree - competing for visual primacy in the townscape. The photomontages also demonstrate that the top of the proposed building is likely to coalesce with the spire of Sherwell Church (Grade II\*) in views from Drake's Place, but the spire's silhouette will remain preserved in views down North Hill. The harm to the setting of Charles Church and Sherwell Church is at the 'lower end' of the wide spectrum of impacts within the bracket of less than substantial harm, and we are content for your authority to weigh the minor harm against any wider public benefits offered by the proposals as per NPPF paragraph 134.

Historic Environment Officer – No objection

Lead Local Flood Authority - No Objection subject to appropriate mitigation through condition.

Low Carbon Team –

Original comments: Query what the arrangements for space heating of the various uses?

Do not currently support Combined Heat and Power (CHP) as this will constrain a connection to a District Heating (DH) network until it requires replacement (16- 18 years). Gas boilers could be provided instead if there is a delay in connection. The carbon savings will come through the connection to the DH network. Request S106 contribution of £175K to support delivery of the DH infrastructure.

Updated comments: The addendum energy statement, which addresses our comments about the omission of CHP from the scheme and space in the plant room. Recommend condition requiring further details in terms of compliance with best practice (CIBSE CPI), and future-proofing in terms of valve connections and ducting through the external walls.

Natural Infrastructure Team - No objections subject to conditions/informatives.



Natural England – This development falls within the ‘zone of influence’ for the Plymouth Sound and Estuaries SAC, as set out in the (emerging) Local Plan. It is anticipated that new housing development in this area is ‘likely to have a significant effect’ upon the interest features of the SAC/SPA, when considered in combination, through increased recreational pressure. As such we advise that mitigation will be required to avoid such an effect occurring and enable you to reach a conclusion of “no likely significant effect”. You should not grant permission until such time as this mitigation has been secured.

Plymouth University – Object. Comment: Don’t believe there is a need for the student residential accommodation proposed.

Updated comments: Remain not supportive. “The commentary about student accommodation appears to be trying to justify an unmet demand within the city. The University believes there is no evidence for that, particularly taking the current supply into account including those schemes currently being developed. We assert this point because it goes far beyond any arrangements the University of Plymouth might have in place and, more accurately, is a reflection of student demographic forecasts, both nationally and locally, together with the trend being experienced in this region showing a strong preference by some students to commute rather than reside in a hall of residence. Our overall observation is therefore that, for the years to come, the supply should more or less be in balance with the demand levels in the city.”

Police Architectural Liaison –

Original Comments: Object due to concerns regarding access to the building. There is currently no system in place to control who enters the building and suggests a system is put in place (i.e. a swipe card system).

Updated comment : Objection removed due to clarity given, the application does include a swipe card system and security desk.

Public Health - No objections subject to conditions/informatives.

Public Protection Service – No objections subject to conditions/informatives.

Urban Design – Original comments:

The use of Plymouth limestone is supported. There is concern over the use of simulated materials. Suggested we can review this material through condition. The use of steel spandrel in this environment is a concern, as it is not well suited to marine environment. Aluminum is the preferred material for spandrel panels.

Updated (summarised): Following extensive design negotiations, significant changes have been made to the scheme and the proposal has evolved positively and the design supported. The proposed mix of uses is supported. The level of active floor use is commendable, and maximum flexibility in the ground floor uses is supported. The regrading of levels and upgrading of public realm will improve attractiveness and accessibility. This is a prominent site which occupies a key corner at the gateway to the city centre, and every frontage is publicity visible. Officers are pleased that the footprint of the scheme has been amended to address its primary street frontages. Massing of the scheme is also supported . The site is within the Tall Building Zone of Opportunity in the Core Strategy, City Centre AAP and Design SPD.

The architectural expression responds positively to the site's geometry and in particular the curved Eastlake Street / Cobourg Street corner, creating an appropriately memorable form to mark this entryway to the City Centre.

The proposed materials palette has also developed through negotiation with officers to the point where it can be supported.

It is important that the large areas of soffit in the undercroft areas are well-detailed and finished with a high quality material which will weather attractively and not be vulnerable to staining.

Positive that public realm will be delivered as part of the scheme, including structural tree planting and granite block paving.

Conditions recommended in relation to: roof accretions, rainwater detailing (should be internal), lighting strategy, bike stands, illuminated Drakes Leat feature, soffit details.

South West Water – No objection

### **6. Representations**

One letter of representation querying whether an aviation light will be installed.

### **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 City Centre and University Area Action Plan.

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

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

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

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

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

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

- Affordable housing and Planning obligation SPD
- Development guidelines SPD
- Sustainable Design SPD
- City Centre Area Action Plan

### **8. Analysis**

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

2. The Core Strategy policies of most relevance to the determination of this application are CS01 (Sustainable Communities), CS02 (Sustainable Design), AV03 (Plymouth City Centre Area Vision), CS04 (Future Employment Provision), CS06 (City Centre), CS13 (Evening / Night Time Economy Uses), CS15 (Overall Housing Provision), CS19 (Wildlife), CS20 (Sustainable Resource Use), CS21 (Flood Risk), CS22 (Pollution), CS26 (Sustainable Waste Management), CS28 (Local Transport Considerations), CS32 (Designing Out Crime), CS33 (Community Benefits/Planning Obligations) and CS34 (Planning Application Considerations). All policies with a 'CS' prefix referred to below are those of the Core Strategy.

3. The site is located within the area of the city centre covered by City Centre and University Area Action Plan (AAP) proposal CC11 (Cornwall St, part of the Core Retail District). Policies CC01 (Place making and the Historic Environment), CC03 (City Centre Public Realm), CC04 (A Sustainable City Centre Neighbourhood), and CC05 (CHP, District Heating and Cooling) are also relevant. All policies/proposals with a 'CC' prefix referred to below are those of the City Centre and University AAP.

4. The policies of most relevance from the Joint Local Plan policies DEV1 Protecting health and amenity, DEV10 Delivering high quality housing, DEV 12 Purpose built student accommodation in Plymouth policy area, DEV14 Maintaining a flexible mix of employment sites, DEV20 Place shaping and the quality of the built environment, DEV 21 Conserving the historic environment, DEV22 Development affecting the historic environment, DEV 24 Landscape character, DEV28 Protecting and enhancing biodiversity and geological conservation, DEV30 Trees, woodlands and hedgerows, DEV 31 Specific provision relating to transport, DEV34 Delivering low carbon development, DEV 37 Managing flood risk and water quality impacts, PLY6 Improving Plymouths city centre, SPT2

Sustainable linked neighbourhoods, SPT9 Strategic principle for transport planning and strategy and SPT10 Balanced transport strategy for growth and healthy and sustainable communities.

### 5. Principle

The principle of the development is subject to whether the principle of student accommodation and the loss of the existing office are acceptable. The design of the building is also a key consideration.

6. The proposal is for a 105 bed hotel (Class C1) and, flexible ground floor commercial (Class A1, A2, A3 and/or A4). These uses are all considered acceptable within this city centre location. Hotel accommodation is needed within the city centre area (Plymouth Hotel Market Study). Joint Local Plan Policy PLY6 advises that there should be a vibrant mix of uses including visitor accommodation, and the hotel use is considered consistent with this policy.

7. The Council's urban designer has commented: "The proposed use mix is supported. The high density residential and hotel uses will bring life to this part of the City Centre, including much needed activity outside of retail business hours, in accordance with policy and masterplan objectives to diversify land uses in the City Centre and move away from the single use zoning legacy of the 1943 Plan."

8. The site forms part of site allocation CC11 Cornwall Street as part of the City Centre and University Area Action Plan. This policy envisages a comprehensive redevelopment of the blocks between Cornwall St and Mayflower St to both the east and the west of Armada Way (to facilitate Dept Store in western block) including retail, residential, parking and new links to Drakes Circus. As the JLP emerges, the Area Action Plan carries less weight. The AAP policy whilst still a material consideration, is considered to be more out of date, and the new site allocations of the JLP will supersede this policy.

9. The retail element of this scheme will be consistent with the AAP policy. The office, student and hotel uses fall outside the uses proposed under CC11, but is consistent with adjacent site allocations CC15 The Northern Triangle and CC16 University Campus.

10. Whilst this proposed scheme is not consistent with the site allocation policy of the AAP, there is no objection to the scheme, as the AAP carries less weight. This is a consistent approach taken with Good Companions planning application (16/00554/FUL).

11. The Money Centre site is not subject to a site allocation as part of the Joint Local Plan.

### 12. Office accommodation and employment provision

An Office Market Report and Economic Impact Assessment have been submitted with this application. The latter report advises that there are 475 Full Time Equivalent jobs at the Money Centre. The Office Market Report advises that the existing office is inefficient in terms of the central core area and floor to ceiling height and it suffers from temperature regulation difficulties. It also states that the property is at the end of its physical and economical life due to the Mechanical and Engineering (M&E) systems, glazing, internal office fittings, cladding, difficult access for disabled and

poor energy efficiency. The existing building is 12,339 sqm (Gross Internal Area/ GEA). The total net office space is approx. 6091sqm (excluding ancillary uses).

13. The Office Market Report also states that the Plymouth office market is subject to weak demand and poor development viability. In addition it states that they “cannot see any circumstances in the short or medium term, in which investment in refurbishment of the building to meet modern office standards would be viable. The retail units are not fit for purpose.”

14. In this context, officers have sought the onsite re-provision of office as mitigation for the loss of the existing office space. The key consideration has been what level of re-provision is acceptable, and the visual presence of the office space in the street scene.

15. The amount of office proposed on site is 1821sqm. This is a small increase from the amount submitted with the application originally (1720 sqm). The proposed office now has a street corner frontage on Cobourg and Mayflower Street, and entrance from Mayflower Street. The entrance also has a glazed canopy shared with the hotel, which will further emphasize its presence on the street scene.

16. The elevational design of the office is different to the hotel , which is located above the office. It has a more glazed design which also emphasizes its appearance on the street scene. The visual presence of the office was considered especially important by Economic Development officers in order to ensure the office can be Grade A quality. A condition can be added to ensure the office has deliverable features of Grade A accommodation. This includes strong visual presence (addressed as above), quality lobby and other interior finishes and high spec capabilities/facilities throughout in respect of lift and Heating Ventilation and Air Conditioning systems, digital connectivity, security and accessibility.

17. In addition to the above, S106 contributions have been agreed which will contribute towards the re-provision of employment space within the city centre and towards the STEM coordination role.

- £25k to go towards the STEM coordination role.
- £212k towards re-provision of office in the city centre.

18. The Economic Impact Assessment also advises that the development will generate 422 FTE construction jobs, increased expenditure within the city centre, and permanent employment of 374 full time jobs.

19. On this basis, the Economic Development Officer has not objected to the revised proposal. A condition can be recommended to require the production, approval and delivery of an Employment and Skills Plan. This is normally a requirement for developments of this scale.

20. DEV14 of the Joint Local Plan advises that the change of use of existing employment sites will only be allowed where the following applies:

- i. The proposal is specifically provided for by the local plan to deliver wider strategic objectives, or

The proposal is not provided for by the local, plan, and therefore this criteria is not applicable.

- ii. There are overriding and demonstrable economic, regeneration and sustainable neighbourhood / communities benefits from doing so, or

It is considered that whilst there will be the loss of a larger quantum of office space, the replacement with a reduced amount, but upgraded in terms of quality, will provide an uplift in city centre office accommodation. The proposal also provides a hotel, which has been identified as a need in the city centre in the Plymouth Hotel Market Study. This is considered to provide a demonstrable economic and regeneration benefit for the application.

- iii. There is no reasonable prospect of a site being used for employment use in the future.

As noted previously, the Office Market Report has identified a number of issues with the existing building, as well as concluding that the building would not be viable for refurbishment in the short or medium term. It is considered that there is no reasonable prospect of the existing building being used for employment use. However it is also considered that the redevelopment of the site can reasonably be used for employment use, although not to the current extent.

21. Core Strategy policy CS04 Future Employment Provision states for the City Centre and Waterfront area:

“2. Developing the City Centre’s role as the core location for new office development, with particular emphasis on the Derry’s Cross / Millbay area.

3. Supporting the development of tourism, leisure and creative industries, with particular emphasis on the City Centre and Waterfront regeneration areas and the University area.”

22. As noted previously, whilst the amount of office space will be reduced, the quality will be increased, and therefore will respect the city centres role for new office development. In addition, the proposed hotel will support the development of the tourism within the city centre area.

23. Overall, the proposal is considered to comply with policies DEV14 of the Joint Local Plan and Core Strategy Policy CS04.

24. Current occupiers

There are two main tenant occupiers of the office block. The applicants have confirmed that they have shared their proposal for the building at a very early stage with the intention to redevelop the building and have sought to keep them updated in terms of progress. It is noted that no comments have been received from the tenants of the building as part of this application process. Officers have queried how the existing businesses will be addressed in any future redevelopment, including any

transitional arrangements, however these matters are not within the control of the applicant, and they have been unable to confirm the future business plans of the current tenants. It is understood that the current leases have expired, but the leases were “held over” while further discussions took place with the tenants. The applicants have confirmed that “the aim of these further discussions is for all parties to agree a flexible and workable solution that allows the occupier’s business to continue at the premises in the short term, whilst they identify their own business needs and property requirements for the future.” One early result of these discussions is that a further 3 year lease has been agreed in order to address the short term business needs of the tenants. Normally a 2 year planning consent would be attached to this type of consent however given the justification in this case, a 3 year consent is proposed to be attached. It should also be noted that Economic Development officers have been in touch with the tenants and have identified potential alternative premises in Plymouth.

### 25. Purpose Built Student Accommodation (PBSA)

This application has sought to address the student accommodation policies on the basis of the following evidence:

Student Accommodation Management Plan

Plymouth Market Report on Student Accommodation (Knight Frank October 17)

Future proofing Study

Plymouth Student Supply and Demand Report

Planning Statement

Economic Impact Assessment

26. At the strategic level policy CS15 of the Core Strategy identifies that 17,250 new homes are required to be built in the city by 2021, and these are required to meet the current and future needs of the population including students. The Core Strategy does not go any further in terms of dealing with PBSA.

27. The Development Guidelines SPD contains detailed guidance (paragraphs 2.8.46-2.8.54), including detailed guidance on transport considerations and standard of accommodation. Paragraph 2.8.46 is particularly relevant in setting the general approach: “16. Purpose-built student accommodation in the form of cluster flats and studio developments, in accessible locations, with on-site management staffing, relieves the pressure on family-sized dwellings in popular locations such as Mutley and Greenbank and Derriford and reduces the need for students to commute by car. The Council supports this form of student accommodation as long as it is well designed, provides a decent standard of accommodation and is suitably located to minimise any negative impacts on residential amenity.”

28. Referring to the JLP policy PLY6, this advises development should diversify the city centre, including “(v) student accommodation, but only where it is targeted to support prioritized regeneration opportunities and delivers new housing and/or office accommodation and ground floor active uses as part of mixed use development.”

29. This development proposes office and hotel accommodation and ground floor active uses, as part of a mixed use development. Taking into account the current challenges facing the building , e.g.

its inefficiency and unviable as an office use in the medium to long term, it is considered that this proposal represent a regeneration opportunity, and one that should be prioritised due to its strategic location.

30. JLP DEV12 sets out 11 criteria for purpose built student accommodation, which are numbered and addressed below.

1. The development meets an identified need for the type of accommodation proposed.

31. The National Planning Policy Framework (NPPF) makes no direct reference to the housing requirements of students; however, the Framework is clear that plan areas should provide a wide choice of quality homes that are inclusive. Furthermore, NPPF Paragraph 50 encourages LPAs to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. The evidence document for student accommodation in Plymouth provides information relating to the current and projected housing needs of students and this information is inextricably linked to Policy DEV12 criterion 1.

32. Two reports (Plymouth Market Report on Student Accommodation and Plymouth Student Supply and Demand Report ) have been submitted to address this policy requirement.

33. The first report concludes that there 75.2% of the total student population cannot get access to PBSA, or 65.8% of students if the pipeline developments are built. However officers were concerned that this report did not consider those students living at home.

34. A second report has been produced. This report has taken into account those students living at home, not in attendance and living at their own residence. This has concluded that 57% of students would not be able to access Purpose Built Student Accommodation (PBSA), or 48% of students would not be able to access PBSA including pipeline proposals.

35. Through the Council's own monitoring of student accommodation, officers have more up to date figures. This concludes that 44% of students would not be able to access PBSA including pipeline developments. Going one step further, this would reduce to 40% should the Money Centre and the current application at RAOB, 41 North Hill (17/02091/FUL) be completed.

36. The 2nd report also differentiates between core demand and returner demand, core demand being 1st years students, returner demand including 2nd, 3rd years and post graduates. If considering only meeting the needs for 1st year students, then this need has already been met, which is confirmed in the JLP evidence base document for student accommodation in Plymouth: "At present, there are a sufficient number of rooms available in PBSA to accommodate the needs of all first year students enrolled in the City's Higher Education Institutions." On this basis, if the considering providing PBSA to meet the need for 1st year students, there would be an oversupply of PBSA. However the policy does not specify any specific year, therefore the key principle for consideration is whether 2nd and 3rd years and post graduates should be taken into account when considering the need for student accommodation.



37. The Plymouth Student Accommodation report goes on to state: “All students will have an accommodation need, although not all students will have an interest or need to live in PBSA, shared forms of accommodation, for example, are thought to be the preference of many part-time and post graduate students.” It also states: “Typically, students are less likely to remain in PBSA after their first year of study; this pattern of behaviour is influenced by a number of factors including accommodation costs, location, quality, independence, friendship group influences and contract flexibility.”

38. On this basis, consideration of the needs of 2nd, 3rd years and post graduates is appropriate, however there are less likely to be met by PBSA. The agents have been challenged on this point, in terms of how this development has been developed to meet the needs of these students. In response, the following has been confirmed:

38.1. - *State of the art ensuite study bedrooms arranged in cluster flats, with generous amenity areas in each of these at circa 4sqm per person (kitchen and dining specifically). High quality specification of fixtures & fittings*

38.2. - *Clusters flats of typically 5-8 beds, rather than 10-12 beds. Commercial experience tells us that smaller clusters provide 2nd & 3rd year students with the option of taking whole cluster units with friends, more akin to a typical house share. It is suggested that 2nd and 3rd years wish to live in their now established friendship groups, which is addressed through the cluster flats. The quality of this accommodation with ensembles is suggested to be of better quality than current HMO and other accommodation currently provided. Smaller clusters enable ‘residential living’ and the transition towards ‘post grad’ studio living or thereafter independent living, when entering the ‘workplace’;*

38.3. - *The generous amenity spaces/common areas (over 1,100sqm) within the building will also be a strong determining factor in attracting 2nd and 3rd year students to stay living within PBSA schemes eg ‘Break-out’ space, library, games room and tv/film room. These are similar to a PRS scheme, this is about creating a community that tenants don't want to leave. The intention is to attract students to remain within the accommodation for a sustained period of time, and certainly for the duration or remainder of their academic course (which includes the possibly of post-graduate studies). The clear intent is to offer a facility that goes well beyond the accommodation alone, but to provide facilities and a professional service which is holistic in its approach.*

38.4. - *The location of the site in close proximity to the University and the train station is beneficial to all demographics of students.*

38.5. - *Proximity to the Charles Seale-Hayne Library facility, located approximately 100m to the north of the application site, is a 24/7 campus operation which arguably is of greatest appeal/need to 2nd and 3rd year students. Experience shows us that the deeper into a course a student is, such as 2nd and 3rd years, the greater is the study time demand and the proximity of accommodation to such good libraries is then commensurately even more important.*

39. In addition, the structural design of the building means that the floor plan could be altered to adapt to changing student living patterns and needs.

40. The agents have also provided details of two potential operators, one of which specifically targets 2nd and 3rd year students, along with post grad students. This requires a city centre location, premium hospitality services, accommodation supported by generous amenity spaces, creation of a home away from home experience.

41. Overall, it is considered that sufficient evidence and justification has been suggested to show that the development would meet the needs of 2nd, 3rd year and post graduates, and therefore would meet an identified need.

42. The University of Plymouth has objected to this application on the basis that it does not consider there to be an unmet demand for student accommodation. However on this basis of the evidence above, it is considered that that submission has addressed this policy criteria.

2. The development is in an appropriate location, which is easily accessible to university/college facilities by sustainable travel modes.

43. The application site is located directly opposite and adjacent to the University. The location is therefore considered to be in an appropriate location.

3. The proposal does not result in an excessive concentration of student accommodation in one locality.

44. There are a number of PBSA and student bed spaces within the locality of the site, and this application will add to this concentration. 1,534 PBSA bed spaces are existing or planned within the area surrounding the proposal site, with 1,455 PBSA bed spaces within approximately 200 metres of the site. Furthermore, the proposal would increase the total number of PBSA bed spaces to 2,009 within a 200 metre radius of the site, which is disproportionate to the number of non-student residential accommodation available in the same area. This concentration is heightened due to the lack of residential accommodation within the locality however for this same reason this means the level of concentration will not lead to harm against residential amenity.

45. This level of concentration is also considered acceptable for this location given the proximity to the University, and city centre location. The city centre masterplan (pg 95) for Mayflower Street states that “There is a need for a general intensification of floor space and land uses in the City Centre. This area typifies that need with a predominance of single and two storey single use buildings. Residential, student and in particular office accommodation should be introduced over active ground floor uses to bring a new identity and vibrancy to an underused area of the City Centre.” It is considered that this concentration is consistent with the masterplan proposals to intensify uses, including student uses, in this location.

4. The proposal does not result in a harmful loss of an existing use.

46. The proposal will result in the loss of the existing office. As considered in paragraphs 12 – 24 above, the loss of the office is not considered to be harmful, due to the mitigation proposed (re-provision of office and S106).

5. The layout, design and facilities provided within the development is of a high standard and meet identified student needs including adequate laundry provisions, communal space and social learning facilities.

47. The accommodation is predominantly cluster led with 59 cluster flats (450 beds) with shared kitchen/common rooms and 104 studio flats. The student accommodation includes facilities such as launderette, cinema, library, fitness centre, flexible spaces that can be used for study or relaxation and a sky garden. It is considered that this is of a high standard that meets student's needs.

6. The development does not conflict with adjacent uses or the general amenity of the surrounding area.

48. The adjacent uses include the University itself, which will clearly be an appropriate neighbouring use. In addition to this, there are a mix of uses along Mayflower Street, including office, A1 retail and A3 Café/restaurant. It is considered that the proposed student accommodation would not conflict with these uses.

7. Appropriate management plans are submitted ensuring that a positive and safe living environment is created for students and to minimise the potential negative impacts on the local community.

49. A management plan has been submitted with this application. This details:

- service delivery
- health and safety
- maintenance
- cleaning
- post and deliveries
- complaints procedure
- the move in/move out process.
- Travel plan
- Waste and recycling plan
- Fire management plan

50. It is considered that this management plan will minimise the potential negative impacts upon the surrounding area. It is worth noting there is limited residential within the locality.

8. Detailed arrivals plans are submitted ensuring that adequate facilities are in place to accommodate vehicular movements in particular at the start and end of terms.

51. The above mentioned management plan includes the move in/move out process. This confirms that the move in period is spread across 3 to 4 days. Students will need to book time slots and additional staffing support will be provided to assist. It also states move in plans will be coordinated with nearby student accommodation, which is particularly relevant for this site. The proposed layout includes a layby and modest number of parking spaces which can be used for this process.

### 9. All proposals are future proofed in terms of design to support potential alternative uses as appropriate

52. The planning statement confirms that internal partitioning could be removed without significant impact upon the building structure / appearance, which would allow for alternative uses of the site in the future. Floor to ceiling heights are circa 2.4m, which is typical of residential accommodation (Class C3) or alternatively to provide office space (Class B1a) should the market demand. At officers request further plans have been submitted which shows how the student flats could be altered to create residential apartments. As a car free residential use would be acceptable in this location, this policy criteria has been addressed.

### 10. The levels of on street parking required can be reasonably accommodated or regulated through parking control measures

53. The only on street parking within this locality is a small amount of Mayflower Street, which is regulated through pay and display. There are also a number of public car parks within the locality.

### 11. There is adequate storage for recycling/refuse and cycles

54. The basement has a 300 unit cycle store the students use. It also contains a large refuse store, which is separated from the refuse store for the other uses.

55. The pre amble (6.45) to DEV 12 states that the policy responds to the following issues:

- The need to prevent an over-supply of PBSA, especially where vacant PBSA is not flexible enough to be used to serve another housing or economic need.
- The need to prevent an over-proliferation of PBSA, leading to unbalanced communities.
- The need to protect residential amenity and the supply of family homes.

56. It is considered that the proposal addresses the above points. Overall, the policy criteria under PLY6 and DEV12 are considered to have been met. It should be noted that this policy received objections as part of the Joint Local Plan consultation, is not currently adopted and we are therefore unable to give this policy significant weight.

57. Overall, the proposed student accommodation is considered to comply with Core Strategy policy CS01 and CS15, the Development Guidelines SPD and Joint Local Plan policies SPT2, PLY6 and DEV12.

### 58. Design

The scheme is for a 21 storey building plus basement, in a prominent site which occupies a key corner at the gateway to the City Centre from the University, Plymouth College of Art, North Hill

and The Box cultural centre. Every frontage of the site is publicly visible. On this basis it is important the design reflects this important location. Officers have had extensive design negotiations with the developer and architect and significant changes have been made to the scheme as a result. In general, officers consider the proposal has evolved very positively and its design can be supported. The architectural expression responds positively to the site's geometry and in particular the curved Eastlake Street / Cobourg Street corner, creating an appropriately memorable form to mark this entryway to the City Centre. In addition the revisions to accent the office and hotel entrances are welcome and improve the legibility of these components.

59. The design has been reviewed twice during the pre-application stage through Design Review Panel. The panel considered that the proposal represents high quality architecture and a very competent scheme and supported the mix of uses. A series of recommendations were made, and many details have been addressed such as the incorporation of green roofs, addressing the change in levels, making the office block architecturally different, and the provision of wind and shadow studies.

60. As the proposal is for a tall building, the application has been supported by a Townscape and Visual Assessment. Due to its height, it has to sit comfortably with the existing Roland Levinsky building and Beckley Point, and also the approved schemes at Good Companions and Mayflower House. The building is located partially within and partially adjacent to the zone of opportunity for tall buildings, as contained within the Sustainable Design SPD. On this basis it is considered that the principle of a tall building in this location is acceptable. Officers support the optimisation of development on the site. As this is a gateway site, a tall building is considered beneficial here, not just in terms of optimising activity in the City Centre, but in terms of an urban marker to assist with way-finding. Officers were concerned that earlier iterations of this scheme did not place the tallest component of the building on the prominent Cobourg Street / Eastlake Street corner. However, further to negotiation officers are happy that this has been reviewed, such that the tower accent is now located in this position, close to the axis of North Hill, to assist with the legibility of the Eastlake Street entryway to the City Centre.

61. As previously noted, the mix of uses is supported. There is now a good level of active ground floor use, particularly on the site's primary street frontages that will assist with creating a vibrant street scene. Maximum flexibility in the active ground floor use types is supported, to give the units the best chance of success. The regrading of levels on the north frontage and the removal of the defunct subway ramps, coupled with the improvements to the public realm will increase the attractiveness of these units and accessibility to them. The re-provision of office space as negotiated, adds to the sustainable use mix and will further support the viability of the active ground floor units. A condition is recommended to deal with details of the shop front, to ensure these features are of a good quality and do not undermine the integrity of the architecture over time. A condition is also recommended to ensure the active ground floor windows remain transparent and are not obscured (e.g. by the addition of vinyl / screens / advertisements).

62. The proposed materials palette has also developed through negotiation with officers to the point where it can be supported. Brick was originally proposed but now removed from the scheme at the request of officers. The addition of natural Plymouth limestone is very much welcomed and creates a strong link with local geology and historic buildings in the immediate context. The use of Portland limestone links with mid-20th Century buildings in the City Centre precinct and is also welcomed. The ceramic cladding panels proposed match well with their natural stone counterparts and can be supported in principle, subject to the cladding having a gloss finish to minimise dirt adherence. A condition is recommended to agree samples of all the materials. One key area to

review is the large soffit area in the undercroft area, to ensure they are well-detailed and finished with a high quality material which will weather attractively and not be vulnerable to staining. Officers consider it is fundamentally important that the building materials weather attractively. Traffic spray and pollution from the ring road is a particular issue which must be taken into account here. A condition is recommended to deal with this issue.

63. Conditions are also recommended in relation to:

- Roof details: to ensure the roof remains uncluttered and that no addition structures are added unless absolutely essential (and those that are assessed as essential should be screened from the public realm).
- Rainwater detailing: rainwater detailing/run-off from the building (rainwater must be taken down internally and rainwater pipes must not be added to the detriment of the quality of the elevations).
- Lighting strategy: A feature lighting strategy is sought to highlight the gateway role of the building at night and support a positive sense of arrival to the City Centre.
- Bike stands: The Sheffield cycle stands are welcomed, but they should be relocated close to the building entrances, because at present they would obstruct pedestrian movement along Eastlake Street and Cobourg Street.
- Illuminated Drakes Leat feature: The illuminated Drake's Leat viewing feature is welcomed in the revised agreed position on Eastlake Street where it will be more visible given the higher pedestrian footfall here.

64. Consideration has also been given to the city centre masterplan dated Feb 2017. The masterplan proposes a pavilion/kiosk building within Jigsaw gardens, and at officers request this has been shown on the visualisations in order to ensure the proposed scheme will not conflict with any future development. The proposal is also not considered to conflict with site allocations Cornwall Street East (JLP policy PLY10) and Mayflower Street East (JLP policy PLY9).

65. The masterplan framework for Mayflower Street identifies one of the priorities for change is to intensify the urban block of Mayflower Street, including taller buildings and a greater mix of uses. It also notes that at key connecting streets there are opportunities for taller buildings in landmark and gateway locations at the entrances to the City Centre grid, and it is considered that the proposal is one such location. The proposal is considered to be consistent with the urban design principle for Mayflower Street, as the Money Centre building has been identified as a site for potential landmark building and the potential to improve the building line along Mayflower Street.

66. Overall, the proposed design is considered to be of a high quality, that addresses its gateway location, and to comply with Core Strategy policy CS02, Area Action Plan policy CC01 and JLP policy DEV20.

67. Public Realm and Microclimate

A Landscape Design Strategy has also been submitted with this application. This identifies key landscape design points including enhancing pedestrian routes, views, treescape, incorporating street furniture, and use of high quality landscape materials. In addition an Arboricultural Survey and

Impact Assessment has been submitted with this application. This identifies 3 eucalyptus trees of moderate quality which are subject to a TPO and 2 holly of low quality. These will be lost through the proposed development, due to the footprint and construction area of the proposed scheme. Enhanced tree planting is proposed to mitigate against the impact of this development, and a total of 18 trees are proposed.

68. The landscape scheme proposed has been subject to extensive negotiation throughout the course of the application. Site surveys have been undertaken to gain an understanding of how the landscape scheme will work. This resulted in changes to the design so that appropriate sized tree pits can be incorporated into the scheme. This has also ensured that the tree will be of a decent scale for this location. The trees at the entrance are located in grassed areas. The level changes and grassed areas are finished in areas with low walls that will also function as informal seating. A feature hard landscape scheme is proposed, with the use of a palette of granite paving, Plymouth limestone and Portland stone. Officers consider that these are quality materials. A condition is added to deal with the final details of the landscape scheme. The scheme includes a Drakes Leat viewing feature, with a glass top and the leat illuminated below. The implementation of this will be dependent on the surviving archaeology, and so will be reviewed by condition.

69. A wind microclimate assessment has been submitted with this application. This has reviewed the existing site, the proposed development with existing surroundings and the proposed development with the consented Good Companions scheme fully implemented. This has shown that without mitigation, the area of the site to the north west would be subject to a funneling effect, which will impact upon the hotel and office entrances. The worst case scenario would be as the current situation, e.g. if Good Companions is not built. On this basis mitigation has been proposed in the form of additional tree planting on the opposite side of Mayflower Street outside Cobourg House (4 trees), and 2 trees to the north of the site. In addition perforated wind breaks are proposed on either side of the hotel and office entrances. Officers consider that these mitigation measures are acceptable, and can be considered to further enhance the scheme.

70. Overall, officers consider the landscape scheme will make a significant improvement to the public realm. By addressing the levels, it will also make the space more accessible to people with disabilities or for whose mobility is impaired by other circumstances. The overall quality of the public realm, including materials and introducing street trees will help the area play its role as an important arrival point to the City Centre. The proposal is considered to comply with Core Strategy policy CS02, Area Action Plan policy CC01 and JLP policy DEV20.

### 71. Heritage

Heritage Statement has been submitted in support of this application. Whilst the application site is not located within a conservation area nor contains any listed buildings, there are a number of listed buildings within the locality which will need to be assessed in terms of setting due to the height of the building. The Heritage Statement identifies 18 heritage assets within the vicinity of the site that could be affected by the proposal.

72. These are a mix of:

Listed Buildings: ( Church of St Luke City Library Annexe – Grade II, Library and Museum – Grade II, Charles Church – Grade I , Lanyons Almshouses (Lanyon House) – Grade II , Sherwell Church and Associated Buildings Including Shelly Hall – Grade II\*, Nos. 3 To 10 and Attached Forecourt Walls –

Grade II , 7. 15 Portland Villas – Grade II , 16 Portland Villas and Attached Garden Walls and Gate Piers at the Front – Grade II , Christadelphian Hall including Attached Garden Walls and Gate Piers at the Front – Grade II , 18 Portland Villas and Attached Garden Walls and Gate Piers at the Front – Grade II, 19 Portland Villas and Attached Garden Walls and Gate Piers at the Front – Grade II, Nos. 20 and 21 Portland Villas and Attached Garden Walls and Gate Piers at the Front – Grade II, Nos. 3, 5 and 7, Eton Place – Grade II ).

73. Registered parks and gardens: (Mount Edgumbe Registered Park and Garden (Grade I) and associated listed buildings (Grade I, II\* and II), including the Mount Edgumbe Folly – Grade II )

74. Conservation Areas: (The Hoe, Barbican, Ebrington Street and Union Street ) and the City Centre as a non-designated heritage asset (as identified by the heritage statement).

75. The Heritage Statement confirms the proposed development will have “no harm” to the significance of these heritage assets through changes to their settings, and having reviewed this statement, officers agree with this conclusion.

76. Historic England’s (HE) original comments advised that they consider the site to be suitable for a tall building. However, they were concerned that insufficient information had been provided to allow an accurate analysis of the potential impact the proposals of several highly-graded heritage assets. HE then requested wireline views from particular heritage assets in order to ensure the development is not having a harmful impact upon these assets.

77. The areas of concern was maintaining the visual primacy of the church towers of Tavistock Road in the context of views down North Hill e.g. Sherwell Church (Grade II\* listed) and the more distant St Matthias (Grade II listed). Also requested was views to allow analysis of whether the proposed building would appear above the Royal Citadel, a Scheduled Ancient Monument and wireline views from Armada Way, including the Civic Centre area.

78. An addendum to the Townscape and Visual Assessment was submitted to address the concerns raised by Historic England. This has included various wireline views as requested and it is considered that sufficient information has now been provided for assessment in accordance with paragraph 128 of the NPPF. HE have now confirmed that the proposal will not have an adverse impact on the setting of the Royal Citadel, nor the postwar City Centre estate. HE goes on to state there will be a minor impact on the setting of the Grade I listed Charles Church, as the proposed building will appear to the right of its tower in views from Exeter Street. The photomontages also demonstrate that the top of the proposed building is likely to coalesce with the spire of Sherwell Church (Grade II\*) in views from Drake’s Place, but the spire’s silhouette will remain preserved in views down North Hill. As the harm to the setting of Charles Church and Sherwell Church is at the ‘lower end’ of the wide spectrum of impacts within the bracket of less than substantial harm, HE are content for the LPA to weigh the minor harm against any wider public benefits offered by the proposals as per NPPF paragraph 134. It is considered that the public benefits of the proposal including the regeneration of a gateway location site, including provision of a hotel, the release of HMOs into the housing market and public realm enhancements, outweighs the negligible harm caused to the setting of Charles Church and Sherwell Church.



79. HE have also referenced their own guidance for tall buildings, and are broadly satisfied it meets the criteria, albeit not commenting upon the materials and surface materials.

80. Due to the presence of Drakes Leat, the application site is of archaeological interest. This has been reviewed by the historic environment officer, and there is no objection, subject to a condition securing and implementing a programme of archaeological work. Part of the proposal is to create a feature of Drakes Leat, and therefore creates an opportunity to better reveal the significance of that asset.

81. Overall, the application is considered to safeguard the historic environment in compliance with Core Strategy policy CS03, protect the character and special interest of heritage assets in accordance with Joint Local Plan policy DEV21 and conserve the historic environment in accordance with Joint Local Plan policy DEV 22.

## 82. Amenity

A Daylight and Sun light Assessment has been submitted with this application, in order to assess the skylight and sunlight levels of the proposed development, and to assess the impact that the proposed development may have on the skylight and sunlight of the approved Good Companions building and the Roland Levinsky building. This looks at guidance set out in BRE Report 209, Site Layout Planning for Daylight and Sunlight: A guide to good practice, Second Edition, 2011 (BR 209), and BS 8206-2 Code of Practice for Daylighting. This concludes that 82% of the rooms will achieve “Average Daylight Factor” (ADF) as referred to the guidance, which is considered an acceptable level. When looking at the communal areas, a lower amount of 38% achieve the sunlight target (Annual Probable Sunlight Hours). This is reduced due to the orientation of some of the units. Overall, whilst some communal areas achieve lower levels of sunlight, the majority of the room achieve a good level of daylight and will provide an acceptable level of amenity.

83. The Design and Access Statement confirms the accessibility requirements. This includes

- all entrances are flush
- lifts are DDA compliant
- the hotel has one fully accessible unit per floor
- 2% of student units fully accessible
- 3 blue badge parking bays provided
- 2 existing blue badge bays retained.

84. The Secure by Design statement confirms that the entrance is restricted with barriers and staffed, along with CCTV. The overall development has external lighting and passive surveillance. The Police Architectural Liaison Officer has no objections to the proposed scheme, is in accordance with Core Strategy policy CS34 and JLP policy DEV10.

85. The Environmental Noise Impact Assessment submitted with this application demonstrates that the noise climate outside the building will not give rise to any significant adverse effects on health and quality of life. The hotel and office will use mechanical ventilation and double glazing with acoustic properties. The student accommodation will use natural ventilation and double glazing with

high acoustic properties. These measures can be used to ensure there will be no noise impact upon future occupiers of the building.

86. The proposal is considered to provide satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for the proposed student accommodation and therefore complies with Joint Local Plan policy DEVI.

87. Impact upon amenity

The Good Companions student development, whilst not yet constructed, would be located directly to the south west of the application site, with a shared access road. The two developments would be 13.5m at the closest point. In terms of privacy, the proposed scheme has been designed so that only two bedrooms per floor located at the south west corner of the development, could give rise to any overlooking. The Good Companions scheme proposes oriel windows which means its windows will not directly overlook the Money Centre site.

88. The previously referred to Daylight and Sun light Assessment has also calculated the Vertical Sky Component, which seeks to clarify whether the new development will have a noticeable impact upon the skylight reaching Good Companions and Roland Levinsky. The Roland Levinsky building is not residential, so there are no amenity issues. In any case, the proposed development will only have a noticeable impact upon two windows, which is not considered significant. There will be more of an impact upon Good Companions. This will impact upon 86 out of 135 windows of Good Companions, however 40 of these windows would be affected by the existing Money Centre building. It is considered that whilst there will be some overshadowing of Good Companions, given the scale of the proposed development, which is of the similar scale to the approved Good Companions scheme, the relationship between the two buildings would be appropriate.

89. There are no other residential properties whose amenity could be affected by the development. The proposal is considered to provide satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for existing homes (or in this case approved students accommodation) and therefore complies with Joint Local Plan policy DEVI.

90. Highways

A Transport Assessment and Framework Travel Plan have been submitted with this application.

91. The site currently contains the Moneycentre, predominantly office based uses but also including café, retail and a public house. The entire site is proposed to be demolished. To support the proposal the application includes a Transport Assessment (TA) which outlines the existing uses and provides a comparison to the proposed uses. The Moneycentre has the benefit of a ground floor parking area and as such would have generated a level of traffic to and from the building. The TA indicated that the existing use could generate 88 two way trips in the morning peak hour and 67 two way trips in the afternoon. The proposed use will generate considerably less trips to the site than this.

92. The site is highly accessible and is located in the City Centre, with Coach, Bus and Train services very close by. Therefore the proposal is likely to generate a high demand of sustainable travel options and significant pedestrian and cycle activity in the surrounding area. As such the

proposal includes for localised improvements to the public realm, to include surfacing, lighting and planting.

93. Any works within the Highway must be subject to a Section 278 Agreement, under the provisions of the Highways Act 1980. The design includes amendments to a lay-by and also tree planting, with the latter requiring commuted sums for their future maintenance. This also applies to any bespoke furniture that may be placed within the Highway boundary. Clear demarcation between Highway and Private areas will be required.

94. The full design of the public realm and Highway improvements will be approved in detail as part of the S278 but the submitted draft plans are acceptable in principle. Therefore a suitably worded condition has been recommended. Any Traffic Regulation Orders (TRO's) which may need amendment as a result of alterations to the highway must be included as part of the S278 process and all paving details must conform to the Plymouth Paving Manual requirements.

95. The transport officer suggested that the land outside of the applicants control will need to be secured and approved by way of a Section 106 obligation, however officers propose to deal with this by Grampian condition.

96. The transport officer has raised concern with regard to any A5 hot food takeaway use, and has requested a condition to prevent this use. However, as this has not formed part of the application proposals, this condition is not considered necessary.

97. In this City Centre location, and similar to other recently approved developments, a car free development is appropriate. However in this instance a small internal car park is provided for use by hotel guests who may arrive out of normal hours. The use of this car park will be managed by the concierge staff at the building. A disabled space has been included within the car park and this space has suitable dimensions and access.

98. In order to ensure that visitors have an ability to drop off or collect from the building a layby is proposed on the western side. This provides access to the internal parking, access to two disabled bays, for student use, and is of suitable dimension to cater for servicing deliveries and refuse collection. Tracking has been provided to demonstrate this.

99. Internal to the building the applicant proposes to provide storage for up to 300 cycles and additional cycle racks are to be provided within the public realm areas.

100. To provide a suitable management regime for parking and access the applicant has provided details of a Student Management Plan and also a Framework Travel Plan. Both plans will be subject of appropriate conditions but the submitted information provides an overview of how parking will be managed.

101. During the start and end of student terms the disabled spaces and layby will be made available for short term dropping off / collection. Times and use will be managed by the Management Company. This approach has been adopted on other similar developments in the City Centre area.

102. Although the development is effectively car free the Travel Plan will be available for residents, employees and visitors to the site. Modal shift targets are not as critical in this location as sustainable travel will be the most popular choice of travel to and from the site. However the Travel Plan should be secured by way of a planning condition and the applicant will be required to recruit a Travel Plan Co-ordinator who will manage the plan and liaise with the City Council Travel Plan team accordingly.

103. Due to the location of the site and its proximity to open public areas, and the highway, it will be crucial for the developer to provide a Code of Practice during the demolition and construction phases. The plan must demonstrate how the project will be delivered with minimal disruption or issues on to the Highway Network.

104. With the provision of conditions, the development is considered to comply with Core Strategy policies CS28, CS34 and JLP policies SPT9, SPT10, PLY6 and DEV31.

### 105. Biodiversity and Impact upon European Marine Site

The Preliminary Ecological Appraisal (PEA) submitted with this application has identified limited existing biodiversity features (woodpigeons nest and herring gull). There are biodiversity enhancements in the form of increased density of tree cover, which will provide improved foraging and nesting opportunities. The sky garden provides raised planters and planted green spaces proposed on the roofscape. Further enhancements are proposed through urban bee nesters and “insect hotels” on walls of building and 2 bird boxes. The Natural Infrastructure Team originally requested further information in relation to the PEA that was submitted. An updated appraisal was submitted and is now considered acceptable. Conditions are recommended in relation to complying with the PEA, implementing the landscape scheme, and a landscape management plan.

106. Natural England identifies that this development falls within the ‘zone of influence’ for the Plymouth Sound and Estuaries Special Area of Conservation (SAC). It is anticipated that new housing development in this area is ‘likely to have a significant effect’ upon the interest features of the SAC/SPA, when considered in combination, through increased recreational pressure. Natural England requires mitigation of this impact and advises that consent should not be granted until mitigation has been secured. This mitigation is normally secured through the CIL, and appears on the Regulation 123 list. However as this development is not CIL liable, this mitigation will be secured through S106, as detailed further below.

107. Overall, the proposal is considered to comply with Joint Local Plan policy DEV10, DEV 24, DEV 28, DEV 30 and Core Strategy policies CS01, CS19, CS34.

### 108. Sustainability

The Energy Statement submitted with this application confirms that the estimated CO2 savings are 24.8%, which is in compliance with Core Strategy Policy CS20 and Joint Local Plan policy DEV34.

109. Originally the Low Carbon Officer had concerns about the use of the Combined Heat and Power (CHP) system proposed, as this would contain the potential for future connection to a District Heat network. On this basis the updated strategy is to provide gas boilers to temporarily

supply the heating, and once the district heat network has commenced, the plant room in the basement can be used to house the installation of the heat exchanger required for the direct heating. On this basis, the Low Carbon Officer has no objections to the proposal and recommends a condition which will review the details in terms of compliance with best practice and future-proofing in terms of valve connections and ducting through the external walls. The project has been designed to connect to district energy network, and therefore complies with Joint Local Plan Policy DEV34 and PLY 6.

### 110. Drainage and Contaminated Land

A Flood Risk Assessment has been submitted with this application, along with a Surface Water Management Plan. The site is located in the flood zone 1 (lowest flood risk), however is located in a critical drainage area. A Surface Water Management Plan therefore proposes an attenuated discharge to the combined sewer together with other features such as permeable paving. The Environment Agency has commented and advised that they have no objections to this proposal and consider that the proposed drainage strategy can achieve a betterment compared to the existing situation in terms of minimising the risk of sewer flooding and pollution of the water environment. The Lead Local Flood Authority has also been consulted and also have no objection subject to a planning condition. The proposal complies with DEV37 of the JLP and Core Strategy policy CS21.

111. In terms of contaminated land a Geotechnical and Geo-environmental desktop study has been submitted. Public Protection have reviewed this and agree with its conclusions. Conditions are recommended to deal with contamination as development progresses.

### 112. Other Impacts

#### 113. Construction Impacts

A Construction Environmental Management Plan (CEMP) and Site Waste Management Plan have been submitted with this application. This includes details of construction hours, agreement to prepare a construction traffic management plan, noise and vibration mitigation and monitoring, piling, blasting/demolition, dust and air pollution mitigation, how to prevent mud on the road, pest control, reference to contaminated land and waste management. The Public Protection Service have advised the CEMP is acceptable. However it is considered a condition is still relevant is that further details can be agreed when a contractor is in place.

#### 114. 5 year Housing Supply

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

115. 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.”

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

117. 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.

118. 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...”

119. 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”

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

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

## **9. Human Rights**

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

## **10. Local Finance Considerations**

The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule.

## **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.

Local Green Space £135,619.20

For the provision and maintenance of recreation at West Hoe Park

Playing Pitches £244,009.24

For the provision and maintenance of junior playing pitch facilities at Central Park

Strategic Greenspace £302,489.54

For the provision and maintenance of general improvements at Central Park

Sports facilities £193,346.00

For the provision and maintenance of sports facilities at Brickfields

S106 for mitigation of Recreational Impact upon the European Marine Site £8501.10

Highway Works: (£250,000) towards crossing improvements in the Charles Cross Improvement Scheme

Low Carbon £175,000 for District Energy Infrastructure within the city centre

Employment: Total mitigation: £237,000

- £2,000k to go towards a STEM (Science Technology Engineering Maths) coordinator role.

- £212,000 towards the provision of office space within the Train Station redevelopment project

Public Art: £10,000 a year for 5 years City Centre Public art festival

Monitoring Fee: £20, 010

### **12. Equalities and Diversities**

The design and access statement confirmed that the scheme is fully accessible throughout.

- All entrances are flush.
- All lifts are DDA compliant.
- Hotel has one fully accessible unit per floor.
- Student residential has 2% units fully accessible in line with residential policy.
- Offices have fully accessible WCs.
- Design detail will take account of a variety of visual and sensory impairments.
- Tactile and strong colour/graphic considerations will feature throughout.
- Three blue badge vehicular parking bays are provided.
- Two existing external blue badge bays will be perpetuated on the service road.

The public realm improvements will help to make the space more accessible.

Furthermore the provision of purpose built student accommodation is likely to result in the release of traditional family accommodation within the City which will benefit a huge range of people looking for properties to both rent and purchase.

### **13. Conclusions and Reasons for Recommendation**

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords fully with the adopted development plan, the emerging Joint Local Plan, the Framework and other material policy documents as set out in Section 7. Officers consider that the scheme would bring significant regeneration benefits to this part of the City Centre. This includes a good mix of uses which make efficient use of land, provide for Grade A Office space, retail/café, hotel floor space and purpose-built student accommodation. The introduction of these uses fully supports regeneration objectives for the City Centre by introducing new facilities that will significantly improve the environment on this heavily trafficked walking route, as well as new residents and workers who will support shops, business and other facilities and bring safety and security improvements to the wider City Centre. The design of the proposal at this gateway location to the city centre is considered to be of high quality and will enhance the character of the area.



**I4. Recommendation**

In respect of the application dated **17.11.2017** it is recommended to **Grant subject to S106 Obligation with delegated authority to Assistant Director for Strategic Planning & Infrastructure to refuse if timescales are not met.**

**I5. Conditions / Reasons**

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

**I      CONDITION: APPROVED PLANS**

- 18th Floor Plan Proposed Eighteenth Floor Plan A10982 D0118 Rev P4 received 04/05/18
- 19th Floor Plan Proposed Nineteenth Floor Plan A10982 D0119 Rev P4 received 04/05/18
- 20th Floor Plan Proposed Twentieth Floor Plan A10982 D0120 Rev P4 received 04/05/18
- South East Elevation Proposed South East Elevation A10982 D0200 Rev P5 received 04/05/18
- North East Elevation Proposed North West Elevation A10982 D0201 Rev P5 received 04/05/18
- North West Elevation Proposed North East Elevation A10982 D0202 Rev P5 received 04/05/18
- South West Elevation Proposed South West Elevation A10982 D0203 Rev P5 received 04/05/18
- Proposed Sections Proposed Section A-A A10982 D0300 Rev P3 received 04/05/18
- Proposed Sections Proposed Section B-B A10982 D0301 Rev P3 received 04/05/18
- Perspectives Proposed Perspective Views Sheet 1 of 2 A10982 D0400 Rev P3 received 04/05/18
- Perspectives Proposed Perspective Views Sheet 2 of 2 A10982 D0401 Rev P3 received 04/05/18
- Existing Site Plan Lower Level Site Plan Survey A10982 F0001 Rev P2 received 04/05/18
- Existing Site Plan Higher Level Site Plan Survey A10982 F0002 Rev P2 received 04/05/18
- Topographical Survey Utilities and Topographic Detail Survey A10982 F0003 Rev P1 received 04/05/18
- Existing Site Plan Existing Basement to Lower Ground Floor Plan A10982 F0100 Rev P3 received 04/05/18
- Existing Site Plan Existing Ground to Third Floor Plan A10982 F0101 Rev P3 received 04/05/18
- Existing Site Plan Existing Fourth to Seventh Floor Plan A10982 F0102 Rev P3 received 04/05/18
- Roof Plan Proposed Sky Garden and Green Roof LON\_0807\_09 - received 04/05/18
- Landscaping Proposed Landscape Layout LON\_0807\_07 Rev E received 01/05/18
- Site Location Plan Site Location Plan A10982 D0001 Rev P3 received 04/05/18
- Basement Plan Proposed Basement Floor Plan A10982 D0098 Rev P4 received 04/05/18
- Lower Ground Floor Plan Proposed Lower Ground Floor Plan A10982 D0099 Rev P4 received 04/05/18
- Ground Floor Plan Proposed Ground Floor Plan A10982 D0100 Rev P5 received 04/05/18
- 1st Floor Plan Proposed First Floor Plan A10982 D0101 Rev P4 received 04/05/18
- 2nd Floor Plan Proposed Second Floor Plan A10982 D0102 Rev P4 received 04/05/18
- 3rd Floor Plan Proposed Third Floor Plan A10982 D0103 Rev P4 received 04/05/18

4th Floor Plan Proposed Fourth Floor Plan A10982 D0104 Rev P4 received 04/05/18  
5th Floor Plan Proposed Fifth Floor Plan A10982 D0105 Rev P4 received 04/05/18  
6th Floor Plans Proposed Sixth Floor Plan A10982 D0106 Rev P4 received 04/05/18  
7th Floor Plan Proposed Seventh Floor Plan A10982 D0107 Rev P4 received 04/05/18  
8th Floor Plan Proposed Eighth Floor Plan A10982 D0108 Rev P4 received 04/05/18  
9th Floor Plan Proposed Ninth Floor Plan A10982 D0109 Rev P4 received 04/05/18  
10th Floor Plan Proposed Tenth Floor Plan A10982 D0110 Rev P4 received 04/05/18  
11th Floor Plan Proposed Eleventh Floor Plan A10982 D0111 Rev P4 received 04/05/18  
12th Floor Plan Proposed Twelfth Floor Plan A10982 D0112 Rev P4 received 04/05/18  
13th Floor Plan Proposed Thirteenth Floor Plan A10982 D0113 Rev P4 received 04/05/18  
14th Floor Plan Proposed Fourteenth Floor Plan A10982 D0114 Rev P4 received 04/05/18  
15th Floor Plan Proposed Fifteenth Floor Plan A10982 D0115 Rev P4 received 04/05/18  
16th Floor Plan Proposed Sixteenth Floor Plan A10982 D0116 Rev P4 received 04/05/18  
17th Floor Plan Proposed Seventeenth Floor Plan A10982 D0117 Rev P4 received 04/05/18

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 and in accordance with Core Strategy Objective 10(8) (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan

## **3 CONDITION: PRE COMMENCEMENT CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN**

### PRE-COMMENCEMENT (PRE-DEMOLITION)

Prior to commencement (including demolition of the building), a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. This shall include mitigation included within the Air Quality Assessment produced for XC02 dated Oct 2017. The CEMP shall also describe how surface water run off is to be managed during construction to reduce the risk of pollution and to the water environment. Development shall be carried out in accordance with the approved plan throughout the implementation of the scheme hereby approved.

Reason:

To ensure the development does not impact upon water quality and to avoid conflict with Policy CS21 and CS22 and to ensure wildlife habitats are protected to comply with Policies CS19 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and DEV2 and DEV37 of the Plymouth and South West Devon Joint Local Plan (2014 - 34).

Pre Commencement Justification: To ensure that wildlife habitats and water quality are adequately protected from the development.

#### **4 CONDITION: PROGRAMME OF ARCHAEOLOGICAL WORK**

##### **PRE-COMMENCEMENT (PRE-DEMOLITION)**

No construction (including demolition) shall be commenced until the applicant (or their agent or successors in title) has secured and implemented a programme of archaeological work, aimed at providing information of the location, nature and extent of any surviving archaeological remains which may be present.

The development shall be carried out in strict accordance with the approved scheme, or such other details as may be agreed in writing by the Local Planning Authority.

All of the above to be agreed in accordance with a written scheme of investigation (which shall previously have been submitted to and approved in writing by the Local Planning Authority)

Reason:

The site may contain archaeological deposits which would warrant appropriate investigation and/or recording in accordance with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, emerging policies DEV21 and DEV 22 of the Plymouth and South Hams Joint Local Plan and paragraph 128 of the National Planning Policy Framework 2012.

Justification for pre-commencement: To ensure that any archaeological deposits (potentially the Drake's Leat) can be appropriately investigated and recorded prior to any potentially destructive below-ground works.

#### **5 CONDITION: APPROVAL AND DELIVERY OF EMPLOYMENT AND SKILLS PLAN**

##### **PRE-COMMENCEMENT(POST-DEMOLITION)**

No part of the development hereby approved shall be commenced (excluding demolition) until an Employment and Skills Plan has been submitted to and approved in writing by the Local Planning Authority. The Employment and Skills Plan relating to the construction phase of the development should demonstrate how local people and local businesses will benefit from the development in terms of job opportunities, apprenticeship placements, work experience opportunities, business supply chain opportunities and other employment and skills priorities. The Employment and Skills Plan should cover the groundworks phases as well as the construction phase of the development. The development shall thereafter be carried out in accordance with the approved Employment and

Skills Plan unless a variation to the strategy is agreed in writing in advance by the Local Planning Authority.

Reason:

To ensure employment and skills development in accordance with policy CS04 of the Plymouth Local Development Framework Core-Strategy (2006-2021) 2007 and DEV 14 and DEV19 of the Plymouth and South West Devon Joint Local Plan (2014 - 34).

Pre Commencement Justification: To ensure that opportunities for employment are incorporated into the development, including the construction/conversion period.

### **6 CONDITION: LANDSCAPE DESIGN PROPOSALS**

#### **PRE-COMMENCEMENT (POST-DEMOLITION)**

No development shall take place (except demolition) until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall substantially accord with the principles set out within Landscaping Layout (Dwg No. LON\_0807\_07 Rev: E) and include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting, pedestrian guardrails, details of the Drake's Leat viewing window etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc., indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant; planting plans including the location of all proposed plants their species, numbers, densities, type (i.e. bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012 and DEV20, DEV24 and DEV30 of the Plymouth and South West Devon Joint Local Plan (2014 - 34).

Pre Commencement Justification: To ensure the landscaping can be properly incorporated within the development proposals.

### **7 CONDITION: WIND MICROCLIMATE**

#### **PRE-COMMENCEMENT (POST-DEMOLITION)**

No development shall take place (except demolition) until full details of wind microclimate mitigation have been submitted to and approved in writing by the Local Planning Authority. These details shall substantially accord with the mitigation measures detailed within the Microclimate Mitigation Addendum (prepared by RWDI dated 01/02/2018), unless an alternative strategy is agreed in writing, and include the type, size and number of mitigation features (i.e. tree / landscaping / screen). These

works shall be completed prior to first occupation of the building unless otherwise agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory wind mitigation and associated landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012 and DEV20, DEV24 and DEV30 of the Plymouth and South West Devon Joint Local Plan (2014 - 34).

Pre Commencement Justification: To ensure the wind mitigation landscaping can be properly incorporated within the development proposals.

### **8 CONDITION: DRAINAGE**

#### **PRE-COMMENCEMENT (POST DEMOLITION)**

No development approved by this permission shall be commenced (except demolition) until details of a scheme for the provision of surface water management has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

a)

An assessment of the impact of surface water run off from off the site on the proposed drainage system should be completed. This should also include an assessment of the impacts of changing ground levels within the site that may shift the existing flood risk to properties downstream.

b)

Confirmation of ownership and responsibility of the proposed drainage system should be submitted. Details of flood resilience and management of surface water flows within the property should be submitted.

Unless otherwise agreed with the Local Planning Authority, prior to occupation of the site, the drainage shall be implemented in accordance with the agreed details and timetable. The scheme shall thereafter be managed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason:

To reduce the risk of flooding to and from the development, and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory surface water management and disposal during and after development. The drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure in accordance with policy CS21 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, policy DEV37 of the Plymouth and South West Devon Joint Local Plan and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.

Justification: Necessary because of the essential need to ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure and water environment.

## 9 **CONDITION: CONTAMINATED LAND**

### PRE-COMMENCEMENT (POST DEMOLITION)

Unless otherwise agreed by the Local Planning Authority, development other than demolition works, and those required to be carried out as part of an approved scheme of remediation shall not take place until sections 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 of this condition has been complied with in relation to that contamination.

#### Section 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - o human health
  - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
  - o adjoining land
  - o groundwaters and surface waters
  - o ecological systems
  - o archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

#### Section 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

## Section 3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in the replaced PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

## Section 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, which is subject to the approval in writing of the Local Planning Authority.

### Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV 2 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraphs 120 - 123 of the National Planning Policy Framework 2012.

Justification for pre-commencement: To ensure that risks to health through contamination are properly considered and addressed before building works commence.

## 10 **CONDITION: STREET DETAILS**

### PRE-COMMENCEMENT (POST DEMOLITION)

No development shall take place (excluding demolition) until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

### Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV 31 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraph 32 of the National Planning Policy Framework 2012.

Justification: To ensure that the development can reasonably accommodate the external design, layout, levels, gradients and materials that are acceptable to the local planning authority.

**11 CONDITION: ACCESS/HIGHWAY IMPROVEMENTS (GRAMPIAN)**

**PRE-COMMENCEMENT (POST DEMOLITION)**

No development except demolition shall take place until details of the proposed access into the development from the unnamed service road to the south west of the site, and improvements to the existing highway (including infilling of layby and tree-planting) have been submitted to and approved in writing by the Local Highway Authority. No occupation of the building shall be permitted until the Highway works shown on the approved plans have been completed.

Reason:

In the interests of highway and pedestrian safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV31 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraph 32 of the National Planning Policy Framework 2012.

Justification: To ensure that the development can be safely accessed.

**12 CONDITION: DISTRICT HEAT CONNECTIVITY**

**PRE-COMMENCEMENT (POST DEMOLITION) / PRE-OCCUPATION**

Prior to the commencement of the development (excluding demolition), a report identifying how the development has been designed to be compatible with and allow future connection to a local district heating network (in line with current best practice) shall be submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in advance in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason:

In accordance with the Plymouth Local Development Framework Core Strategy (Adopted 2007) and the draft Joint Local Plan Policy DEV34 and relevant Central Government guidance contained within the NPPF.

Justification: To ensure that the development has been designed to be compatible with district heating prior to construction.

**13 CONDITION: DESIGN DETAILS**

**BEFORE RELEVANT WORKS:**

Further details of the following elements of the building design shall be submitted to and approved in writing by the Local Planning Authority prior to their construction on site. Details shall include samples where specified, if possible in the form of a single composite panel erected on site (accompanied by a written specification) to enable consideration of individual materials side-by-side:



- a/ Retail / Student / Hotel / Office commercial frontage / shopfront details, including details of general location of signage (including high level signage)
- b/ Details of the proposed siting, design and external materials of any roof plant (including AC units), services or lift rooms and any wall or roof vents, ducts, pipes, extracts, window cleaning apparatus or other accretions to the roof or elevations including photovoltaic panels;
- c/ Entrances (including canopies);
- d/ Typical window openings to demonstrate reveals and heads;
- e/ Details and samples of all cladding materials, including joints, fixing details, junctions between different materials
- f/ External Rainwater details
- g/ External feature lighting strategy for the building
- h/ Notwithstanding the details as shown on the approved plans, location of the cycle stands shall be agreed
- i/ Details of the soffit material

The relevant part of the building shall thereafter be constructed only in accordance with the approved details.

Reason:

To ensure that the materials and design details used are of sufficient quality and in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV20 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

#### **14 CONDITION: COMPLETION OF ROAD AND FOOTWAYS**

##### **PRE OCCUPATION**

All roads and footways forming part of the development hereby permitted shall be completed in accordance with the details approved under condition 11 above before any occupation of the development.

Reason:

To ensure that an appropriate and safe access is provided in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV31 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraph 32 of the National Planning Policy Framework 2012.

#### **15 CONDITION: PROVISION OF PARKING AREA**

##### **PRE-OCCUPATION**

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

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV31 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraph 32 of the National Planning Policy Framework 2012.

## **16      CONDITION: LANDSCAPE MANAGEMENT PLAN**

### **PRE-OCCUPATION**

A Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The plan will include the long term objectives, indicate the ownerships and responsibilities and set out maintenance operations for the first year following implementation of the scheme and for a further 4 years following establishment. The development shall be fully implemented in accordance with the approved landscape management plan.

Reason:

To ensure that due regard is paid to the continued enhancement and maintenance of amenity is afforded by the changed landscape in accordance with Core Strategy Policies CS18 and CS34 and Draft JLP DEV10 and DEV24.

## **17      CONDITION: BIN STORES**

### **PRE-OCCUPATION**

The refuse and recycling storage areas shown on the approved plans shall be provided in accordance with those plans prior to the occupation of the unit(s) to which they relate. The stores shall thereafter be maintained free of obstruction and used only for their intended purpose unless agreed in writing by the Local Planning Authority. All waste and recycling associated with the development shall thereafter be stored only in the storage areas shown on the approved plans, except on the day of collection when bins can be presented for collection from the outside of the building.

Reason:

To ensure that the amenity of the area is protected and that highway and pedestrian safety is not compromised by waste storage receptacles in accordance with policy CS34 of the Plymouth Local Development framework Core Strategy 2007 and DEV31 and DEV33 of the Plymouth and South West Devon Joint Local Plan (2014 - 34).

## **18      CONDITION: TRAVEL PLAN**

### **PRE-OCCUPATION**

The building hereby permitted shall not be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan shall seek to encourage staff and all site users to use modes of transport other than the private car to get to and from the premises. It shall also include measures to control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the Travel Plan; and the name, position and contact telephone number of the person responsible for its

implementation. From the date of the commencement of the use the occupier shall operate the approved Travel Plan.

Reason:

The Local Planning Authority considers that such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 32 and 34 of the National Planning Policy Framework 2012. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

### **19 CONDITION: CONTAMINATED LAND REMEDIATION**

#### PRE-OCCUPATION

Following completion of measures identified in the approved remediation scheme under Condition 9, a verification report (referred to in the replaced PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV 2 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraphs 120 - 123 of the National Planning Policy Framework 2012.

### **20 CONDITION: MAINTENANCE AGREEMENT**

#### PRE-OCCUPATION

Prior to the occupation of the building, a scheme for ongoing maintenance of the building shall be submitted and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason:

To ensure that the materials and design details used are of sufficient quality and subject to appropriate maintenance in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV20 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

**21 CONDITION: ACCESS (CONTRACTORS)**

GENERAL

Adequate road access during construction for contractors shall be provided from the unnamed service road to the south west of the site, unless otherwise agreed with the Local Planning Authority.

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV31 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraph 32 of the National Planning Policy Framework 2012.

**22 CONDITION: BIODIVERSITY**

GENERAL

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy (which is detailed in section 5 of the Preliminary Ecology Appraisal dated 8th September 2017) and Landscape Ecology Management Plan.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34, Joint Local Plan Policies SPT11 & DEV28 and Government advice contained in the NPPF paragraphs 109, 118.

**23 CONDITION: STUDENT ACCOMMODATION**

GENERAL

The student accommodation units within the buildings shall only be occupied by students in full-time education, by a warden (who may not be in fulltime education), by student delegates attending university conferences or courses during vacation periods (No such delegate shall occupy the premises for more than four weeks in any calendar year), or any registered student of any college or university, provided that the student is studying a for a qualification at Higher Education level on a course that satisfies the criteria on eligibility for council tax exemption for student occupation of premises that is in force at the date of this planning permission, or any future such criteria as apply from time to time and for no other purpose.

Reason:

The accommodation is considered to be suitable for students in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV12 of the Submitted Plymouth and South West Devon Joint Local Plan July 2017, and paragraph 61 of the National Planning Policy Framework 2012, but its occupation by any other persons would need to be the subject of a further planning application for consideration on its merits

**24      CONDITION: STUDENT BEDROOMS**

GENERAL

No more than 554 student rooms at the property shall be used as bedrooms. Only the rooms labelled "bed, studio or flat" on the approved plans shall be used as bedrooms. The Local Planning Authority must give written approval to any variation of these requirements.

Reason:

The proposed layout, together with the use of the remaining rooms for communal facilities, has been assessed and considered acceptable in planning terms and any other arrangement would need to be assessed on its merits. This condition is in accordance with policy CS15 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV12 of the Submitted Plymouth and South West Devon Joint Local Plan July 2017, and paragraph 61 of the National Planning Policy Framework 2012.

**25      CONDITION: STUDENT OPERATIONAL MANAGEMENT**

GENERAL

The Student Accommodation Management Plan (submitted to the Local Planning Authority on 30th October 2017) shall be adhered to strictly at all times unless an alternative management plan is agreed in writing by the Local Planning Authority.

Reason:

In the interests of neighbours' amenities and to provide a ready point of contact for any person who needs to address an issue in relation to the use of the property, in accordance with policies CS15 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Plymouth's adopted Development Guidelines Supplementary Planning Document 2010, Policies DEV1 and DEV12 of the Submitted Plymouth and South West Devon Joint Local Plan July 2017, and paragraph 123 of the National Planning Policy Framework 2012.

**26      CONDITION: HOTEL SPECIFIED USE RESTRICTION**

GENERAL

The hotel premises shall be used for a hotel use and for no other purposes (including any other purpose in Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason:

The Local Planning Authority considers that, in the particular circumstances of the case, the use of the premises for the purpose specified is appropriate but that a proposal to use the building for any other purposes would need to be made the subject of a separate application to be considered on its merits in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, PLY6 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraphs 61 and 123 of the National Planning Policy Framework 2012.

**27 CONDITION: COMMERCIAL UNITS SPECIFIED USE RESTRICTION**

GENERAL

The commercial premises shall be used for A1, A2, A3 or A4 and for no other purposes, except for the provisions of Schedule 2, Part 3, Class V of the Town and Country Planning (General Permitted Development) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason:

The Local Planning Authority considers that, in the particular circumstances of the case, the use of the premises for the purpose specified is appropriate but that a proposal to use the building for any other purposes would need to be made the subject of a separate application to be considered on its merits in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, PLY6 and DEV20 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraphs 61 and 123 of the National Planning Policy Framework 2012.

**28 CONDITION: OFFICE SPECIFIED USE RESTRICTION**

GENERAL

The office floorspace shall be used for B1a Office use; and for no other purposes (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason:

The Local Planning Authority considers that, in the particular circumstances of the case, the use of the premises for the purpose specified is appropriate but that a proposal to use the building for any other purposes would need to be made the subject of a separate application to be considered on its merits in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, PLY6 and DEV14 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraphs 61 and 123 of the National Planning Policy Framework 2012.

**29 CONDITION: ACTIVE FRONTAGE WINDOW VINYL**

GENERAL

Notwithstanding Section 55(2)(a) of the Town and Country Planning Act 1990 (as amended), the windows relating to the commercial units hereby approved at lower-ground and ground floor level shall remain visually transparent - free from any applied vinyl advertisements, screens or any other features that could restrict views in to or out of the premises at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To maintain the character and appearance of the shopping frontage and the safety and security benefits brought by overlooking through these windows, in accordance with Policies CS32 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV20 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraph 61 of the National Planning Policy Framework 2012.

**30 CONDITION: INTERIM SITE RESTORATION MEASURES**

**GENERAL**

In the event that redevelopment of the site has not commenced within 6 months of the date that demolition of the existing (above ground) building(s) has been commenced, a scheme of site restoration works, including the erection of two metre high hoardings around the perimeter of the site shall be submitted to the Local Planning Authority (within the same time period) for approval in writing. The scheme shall be implemented in accordance with that approval within 3 months of that approval unless otherwise agreed in writing by the Local Planning Authority, and shall be maintained as such until redevelopment of the site commences.

Reason:

In order to preserve the visual amenity of this part of the City Centre in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, DEV20 of the Plymouth and South West Devon Joint Local Plan (2014 - 34) and paragraphs 61-66, 109, 110 and 123 of the National Planning Policy Framework 2012 .

**31 CONDITION: NOISE IMPACT MITIGATION**

**GENERAL**

The development shall be carried out in accordance with the mitigation measures as detailed in the Environmental Noise and Impact Assessment , produced by XC02 dated Oct 2017, unless an alternative strategy is agreed in writing.

Reason:

To protect the residential and general amenity of the area from noise emanating from the operation of any mechanical extract ventilation system and/or air conditioning system to avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006- 2021) 2007.

**Informatives**

**1 INFORMATIVE: (£0 CIL LIABILITY) DEVELOPMENT DOES NOT ATTRACT A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule. The Levy is subject to change and you should check the current rates at the time planning permission first permits development (if applicable) see [www.plymouth.gov.uk/cil](http://www.plymouth.gov.uk/cil) for guidance.

**2 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 including pre-application discussions and a draft Planning Performance Agreement and has negotiated amendments to the application to enable the grant of planning permission.

### **3 INFORMATIVE: PUBLIC HIGHWAY ENGINEERING**

No work within the public highway should commence until engineering details of the improvements to the public highway have been approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into. The applicant should contact Plymouth Highways for the necessary approval.

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

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

### **5 INFORMATIVE: ROADWORKS**

Any of the roadworks included in the application for adoption as highways maintainable at public expense will require further approval of the highway engineering details prior to inclusion in an Agreement under Section 38 of the Highways Act 1980. The applicant should contact Plymouth Highways for the necessary approval.

### **6 INFORMATIVE: CODE OF PRACTICE**

The management plan shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web pages, and shall include sections on the following:

- a. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information;
- b. Proposed hours of operation of construction activities and of deliveries, expected numbers per day and types of all construction vehicles and deliveries, routes of construction traffic to and from the site (including local access arrangements, timing of lorry movements, and weight limitations on routes), initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, location of wheel wash facilities, access points, location of car parking for contractors, construction traffic parking, details of turning facilities within the site for site traffic and HGVs, and a scheme to encourage public transport use by contractors; and
- c. Hours of site operation, dust suppression measures and noise limitation measures.

### **7 INFORMATIVE: SECTION 177**

The applicant should contact the Highway Authority to facilitate a Section 177 licence and associated fees in accordance with this authority's procedure for the overhang of the highway by the building, or part, hereby permitted.

### **8 INFORMATIVE: SUICIDE PREVENTION: ROOF GARDEN**

Public Health England guidance on suicide prevention in public spaces has been published. In order to prevent suicide in public spaces they make recommendations for the design of fencing on bridges and high buildings, these should be:

- o At least 2.5 metres in height
- o No toe or foot holds



- o An inwardly curving top is recommended as it is difficult to climb from the inside
- o The barrier should be easier to scale from the outside, in case an individual wishes to climb back to safety.

The developer should ensure they have taken these recommendations into consideration regarding the design of any proposed roof terraces. Roof terraces appear on the proposed plans.

### **9 INFORMATIVE: ALCOHOL LICENSING**

Plymouth City Council is working to ensure that alcohol plays a positive and proportionate role in the city. Evidence shows that some neighbourhoods experience disproportionate levels of alcohol related harm. In these areas it is not appropriate to increase the availability of alcohol. Therefore it is unlikely that additional alcohol licenses will be granted for premises in these neighbourhoods.

The application is just outside the Council Cumulative Impact Policy area. Applications for additional alcohol sales licenses within this area are likely to be refused unless the provision of alcohol is ancillary to other activities, such as the provision of food.

### **10 INFORMATIVE: AVIATION LIGHT**

The applicant is advised to make contact with the Local Aviation Authority to determine if an aviation light is required on top of the building.

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# Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/03/2018	Agreed	17/00741/CDM	Linden Sherford LLP	Condition Discharge: Conditions 8 (Parcels K and O), 9 (Parcels K and O), 10 (Parcels C, K and O), 19 (Parcel O), 20 (Parcel O), 22 (Parcels C, K and O), 23 (Parcels C, K, O, P and Q) & 27 (Parcels C, K, O, P and Q) of application 15/00518/REM	Parcels C, K, O, P And Q "Sherford New Community" Land South/southwest Of A38, Deep Lane And East Of Haye Road	Mr Ian Sosnowski
22/03/2018	Granted Conditionally	17/02206/FUL	Mr Nathan Carr	New gates and 2.4m high weld mesh fence around the site boundary and a 900mm high timber fence on the wall adjoining Ladywell House	Dental Access Centre 1A Baring Street Plymouth PL4 8NF	Mr Mike Stone
22/03/2018	Granted Conditionally	17/02269/ADV	Mr Jason Gregg	2x illuminated advertising signs	Southway Shopping Centre Southway Drive Plymouth PL6 6QR	Mr Macauley Potter
22/03/2018	Granted Conditionally	18/00038/TPO	Mr Michael Willacy	Various tree works as detailed in submitted work schedule dated 08/1/18 with the following partial amendments agreed 21/3/18 :-T2 Oak - no 3m reduction necessary; T6 - reduce to clear shed only; T15 Oak no 3m reduction necessary, sever ivy; T18 no reduction to give 1.5m clearance necessary; T27 Oak no works necessary.	Rear Of 11 - 29 Weir Road Plymouth PL6 8RR	Mrs Jane Turner
22/03/2018	Refused	18/00061/FUL	Mrs Tracey Hyder	Proposed loft conversion (Retrospective)	706 Budshead Road Plymouth PL6 5DY	Mrs Alumecci Tuima
22/03/2018	Granted Conditionally	18/00080/FUL	Mrs Marjorie Adlington	Construction of new clubhouse and re-sitting of existing clubhouse for storage use	Stonehouse Lawn Tennis Club Durnford Street Plymouth PL1 3QR	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
22/03/2018	Granted Conditionally	18/00098/TPO	Mr John Chatwin	2 mature Ash and one young Ash on eastern boundary - reduce lower branches by 4m to natural growth points. Sycamore - reduce lowest branches over garden by 4m to natural growth points. Horse Chestnut on southern boundary - reduce lowest branches over garden by up to 4m and monitor bleeding canker.	5 Hurrabrook Close Plymouth PL6 8SJ	Mrs Jane Turner
22/03/2018	Granted Conditionally	18/00099/TPO	Miss Sau Man But	3 Maple trees works agreed during site visit on 13/3/18: - Tree near No. 8 reduce crown towards house by 2-3 m and canopy over hedge and street light by 2-3m. Tree near Coach House - reduce crown on side of house by 2-3m no height reduction necessary. Tree over hedge and Vanguard Close - reduce side over hedge/road by 1-2m.	8 Vanguard Close Plymouth PL5 3JX	Mrs Jane Turner
22/03/2018	Granted Conditionally	18/00198/TCO	Mr John Cook	1x Sycamore: Reduce height by 1-2m and sides by 1m. 1x Lime: Reduce height by 3m and sides by 2m.	2 Penlee Way Plymouth PL3 4AW	Ms Joanne Gilvear
22/03/2018	Granted Conditionally	18/00236/TCO	Mr John Dean	1x Holm Oak: Remove 1x Holm Oak: Amendment agreed over phone 19/3/18 - reduce extendend limb over road by 3m and raise crown to 5.2m above road. Reduce growth towards 83 Molesworth Road by up to 3m.	85 Molesworth Road Stoke Plymouth PL3 4EL	Mrs Jane Turner
23/03/2018	Granted Conditionally	18/00055/FUL	Mr Robin Reip	Conversion of first and second floor levels, above shop into three residential flats (Class C3)	90 New George Street Plymouth PL1 1RX	Miss Amy Thompson

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
23/03/2018	Refused	18/00226/AMD	Mr Mike Cotter	Non-material Minor Amendment: Raising the proposed floor levels of the Office HQ, Retail Store and Link building by 300mm for application 17/01288/FUL	1 William Prance Road Plymouth PL6 5ZD	Mr Alistair Wagstaff
26/03/2018	Refused	18/00079/FUL	Mr Scott Moore	Retaining wall and driveway	129 Dorchester Avenue Plymouth PL5 4BA	Mrs Alumecci Tuima
26/03/2018	Granted Conditionally	18/00102/FUL	Mrs Georgina Gregory	Rear ground floor infill and part first floor rear extension.	61 Furzehill Road Plymouth PL4 7LB	Mrs Alumecci Tuima
26/03/2018	Granted Conditionally	18/00184/TPO	Mrs Julie Hahn	Sweet Chestnut - Reduce the height of the tree by up to 10 meters and length of the side branches by up to 4 meters to natural growth points as indicated in photo submitted with the application. Retain as many of the lower branches and epicormic growth as possible.	131 Underlane Plymstock Plymouth PL9 9LD	Mrs Jane Turner
26/03/2018	Agreed	18/00195/CDM	Philip George	Condition Discharge: Condition 3 of application 17/01212/FUL	Hovercam Drakes View Staddon Lane Plymouth PL9 9SP	Mr Ben Wilcox
26/03/2018	Granted Conditionally	18/00225/TPO	Richard Prowse	Various tree works including: Removal of dying Holly trees, crown raising of Holm Oak over road, and removal of Holm Oak damaging boundary wall as detailed in section 7 of the application form.	1 Pearn Cottages Egguckland Road Plymouth Plymouth PL3 5JP	Mrs Jane Turner
27/03/2018	Granted Conditionally	17/02228/FUL	Jewell	Side and rear extension, reduce size of existing garage and form driveway to house	1 Dunclair Park Plymouth PL3 6DJ	Mr Mike Stone
27/03/2018	Agreed	17/02354/CDM	Mr Martin Haynes	Condition Discharge: Conditions 4, 5, 6 & 7 of application 17/01689/S73	Land To The North Of Clittaford Road Southway Plymouth	Mr Chris King

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
27/03/2018	Granted Conditionally	18/00068/FUL	Mrs Katy Berriman	Side conservatory and front porch (Retrospective boundary fence)	2 Burnham Park Road Plymouth PL3 5QD	Mrs Alumeci Tuima
27/03/2018	Refused	18/00084/FUL	Ms Feng Shi	Change of use from single dwelling (Class C3) to 3-bedroom HMO (Class C4)	1 Ladywell Avenue Plymouth PL4 8DZ	Mr Chris Cummings
27/03/2018	Granted Conditionally	18/00103/FUL	Mr & Mrs Evans	Two storey side and rear extension	132 Greenwood Park Road Plymouth PL7 2WX	Mr Macauley Potter
27/03/2018	Granted Conditionally	18/00138/FUL	Mr & Mrs R Henwood	Loft conversion with rear dormer, hip to gable end roof, front veluxes and side landing window	9 Tor Crescent Plymouth PL3 5TW	Mrs Alumeci Tuima
27/03/2018	Granted Conditionally	18/00149/FUL	Mrs Penrose	Single storey rear extension and raised decking to the side and rear	13 Highbury Crescent Plymouth PL7 4HB	Miss Amy Thompson
27/03/2018	Granted Conditionally	18/00150/FUL	Ms Patricia Wass	Detached single side garage	21 Hill Lane Plymouth PL3 5QX	Mrs Alumeci Tuima
27/03/2018	Refused	18/00156/FUL	Lisa Davey	Roof terrace on garage (retrospective)	16 Rosslyn Park Road Plymouth PL3 4LN	Mr Chris Cummings

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27/03/2018	Granted Conditionally	18/00238/TCO	Mrs Sandra Pentney	Hazel (green) - remove suckers from base and reduce the crown away from the walls, maximum of 60cm. Apple (pink)- lightly prune to improve growth Bay (blue)- reduce crown by maximum of 60cm to reshape and allow access to the garden. The work is needed to facilitate a measured survey. The surveyor needs sightlines in order to measure the walls. However the garden is quite overgrown as it has been left unattended for some considerable time and needs to be cleared of brambles etc as well.	32 New Street Plymouth PL1 2NA	Ms Joanne Gilvear
28/03/2018	Granted Conditionally	18/00154/FUL	Mr D James	New self-build dwelling house	50 Hallerton Close Plymouth PL6 8NP	Miss Amy Thompson
28/03/2018	Granted Conditionally	18/00172/FUL	Mrs Pitt	Single storey rear extension	66 Bowden Park Road Plymouth PL6 5NG	Mr Macauley Potter
28/03/2018	Granted Conditionally	18/00217/LBC	Mr Julian Cooper	Extensions and alterations to existing external handrails	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Chris Cummings
28/03/2018	Agreed	18/00285/CDM	S Colley & S Ali	Condition Discharge: Condition 3 of application 17/00009/FUL	Dudding Court 8 Craigie Drive Plymouth PL1 3JB	Mr Chris King
29/03/2018	Granted Conditionally	17/02237/FUL	Mr & Mrs J Williams	Removal of store and conservatory and construction of part side and rear extension for dependant relative	2 Thornyville Villas Plymouth PL9 7LA	Mrs Alumecci Tuima
29/03/2018	Refused	17/02474/FUL	K & L Coles	Change of use from office to studio flat	Brook House 16 Station Road Plympton Plymouth PL7 2AU	Mr Mike Stone

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29/03/2018	Granted Conditionally	18/00010/FUL	Mr Jon Furnues	Retrospective application for the replacement of existing public telephone kiosk with kiosk combining public telephone service and ATM service	Land Outside University Of Plymouth Drake Circus Plymouth PL4 8AA	Mr Mike Stone
29/03/2018	Granted Conditionally	18/00043/FUL	Mr Aish	Change of use of first and second floor from flats (Class C2) to offices (Classa B1(a))	The William & Patricia Venton Centre Astor Drive Plymouth PL4 9RD	Mr Chris Cummings
29/03/2018	Granted Conditionally	18/00146/FUL	Ms Mary Bance	Front porch	32 Staddiscombe Road Plymouth PL9 9NA	Mrs Alumeci Tuima
29/03/2018	Granted Conditionally	18/00191/S73	Mr & Mrs V Battista	S73 application to vary condition 2 of planning permission 15/02230/FUL to allow for changes to the design of plot 7 only	Plot 7, St Peters Convent George Lane Plymouth PL7 2LL	Mr Oliver Gibbins
29/03/2018	Granted Conditionally	18/00298/FUL	Mr Andrew Sewell	Install cricket ball-stop netting	Plymouth Cricket Club 51 Discovery Road Plymouth PL1 4PR	Miss Katherine Graham
29/03/2018	Refused	18/00341/AMD	Mr Simon Wagemakers	Non-material Minor Amendment: Amendment to approved plans to include electricity substation location and plans for application 16/00601/REM	Seaton Neighbourhood Plymouth	Mr Tim Midwood
03/04/2018	Granted Conditionally	18/00070/FUL	Colebrook Community Association	Continued use of the site for Car Boot Sales (Sui Generis)	George Junction Park And Ride Tavistock Road Plymouth PL6 7LB	Mr Chris King
03/04/2018	Split Decision	18/00331/CDM	Pomphlett Primary School	Condition Discharge: Conditions 3, 4 & 5 of application 17/00867/FUL	Pomphlett Primary School Howard Road Plymouth PL9 7ES	Mr Chris King



Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
04/04/2018	Refused	17/02421/FUL	Dr J Rahamin	Replacement windows	8 - 10 Whimple Street Plymouth PL1 2DH	Mrs Alumeci Tuima
04/04/2018	Refused	18/00173/FUL	Mr & Mrs May	Front dormer extension	4 Raymond Way Plymouth PL7 4EG	Mrs Alumeci Tuima
04/04/2018	Granted Conditionally	18/00177/FUL	Mr Gould	Proposed rear extension (Resubmission of 17/01941/FUL)	68 Bowden Park Road Plymouth PL6 5NG	Miss Amy Thompson
04/04/2018	Agreed	18/00192/CDM	Kier	Condition Discharge: Condition 8.3 of application 13/00688/FUL	Plot A1, Millbay Development, Millbay Road Plymouth PL1 3TG	Miss Katherine Graham
04/04/2018	Granted Conditionally	18/00256/FUL	Mr & Mrs W S Lenton	Front conservatory extension.	64A Stentaway Road Plymouth PL9 7EE	Mr Mike Stone
04/04/2018	Granted Conditionally	18/00259/FUL	Mr Howard Goffin	Side and front extension and double garage.	42 Gilwell Avenue Plymouth PL9 8PA	Mr Mike Stone
05/04/2018	Agreed	17/00856/CDM	Mr Colin Morris	Condition Discharge: Conditions 3, 4, 5, 6 & 7 of application 17/00586/S73M	Derrys Department Store 88 Royal Parade Plymouth PL1 1HA	Mr Simon Osborne
05/04/2018	Agreed	17/01709/CDM	Bovis Homes	Condition Discharge: Conditions 21, 22, 23 & 27 of application 15/00519/REM	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth PL9 8DD	Mr Ian Sosnowski
05/04/2018	Granted Conditionally	18/00133/FUL	Mr & Mrs Dando	Three storey rear extension	16 Church Road Plympton Plymouth PL7 1NH	Mr Mike Stone

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05/04/2018	Granted Conditionally	18/00134/LBC	Mr & Mrs Dando	Three storey rear extension	16 Church Road Plympton Plymouth PL7 1NH	Mr Mike Stone
05/04/2018	Refused	18/00183/FUL	Mr Hardwick	Demolition of existing building and construction of dwellinghouse	17A Seymour Avenue Plymouth PL4 8RA	Miss Amy Thompson
05/04/2018	Agreed	18/00267/CDM	Mr P Webb	Condition Discharge: Condition 13 of application 16/02233/FUL	Former Plympton Hospital, Market Road Plympton Plymouth PL7 1QR	Mr Simon Osborne
06/04/2018	Refused	17/01247/FUL	Mr Jonathan Sims	Construction of a detached house and detached garage (Resubmission of 17/00379/FUL)	Land Adj. Millstones Hotel Tavistock Road Plymouth PL6 7HD	Miss Amy Thompson
06/04/2018	Granted Conditionally	18/00122/ADV	Mrs Hayley Holt	Signage on exterior of buildings	Princess Yachts International Ltd 2 Newport Street Plymouth PL1 3QG	Mr Mike Stone
06/04/2018	Granted Conditionally	18/00129/LBC	Abbey Hall Management Committee	Replacement windows (south elevation)	Abbey Hall Catherine Street Plymouth PL1 2AD	Mrs Jess Maslen
06/04/2018	Granted Conditionally	18/00147/ADV	Mrs Hayley Holt	New vinyl face to existing free standing totem sign.	South Yard, Building No. 5130 Granby Gate, Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Mike Stone
06/04/2018	Granted Conditionally	18/00148/ADV	Mrs Hayley Holt	New vinyl face to existing free standing totem sign.	Princess Yachts Ltd Coypool Road Plymouth PL7 4NW	Mr Mike Stone
06/04/2018	Granted Conditionally	18/00176/FUL	Miss Addie Thomas	Change of use from Police Community Office to Pharmacy (Class A1)	Police Community Office Miers Close Plymouth PL5 1DD	Mr Mike Stone

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06/04/2018	Granted Conditionally	18/00421/ADV	Co-Operative Food	Various illuminated and non-illuminated signage.	Co-operative Food, Woseley Road Woseley Close Plymouth PL2 3BY	Mr Mike Stone
09/04/2018	Refused	18/00037/FUL	Mr S Meakin	Conversion and change of use from store (Class B8) to dwelling (Class C3)	62 Beaumont Road Plymouth PL4 9BP	Mr Mike Stone
09/04/2018	Agreed	18/00323/CDM	Mr Paul Aitken	Condition Discharge: Conditions 6 & 7 of application 17/00738/OUT	Land Adjacent To 5 Tretower Close Plymouth PL6 6BH	Mrs Katie Saunders
10/04/2018	Granted Conditionally	18/00049/FUL	Mr Callister	Garage conversion for ground floor split garage and office including first floor bedroom	19 Easterdown Close Plymouth PL9 8SR	Mrs Alumecci Tuima
10/04/2018	Granted Conditionally	18/00167/FUL	Mrs R Rose	Demolition of rear store, rear extension including raised patio	63 West Down Road Plymouth PL2 3HF	Mrs Alumecci Tuima
10/04/2018	Granted Conditionally	18/00239/FUL	Mr And Mrs Dann	First floor side extension	19 Revel Road Plymouth PL3 5LF	Mr Mike Stone
10/04/2018	Granted Conditionally	18/00310/FUL	Mrs Adamson	Two storey extension	32 Plymbridge Road Plymouth PL7 4LF	Mr Macauley Potter
10/04/2018	Granted Conditionally	18/00349/FUL	Mr Denis Fielder	Front porch.	96 Bodmin Road Plymouth PL5 4EA	Mr Macauley Potter
10/04/2018	Granted Conditionally	18/00379/FUL	Mr J Bannerman	Single storey rear and side extension	75 Blandford Road Plymouth PL3 6JU	Mr Macauley Potter

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11/04/2018	Granted Conditionally	17/02362/LBC	Mr Justin Walder	Removal of high level panel heating, associated pipework & asbestos	Building S162, South Yard Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Dr John Salvatore
11/04/2018	Granted Conditionally	18/00144/TPO	Mrs Kerri Chorley	Trim branch overhanging from neighbours tree back to the natural side shoot (as agreed)	60 Bickham Road Plymouth PL5 1SB	Ms Joanne Gilvear
11/04/2018	Granted Conditionally	18/00204/TPO	Mrs Jill Hill	T1 Oak; remove 1st low limb back to a natural side shoot, overhangs the garden of 419 causing excessive shading.T2 Oak; remove the 2 large low limbs back to a natural side shoot that overhang the shed. T3 Oak; reduce overextended lowest limb left hand side by 50% to a natural side shoot, reduce overextended low limb right hand side by 50% to a natural side shoot. Deadwood. To reduce excessive shading in garden.T4 Oak; remove the low limb which overhangs the garden of 419 back to a natural side shoot. To reduce excessive shading in garden. Deadwood.	419 Tavistock Road Plymouth PL6 7HB	Ms Joanne Gilvear
11/04/2018	Granted Conditionally	18/00355/TCO	Mr Nicholas Bunch	Walnut tree - fell	Manor Mill Station Road Tamerton Foliot Plymouth PL5 4LD	Mrs Jane Turner
12/04/2018	Granted Conditionally	17/01885/FUL	Mr James Hosking	Single and two storey rear extensions	61 Furzehatt Road Plymouth PL9 8QY	Mr Mike Stone
12/04/2018	Refused	18/00186/FUL	Mrs Heather Yung	Two storey rear extension with side dormer and rear balcony and rear decking (revisions to application 17/02200/FUL)	3 Venn Way Plymouth PL3 5PN	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
12/04/2018	Refused	18/00461/AMD	Mr Aidan Walsh	Non-material Amendment: Adjustments to the North, East & West elevations to remove stub pitched roof and extend the overhang to the north wall to accommodate some drop light fittings for application 17/01210/FUL	106 Melrose Avenue Plymouth PL2 3RH	Mrs Alumeci Tuima
13/04/2018	Granted Conditionally	17/02485/FUL	Mr Michael Dawson	Two storey side extension, side and front dormer windows, front porch and minor alterations	Glencroft Tamerton Foliot Road Plymouth PL6 5ES	Miss Amy Thompson
13/04/2018	Granted Conditionally	18/00189/FUL	Mr Mark Pierce	Demolition of existing garage, two storey side extension and single rear extension	14 Quarry Park Road Plymstock Plymouth PL9 7BB	Mrs Alumeci Tuima
13/04/2018	Granted Conditionally	18/00244/FUL	Mr Carey & Mrs Evershed	Rear extension including 900mm trellis above existing boundary wall	34 Riga Terrace Plymouth PL3 6BU	Mrs Alumeci Tuima
13/04/2018	Granted Conditionally	18/00262/TPO	Mr Christopher Allen Seymour	Various tree works including felling of 6x Cypress, 1x Poplar, 1x Sycamore and repollarding of 4x Poplar as detailed in the submitted work schedule dated 22/1/18 with the following agreed amendment: 3 Elm reduce crown by 2-3m not 50%.	Land Between St Boniface Close And Montpelier Road Plymouth	Mrs Jane Turner
13/04/2018	Granted Conditionally	18/00264/TPO	Mr Christopher Allen Seymour	2x Conifers: reduce by 50%	St Boniface Park (alongside Montpelier Road) Plymouth	Mrs Jane Turner
13/04/2018	Refused	18/00456/AMD	Mr David Lane	Non-material Minor Amendment: To change the size, design of the planned window openings and reduce the number of openings and to render the south and west elevations (leaving the east elevation in natural stone) for application 17/00334/FUL.	2 Buttersby Lane Plymouth PL4 8EE	Miss Amy Thompson

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13/04/2018	Refused	18/00505/AMD	Mr Angus Fraser	Non-material Amendments to 17/01740/FUL: reduce rooflights in front roofslope from 3 to 2, change southern gable to natural stone, alterations to rear coach house extension.	86 Durnford Street Plymouth PL1 3QW	Mr Mike Stone
16/04/2018	Granted Conditionally	17/01534/FUL	Mr Sean Lynch	Redevelopment of existing Terrace Cafe to provide a new ground floor layout including W/Cs, enclose the existing cafe/restaurant and provision of ancillary floor space at ground floor level and use of the roof as a terrace seating area	The Terrace Cafe 74 Madeira Road Plymouth PL1 2NY	Mr Oliver Gibbins
16/04/2018	Granted Conditionally	18/00095/FUL	Mr Neil Williams	Conversion of estate office (to lower ground floor) into a single domestic dwelling, including external alterations.	Valletort Flats Valletort Place Plymouth PL1 3SP	Mr Jon Fox
16/04/2018	Granted Conditionally	18/00212/FUL	Mr Lee Pond	Part side utility and rear kitchen extensions	35 Periwinkle Drive Plymouth PL7 2WR	Mrs Alumeci Tuima
16/04/2018	Granted Conditionally	18/00249/TPO	Mr Steven Powney	1x Sycamore (T1) - fell 1x Western Red Cedar (T3) - fell 1x Lawson Cypress (T4) - fell 1x Sycamore (T2) - reduce crown by 2m 1x Western Red Cedar (T5) - reduce low branches over neighbour to give 1.5m clearance from building.	15 Beatty Close Plymouth PL6 6LJ	Mrs Jane Turner
16/04/2018	Granted Conditionally	18/00261/TPO	Mr Christopher Allen Seymour	Various tree works as detailed in report by Aspect Tree Consultancy Appendix 3: Tree Work Schedule ref:05028 TRA 2018 dated 12/2/18.	Brooklands 680 Budshead Road Plymouth PL6 5XR	Mrs Jane Turner
16/04/2018	Granted Conditionally	18/00294/TPO	Leander Developments	Holm Oak - fell and replace	Hill Lane Plymouth PL3 5QX	Mrs Jane Turner

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16/04/2018	Granted Conditionally	18/00354/FUL	Mrs Claudine Crawford	Conversion and extension of store to form utility room.	49 Torr Lane Plymouth PL3 5PA	Mr Mike Stone
17/04/2018	Granted Conditionally	18/00086/TCO	Mr Cox	T1- Horse chestnut- reduce large limb which is growing out towards property by approximately 4 metres back to a suitable growth point.	8 Seymour Drive Plymouth PL3 5BG	Ms Joanne Gilvear
17/04/2018	Granted Conditionally	18/00096/FUL	Mr Neil Williams	Conversion of estate offices into a single domestic dwelling, including external alterations.	67-69 Miles Mitchell Avenue Plymouth PL6 5NB	Mr Jon Fox
17/04/2018	Granted Conditionally	18/00223/S73	Ms Kirsty Butcher	Removal of condition 6 of application 15/01524/FUL to allow for deliveries to be 24 hours a day, 7 days a week	Transit Way Plymouth PL5 3TW	Miss Amy Thompson
17/04/2018	Agreed	18/00396/CDM	Linden Homes SW	Condition Discharge: Condition 18 (Building Construction Details Parts E & N) of application 15/00518/REM (Parcel K only)	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth PL9 8DD	Mr Ian Sosnowski
18/04/2018	Granted Conditionally	17/02365/FUL	Mr Macys	Temporary storage container for Student Union	University Of Plymouth Drake Circus Plymouth PL4 8AA	Miss Amy Thompson
18/04/2018	Granted Conditionally	18/00374/FUL	Ms N McMahon	First floor rear extension.	8 Moorland Avenue Plymouth PL7 2DA	Mr Macauley Potter
18/04/2018	Granted Conditionally	18/00388/FUL	Mr & Mrs Ing	Front extension	33 Riverside Walk Plymouth PL5 4AQ	Mr Chris Cummings

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19/04/2018	Granted Conditionally	18/00033/FUL	Miss K Freeman	Change of use of lower ground floor of dwelling (Class C3) to self contained flat (Class C3) (Retrospective)	2 Fellowes Place Plymouth PL1 5NB	Mrs Alumeci Tuima
19/04/2018	Granted Conditionally	18/00083/FUL	Mr G & Mrs H Eastmond	Demolition of existing dwelling and erection of new dwelling	45 Tapson Drive Plymouth PL9 9UA	Mr Chris Cummings
19/04/2018	Agreed	18/00205/CDC	Michelle May	Confirmation that conditions from 06/01646/OUT have been satisfied	Former Mod Site Mount Wise Devonport Plymouth PL1 4JH	Miss Katherine Graham
19/04/2018	Granted Conditionally	18/00210/FUL	Salmon	24 new car parking spaces on site	53 Valley Road Plymouth PL7 1RF	Mr Macauley Potter
19/04/2018	Granted Conditionally	18/00252/FUL	Mr John Reynolds	Two storey side and rear extension	80 Torr Lane Plymouth PL3 5TL	Mrs Alumeci Tuima
19/04/2018	Granted Conditionally	18/00317/ADV	Walter C. Parson Ltd	Illuminated fascia signs to front and side of building.	2 Market Road Plymouth PL7 1QW	Mr Mike Stone
19/04/2018	Granted Conditionally	18/00387/TCO	Mr Forsyth	T1 Judas Tree - Fell. T2 Hawthorn - Fell.	St Andrews Church Royal Parade Plymouth PL1 2AD	Mrs Jane Turner



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19/04/2018	Refused	18/00514/AMD	Miss Kate Baker	Non-Material Minor Amendment: Blocks 6, 7, 9 and 10 - amendments to floor plans; alterations to window locations and size; variation to number of PV panels; removal of solar lofts; 225mm increase to ridge heights to achieve the required headroom at the top of the stairs; addition of weatherboarding; removal of roof garden and change to roof design to Block C.	Land Off Towerfield Drive Plymouth	Mr Chris King
19/04/2018	Refused	18/00549/AMD	Miss Kate Baker	Non-Material Minor Amendment: comprising addition of a first floor window in the north elevation of plot 22 in obscure glass and minor alterations to conditions 7, 16 & 39	Land Off Towerfield Drive	Mr Chris King
20/04/2018	Agreed	17/02102/CDM	Drake Circus Leisure Ltd	Condition Discharge: Conditions 2, 3, 4 & 7 of application 17/01409/S73M	Bretonside Bus Station Bretonside Plymouth PL4 0BG	Mr John Douglass
20/04/2018	Split Decision	17/02153/CDM	Miss Kate Baker	Condition Discharge: Conditions 13, 14, 15, 16, 21, 24 & 25 of application 14/00135/FUL	Land Off Towerfield Drive, Plymouth	Mr Robert McMillan
20/04/2018	Granted Conditionally	17/02379/FUL	Mr Andrew Welch	Demolition of existing tenement and garage and erection of new dwelling and associated works	22 Grand Parade Plymouth PL1 3DF	Mrs Katie Saunders
20/04/2018	Granted Subject to S106	17/02487/S73	Mr P Webb	Variation of condition 2 (approved plans) of application 16/02233/FUL - Minor material amendment for repositioning of plots 28 and 29 and associated works	Former Plympton Hospital, Market Road Plympton Plymouth PL7 1QR	Mr Simon Osborne
20/04/2018	Granted Conditionally	18/00018/FUL	Miss Kate Baker	14x new dwellings with associated works (associated to consent 14/00135/FUL)	Land Off Towerfield Drive Plymouth	Mr Robert McMillan

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20/04/2018	Granted Conditionally	18/00062/FUL	Mrs Karen Reeves	Installation of heat pump (retrospective)	44 Woodland Drive Plymouth PL7 1SN	Mr Chris Cummings
20/04/2018	Granted Conditionally	18/00237/FUL	Mr Stephen Gibson	Two storey side extension, single rear extension and external rear stairs alterations (Resubmission)	61 Elburton Road Plymouth PL9 8JH	Mrs Alumeci Tuima
20/04/2018	Granted Conditionally	18/00324/FUL	Mr Colin Curtis	Timber raised decking structure	2 Pine Gardens Plymouth PL3 4FG	Mr Mike Stone
20/04/2018	Agreed	18/00336/CDM	Guildhouse Group Ltd	Condition Discharge: Condition 4 of application 15/01622/FUL	Mayflower House 178 - 184 Armada Way Plymouth PL1 1LD	Mrs Katie Saunders
20/04/2018	Granted Conditionally	18/00386/FUL	Mr & Mrs Bassett	Single storey side extension	114 Cardinal Avenue Plymouth PL5 1UT	Mr Mike Stone
23/04/2018	Granted Conditionally	18/00194/FUL	Mr Chris Taysom	Reconfigured and extended front entrance- Note existing approval # 17/00806/FUL	Plymouth Marine Laboratory Prospect Place Plymouth PL1 3DH	Mr John Douglass
23/04/2018	Granted Conditionally	18/00268/FUL	Mr Andrew Pridham	Temporary change of use of part of Eaton Business Park from open storage (Class B8) to general industry (Class B2) and the installation of a demountable Batching Plant	Site Accessed From The West Gate Eaton Business Park Thornbury Road Plymouth	Mr Mike Stone
23/04/2018	Agreed	18/00361/CDM	Mr Robert Lobb	Condition Discharge: Condition 5 of application 17/00640/FUL	The Grenville Hotel 82 - 84 Grenville Road Plymouth PL4 9PZ	Miss Amy Thompson

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/04/2018	Agreed	18/00089/CDM	Elburton Primary School	Condition Discharge: Conditions 2, 3 & 4 of application 17/01220/S73	Elburton Primary School Haye Road South Plymouth PL9 8HJ	Mr Oliver Gibbins
24/04/2018	Granted Conditionally	18/00093/FUL	Mr Josh Jones	Single and part two-storey rear extension, replacement porch and re-cladding to existing facade (Part retrospective)	38 Torridge Road Plymouth PL7 2DQ	Mrs Alumecci Tuima
24/04/2018	Granted Conditionally	18/00171/FUL	Simon Cantwell	Rear extension and hardstanding	36 Courtland Crescent Plymouth PL7 4HJ	Mrs Alumecci Tuima
24/04/2018	Agreed	18/00200/CDM	Mr Jonathan Bavin	Condition Discharge: Condition 4 & 5 of application 16/02274/FUL	1 Armada Street Plymouth PL4 8LS	Mr Chris King
24/04/2018	Granted Conditionally	18/00253/FUL	Fiona Brewer	Fence	10 Alexandra Close Plymouth PL9 8JN	Mr Macauley Potter
24/04/2018	Granted Conditionally	18/00303/FUL	Mr Paul Brimicombe	Rear extension	159 Elburton Road Plymouth PL9 8HY	Mrs Alumecci Tuima
24/04/2018	Granted Conditionally	18/00340/FUL	Dr H Campbell	Change of use from doctors surgery (Class D1) to single family dwelling (Class C3) (resubmission of application 17/01594/FUL)	78 Lipson Road Plymouth PL4 8RH	Miss Amy Thompson
24/04/2018	Granted Conditionally	18/00366/FUL	Mr D An	Change of shopfront (retrospective)	51 Ebrington Street Plymouth PL4 9AA	Mr Ben Wilcox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/04/2018	Refused	18/00539/AMD	Darin Smith	Non-material Minor Amendment: Roof light to serve en suite in place of window to East-facing first floor elevation; window to serve WC at ground floor moved to South-facing elevation; and utilising the opening of existing front door position of host dwelling prior to planning approval for application 17/00991/FUL	8 Coltsfield Close Plymouth PL6 5TU	Mrs Alumeci Tuima
25/04/2018	Agreed	17/00394/CDM	Mr John Thorn	Condition Discharge: Condition 3 of application 14/02368/FUL	Former Ridgeway School Moorland Road Plymouth PL7 2RS	Mr Chris King
25/04/2018	Granted Conditionally	18/00203/FUL	Patrick Investment	Subdivision of existing building (Class B1, B2 & B8) to provide 4 units (Class B2 & B8), external alterations and re-provision of car parking	Plymbridge House 10 Estover Road Plymouth PL6 7PY	Mr Chris Cummings
25/04/2018	Granted Conditionally	18/00313/ADV	Neasham	Various non-illuminated signs including totem sign	Cot Hill Close Plymouth PL7 1SD	Mrs Alumeci Tuima
25/04/2018	Granted Conditionally	18/00367/FUL	Mr D An	Hardstanding (retrospective)	60 Ebrington Street Plymouth PL4 9AF	Mr Mike Stone
25/04/2018	Granted Conditionally	18/00395/ADV	Mr Darren Rigby	Various signage	Post Office 32 Morshead Road Plymouth PL6 5AH	Mr Mike Stone
25/04/2018	Agreed	18/00424/CDM	Sainsbury's Supermarkets Ltd	Condition Discharge: Condition 5 of application 17/01767/FUL	Sainsburys Store Plymouth Road Plymouth PL3 6RL	Mr Chris Cummings
26/04/2018	Granted Conditionally	18/00155/FUL	Mr & Mrs S Holcombe	Demolition of existing garage, two storey side extension and linked garage	17 Cross Park Avenue Plymouth PL6 5AR	Mrs Alumeci Tuima

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
26/04/2018	Granted Conditionally	18/00273/TPO	Mr Robin Walker	Cherry (T1): crown thin and reduce by one metre. Cypress (T2): reduce height by approx 7 metres and remove lower branches. Conifer (T3): Not covered by TPO: Fell. Yew (T4): Not covered by TPO: Fell. Yew (T5): Not covered by TPO: Agreed amendment to retain it, and undertake a crown raise and slight lateral trim. Oak (Not numbered). Not covered by TPO. Agreed to fell due to its proximity to the Yew and its leaning towards the house. Oak (T6): Not covered by TPO. Remove one long limb back to a suitable growing point.	131 Looseleigh Lane Plymouth PL6 5HW	Ms Joanne Gilvear
26/04/2018	Granted Conditionally	18/00289/TPO	Mr Russell Warren	Beech ref:17 - fell Beech ref: 19 - fell Holm Oak ref:18 - reduce height and spread by 4-5 m and reduce growth near building back to previous pruning points (amendments agreed 23.4.18) Holly ref:20 - reduce to 1m in height and allow to regenerate (amendment agreed 23/4/18). Fell 1 x Holly (No 20 on plan)	Notre Dame Roman Catholic School Notre Dame Close Plymouth PL6 5HN	Mrs Jane Turner
26/04/2018	Granted Conditionally	18/00295/FUL	Mr Brian Guy And Mrs Deborah Bowhay	Erection of porch and summerhouse	56 Southway Lane Widewell Plymouth PL6 7DL	Miss Josephine Maddick
26/04/2018	Granted Conditionally	18/00335/TPO	Mr Andrew McQuillan	2x Oak: Cut back 2x limbs by 5-6m to natural growth points	Widewell Primary School Lulworth Drive Plymouth PL6 7ER	Mrs Jane Turner
26/04/2018	Agreed	18/00342/CDM	Miss Dani Barr	Condition Discharge: Condition 4 of application 17/00675/OUT	Land At Maidstone Place Plymouth PL5 2SG	Mr Oliver Gibbins
26/04/2018	Granted Conditionally	18/00352/TPO	Mr Roger Greenaway	1x Ash - Fell due to cavity at base.	Rear Of 72 Penrith Gardens Plymouth PL6 8XE	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
26/04/2018	Agreed	18/00353/CDMLB	S Colley & S Ali	Condition Discharge: Conditions 3, 4, 5, 6, 7 & 8 of application 17/00291/LBC	Dudding Court Craigie Drive Plymouth PL1 3JB	Mr Chris King
26/04/2018	Granted Conditionally	18/00357/TPO	Mr David Wilson	Twin stemmed Sycamore: pollard down to 5m on second crown break and trim long laterals on west side of crown by 1.5m to balance crown on eastern side. All cuts to suitable growing points.	Land Adjacent 1 Reddicliff Road Plymouth PL9 9NF	Mrs Jane Turner
26/04/2018	Granted Conditionally	18/00358/TPO	Mr David Wilson	Fagus Sylvatica (T1): reduce back crown on property side (east) by 1.5m. Crown on south side reduce by approx 2.5m. Crown to the south lift to 4m to clear footway. Large limb to the south with large amounts of strip canker and decay on underside reduce back approx 4m to first live wood.	60 Radford Park Road Plymouth PL9 9DX	Mrs Jane Turner
26/04/2018	Granted Conditionally	18/00371/FUL	Mrs Valerie Hawken	Front dormer (resubmission of 17/00669/FUL)	92 Pomphlett Road Plymouth PL9 7BP	Mrs Alumeci Tuima
26/04/2018	Granted Conditionally	18/00434/FUL	BT Developments Ltd	Change of use from single dwelling (Use Class C3) to two 2-bed flats (Use Class C3)	21 Channel View Terrace Plymouth PL4 8SH	Mr Chris Cummings
26/04/2018	Agreed	18/00586/CDM	EOP II PROP CO I S.A.R.L	Condition Discharge: Condition 5 of application 17/01439/S73M	Plymouth Gateway Retail Park 270 Plymouth Road Plymouth	Mr Oliver Gibbins
27/04/2018	Granted Subject to S106	17/01350/FUL	Portobello Developments PLC And Ralph Anthony Ltd	Change of use of office (Class B1a) on first and second floors to provide 14 apartments (Class C3), erection of bicycle storage facility and entrance canopy	Zone E, 4 Phelps Road Plymouth, Devonport PL1 4FY	Mrs Janine Warne
27/04/2018	Granted Conditionally	17/02055/FUL	Mr A Cottenham	Erection of 4 dwellings and linked annex building together with construction of vehicular access	Land At Petersfield Close Plymouth PL3 6QP	Miss Amy Thompson

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
27/04/2018	Granted Conditionally	17/02480/FUL	Mr William Morrison	Glazed lobby extension to existing store including 2no additional retail units (Class A1)	15 Pomphlett Road Plymouth PL9 7BH	Mr Chris King
27/04/2018	Granted Conditionally	17/02500/FUL	Mr Philip Bath	Replacement loft conversion and garage, new three storey rear extension with balcony/terrace and internal alterations	52 Albert Road Plymouth PL2 1AE	Mr Mike Stone
27/04/2018	Granted Conditionally	18/00215/FUL	Mr Mark Russell	Single storey side extension forming a new clubhouse along with the erection of a new spectator seated stand (Phase Two Works)	Football Pitch Manadon Sports Ground St Peters Road Plymouth	Mr Mike Stone
27/04/2018	Granted Conditionally	18/00372/FUL	Mr & Mrs Thurkettle	Single storey rear extension	15 Almond Drive Plymouth PL7 2WY	Mr Macauley Potter
27/04/2018	Granted Conditionally	18/00502/FUL	Mr Mark Perry	Side extension	29 Oak Drive Plymouth PL6 5TZ	Mr Chris Cummings
27/04/2018	Granted Conditionally	18/00533/S73	Mr Fry	Variation of conditions 5, 6 & 7 of application 15/00191/FUL to re-established horticulture in areas G1, G2 and CS3 and increase the level of vehicle/boat/caravan storage within the site	Frys Nursery Haye Road Plymouth PL9 8AT	Mr Chris King
27/04/2018	Refused	18/00548/AMD	Mr Michael Wills	Non-material amendment for application 14/01784/FUL	5 Longfield Villas Plymouth PL9 7RR	Miss Amy Thompson
30/04/2018	Agreed	18/00174/CDM	Ms Claire Newcombe	Condition Discharge: Condition 20 of application 15/02234/FUL	Hillside School For Boys Bodmin Road Plymouth PL5 4DZ	Mr Simon Osborne

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
30/04/2018	Agreed	18/00288/CDM	Mr Stuart Coles	Partial Condition Discharge: Conditions 3.2 & 3.3 of application 16/01662/FUL	Rear Of 13 Underwood Road Plymouth PL7 1SY	Miss Amy Thompson
30/04/2018	Granted Conditionally	18/00402/TPO	Miss Louise Sims	Various tree works as detailed in Arboricultural report dated November 2017 including felling of one Sycamore (excluding T382 and T383 2x London Planes, which will be the subject of a separate Section 211 Conservation Area notice as agreed on 23/4/18).	Mount Wise Crescent Plymouth PL1 4GQ	Mrs Jane Turner
01/05/2018	Granted Conditionally	17/02183/FUL	Mitchells & Butlers	Demolition of the rear conservatory and construction of a new part two-storey and part single-storey extension (resubmission of 16/02309/FUL)	The Bank Old George Street Plymouth PL1 2TG	Miss Amy Thompson
01/05/2018	Granted Conditionally	17/02184/LBC	Mitchells & Butlers	Demolition of the rear conservatory and construction of a new part two-storey and part single-storey extension (resubmission of 16/02310/LBC)	The Bank Old George Street Plymouth PL1 2TG	Miss Amy Thompson
01/05/2018	Granted Conditionally	18/00179/OUT	Mr Graham Bartlett	Erection of a detached dwellinghouse (resubmission of 17/01735/OUT)	Land To The Rear Of 2 Springfield Road Plymouth PL9 8ED	Mr Jon Fox
01/05/2018	Granted Conditionally	18/00265/FUL	Mr Mark Smale	Change of use from shop (Class A1) to restaurant and hot food takeaway (Class A3 & A5).	135 Cornwall Street Bagels And Brew City Centre Plymouth PL1 1PA	Mr Macauley Potter
01/05/2018	Granted Conditionally	18/00347/ADV	Mr Pedro Rio	Removal of current signage and replaced by similar signage currently on 55 Union Street.	53 Union Street Plymouth PL1 3LU	Mr Macauley Potter



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01/05/2018	Granted Conditionally	18/00532/FUL	Mr Jonathan Sims	Detached dormer-style bungalow with off-road parking, amendment to 17/02366/FUL, including removal of 2 no. rear windows, reduction in size of rooflights, change from garage to carport and new side windows	90 Meadow Way Plymouth PL7 4JB	Mr Mike Stone
01/05/2018	Refused	18/00600/AMD	Mr S Cummings	Non-material Minor Amendment: Alter the side garage roof from lean-to to a pitched roof at the front and a flat roof behind for application 16/00261/FUL	57 Little Dock Lane Plymouth PL5 2LP	Miss Amy Thompson
01/05/2018	Refused	18/00684/AMD	David Lane	Non-material Amendment: Retaining an existing wall to create a larger garden area for application 17/00807/FUL	100 Albert Road Plymouth PL2 1AF	Miss Amy Thompson
02/05/2018	Granted Conditionally	18/00060/LBC	Mr Paul Edwards	Alterations including installing new window	12 Old Priory Plymouth PL7 1QS	Miss Amy Thompson
02/05/2018	Granted Conditionally	18/00269/FUL	Mr & Mrs J Hefford	Raised decking with balustrade and associated steps and ramp	229 Ridgeway Plymouth PL7 2HP	Mr Mike Stone
02/05/2018	Granted Conditionally	18/00301/FUL	Rachael Tooze	Replacement rear kitchen including utility extension	7 Woburn Terrace Plymouth PL9 7LQ	Mrs Alumeci Tuima
02/05/2018	Granted Conditionally	18/00394/FUL	Mr Kerswill	Rear extension/conservatory	55 Patterdale Close Plymouth PL6 8XA	Mrs Alumeci Tuima
02/05/2018	Granted Conditionally	18/00400/FUL	Ms A Cleeve & Mr L Popplestone	Formation of parking space.	62B Larkham Lane Plymouth PL7 4PN	Mr Mike Stone

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02/05/2018	Granted Conditionally	18/00401/LBC	Ms A Cleeve & Mr L Popplestone	Formation of parking space	62B Larkham Lane Plymouth PL7 4PN	Mr Mike Stone
02/05/2018	Refused	18/00406/FUL	Nally	Rear extension with pitch of three degrees	5 Queens Gate Mews Plymouth PL4 7PH	Mr Macauley Potter
02/05/2018	Granted Conditionally	18/00410/TPO	Mrs C Baggott	Sycamore (T70) - a crown reduction of a maximum of three meters to natural growth points and remove dead crossing limbs.	22 Burleigh Manor Plymouth PL3 5NT	Ms Joanne Gilvear
02/05/2018	Granted Conditionally	18/00413/TPO	Mr Andrew Isaias	T1 Turkey Oak - Crown raise up to 6m above ground level and reduce low crown spread by 2-3m.T2 Turkey Oak - Reduce over extended right hand stem by 4-5m ; reduce over extended left hand stem over house by 3-4mT3 Holm Oak - Crown reduce by 50% due to decay in base of stems	St Elizabeths House 30 Longbrook Street Plymouth PL7 1NJ	Mrs Jane Turner
02/05/2018	Granted Conditionally	18/00552/TCO	Mr Bill Rainsley	2 Conifers - reduce by a maximum of 3m and shaping at the sides so that it isn't a straight cut across the top .	BBC Broadcasting Seymour Road Plymouth PL3 5BD	Ms Joanne Gilvear
02/05/2018	Agreed	18/00672/CDM	Mr & Mrs A Jeffery	Condition Discharge: Condition 11 of application 17/02310/S73	Mount Stone House Cremyll Street Plymouth PL1 3RW	Miss Amy Thompson
03/05/2018	Granted Conditionally	18/00346/FUL	Mr Pedro Rio	Change of use of building from retail (Class A1I) to Restaurant/Cafe (Class A3) and retail (Class A1)	53 Union Street Plymouth PL1 3LU	Mr Macauley Potter

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03/05/2018	Granted Conditionally	18/00380/TPO	Mrs Ginny Perrett	T1 Oak - various reduction works on the building side of the tree:1) Remove lower epicormic growth to trunk or previous pruning points2) Reduce top of the tree by 3-4m to appropriate pruning points where it is starting to overgrow building3) Reduce side branches by 2-3 m where growing towards the building4) Reduce 2/3 elongated branches back to appropriate pruning points where branches "wrap" around side of the building. Reduction of 4-5m may be appropriate	27 Portland Court Plymouth PL1 4PU	Ms Joanne Gilvear
03/05/2018	Agreed	18/00399/CDM	Mr Paul Wong	Condition Discharge: Condition 3 of application 16/01142/FUL	Football Pitch Manadon Sports Ground St Peters Road Plymouth	Mrs Katie Saunders
03/05/2018	Granted Conditionally	18/00453/FUL	Ms Leanne Furzeland	Detached double garage	14 Woodway Plymouth PL9 8TT	Mr Mike Stone
03/05/2018	Granted Conditionally	18/00491/FUL	Mr & Mrs Veitch	Single storey front, rear and side extensions	68 Stanborough Road Plymouth PL9 8PQ	Mr Chris Cummings
03/05/2018	Granted Conditionally	18/00520/FUL	Mr David Smith	Roof terrace on existing garage (part retrospective)	12 Elliot Street Plymouth PL1 2PP	Mr Chris Cummings
03/05/2018	Granted Conditionally	18/00528/FUL	Mr & Mrs Brzozowy	First floor rear extension	5 Marina Terrace Plymouth PL4 7JX	Mr Chris Cummings
04/05/2018	Granted Conditionally	18/00169/FUL	Mr David Parnell	Extension to premise and portable building in car park for a 2 year period.	Star Garage Coombe Lane Plymouth PL5 4LF	Mr Mike Stone

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04/05/2018	Granted Conditionally	18/00218/FUL	Mr Glen Harling	Two storey side extension and front porch	16 Torbryan Close Plymouth PL6 8NZ	Mrs Alumeci Tuima
04/05/2018	Refused	18/00332/FUL	Mr & Mrs Sapkota	Change of use of lower ground floor to a self-contained flat and formation of off road parking	31 Ladysmith Road Plymouth PL4 7NL	Mrs Alumeci Tuima
04/05/2018	Granted Conditionally	18/00339/FUL	Mr K Perry	Front porch	29 Vicarage Gardens Plymouth PL5 1LQ	Mrs Alumeci Tuima
08/05/2018	Granted Conditionally	18/00131/FUL	Mr Craig Harvard	Conversion of part lower ground floor storage accommodation to form 1 bed residential apartment	Grand Hotel, 24 Elliot Street Plymouth PL1 2BE	Miss Amy Thompson
08/05/2018	Granted Conditionally	18/00132/LBC	Mr Craig Harvard	Conversion of part lower ground floor storage accommodation to form residential apartment (Class C3)	Grand Hotel, 24 Elliot Street Plymouth PL1 2BE	Miss Amy Thompson
08/05/2018	Agreed	18/00350/CDM	Mr Iain Woodhead	Condition Discharge: Conditions 3, 4, 5, 6 & 7 of application 15/00744/FUL	10 Conqueror Drive Plymouth PL5 3UT	Mr Jon Fox
08/05/2018	Refused	18/00417/FUL	Mrs Nicola Phillips	Rear first floor extension over existing ground floor extension	50 Durham Avenue Plymouth PL4 8SR	Mrs Alumeci Tuima
08/05/2018	Agreed	18/00506/AMD	Linden Homes SW	Non-material Minor Amendment: To amend external detailing of house types on Parcel P plots 95-138 only, following grant of planning consent 15/00518/REM.	"Sherford New Community" Land South/South West Of A38 Deep Lane And East Of Hays Road Elburton Plymouth PL9 8DD	Mr Ian Sosnowski

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
09/05/2018	Granted Conditionally	18/00139/FUL	Mr Angus Scott	Change of use from flats to single dwelling (Class C3), replace existing rear extension and internal and external restoration	1 Athenaeum Street Plymouth PL1 2RQ	Miss Amy Thompson
09/05/2018	Granted Conditionally	18/00140/LBC	Mr Angus Scott	Internal and external alterations including the removal and replacement of rear extension	1 Athenaeum Street Plymouth PL1 2RQ	Miss Amy Thompson
09/05/2018	Granted Conditionally	18/00391/OUT	Mr Mike Phelan	Outline application for a second dwelling to be built on site (resubmission of lapsed application 15/00129/OUT) all matters reserved	Odoorn Lodge, Riverford Estover Close Plymouth PL6 7LJ	Miss Amy Thompson
09/05/2018	Agreed	18/00447/CDM	Mr C Richman	Condition Discharge: Condition 3 of application 17/02305/FUL	Hedgerow Horn Lane Plymouth PL9 9BR	Mrs Alumecci Tuima
10/05/2018	Granted Conditionally	18/00290/FUL	Mr Ian Connock	Conversion and physical separation of the existing dwelling by removing section to create to two detached dwellings and erection of single garage (resubmission of 17/02279/FUL)	129 Looseleigh Lane Plymouth PL6 5HW	Miss Amy Thompson
10/05/2018	Granted Conditionally	18/00318/FUL	Mr Chris Brown	Formation of room in roof space and provision of additional car parking space	First Floor Flat 53 Adelaide Street Stonehouse Plymouth PL1 3JE	Mr Macauley Potter
10/05/2018	Granted Conditionally	18/00319/LBC	Mr Chris Brown	Loft conversion & additional parking	First Floor Flat 53 Adelaide Street Stonehouse Plymouth PL1 3JE	Mr Macauley Potter
10/05/2018	Granted Conditionally	18/00370/FUL	Mr & Mrs Fletcher	Proposed two-storey side & rear extension and rear dormer	34 Howard Road Plymouth PL9 7DT	Mr Mike Stone

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10/05/2018	Granted Conditionally	18/00412/TPO	Mr Martin Benney	T1 Ash - repollard approximately 5 m above ground level T2 Horse Chestnut - reduce crown on house side by 2-3m and selectively prune the remainder of the tree by 2-3 m (amendment agreed 9/5/18) T3 Ash - selectively prune by 2-3 m. T4 Beech - crown raise to 6 m above ground level and reduce over extended branches on house side only by 2-3 m.	8 Roborough Close Plymouth PL6 6AH	Mrs Jane Turner
10/05/2018	Granted Conditionally	18/00431/FUL	Mr Dion Senior	Two-storey rear extension, renovation of existing building, demolition of outbuilding and replacement with smaller structure	84 Cremyll Street Plymouth PL1 3RE	Mr Macauley Potter
10/05/2018	Granted Conditionally	18/00439/FUL	Mr N Waters	Rear dormer to form additional bedroom, balcony on tenement roof and installation of PV cells on garage roof	26 Baring Street Plymouth PL4 8NG	Mr Chris Cummings
10/05/2018	Granted Conditionally	18/00441/FUL	Mr & Mrs Deakin	Demolition of existing side extension and provision of new larger side extension; provision for disabled access to property; and conversion of garage to living accommodation including rear extension	7 Hilldale Road Plymouth PL9 9JY	Mrs Alumeci Tuima
10/05/2018	Granted Conditionally	18/00464/FUL	Anthony Bishop	Enlarge rear of existing side extension and internal refurbishment.	142 Salisbury Road Plymouth PL4 8TB	Mr Mike Stone
10/05/2018	Granted Conditionally	18/00475/FUL	Mr & Mrs Kung	Two-storey side extension	23 Torland Road Plymouth PL3 5TS	Mrs Alumeci Tuima
10/05/2018	Granted Conditionally	18/00478/FUL	Mr Warren Dow	Change of use from shop (Class A1) to shop/drinking establishment (Class A1 & A4)	38 New Street Plymouth PL1 2NA	Mr Chris King

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10/05/2018	Granted Conditionally	18/00479/LBC	Mr Warren Dow	Change of use from shop (Class A1) to shop/drinking establishment (Class A1 & A4)	38 New Street Plymouth PL1 2NA	Mr Chris King
10/05/2018	Granted Conditionally	18/00507/TPO	Mr A Nutbean	T1 Holme oak in rear of property: remove deadwood and remove one low diagonally-growing branch to prevent it failing. Retain a stub of approx 1m for habitat. Several trees: Remove deadwood (does not require consent from PPC)	31 Coltness Road Plymouth PL9 8HA	Ms Joanne Gilvear
10/05/2018	Granted Conditionally	18/00568/FUL	Mrs Howeson	Change of use, conversion and alterations to ground and first floors of existing building to form 5 residential units with ancillary car parking, cycle storage and refuse storage	Sandon Court 1 Craigie Drive Plymouth PL1 3JB	Mr Chris King
10/05/2018	Granted Conditionally	18/00569/LBC	Mrs Howeson	Change of use, conversion and alterations to ground and first floors of existing building to form 5 residential units with ancillary car parking, cycle storage and refuse storage.	Sandon Court 1 Craigie Drive Plymouth PL1 3JB	Mr Chris King
10/05/2018	Granted Conditionally	18/00607/TCO	Mr Michael Colridge	London Plane - crown reduction of maximum of 4m to natural growth points, removing any damaged or dead wood.	18A Thorn Park Plymouth PL3 4TG	Mrs Jane Turner
10/05/2018	Agreed	18/00608/CDM	WM Morrisons Plc	Condition Discharge: Condition 3 of application 17/02243/FUL	15 Pomphlett Road Plymouth PL9 7BH	Mr Chris Cummings
11/05/2018	Granted Conditionally	17/02468/FUL	Mr David Scantlebury	Erection of 3 Town Houses and associated parking	124 Billacombe Road Plymouth PL9 7EZ	Mr Jon Fox
11/05/2018	Granted Conditionally	17/02469/FUL	Mr Matthew Alford	Erection of 3 Town Houses and associated parking	126 Billacombe Road Plymstock Plymouth PL9 7EZ	Mr Jon Fox

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11/05/2018	Granted Conditionally	18/00254/TPO	Mr Michael Willacy	Norway Maple (T1) Crown reduce by 9 metres (to nearest growth points) Hawthorn (T2) Crown lift by 4 metres (to nearest growth points) above the ground to clear from side of pavement.Sycamore (T3) Crown lift by 4 metres (to nearest growth points) above the ground to clear over road.Scots Pine (T4) Remove all major dead wood, to remove hazard from falling dead wood.Scots Pine (T5) Remove all major dead wood, to remove hazard from falling dead wood.Lime (T6) Crown lift by 4 metres (to nearest growth points) above the ground to clear from over road.Ilex Oak (T7) Large base cavity with decay. Reduce overhang by 4 metres (to nearest growth points) to Sutherland Road.Sycamore (T8) Crown reduce by 3.5 metres (to nearest growth points) on Houndiscombe Road and Sutherland Road sides.Maple (T9) Very poor condition fell and replace.Maple (T10) Very poor condition fell and replace.Lime(12) deadwoodHawthorn(13) deadwood and remove ivy	10 Houndiscombe Road Plymouth PL4 6HH	Ms Joanne Gilvear
11/05/2018	Granted Conditionally	18/00258/FUL	Mr S Fard	Change of use from garage/store to new dwelling (Class C3) with rear extension and creation of additional first and second floor (Resubmission of 17/00877/FUL)	7 St Gabriels Avenue Plymouth PL3 4JQ	Miss Amy Thompson
11/05/2018	Granted Conditionally	18/00373/FUL	Professor Richard Gibb	Demolition of part of existing extension, erection of rear extension and internal alterations	2 Welbeck Avenue Plymouth PL4 6BG	Mr Macauley Potter
14/05/2018	Granted Conditionally	18/00054/FUL	Mr Michael Smith	Temporary use of Table Top Mountain as a car park	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Alan Hartridge



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14/05/2018	Granted Conditionally	18/00338/FUL	Mr & Mrs Herring	Replacement of existing front door and 2 flag windows	14 Shackleton Court Plymouth PL5 3UL	Mr Macauley Potter
14/05/2018	Granted Conditionally	18/00419/FUL	Mrs G Lomas	Alteration and single storey side extension to provide accessible bedroom and bathroom.	1 Oakdene Rise Plymouth PL9 8RU	Mr Macauley Potter
14/05/2018	Agreed	18/00559/AMD	Taylor Wimpey(Exeter)	Non material Minor Amendment: To amend external detailing of house types on Parcel S of application 15/00517/REM.	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth PL9 8DD	Mr Ian Sosnowski
15/05/2018	Granted Conditionally	18/00248/FUL	Miss Christine Salvage	Disabled access ramp	Morice Baptist Church Ham Drive Plymouth PL2 2NJ	Mrs Alumeci Tuima
15/05/2018	Granted Conditionally	18/00343/FUL	Mr Edward Kelly	Side and rear extension	32 Honicknowle Lane Plymouth PL2 3QS	Mrs Alumeci Tuima
15/05/2018	Granted Conditionally	18/00393/ADV	Mr Jon Rowell	1no non-illuminated external wall fixed sign 2900x600mm	Transit Way Plymouth PL5 3TW	Mrs Alumeci Tuima
15/05/2018	Granted Conditionally	18/00426/FUL	Mr & Mrs White	Rear extension over existing lower ground floor bedrooms	176 Dunraven Drive Plymouth PL6 6AZ	Mrs Alumeci Tuima
15/05/2018	Refused	18/00435/FUL	Ms Beata Grochola	Change of use of single dwelling (Class C3) to no.2 dwellings (Class C3) (Retrospective)	124 Walkhampton Walk Plymouth PL6 8RA	Mr Chris Cummings
15/05/2018	Granted Conditionally	18/00459/FUL	Ms Willis	Demolition of existing outbuildings and rebuild connecting to main dwelling.	12 Peverell Terrace Plymouth PL3 4JL	Mr Macauley Potter

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15/05/2018	Granted Conditionally	18/00564/FUL	Mr B Lynch	Change of use, conversion and extension to roof to create 1x dwelling	2A Belgrave Lane Plymouth PL4 7DA	Mr Chris King
15/05/2018	Granted Conditionally	18/00624/FUL	Miss Debbie Hancock	Single storey rear extension	Ground Floor Flat 44 Pennycross Park Road Plymouth PL2 3NW	Mr Sam Lewis
16/05/2018	Split Decision	18/00104/CDM	Mr James Yorke	Condition Discharge: Conditions 2, 3, 4, 5, 6, 7 & 8 of application 17/02043/FUL	Wyndham Street East Plymouth PL1 5HE	Mrs Katie Saunders
16/05/2018	Split Decision	18/00107/CDMLB	Mr James Yorke	Condition Discharge: Conditions 3-11 of application 17/02044/LBC	Wyndham Street East Plymouth PL1 5HE	Mrs Katie Saunders
16/05/2018	Agreed	18/00308/CDM	Mr Siew Wong	Condition Discharge: Conditions 3 & 4 of application 17/01506/FUL	103 - 105 Wolsley Road Plymouth PL2 3BL	Mr Mike Stone
16/05/2018	Granted Conditionally	18/00425/FUL	Alex Beverley	New shopfront and change of use from shop (Class A1) to office (Class B1)	13 Frankfort Gate Plymouth PL1 1QA	Mr Mike Stone
16/05/2018	Granted Conditionally	18/00436/LBC	Mr Nick Bishop	Replacement roof	Plymouth College Ford Park Plymouth PL4 6RN	Dr John Salvatore
16/05/2018	Granted Conditionally	18/00469/FUL	Mr Keith Clay	Rear extension to replace an existing conservatory	40 Torland Road Plymouth PL3 5TT	Mrs Alumeci Tuima
16/05/2018	Granted Conditionally	18/00518/FUL	Mr Clossick	Erection of rear extension	20 May Terrace Plymouth PL4 8PP	Mrs Alumeci Tuima

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/05/2018	Granted Conditionally	18/00598/LBC	Plymouth City Council	Addition of a Blue Plaque to the front of the property and restoration of the existing brass plaque.	3 Elliot Terrace Plymouth PL1 2PL	Mr Mike Stone
16/05/2018	Refused	18/00678/AMD	Mrs Amy Crisp	Non-material Amendment: Reduction of cycle path to footpath for application 17/00570/S73	Nightingale Close Plymouth PL9 8PN	Mrs Katie Saunders
17/05/2018	Granted Conditionally	18/00529/TPO	Mrs Heather Maxwell	1x Ash - twin stem coppice (not 1 Elder and 1 Ash agreed 15/5/18 at site visit) - Reduce height by maximum of 4.5 - 6 meters to previous pruning points and shape.	62 Erlstoke Close Plymouth PL6 5QP	Mrs Jane Turner
18/05/2018	Granted Conditionally	18/00036/FUL	Mr John Orange	Outbuilding	27 Admiralty Street Stonehouse Plymouth PL1 3RX	Mr Chris Cummings
18/05/2018	Granted Conditionally	18/00558/FUL	Mr Barry Stockton	Raised patio at rear (retrospective)	32 Birch Pond Road Plymouth PL9 7PG	Mr Chris Cummings
18/05/2018	Granted Conditionally	18/00621/FUL	Mr Kim Knapman	External ductwork, removal of existing pent roof, installation of new entrance doors to Davy Main Hall	Main Hall, University Of Plymouth Drake Circus Plymouth PL4 8AA	Mr Chris Cummings

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