



#plymplanning

Oversight and Governance

Chief Executive's Department
Plymouth City Council
Ballard House
Plymouth PL1 3BJ

Please ask for Democratic Support
T 01752 668000
E democraticsupport@plymouth.gov.uk
www.plymouth.gov.uk/democracy
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PLANNING COMMITTEE

Wednesday 23 June 2021
3.00 pm
Council House, Plymouth

Members:

Councillor R Smith, Chair

Councillor Wakeham, Vice Chair

Councillors Corvid, Cresswell, Derrick, Dr Mahony, Morris, Nicholson, Partridge, Shayer, Stevens, Stoneman and Tuffin.

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

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

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Tracey Lee

Chief Executive

Planning Committee

1. To Note the Appointment of Chair and Vice Chair for the Municipal Year 2021/ 2022:

2. Apologies

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

3. Declarations of Interest

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

4. Minutes

(Pages 1 - 10)

The Committee will be asked to confirm the minutes of the meeting held on 8 April 2021.

5. Chair's Urgent Business

To receive reports on business which, in the opinion of the Chair, should be brought forward for urgent consideration.

6. 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.

7. 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.

**7.1. 10 Commercial Wharf Madeira Road Plymouth PL1 2NX -
21/00082/FUL**

(Pages 11 - 20)

Applicant:	Miss Sophie Chiswell
Ward:	St Peter and the Waterfront
Recommendation:	Grant conditionally

- 7.2. 10 Commercial Wharf Madeira Road Plymouth PL1 2NX - **(Pages 21 - 26)**
21/00327/ADV
- Applicant: Miss Sophie Chiswell
Ward: St Peter and the Waterfront
Recommendation: Grant conditionally
- 7.3. 38 St Edward Gardens Plymouth PL6 5PD - 21/00567/FUL **(Pages 27 - 32)**
- Applicant: Mr Richard Best
Ward: Eggbuckland
Recommendation: Grant conditionally
- 7.4. 9 Recreation Road Plymouth PL2 3NA - 21/00376/FUL **(Pages 33 - 38)**
- Applicant: Mr and Mrs Vallance
Ward: Ham
Recommendation: Grant conditionally
- 7.5. 1 Boston Close Plymouth PL9 7NR - 21/00842/FUL **(Pages 39 - 44)**
- Applicant: Mr and Mrs Vanstones
Ward: Plymstock Radford
Recommendation: Grant conditionally
- 7.6 Former China Clay Dryer Works Coypool Road Plymouth - **(Pages 45 - 98)**
19/01288/OUT
- Applicant: Mr Paul Britton
Ward: Plympton St Mary
Recommendation: Grant conditionally subject to S106
- 8. Planning Enforcement (Pages 99 - 102)**
- 9. Planning Application Decisions Issued (Pages 103 - 146)**

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

- 1) Committee decisions;
- 2) Delegated decisions, subject to conditions where so indicated;
- 3) Applications withdrawn;
- 4) Applications returned as invalid.

Please note that these Delegated Planning Applications are available to view online at:
<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

10. Appeal Decisions

(Pages 147 - 152)

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>

Planning Committee

Thursday 8 April 2021

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Allen, Mrs Bridgeman, Corvid, Sam Davey, Michael Leaves, Morris (substitute for Councillor Winter), Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.

Apologies for absence: Councillor Winter.

Also in attendance: Peter Ford (Head of Development Management, Strategic Planning and Infrastructure), Julie Parkin (Senior Lawyer), Natalie Gloyn (Lawyer), Peter Lambert (Planning Officer), Jo Maddick (Planning Officer), Mike Stone (Planning Officer), Sarah Foque (Natural Infrastructure Officer) and Amelia Boulter (Democratic Advisor).

The meeting started at 4.00 pm and finished at 7.15 pm.

Note: At a future meeting, the committee will consider the accuracy of these draft minutes, so they may be subject to change. Please check the minutes of that meeting to confirm whether these minutes have been amended.

110. Declarations of Interest

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

Name	Minute	Reasons	Interest
Councillor Nicholson	Minute 115	Knows the applicant	Private Interest
Amelia Boulter (Democratic Advisor)	Minute 118	Lives on the estate and used the green space	Personal Interest
Councillor Michael Leaves	Minute 120	Former employee lives near this property	Private Interest

111. Minutes

Agreed the minutes of the meeting held on 11 March 2021.

112. Chair's Urgent Business

As this was the last municipal meeting the Chair wanted to give thanks to colleagues as this would be their last meeting. A big thank you to Councillor Sam Davey and Councillor Mike Leaves for their service at the council. The Chair wished Peter Ford good luck in his new role at the Planning Advisory Service and for support provided over the years as well as his contribution to the successful running of the Planning Committee.

Councillor Nicholson seconded the Chair and also gave thanks to Peter Ford for his 24 years of service and thanks to Councillor Sam Davey and Councillor Mike Leaves for a sterling service to the Planning Committee and they would be missed as members of the council.

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

There were no questions from members of the public.

114. **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.

115. **55 South Down Road, Plymouth, PL2 3HP - 21/00277/FUL**

Mr Mark Stephens

Decision:

Application GRANTED conditionally.

(This item was moved up the agenda).

116. **170 Hemerdon Heights, Plymouth, PL7 2TY - 21/00357/FUL**

Mr and Mrs Sharp

Decision:

Application deferred for further negotiation and delegated to the Service Director for Strategic Planning and Infrastructure, in consultation with the Chair, Vice-Chair and Lead Opposition Member to make the final determination. Proposed by Councillor Nicholson and seconded by Councillor Stevens.

(The Committee heard from Mr Sharp, the applicant).

(A site visit took place on 7 April 2021 in respect of this item).

(Councillor Nicholson declared a private interest in respect of this item).

117. **34 Powisland Road, Plymouth, PL6 6AB- 21/00264/FUL**

Mr and Mrs Constantinou

Decision:

Application GRANTED conditionally to include the following condition: A 2 metre high wooden privacy fence on the north facing side of the garden shall be installed prior to first use of the proposed terrace and remain in-situ thereafter in perpetuity. Officers to negotiate the practicalities of the pre-commencement condition with the applicant. Proposed by Councillor Nicholson and seconded by Councillor Morris.

(The Committee heard from Councillor Jon Taylor, Ward Councillor).

(A site visit took place on 7 April 2021 in respect of this item).

118. **32 Radford Park Road, Plymouth, PL9 9DP- 21/00196/FUL**

Councillor Ms Watkin withdrew the Member referral and therefore the application will be determined under delegated powers.

119. **14 Cameron Way, Plymouth, PL6 5WB - 20/00492/FUL**

Mr John Purchase

Decision: Refuse on the following grounds:

The site proposed for a change of use and construction of a boundary wall is located within 'Land at Cameron Way City Green Space', designated as a City Green Space under the Plymouth Policy Area Open Space Assessment and its appendix, and is subsequently safeguarded through the adoption of the Joint Local Plan and policy DEV27 (Green and Place Spaces). The proposal is unable to meet any of the three tests in determining the acceptability of the loss of green space, as required by point 2 of policy DEV27, in accordance with paragraph 97 of the NPPF 2019. The Green Space is not considered surplus to requirements as it forms a key local provision providing the only local play area within this part of the City. The 'Land at Cameron Way City Green Space' is the only amenity greenspace in the area with City Green Space status, meaning it delivers more functions for its size than any of the Neighbourhood Green Spaces in the wider context. The loss of the green space would cause an already existing pinch point within the greenspace to become even narrower; start to separate the North-western part of the green space from its south-eastern area; and reduce natural surveillance. There is no evidence that the current alignment of the wall results in behavioural issues and therefore limited weight has been given to the view that the re-alignment will resolve any such issues. The reduced extent of green space lost compared to the previously refused application 19/02045/FUL and original drawings submitted as part of the current application, and the inclusion of planting along the boundary wall, is not considered to mitigate the loss of green space. No proposals have been submitted for alternative sports and recreation provision. The scheme is deemed to conflict with the functions and characteristics of the greenspace as it turns currently publicly accessible land into private inaccessible land with no commensurate benefit to the wider public and its amenity. For the reasons stated above, the proposal is deemed contrary to policy DEV27 (Green and Play spaces) of the Plymouth and South West Devon Joint Local Plan 2014- 2034 (2019) and paragraphs 97 and 127 of the National Planning Policy Framework 2019.

(The Committee heard from Councillor Mrs Bowyer, Ward Councillor).

(The Committee heard from Mr Nicholas Jewel, in objection to the application).

(The Committee heard from Mr John Purchase, the applicant).

(A site visit took place on 7 April 2021 in respect of this item).

120. **48 Grand Parade, Plymouth, PL1 3DJ - 21/00039/FUL**

Mr Charles Dougall

Decision:

Defer decision to consider the proposal made by the Applicant during public speaking at the committee relating to setting back the development. The decision to be delegated to the Service Director for Strategic Planning and Infrastructure in

consultation with ward councillors. Proposed by Councillor Tuffin and seconded by Councillor Nicholson.

(The Committee heard from Councillor McDonald, Ward Councillor).
(The Committee heard from Mr Anthony Caeshu, in objection to this application).
(The Committee heard from Mr Charles Dougall, applicant).
(Councillor Mrs Bridgeman was not present for this item).
(Councillor Michael Leaves declared a private interest).

121. **Crosshill, Plymouth, PL2 IRT 21/00339/16**

Mr Will Osborne

Decision:

Prior approval required Not Given based on the siting of the mast and with reference to Policy DEV20.

(The Committee heard from Councillor Coker, Ward Councillor).
(The Committee heard from Mr Rory Hollings, on behalf of the applicant).
(Councillor Nicholson left partway through this item).
(Councillor Mrs Bridgeman was not present for this item).

122. **Planning Enforcement**

The Head of Development Management, Strategic Planning and Infrastructure reported that the department managed to close 67 cases in the last month. The Chair gave thanks to the team.

123. **Planning Application Decisions Issued**

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

124. **Appeal Decisions**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate. It was reported that both appeals were allowed but there were no concerns by officers on the soundness of the JLP policies or SPD.

VOTING SCHEDULE 8 APRIL 2021 (Pages 5 - 9)

PLANNING COMMITTEE – 8 April 2021**SCHEDULE OF VOTING**

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.6	55 South Down Road, Plymouth, PL2 3HP – 21/00277/FUL GRANTED conditionally.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Morris, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.				
6.1	170 Hemerdon Heights, Plymouth, PL7 2TY – 21/00357/FUL Application deferred for further negotiation and delegated to the Service Director for Strategic Planning and Infrastructure, in consultation with the Chair, Vice-Chair and Lead Opposition Member to make the final determination. Proposed by Councillor Nicholson and seconded by Councillor Stevens.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.	Councillor Morris			
6.2	24 Powisland Road, Plymouth, PL6 6AB - 21/00264/FUL Application GRANTED conditionally to include the following condition: A 2 metre high wooden privacy fence on the north facing side of the garden shall be installed prior to first use of the proposed terrace and remain in-situ thereafter in perpetuity. Officers	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Morris, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.				

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
to negotiate the practicalities of the pre-commencement condition with the applicant. Proposed by Councillor Nicholson and seconded by Councillor Morris.					
6.3 32 Radford Park Road, Plymouth, PL9 9DP – 21/00196/FUL Councillor Ms Watkin withdrew the Member referral and therefore the application will be determined under delegated powers.					
6.4 14 Cameron Way, Plymouth, PL6 5WB – 20/00492/FUL Refuse on the following grounds: The site proposed for a change of use and construction of a boundary wall is located within 'Land at Cameron Way City Green Space', designated as a City Green Space under the Plymouth Policy Area Open Space Assessment and its appendix, and is subsequently safeguarded through the adoption of the Joint Local Plan and policy DEV27 (Green and Place Spaces). The proposal is unable to meet any of the three tests in determining the acceptability of the loss of green space, as required by point 2 of policy DEV27, in accordance with paragraph 97 of the NPPF 2019. The Green	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Morris, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.				

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
<p>Space is not considered surplus to requirements as it forms a key local provision providing the only local play area within this part of the City. The 'Land at Cameron Way City Green Space' is the only amenity greenspace in the area with City Green Space status, meaning it delivers more functions for its size than any of the Neighbourhood Green Spaces in the wider context. The loss of the green space would cause an already existing pinch point within the greenspace to become even narrower; start to separate the North-western part of the green space from its south-eastern area; and reduce natural surveillance. There is no evidence that the current alignment of the wall results in behavioural issues and therefore limited weight has been given to the view that the re-alignment will resolve any such issues. The reduced extent of green space lost compared to the previously refused application 19/02045/FUL and original drawings submitted as part of the current application, and the inclusion of planting along the boundary wall, is not considered to mitigate the loss of green</p>					

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
<p>space. No proposals have been submitted for alternative sports and recreation provision. The scheme is deemed to conflict with the functions and characteristics of the greenspace as it turns currently publicly accessible land into private inaccessible land with no commensurate benefit to the wider public and its amenity. For the reasons stated above, the proposal is deemed contrary to policy DEV27 (Green and Play spaces) of the Plymouth and South West Devon Joint Local Plan 2014- 2034 (2019) and paragraphs 97 and 127 of the National Planning Policy Framework 2019.</p>					
<p>6.5 48 Grand Parade, Plymouth, PL1 3DJ – 21/00039/FUL</p> <p>Defer decision to consider the proposal made by the Applicant during public speaking at the committee relating to setting back the development. The decision to be delegated to the Service Director for Strategic Planning and Infrastructure in consultation with ward councillors. Proposed by Councillor Tuffin and seconded by Councillor Nicholson.</p>	<p>Councillors Stevens, Tuohy, Allen, Corvid, Davey, Mike Leaves, Nicholson, Morris, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.</p>				<p>Councillor Mrs Bridgeman</p>

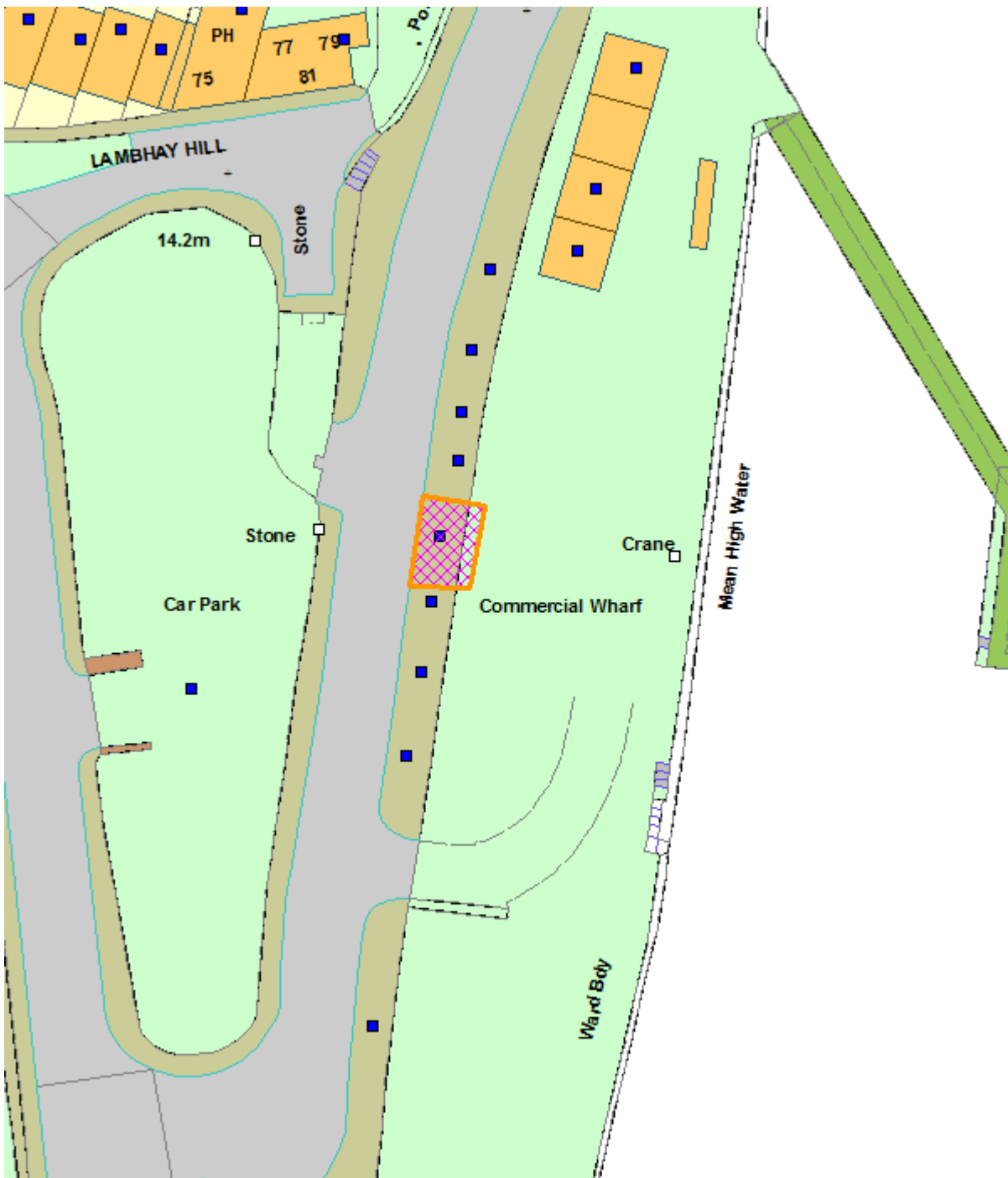
Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.7	Crosshill, Plymouth, PL2 IRT – 21/00339/16 Prior approval required Not Given based on the siting of the mast and with reference to Policy DEV20.	Councillors Stevens, Tuohy, Allen, Corvid, Davey, Mike Leaves, Morris, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.			Councillors Mrs Bridgeman and Nicholson.

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PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00082/FUL	Item	01
Date Valid	19.03.2021	Ward	ST PETER AND THE WATERFRONT
Site Address	10 Commercial Wharf Madeira Road Plymouth PL1 2NX		
Proposal	Change of use from boat store to Cafe/Restaurant (Class E), alterations to building and frontage inc. provision of external seating area		
Applicant	Miss Sophie Chiswell		
Application Type	Full Application		
Target Date	14.05.2021	Committee Date	23.06.2021
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Ms Abbey Edwards		
Recommendation	Grant Conditionally		



1. Description of Site

The application site is one of the archway boathouse units on Commercial Wharf, located south of the main Barbican shopping area. The property falls within the St Peter and the Waterfront ward of the city and the Barbican conservation area.

2. Proposal Description

This application is for a change of use of the boat shed to a café/restaurant (Use Class E).

Internally, a mezzanine level is proposed and a set of glass doors will be installed inside of the external timber doors. A customer seating area, worktops, bar counter and a toilet facility are proposed.

An external seating area comprising of tables, chairs and decorative furniture will be provided within the forecourt and this will be removed at the end of each day.

Proposed business signage is currently being assessed under advertisement application reference 21/00327/ADV.

Proposed opening hours are 0830 - 2200, Mondays - Sundays including Bank holidays.

3. Pre-application Enquiry

None.

4. Relevant Planning History

21/00327/ADV - Metal fabricated 'Rise and Grind' entrance signage - Pending consideration

This application relates to 9 Commercial Wharf:

21/00342/FUL- Refurbishment, addition of mezzanine floor and conversion of Boathouse unit (Class D1) and forecourt to form Jet Ski Safari base and retail shop (Sui Generis) - Grant Conditionally

This application relates to 14 Commercial Wharf:

19/00690/FUL- Change of use to cafe (Class A3) - Granted conditionally

This application relates only to 13 Commercial Wharf:

17/01012/FUL - Change of use from bike hire shop (Class A1) to food outlet (Class A3) - Granted conditionally

This application relates to both 13 and 14 Commercial Wharf:

13/01542/FUL - Proposed change of use from boat storage to bicycle hire facility, including external alterations and installation of railings to access ramp to Commercial Wharf - Granted conditionally

This application relates to units 2-4 Commercial Wharf

12/02244/FUL - Change of use of Unit 3 to Class A3 (restaurant/café) including internal openings to Unit 2, 4no. parasols, decking and associated heating and lighting - Granted conditionally

5. Consultation Responses

Local Highway Authority - No objection

Historic Environment Officer - No objection on the grounds that the external furniture is removed at the end of each day

Local Lead Flood Authority- No objection subject to condition requiring the property entrance to be at 4.81mAOD, or be able to provide protection to this level with approved flood boards or flood-proof doors.

Environment Agency- No comments received

Queens Harbour Master- No objection

Natural Infrastructure Team - No objection

Public Protection Service - No objection subject to conditions

Police Liaison Officer - No objection

6. Representations

None.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as on March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- Barbican Conservation Area Appraisal and Management Plan (2007)
- Plymouth and South West Devon Supplementary Planning Document (2020)

8. Analysis

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

Principle of Development

8.2 The application proposes to convert a vacant boathouse and forecourt into a café/restaurant (Use Class E). The proposal includes a main town centre use in an edge of centre location and as such, the application is supported by a sequential test as required by Policy DEVI6 of the Joint Local Plan.

8.3 The sequential test does not include a sequential search area/defined catchment area. Officers note that as a result of this, the sequential test does not consider the Barbican local centre. Whilst the sequential test concludes that cost is the key factor for not choosing a sequentially preferable site, this is not in itself a valid planning consideration. Because of this and due to the fact that the Barbican has not been considered, the proposal does not demonstrate compliance with the sequential test.

8.4 However, DEVI6.5 allows for limited development of main town centre uses, within Plymouth's core tourism areas, including the waterfront area. The property in question has a prominent waterside position within the iconic Barbican area of Plymouth and falls within one of Plymouth's core tourism areas. It is situated on Commercial Wharf, which lies beneath Commercial Road and helps link the Barbican to Plymouth Hoe. The premises are situated in the middle of a row of commercial premises which are occupied by various premises, including cafés, workshops and stores. As such, officers consider that the proposed use complies with Policy DEVI6 and the wider aspirations of Policy PLY20 (Managing and enhancing Plymouth's waterfront) and can be supported. Officer's recommend that the application is conditioned to café/restaurant only as other Class E uses would need to be assessed against policies of the Joint Local Plan, including Policy DEVI6.

Design and Conservation Area Impacts

8.5 Internal changes to the building include a new mezzanine floor, set of glass doors, worktop counters, customer seating area and a new WC to be provided. Externally, temporary furniture will

be placed within the forecourt and this will be removed at the end of each day. Business signage is also proposed and this is being assessed under advertisement application reference 21/00327/ADV. Officers consider the visual appearance of the unit would be in keeping with the existing commercial units within Commercial Wharf.

8.6 The site is within the Barbican Conservation Area and the Council's Historic Environment Officer was consulted on the application. The relevant officer raised no objection subject to a condition ensuring external temporary furniture is removed at the end of each day. This is to ensure the proposal preserves and enhances the conservation area, in line with Policy DEV21 of the Joint Local Plan and that the proposal does not degrade the appearance and character of the street scene.

8.7 The proposal is therefore considered to comply with Policy DEV20 and Policy DEV21 of the Joint Local Plan.

Amenity Impacts

8.8 The site is set away from any dwellings and is surrounded by other commercial units, including other cafes.

8.9 The Council's public protection service were consulted on the proposal and raised no objection subject to conditions. In terms of amenity a condition was recommended to ensure all waste is stored in closed lidded containers. This is considered appropriate to ensure seagulls or pests such as rats, mice etc. do not have easy access to any food sources and limit odours in the surrounding area.

8.10 The unit is small and no extraction units are proposed. In order to ensure the use is suitable the Public Protection Service recommended a condition restricting the equipment in the unit so that only small level cooking and heating of food can occur to prevent amenity impacts on the surrounding area.

8.11 In addition, the Public protection team have recommended conditions relating to drainage systems which provide effective means of grease removal to prevent blocked drains and sewers.

8.12 It is proposed to have hours of opening from 0830 to 2200 hours Monday to Sunday inclusive. A condition will be placed to restrict the opening hours to those set out above which officers consider to be in keeping with the neighbouring uses.

8.13 With the addition of the conditions as outlined above, the proposal is considered acceptable in terms of amenity and complies with Policies DEV1 and DEV2 of the Joint Local Plan.

Highway Considerations

8.14 The Local Highway Authority raised no objections to the proposal. The site is close to public car parks, on-street car parking and bus links that serve the Barbican and is part of a cluster of commercial units. There are not considered to be any significant highway impacts from the proposal in accordance with Policy DEV29.

Flood Risk

8.15 The site is located in Flood Zone 1 and considered at a low risk from tidal flooding. It is adjacent to a flood zone where future climate change may increase the risk of flooding to the site. Wave action in the vicinity of the site may also increase the risk of flooding to the site. A flood risk assessment was submitted with the application.

8.16 The Lead Local Flood Authority was consulted on the application and raised no objection to the proposal but have recommended that the ground floor is made flood resilient with the use of

waterproof walls and floors and power and communications connections located above the level of 4.81m AOD.

8.17 A condition will therefore be attached to the consent that requires the development to accord with the above requirements set out by the Local Lead Flood Authority. As such, the application is considered to comply with policy DEV35 (Managing flood risk and water quality impacts) of the JLP.

Other Issues

8.18 The building is owned by Plymouth City Council and approval of this application will result in a financial gain for the Council. However, this bears no impact on the determination of this application which officers consider to be compliant with national and local policy.

9. Human Rights

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

10. Local Finance Considerations

None.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

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

14. Recommendation

In respect of the application dated 19.03.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

1 CONDITION: APPROVED PLANS

Elevation Plan First Floor (Proposed) 24022021 - received 24/02/21
External Plan (Proposed) 24022021 - received 24/02/21
Proposed Floor Plan (Ground Floor) 24022021 - received 24/02/21
Site Location Plan January 2021 - received 27/01/21
Proposed Floor Plan (External) 19032021 - received 19/03/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 CONDITION: COMMENCE WITHIN 3 YEARS

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

Reason:

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

3 CONDITION: SPECIFIED USE RESTRICTION

Notwithstanding Paragraph 55(2) of the Town and Country Planning Act 1990 (or any order revoking and re-enacting that Order with or without modification), the premises hereby approved shall be used only for one of the following specified uses (as defined in the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification)) at all times and not for any other purposes (including other uses that fall within Use Class E of the Use Class Order).

- Restaurant or café

Notwithstanding the provisions of Article 3 and Parts 3 and 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no permitted development changes of use, including through the prior approval process and temporary uses, shall occur at any time, with the exception of the uses permitted within this condition.

Reason:

The application has been assessed on this basis, and the impact of alternative uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) would need further consideration to ensure that the development would not impact on vitality and viability of local designated centres in accordance with Paragraph 55(2) of the Town and Country Planning Act 1990 and Policies DEVI6 and DEVI8 of the Plymouth and South West Devon Joint Local Plan 2019 and the National Planning Policy Framework 2019

4 CONDITION: HOURS OF OPENING

The use hereby permitted shall not be open to customers outside the following times: 08.30 hours to 22.00 hours Mondays to Sundays and Bank or Public Holidays.

Reason:

To protect the 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 Policy DEV2 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework 2019.

5 CONDITION: GREASE SEPARATOR

The drainage in the food preparation area of the unit hereby approved shall be fitted with a grease separator in line with Building Regulations Approved Document H and prEN1825-1:2004, designed in accordance with prEN1825-2:2002, or other effective means of grease removal from waste water systems must be implemented.

Reason:

To protect the residential and general amenity from the risk of pollution from blocked drains and sewers and avoid conflict with Policies DEV2 and DEV35 of the Plymouth and South West Devon Joint Local Plan 2014-2034 and the National Planning Policy Framework 2019.

6 CONDITION: WASTE STORAGE

All food refuse generated at the premises shall be stored securely in closed lidded containers prior to collection.

Reason:

To protect the local operators and visitors from odours arising from decomposing food matter, and to reduce the potential for the attraction of pests such as rats, mice, ants, cockroaches and seagulls in accordance with Policy DEV2 of the Plymouth and South West Devon Joint Local Plan 2014-2034 and the National Planning Policy Framework 2019.

7 CONDITION: FOOD PREPARATION AREA

The food preparation area shall be restricted to a maximum combination of equipment to control odourous emissions and the potential for grease, smoke and condensation build up within the premises due to lack of adequate extraction. The maximum combination of equipment shall be: consisting of: one small convection oven, one hot plate, one domestic sized hob range (electric) and one Panini grill/toaster (or similar) for cooking / warming foods to control odourous emissions and the potential for grease, smoke and condensation build up within the premises. For the avoidance of doubt, no frying of food is permitted at the premises.

Reason:

The size and design of the kitchen area is only suitable for preparation of limited and simple types of food such as sandwiches and the preparation of small numbers of simple cooked meals. The condition will also protect the residential and general amenity of the area from odour emanating from cooking activity and to avoid conflicts with Policy DEV2 of the Plymouth and South West Devon Joint Local Plan 2014-2034.

8 CONDITION: EXTERNAL SEATING AREA

Any furniture placed within the forecourt shall be removed at the end of each day.

Reason: To ensure that the development does not detract from the visual appearance and character of the Barbican conservation area in accordance with Policies DEV20 and DEV21 of the Plymouth

and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

9 CONDITION: FLOOD RESILIENT

The development hereby approved shall accord The Plymouth Local Flood Risk Management Strategy which requires the entrance to the property to be protected to a level of 4.81mAOD, or be able to provide protection to this level with approved flood boards or flood-proof doors. The ground floor shall be made flood resilient with the use of waterproof walls and floors and power and communications connections located above this level.

Reason:

To ensure that the flood protection measures detailed within the submitted details are put in place and to reduce the consequences of flooding to the proposed development and future occupants and to avoid conflict with Policy DEV35 of the Plymouth and South West Devon Joint Local Plan 2019 and the National Planning Policy Framework 2019

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 for guidance.

Further information on CIL can be found on our website here:

[https://www.plymouth.gov.uk/planninganddevelopment/planningapplications/communityinfrastructur
elevy](https://www.plymouth.gov.uk/planninganddevelopment/planningapplications/communityinfrastructur/elevy)

More information and CIL Forms can be accessed via the Planning Portal:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

More detailed information on CIL including process flow charts, published by the Ministry of Housing, Local Communities and Government can also be found here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

2 INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

3 INFORMATIVE: TOILET FACILITIES

The toilet and hand washing provision should meet the provisions laid down in Approved Document G and part 6.11 of BS 6465-1:2006 &

AI:2009 based on the number of seats provided. Additional and separate toilet and hand washing provision should be made for use by staff that is separate from the provision for customers. The applicant should consider the provision for staff facilities in line with the Workplace (Health, Safety and Welfare) Regulations 1992, Approved Code of Practice. Toilets should be separated from the seating area(s) and food preparation/storage room(s) by a ventilated intervening lobby(ies).

4 INFORMATIVE: EXTRACTION UNIT

No details of any extraction units were included within this application. Should extraction units be required in the future then a separate planning application and approval from the Local Planning Authority will be required.

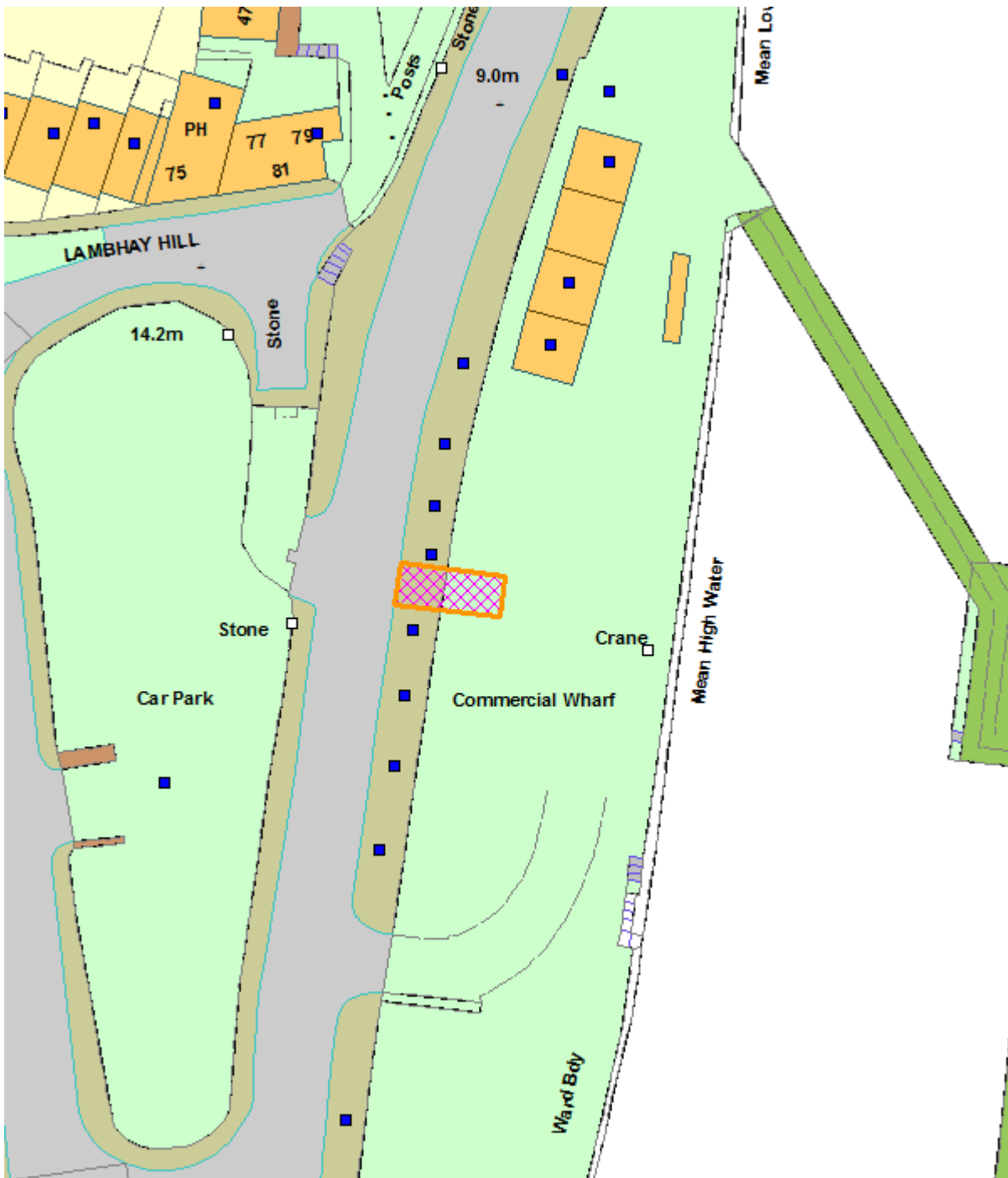
5 INFORMATIVE: SIGNAGE

This application does not give consent to the proposed business signage or advertisements. Business signage is currently being assessed under subsequent advertisement application 21/00327/ADV.

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00327/ADV	Item	02
Date Valid	04.03.2021	Ward	ST PETER AND THE WATERFRONT
Site Address	10 Commercial Wharf Madeira Road Plymouth PL1 2NX		
Proposal	Metal fabricated 'Rise and Grind' entrance signage		
Applicant	Miss Sophie Chiswell		
Application Type	Advertisement Consent		
Target Date	29.04.2021	Committee Date	23.06.2021
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Ms Abbey Edwards		
Recommendation	Grant Conditionally		



1. Description of Site

The site is one of the archway boathouse units on Commercial Wharf, south of the main Barbican shopping area. The property falls within the St Peter and the Waterfront ward of the city and the Barbican conservation area.

2. Proposal Description

This application seeks advertisement consent for 1 x fascia sign (aluminium composite panel) located above the unit entrance at 10 Commercial Wharf.

The fascia sign is non-illuminated and would measure 0.3m in height x 2.8m in width and 0.1m in depth. The sign would be located 5m above ground level.

3. Pre-application Enquiry

None.

4. Relevant Planning History

21/00082/FUL- Change of use from boat store to Cafe/Restaurant (Class E), alterations to building and frontage inc. provision of external seating area - Pending consideration

This application relates to 9 Commercial Wharf:

21/00342/FUL- Refurbishment, addition of mezzanine floor and conversion of Boathouse unit (Class D1) and forecourt to form Jet Ski Safari base and retail shop (Sui Generis) - Grant Conditionally

This application relates to 14 Commercial Wharf:

19/00690/FUL- Change of use to cafe (Class A3) - Granted conditionally

This application relates only to 13 Commercial Wharf:

17/01012/FUL - Change of use from bike hire shop (Class A1) to food outlet (Class A3) - Granted conditionally

This application relates to both 13 and 14 Commercial Wharf:

13/01542/FUL - Proposed change of use from boat storage to bicycle hire facility, including external alterations and installation of railings to access ramp to Commercial Wharf - Granted conditionally

This application relates to units 2-4 Commercial Wharf

12/02244/FUL - Change of use of Unit 3 to Class A3 (restaurant/café) including internal openings to Unit 2, 4no. parasols, decking and associated heating and lighting - Granted conditionally

5. Consultation Responses

Highway Authority - No objections.

Historic Environment Officer - No objection on heritage grounds, however the signage should be marine grade to weather the exposed coastal location.

6. Representations

None received.

7. Relevant Policy Framework

The Town and Country Planning (Control of Advertisements) Regulations 2007 paragraph 3.1 states that local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account the provisions of the development plan, so far as they are material; and any other relevant factors.

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- o The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020);

- o The Barbican CAAMP (2007).

8. Analysis

This application has been considered in the context of the Town and Country Planning (Control of Advertisements) Regulations 2007, the Joint Local Plan and other material policies as set out in Section 7.

Will the proposal adversely affect the character or appearance of the area and will public amenity will be adversely affected?

Officers do not consider that the proposed signage will adversely affect the visual appearance of the area. A few of the archways are currently occupied by businesses, and as a result there is already signage present on the Wharf. The proposed signage would be located above the unit entrance and its size and design is sympathetic to the unit and the wider conservation area. The signage complies with Principle 9 of the Barbican CAAMP.

The Council's Historic Environment Officer was consulted on the application and raised no objection but recommended that the aluminium composite panel is marine grade to weather the exposed coastal location. This has been acknowledged and accepted by the Applicant and an informative has been added.

Are the submitted details clear and comprehensive enough that the impacts of the proposal can be clearly understood?

Yes.

If the advert(s) are illuminated does this cause any further concerns?

The fascia lettering is non-illuminated.

Are there any highway or pedestrian or implications?

There are no highway or pedestrian concerns resulting from the proposal. The Local Highway Authority were consulted on the application and raised no objection.

Will the proposal adversely affect public safety?

The proposal raises no public safety concerns.

Is the visual amenity impact acceptable?

Officers consider the signage would be in keeping with the Wharf and the wider Barbican Conservation Area.

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

There are no local finance considerations to consider.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF, S38(6) of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 04.03.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

1 CONDITION: APPROVED PLANS

JANUARY 2021 - received 04/03/21
CNC Lettering Drwg 2 22022021 - received 22/02/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 CONDITION: 5 YEAR CONSENT

This consent shall enure for five years from the date of this notice.

3 CONDITION: PERMISSION OF OWNER

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

4 CONDITION: TRANSPORT AND SURVEILLANCE

No advertisement shall be sited or displayed so as to:

a: endanger persons using any highway, railway, waterway, dock, harbour, or aerodrome (civil or military);

- b: obscure, or hinder the ready interpretation of, any traffic sign, railway sign or aid to navigation by water or air; or
- c: hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

5 CONDITION: MAINTENANCE

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

6 CONDITION: SAFE CONDITION

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

7 CONDITION: REMOVAL

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

INFORMATIVES

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

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

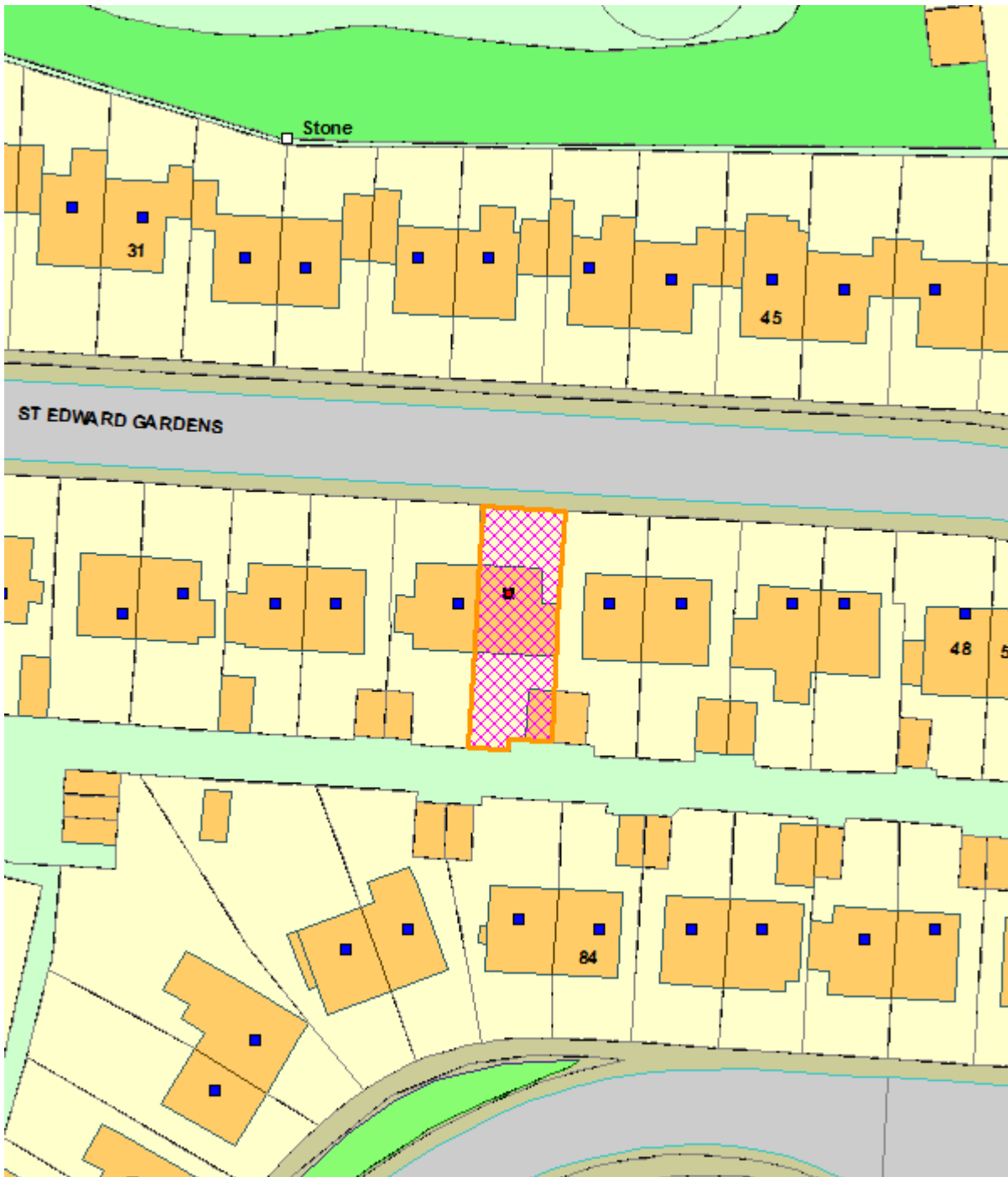
2 INFORMATIVE: MATERIALS

The signage hereby approved should be constructed in marine grade aluminium to withstand the exposed coastal location.

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00567/FUL	Item	03
Date Valid	21.04.2021	Ward	EGGBUCKLAND
Site Address	38 St Edward Gardens Plymouth PL6 5PD		
Proposal	Replacement of existing front/rear dormer roof with a new pitched roof.		
Applicant	Mr Richard Best		
Application Type	Full Application		
Target Date	16.06.2021	Committee Date	23.06.2021
Extended Target Date	24.06.2021		
Decision Category	PCC Employee		
Case Officer	Mr Macauley Potter		
Recommendation	Grant Conditionally		



This planning application has been referred to the Planning Committee as the applicant is an employee of the council.

1. Description of Site

38 St Edward Gardens is a semi-detached dormer-style bungalow located in the Eggbuckland Ward of Plymouth.

2. Proposal Description

Replacement of existing front/rear dormer roof with a new pitched roof.

3. Pre-application Enquiry

No pre application enquiry associated with this application.

4. Relevant Planning History

No planning history at this address.

5. Consultation Responses

None requested.

6. Representations

None received.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

8. Analysis

1 This application has been considered in the context of the development plan, Policies DEV1 (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment) of the adopted Joint Local Plan, the Framework and other material policy documents as set out in Section 7. The material planning considerations are:

- design
- impact on privacy/outlook
- impact on sunlight levels

Site Context

2 St Edward Gardens contains a regularly spaced and uniform property line of near identical dormer style bungalows. There are however a combination of flat and pitched dormer roof elements throughout the property line.

Principle of Development

3 Joint Local Plan policies indicate that the proposal is acceptable in principle.

Design

4 Paragraph 13.52 of the JLP SPD states that dormer windows are only acceptable on the front roof of a property if they are a feature of nearby properties and if they are sensitively designed and located. In this case, there is a strong precedent for front and rear dormers within the property line. Presently no. 38 features front and rear flat roof dormers which are proposed to be altered to a pitched roof design that matches no. 36 and the wider property line. The pitched elements of the front and rear dormers intersect 200mm above the original ridge line. The finishing materials are proposed to be white uPVC cladding for the external walls and concrete tiles for the pitched roof (both of which match the existing materials palette). From a design perspective, it is concluded that the proposed alterations are in-keeping with the main dwelling and wider street scene for the reasons outlined.

5 Officers have therefore considered the overall visual impact of the proposed development against the guidance in the SPD and consider it acceptable and in accordance with policy DEV20 of the JLP.

Amenity

6 As the alterations only relate to a change in the roof design, there is no change to window placements, therefore privacy and outlook remain the same for both the applicants and surrounding neighbours. Officers have therefore considered the potential amenity impacts on the adjacent properties against the guidance in the JLP SPD, with specific reference to loss of light, privacy and outlook and consider the proposed alterations acceptable and in accordance with policy DEVI of the JLP.

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

N/A

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

Although not designed and constructed for the ease of vulnerable/disabled users/occupiers, the development does not result in the hindrance of internal and external access in and around the property. The application has therefore had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposed dormer roof alterations to the dwelling accord with policy and national guidance in terms of design and residential amenity and therefore is recommended for conditional approval.

14. Recommendation

In respect of the application dated 21.04.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

1 CONDITION: APPROVED PLANS

Proposed Elevations and Plans 21042021 - received 21/04/21
Block Plan TQRQM21096161821779 - received 07/04/21
Location Plan TQRQM21096155437590 - received 07/04/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 CONDITION: COMMENCE WITHIN 3 YEARS

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

Reason:

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

3 CONDITION: MATCHING MATERIALS

For the avoidance of doubt, the materials to be used in the construction of the external surfaces of the dormer alterations hereby permitted shall match those used on the original dwelling:

-External dormer walls - white uPVC cladding

-Dormer roof elements - concrete tiles

Reason:

To ensure that the materials used are in keeping with the appearance of the existing building and the character of the area in accordance with Policy DEV20 (Place shaping and the quality of the built environment) of the adopted Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and Section 12 of the National Planning Policy Framework 2019.

INFORMATIVES

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

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

2 INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

3 INFORMATIVE: COUNCIL CODE OF PRACTICE

The applicant is directed to the Council's Code of Practice by the Public Protection Service (Control of Pollution and Noise from Demolition and Construction Sites):
<https://www.plymouth.gov.uk/sites/default/files/ConstructionCodeOfPractice.pdf>

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00376/FUL	Item	04
Date Valid	09.03.2021	Ward	HAM
Site Address	9 Recreation Road Plymouth PL2 3NA		
Proposal	Rear extension inc. removal of existing conservatory		
Applicant	Mr & Mrs Vallance		
Application Type	Full Application		
Target Date	04.05.2021	Committee Date	23.06.2021
Extended Target Date	25.06.2021		
Decision Category	PCC Employee		
Case Officer	Mr Paul McConville		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee as the applicant is an employee of Plymouth City Council.

1. Description of Site

9 Recreation Road is a two storey semi-detached dwelling in the Ham ward of Plymouth.

2. Proposal Description

Rear extension including removal of the existing conservatory. The proposed rear extension is 20cm from the shared boundary and measures 4.05m deep, 7.5m wide and 3.2m in height.

3. Pre-application Enquiry

No pre-application enquiry associated with this application.

4. Relevant Planning History

02/01568/FUL - Rear conservatory. Granted conditionally.

5. Consultation Responses

None requested.

6. Representations

None received.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as on March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

8. Key Issues/Material Considerations

1. This application has been considered in the context of the development plan, the Framework and other material policy documents as set out in Section 7. The application turns upon policies DEV1 (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

Site Context

2. The property currently has a rear conservatory with a hipped roof which measures 4.05m deep (with chamfered corners), 3.6m wide and 3.3m in height (eaves 2.4m). The existing conservatory is situated along the shared boundary of No. 11 Recreation Road.

3. The proposed extension will project 4.05m from the rear of the dwelling which is the same depth as the current conservatory. No. 11 Recreation Road has a conservatory to the rear which is situated along the shared boundary. The proposed rear extension at No. 9 is the same height as the conservatory at No. 11 but will project approximately 2m further.

Principle of Development

4. Joint Local Plan policies indicate that the proposal is acceptable in principle.

Negotiations Undertaken

5. The original plans submitted were considered acceptable and the assessment has been based on the original plans.

Visual Impact

6. Officers have considered the design and visual impact of the development against the guidance in the SPD and consider it acceptable in accordance with policy DEV20.

7. The rear extension is characteristic of a residential extension and appears subservient to the existing dwelling. The rear extension is deemed to be in keeping with the main dwelling and the character of the area and therefore accords with para 13.45 of the JLP SPD.
8. Paragraph 13.12 of the Joint Local Plan states that “flat roofs will be discouraged where they are not a feature of the original house although they can sometimes be acceptable at the rear of properties, particularly where they are not prominent”.
9. Officers consider the flat roof of this development to be acceptable as it is located to the rear of the property and not in a prominent position. Furthermore, the roof lantern is considered to soften the appearance of the proposed flat roof.
10. The wall to the north along the shared boundary will be blue/black brickwork while the west and south walls are to be finished with rendered masonry. The applicant has explained the difference in the north wall finish is due to the impracticality of rendering the wall with limited space available due to the neighbour’s conservatory.
11. The flat roof will be GPR/single ply membrane, and the doors and windows will be anthracite grey UPVC. All the proposed materials and finishes are considered appropriate against the guidance in the JLP SPD, clearly matching with the existing palette of the dwelling.

Amenity

12. The residents at No. 11 Recreation will be accustomed to having a neighbouring structure of 4.05m depth close to the shared boundary. Notwithstanding the difference in structure and materials, officers do not consider the rear extension to be overbearing or demonstrably harmful with regards to loss of light. The extension does not breach the 45 degree guidance set out in the JLP SPD, and the orientation and siting of the structure means that it is unlikely to cause significant overshadowing or a demonstrable loss of light; therefore officers consider the proposal to be acceptable and in accordance with policy DEVI.

Other Considerations

13. Officers consider there are no other material planning considerations relevant to this planning application.

9. Human Rights

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

10. Local Finance Considerations

None.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

The development does not pose any adverse impact on street scene or neighbouring amenity and is considered compliant with policies DEV1 and DEV20 of the Joint Local Plan. Therefore, and having taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004, officers have concluded that the proposal accords with policy and national guidance and is recommended for conditional approval.

14. Recommendation

In respect of the application dated 09.03.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

1 **CONDITION: APPROVED PLANS**

Location Plan 02032021 - received 02/03/21

Existing block/Site Plan and Proposed AV20 0806-01 - received 02/03/21

Proposed GF Layout and Elevations AV20 0806-05 - received 02/03/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 **CONDITION: COMMENCE WITHIN 3 YEARS**

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

Reason:

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

INFORMATIVES

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

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

2 INFORMATIVE: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way and has granted planning permission.

3 INFORMATIVE: PROPERTY RIGHTS

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

4 INFORMATIVE: COUNCIL CODE OF PRACTICE

The applicant is directed to the Council's Code of Practice by the Public Protection Service (Control of Pollution and Noise from Demolition and Construction Sites):

<https://www.plymouth.gov.uk/sites/default/files/ConstructionCodeOfPractice.pdf>

5 INFORMATIVE: SUPPORTING DOCUMENTS

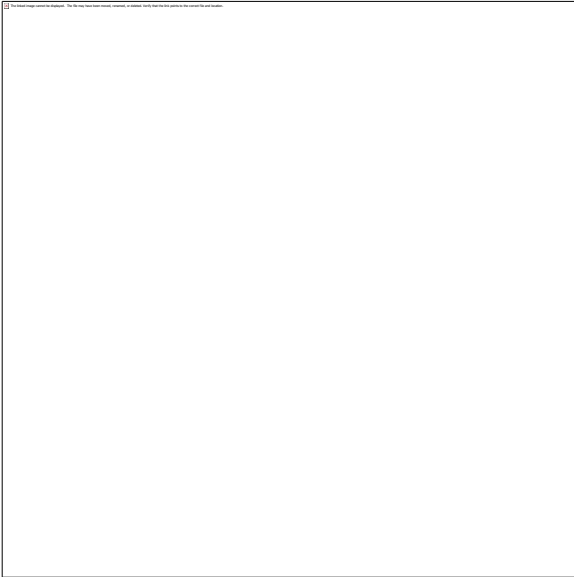
The following supporting documents have been considered in relation to this application:

- Wildlife trigger

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00842/FUL	Item	05
Date Valid	07.05.2021	Ward	PLYMSTOCK RADFORD
Site Address	I Boston Close Plymouth PL9 7NR		
Proposal	Side extension to garage and new flat roof and rear Juliet balcony.		
Applicant	Mr & Mrs Vanstones		
Application Type	Full Application		
Target Date	02.07.2021	Committee Date	23.06.2021
Extended Target Date	N/A		
Decision Category	Councillor Referral		
Case Officer	Mr Mike Stone		
Recommendation	Grant Conditionally		



This application comes before the Planning Committee after being called in by Cllr Watkin, following representations from constituents

1. Description of Site

The application property is a detached three-storey dwellinghouse with a detached garage in the south west corner of the rear garden. The property is located on a new housing estate built on the site of the former Boston's Boatyard and close to the junction with The Old Wharf in the Turnchapel, Hooe and Oreston neighbourhood.

2. Proposal Description

The application was initially described as a Side extension to garage, carport and roof terrace with external staircase. Following negotiations, the carport and roof terrace with external staircase were removed. The new description of development is Side extension to garage and new flat roof and rear Juliet balcony.

The side extension to the garage is described as a Garden Room. It would be 5.4 metres wide, 5.8 metres deep and 2.9 metres to the flat roof. The existing pitched garage roof would be removed to create a new continuous "green" flat roof.

The rear facing bedroom windows on the middle floor would be replaced with a Juliet balcony.

3. Pre-application enquiry

There was no pre-application enquiry.

4. Relevant planning history

BOSTONS BOAT YARD, BAYLYS ROAD

12/01180/FUL - Re-develop site by erection of 53 dwellings with new access from the old wharf and associated roads and footways, parking and landscaping (demolition of existing buildings) - Granted Conditionally Subject to 106 Obligation.

5. Consultation responses

None required.

6. Representations

Seven letters of representation have been received. All the letters are objections, they object to the application for the following reasons;

- o Increase in overlooking and loss of privacy from the roof terrace
- o potential for noise nuisance from the roof terrace
- o unwanted precedent
- o roof terrace is contrary to policy
- o loss of amenity space
- o overdevelopment
- o flat roof would be out of keeping.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as on March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application: The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

1. 8. Analysis

This application has been considered in the context of the JLP, the Framework and other material policy documents as set out in Section 7.

2. The application turns upon policies DEVI (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment), the aims of the Joint Local Plan Supplementary Planning Document (JLP SPD) and the National Planning Policy Framework (NPPF) 2019. The primary planning considerations in this case are the impact on the character and appearance of the area and the impact on neighbour amenity.

3. Principle of Development

Joint Local Plan policies indicate that the proposal is acceptable in principle.

4. Negotiations Undertaken

The original plans submitted were considered unacceptable and the assessment has been based on the amended plans.

5. Visual Impact

Officers have considered the visual impact of the development against the guidance in the SPD and consider it acceptable. The proposal includes a flat roof to the garage extension. Letters of objection have referenced the flat roof. The SPD has a presumption against flats roofs but does make an exception where it is at the rear and helps to reduce impact on neighbours, as here. The use of a "Green" sedum roof is welcomed as a way of promoting biodiversity. The roof could be altered under permitted development rights. The proposed materials for the extension would match those on the main house.

6. The proposed Juliet balcony would not be visible from any public areas.

7. Amenity

Officers have considered the impact on neighbouring amenity against the guidance in the SPD and consider it acceptable.

8. Letters of objection have said that the garage extension would result in overdevelopment of the site and harmful loss of amenity space. A similar outbuilding could be built under permitted rights and would not exceed the 50% of the total area of the curtilage covered by buildings condition set out in the GPDO.

9. The estate has been built to a high density with small rear garden plots and three storey dwellings. There is already mutual overlooking from upper floor windows. Case officers do not consider that the addition of the Juliet balcony would result in significantly harmful overlooking of neighbours. A similar balcony could be built under permitted development.

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

Not applicable.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

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

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal is acceptable and does accord with policies DEV1 and DEV20, the SPD guidance and the NPPF. The application is recommended for approval.

14. Recommendation

In respect of the application dated 07.05.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I **CONDITION: APPROVED PLANS**

Block Plan and Location plan 01 Rev A received 07/05/21
Proposed Elevations 12 Rev A received 10/06/21
Proposed Floor Plans 11 Rev A received 10/06/21
Proposed Elevations 2 13 Rev A received 10/06/21
Proposed Sectional Elevation 14 Rev A received 10/06/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 CONDITION: COMMENCE WITHIN 3 YEARS

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

Reason:

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

3 CONDITION: ROOF AREA USE RESTRICTION

The roof area of the garage and the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of a further specific permission from the Local Planning Authority.

Reason:

The use of the roof area for such a purpose would be likely to lead to a loss of privacy to adjacent properties due to overlooking contrary to DEV1 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2019.

4 CONDITION: MATCHING MATERIALS

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason:

To ensure that the materials used are in keeping with the appearance of the existing building and the character of the area in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2019.

INFORMATIVES

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

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

2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

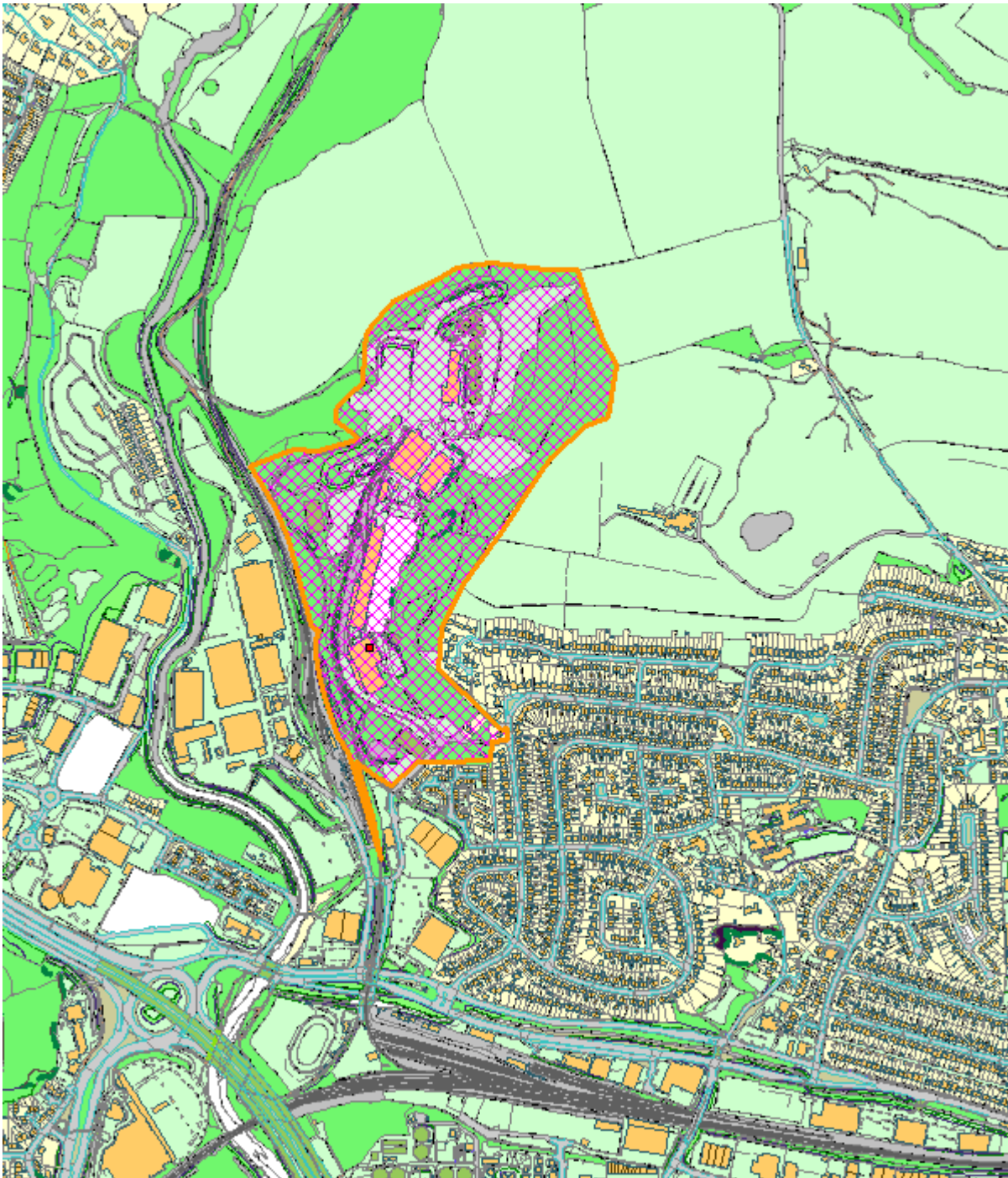
In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

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PLANNING APPLICATION OFFICERS REPORT



Application Number	19/01288/OUT	Item	06
Date Valid	09.08.2019	Ward	PLYMPTON ST MARY
Site Address	Former China Clay Dryer Works Coypool Road Plymouth		
Proposal	Outline application with details of access for development of up to 490 dwellings; up to 60 older persons units; a Community Hub of up to 700sqm providing flexible community space (for Use Classes A3 and/or B1 and/or D1); up to 400 sqm of retail (Use Class A1); provision of up to 15.9ha of open space/woodland; and associated infrastructure (Existing buildings to be demolished) (details of appearance, landscaping, layout & scale reserved for future consideration).		
Applicant	Mr Paul Britton		
Application Type	Outline Application		
Target Date	29.11.2019	Committee Date	23.06.2021
Extended Target Date	30.06.2021		
Decision Category	Councillor Referral		
Case Officer	Mr Simon Osborne		
Recommendation	Grant conditionally subject to S106		



I. Description of Site

The site is the Marsh Mills China Clay Dryers complex at Coypool that ceased operations in 2008. It is located approximately 5km to the north-east of Plymouth City Centre, and within the ward of Plympton St Mary.

The Site is bounded by Plym Valley Railway to the west, beyond which is Princess Yachts Yard. To the north of the Site is agricultural land which is allocated in the Plymouth and South West Devon Joint Local Plan (JLP) under Policy PLY60(11) for a sports hub. To the east of the Site is Boringdon Park Golf Course and to the south east are residential buildings of Cundy Close, Woodford Avenue, and Triumphal Crescent. To the south of the Site is Coypool Retail Park with Coypool Park and Ride to the south. The Drake's Trail recreational footpath and cycle path (also referred to as the Plym Valley Trail) constitutes National Cycle Network Route No.27 and runs adjacent to the Site's western boundary, following the western banks of the River Plym.

The site is characterised by its woodland setting and prior to their demolition by circa 30,000 sqm of large vacant asbestos clad industrial-style buildings, hardstanding yards, access road and concrete platforms and structures associated with the storage, drying and processing of china clay served by a pipeline that once transported china clay from the Lea Moor china clay area to the north east of Plymouth. The western part of the site also contains the remnants of a former railway line connection with the Marsh Mills area to the south. An existing but defunct leat, which flowed in a southerly direction, partially forms the western boundary of the Site and crosses the south western corner before entering an existing culvert outside of the Site boundary. The site also included a vacant bungalow and an occupied dwelling at 91 Woodford Avenue in the south east corner of the site which has now been demolished. Woodford Avenue is an estate road on the eastern boundary of the site. The majority of the industrial buildings and infrastructure have now been demolished.

The topography of the Site is relatively steep and falls generally in a westerly direction towards the River Plym.

Coypool Road to the south of the site forms the main access which was constructed in accordance with a 1974 planning permission to serve the clay dryer complex with direct links to the A38 (and the City Centre beyond via Marsh Mills). There is now a gate across it to control access. A substandard access from Woodford Avenue was closed once Coypool Road was constructed, and access from that point has been blocked by a wall. Both Coypool Road and Woodford Avenue link directly with Plymouth Road to the south before linking with the A38 via the Marsh Mills Junction.

The site includes protected woodland (TPO 506) which surrounds the buildings and hard infrastructure.

A small section to the northwest of the site is situated in a flood zone two.

2. Proposal Description

Outline application with details of access for development of up to 490 dwellings; up to 60 older persons units; a Community Hub of up to 700sqm providing flexible community space (for Use Classes A3 and/or B1 and/or D1); up to 400 sqm of retail (Use Class A1); provision of up to 15.9ha of open space/woodland; and associated infrastructure (Existing buildings to be demolished) (details of appearance, landscaping, layout & scale reserved for future consideration).

The proposed development seeks to utilise the existing woodland to bring built form and landscape together through a comprehensive and integrated development framework. As such the application includes an Illustrative Masterplan which identifies the layout of the proposed development. This is then supported by Parameter Plans, a Woodland Strategy and a Design Code document (including a regulating plan) to provide clarity on how the masterplan can be implemented.

The parameter plans fix key elements of the proposed scheme and include building heights, density, green infrastructure, access and movement, and land use.

The Design Code provides a benchmark for development quality by illustrating a number of design principles to guide the shape and form of the development generated from the masterplan. This includes codes on Public Realm, Streets, Parking, The Urban Edge, Architecture and on Plot codes. It is pitched at a level of detail to avoid prescription and allow creativity whilst providing confidence and continuity of quality across the site. The code will be a tool for developers and designers preparing schemes for the submission of reserved matters applications, and the council and stakeholders in reviewing and determining them.

Likewise the Woodland Strategy provides a benchmark for delivery and use of the proposed enhanced woodland resource.

An Environmental Statement submitted with the application presents the findings of an Environmental Impact Assessment (EIA) undertaken in accordance with the Town and Country Planning (EIA) Regulations 2017 and covers all matters identified within the Council's Scoping Opinion and assesses the environmental impact of the development proposals. The scope of assessment includes: landscape and visual impact, Cultural Heritage and Archaeology; Ecology and Nature Conservation, Traffic and Transport, Ground Conditions, Flood Risk and Drainage; and Population and Health.

Regrading

The topography of the Site slopes from east to west. The highest recorded level on the Site is located along the eastern boundary at approximately +63m Above Ordnance Datum (AOD) and there are a series of low points along the western perimeter at approximately +5m AOD. In order to bring forward residential development it will be necessary to create development platforms across the Site. In the absence of a detailed housing layout at the outline planning application stage it is not possible to fix the extents and AOD heights of the development platforms however the maximum height of platforms is fixed on the Building Heights Parameter plan to ensure the wider landscape impacts are acceptable. Full details of earth works and an earthworks strategy which will include the proposed grading and modelling of the land are reserved for future consideration through a condition and future reserved matters applications.

Design and Appearance

While appearance is reserved for future consideration the parameter plans and Design Code propose that the Primary street will be designed as a leafy urban environment with strong frontages and a generously proportioned street broken up by clusters of tree planting that provide a good sense of enclosure. Secondary streets will be generally tighter and still well enclosed by strong frontages with less tree planting. The lower order streets away from the central spine of the site, streets will provide a greater degree of informality in respect to parking treatments and boundaries to help the edges relate to the woodland.

The Architecture and material codes are not overly prescriptive but control general approaches to design including windows, doors, features such as bay windows, and roof materials.

Front boundary treatments are more prescriptive as a consistent and clear approach to the design of boundaries enables them to be a unifying feature of the streets across the development. For example only a low wall with railing or a low wall with railing and hedge will be allowed on the primary street.

Access, Streets and parking

The site would be accessed from the existing entrance on Coypool Road. In addition an access exclusively for emergencies, pedestrians and cyclists would be provided on to Woodford Avenue. The primary spine road would then run south to north through the site to the northern boundary with a network of smaller secondary and tertiary streets running off it. A cycle/pedestrian link is proposed to be provided at the south of the site onto Coypool Road and linking directly to the park and ride. Furthermore a pedestrian and cycle link will be provided to Drakes Trail to the west of the site.

The primary spine road will accommodate pedestrians, cyclists, busses and vehicular traffic and include clusters of tree planting.

The Access and Movement Parameter Plan shows the indicative alignment of the proposed primary street through the Site. This will be taken from the Coypool Road access and connect up to a point on the Site's northern boundary, in order to enable access to be provided to serve the allocated

Boringdon Park sports hub . A network of upper and lower secondary streets loops feed into the primary street, serving the residential areas and creating an interconnected and legible layout. A series of tertiary routes and lanes complement the pedestrian only stepped east-west connections and allow for a good level of permeability.

New bus infrastructure would be provided throughout the Site including bus stops with appropriate facilities, including real time travel information.

Provision is made for 1.7 car parking spaces per dwelling as an average across the proposed development. Electric charging points would be provided for residents along with communal charging points at the Community Hub.

Offsite highway works will include:

Coypool Road / Plymouth Road On-Slip westbound traffic - it is proposed to provide a bus gate at the on-slip which will hold general traffic on the slip road thus allowing the bus to travel onto Plymouth Road without interruption. When no bus is present general traffic will flow onto Plymouth Road without needing to wait at the current give-way marking

Coypool Road / Plymouth Road Junction (eastbound traffic)- The junction of Coypool Road to Plymouth Road, for eastbound traffic onto Plymouth Road, was initially included within the council's Eastern Corridor Junction Improvement scheme (ECJI) and new traffic signals have been provided. The additional lane from Coypool Road, that was part of the ECJI scheme, was not delivered under that scheme due to uncovering an unknown culvert and a requirement to divert services, which would have taken the scheme beyond a reasonable delivery date. This part of the scheme will now be delivered as part of the proposed development

Dwellings

The proposed development would provide up to 490 dwellings and up to 60 older persons units comprising a wide mix of sizes, types and tenure. While the precise housing mix and housing types will be subject to subsequent detailed reserved matters applications an indicative mix has been provided to demonstrate the site can accommodate the proposed unit numbers. This mix would be as follows, 46 one bed apartments, 54 two bed apartments, 93 two bed dwellings, 233 three bed dwellings and 64 four or five bed dwellings. The proposed density would be an average of 47.5 dwellings per hectare (DPH) throughout most of the scheme with a density of 150 DPH for the 60 bed Older persons scheme. In terms of building heights the proposal would allow up to 3 storeys throughout most of the scheme with up to four storeys on strategic corners. The older person scheme would be up to 4 storeys. The built form in the southwest corner adjacent to existing dwellings would have a maximum height of 2 storeys.

The older persons scheme is proposed to be located in the centre of the Site, in close proximity to the Community Hub or integral to the Hub.

Community Hub and Retail

A Community Hub of up to 700sqm is proposed within the site next to the proposed key public space which would include a park and play area. The application documents state that the community hub is envisaged as a central gathering and meeting point at the heart of the new community and will provide space for community services and facilities (encompassing Use Classes A3 (restaurants and cafes) and/or BI (business) and/or DI (non-residential institutions).

The Hub could potentially accommodate a café, nursery, and flexible multi-use space for local clubs, health clinics and the community. The Applicant has not defined the specific activities that could take place and instead wants to retain flexibility to accommodate the needs and aspirations of the new community and the ability to adapt to changing needs over time.

The application proposes up to 400sqm of retail provision (use class A1) in addition to the Community Hub. The application allows for flexibility in the distribution of on-site retail provision. This could be provided just at the Community Hub/older persons scheme, or could be split across two locations: with one small retail unit at the Community Hub and another small shop provided closer to the Site entrance for example.

Open Space, Playspaces and Woodland

The proposed character and amount of open space on the Site is set out on the Green Infrastructure Parameter Plan. This is then informed by the Woodland Strategy which will guide the detailed design of the woodland and other proposed public open space as part of future reserved matters applications.

The application documents state that one of the key objectives of the proposed development is to retain and enhance the existing woodland around the Site which has been significantly degraded as a result of poor management and repeated damage by deer. Another key objective is to provide public access to and through the woodland making it accessible as an area for recreation and play, for the benefit of both future residents of the development and existing residents in the surrounding areas.

The proposed development would include 15.9Ha of woodland and open space provision. In addition to the woodland and the informal play areas proposed the proposal includes three formal areas of equipped play. Play space 1 would be located close to the existing Woodford community and accessible via a cycleway/footpath on to Woodford Avenue. Play spaces 2 and 3 would then be located in a broadly central location in the Site, close to the Community Hub. Provision is intended to cater for a wide range of ages, including an area for teenagers to use.

A community orchard is proposed in the east of the Site within a large clearing in the existing woodland and a community green is proposed adjacent to, and associated with, the Community Hub. This is intended to serve as an outdoor meeting and social space.

It is proposed that water attenuation features will be designed to provide focal points within the area of open space in which they sit and act as landscape features. Two attenuation features are proposed on the Site and the existing natural watercourses will be retained and designed so that they become part of the open space network. The watercourse along the valley at the northern end of the Site will remain open along its current length. There is potential for an existing culverted watercourse that runs east to west in the centre of the Site, to be partially opened up, to provide a feature of the public realm. This would be the subject of detailed design at reserved matters stage.

Phasing and Delivery

The applicant intends to divide the development site into parcels which would be developed by a number of different housing developers, including small and medium sized house builders (SMEs). The detailed design of each parcel (including, for example, the architectural detail of housing) would be subject to future reserved matters applications, submitted by the individual housing developers. The build period is anticipated to be between 6 and 10 years.

3. Pre-application Enquiry

A pre application process was began with council officers in October 2018 which involved a series of pre-application topic meetings including demolition, ground conditions and drainage, natural infrastructure, transport and highways, land use, socio economics and the design of the emerging masterplan. Separate meetings regarding viability have also taken place.

As part of this pre-application process the applicant took the scheme to two independent Design Review sessions which helped to inform the final proposals. The Design Review Panel was generally

supportive of the scheme and officers consider the applicant has explored and where appropriate incorporated the panel's suggestions into the scheme.

The submitted Statement of Consultation indicates that the applicant has undertaken a number of consultation events including four meetings with Ward Councillors and representatives of the Plympton St Mary Neighbourhood Forum and two Public Consultations events at Woodford Methodist Church, one in November 2019 and the second in May 2019.

4. Relevant Planning History

The Coypool Clay Dryer complex was formerly used for the drying of china clay as part of the wider operations for china clay manufacturing at Lee Moor, officially closed in May 2008. In its entirety the site comprises 32.58 hectares (80.5 acres) of existing industrial style buildings with settlement tanks and an infrastructure bespoke to the china clay industry and has an extensive woodland tree belt on the lower western and higher eastern boundaries.

The previously developed part of the application site extends to approximately 21.38 hectares (52.8 acres) and prior to commencement of current demolition included large hanger style warehouse buildings, former office blocks and a significant amount of industrial type infrastructure associated with clay drying and storage operations.

Mineral related activity-planning history

In 1951 the Plympton St.Mary Rural District Council granted planning permission for clay drying at Marsh Mills in association with the extensive Lea Moor mineral workings and planning conditions were imposed following an appeal in 1958. The 1958 permission covers part of the china clay drying works at Marsh Mills. These conditions have subsequently been reviewed in accordance with legislation relating to Reviews of Old Mineral Permissions (ROMPs) by Devon County Council and Plymouth City Council.

689/74/1(b) -Construction of new access road for Marsh Mills China Clay Works and adjoining industrial land at Marsh Mills China Clay Works. Granted subject to conditions 9th October 1974. In November 1975 the council refused an amendment to the condition to allow employees to enter the site via the Woodford Avenue access in their private motor vehicles.

93/00886 and 95/00011 Change of use of part of the china clay site to transport depot granted personal planning permission (to EEC) 2nd March 1995

16/00664/FUL -Application submitted April 2016 for removal (then variation) of planning condition imposed upon the above 1974 permission for the construction of Coypool Road. Essentially the application was to permit a route between part of the complex and Woodford Avenue along a 30m long carriageway. Refused July 2016. The condition had been breached for a 5 month period culminating in the service of a Breach of Condition Notice A222-EN386 following the decision to refuse the application. The notice issued by the Council on the 20th July 2016 was subsequently complied with (on the 11th August 2016) by the construction of a wall blocking the unauthorised access route. A subsequent appeal was withdrawn.

16/00148/TPO, dated 27 January 2016, application by Imerys to remove 2 TPO trees close to the eastern boundary of the site was refused by notice dated 23 March 2016 and the appeal was dismissed (APP/TPO/NI160/5249) 4th October 2016 following a hearing.

16/01278/OUT- residential development of up to 321 dwellings with access off Woodford Avenue and open space, play space, a sustainable urban drainage system, biodiversity enhancements, landscaping and all other associated infrastructure along with the demolition of onsite infrastructure- Withdrawn.

18/01766/ERS105- Request for scoping opinion for proposed development of 600 residential units, a community hub, vehicular access, and hard and soft landscaping, including Sustainable Drainage Systems

18/01999/FUL Site clearance and demolition of existing structures down to ground slab, along with safe removal of asbestos and remediation of naturally Occurring radioactive materials (NORM) works to render the site safe - Permitted.

19/01964/FUL Demolition and removal of roads, hardstanding, slabs beneath demolished buildings, concrete water tank, pipework (redundant landing lines), contamination from identified 'hotspots' and removal of other redundant services, foundations and obstructions associated with the former use of the site - Permitted.

20/02001/11 -91 Woodford Avenue - Demolition of residential dwelling 91 Woodford Avenue (inc. garage and associated hardstanding) - Prior Approval Required and Given.

5. Consultation Responses

The application has had 3 full consultation periods in total due to submission of amended information during the consideration of the application. The summary below is of the latest responses.

Local Highway Authority - No objections subject to conditions.

Highways England - No objections subject to conditions.

Lead Local Flood Authority - No objections subject to condition.

Natural Infrastructure Team - No objections subject to conditions.

Public Protection Service - No objections subject to conditions.

Low Carbon Team- No objection subject to condition.

Housing Delivery Team- Support the application.

PCC Public Health – No comments received.

Urban Design – No objections –The urban design officer supplied comments throughout the pre application stages including the development of the Design Code.

Historic Environment Officer - No objections.

Environment Agency - No objections subject to condition.

Natural England - No objections.

Network Rail: - currently a holding objection to review information.

Economic Development -No objections subject to conditions.

Designing Out Crime Officer – Recommends conditions.

Office for Nuclear Regulation- No objections.

Natural England - No objections.

Ministry of Housing, Communities and Local Government (MHCLG)-no comments to make on the Environmental Statement.

Historic England - No objections. Recommends discussions take place in regard to securing improvements to Lee Moor Tramway Bridge.

Sport England- No objections.

Forestry Commission - Make a series of comments and recommendations but raise no objections.

Health and Safety Executive - No comments or objections.

Plympton St Mary Neighbourhood Forum - No objections subject to comments.

SUSTRANS - No response received.

British Gas - No response received.

6. Representations

As mentioned above the application has been the subject of 3 consultation periods.

7 letters of objection and one letter of general support were received during the first consultation period. The following issues/observations have been made:

1. Object to public access into woodland to north of the site due to impact on wildlife and privacy.
2. Planning notices not put up.
3. No neighbour letters.
4. The effects on wildlife including protected species have not been adequately considered. The information submitted is out of date and inaccurate.
5. The red boundary line is inaccurate.
6. Residents were told demolition of No 91 Woodford Avenue was not required.
7. Disappointing that the road at the far side of No 91 is not be utilised.
8. Insufficient detail in the DAS regarding the Woodford Avenue Access.
9. The photos of Woodford Avenue are not representative.
10. It needs appropriate boundary fencing.
11. Visitors and new residents are likely to park near to the accesses and impact on Woodford Avenue. Parking management is required.
12. Parking court requirements are inconsistent.
13. The illustrative plan shows an area of amenity land with no overlooking.
14. No indication of where the proposed 'small shop near Woodford' would be sited.
15. No indication as to how the deer will be managed.
16. The masterplan shows trees removed for a line of terraces which should be retained.
17. Potential overlooking issues from new dwellings.
18. Construction parking will occur in Woodford Avenue if the new pedestrian access is formed in the first phase.
19. The existing pathways from Triumphal Crescent and Cundy Close need upgrading if they are to provide satisfactory links.
20. Concern that achieving over 100 additional dwellings above the JLP allocation will be at the expense of green space, community space or decent sized houses and gardens.
21. Concern that construction traffic will use Woodford Avenue.
22. Impact of new houses and cars on the climate and air pollution.
23. Impact on local infrastructure including doctor's surgeries, dentists and police.
24. No designing out crime.
25. Care must be taken to ensure the development is sustainable and carefully planned.
26. The sports hub is a misnomer.
27. Developers never stick to original plans and this will lead to development of the fields to the north and all the associated impacts.
28. All the houses should be electric, no fossil fuels.
29. All houses should be provided with electric sockets to charge electric cars.
30. Solar panels should be fitted to the houses.
31. Over development.
32. The development should include provision to deal with crime and disorder.
33. All trees cut down should be replaced.
34. Assurance from South West Water that the local sewage works have capacity. From the regular 'Plympton pong' it seems they are struggling.
35. A direct or indirect connection with the farm fields should be deleted from the plan.
36. Any proposed development of PLY60 should be subject to completely separate future standalone planning applications.

The letter of general support has made the following comments/concerns:

1. Health should be prioritised in the s106.

2. Concerns exist in the local community about the loss of the detached house to create a new access. Ensure that all available land is used efficiently. Objection to the need for emergency access.
3. Concern about queueing onto Plymouth Road. Suggests an additional lane should be proposed over and above the current works in the Eastern Corridor Scheme.

A second consultation took place following the submission of an Environment Statement Addendum and amended Green Infrastructure Parameter Plan and Building Heights Parameter Plan. One letter was received in response. The issues raised are:

1. The deer issue is not addressed.
2. Position of retail unit is not shown.
3. No new trees or landscaping shown in areas near Woodford Avenue which would prevent overlooking.

A further letter was received from Princess Yachts who raised concerns over noise mitigation.

A third period of consultation has taken place following the amendment of the Red Line Site Boundary to accommodate a small parcel of land to the south of the site and provision of cycle/footways across the land. 2 letters of representation has been received in response to this. The issues raised are:

1. Concerns over traffic queues and behaviour from the Coypool MacDonald's resulting in queues from the development on Coypool Road.
2. Concern over the impact on wildlife and the environment.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government of their choice to monitor at the whole plan level. This is for the purposes of the Housing Delivery Test and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019. This confirmed the Plymouth, South Hams and West Devon's revised joint Housing Delivery Test Measurement as 163% and that the consequences are "None". It confirmed that the revised HDT measurement will take effect upon receipt of the letter, as will any consequences that will apply as a result of the measurement. It also confirmed that that the letter supersedes the HDT measurements for each of the 3 local authority areas (Plymouth City, South Hams District and West Devon Borough) which Government published on 19 February 2019.

Therefore a 5% buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.4 years at end March 2019 (the 2019 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2019 (published 26 July 2019). The methodology and five year land supply calculations in the Housing Position Statement are based on the relevant changes in the revised National Planning Policy Framework published 19

February 2019 and updates to National Planning Practice Guidance published by the Government in September 2018, subsequently amended by NPPG Housing Supply and Delivery published 22 July 2019.

Other material considerations include the policies of the National Planning Policy Framework (NPPF), guidance in Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application: The Plympton Neighbourhood Plan 2015-2034, The Joint Local Plan Supplementary Planning Document (SPD).

8. Analysis

1. The most relevant JLP policies include PLY53 (Former China Clay dryer complex); PLY57 (Strategic infrastructure measures for the Eastern Corridor Growth Area), PLY5 (Minerals), Policy PLY57 (Strategic infrastructure measures for the Eastern Corridor Growth Area), SPT1 (Delivering sustainable development), SPT2 (Sustainable linked neighbourhoods and sustainable rural communities), SPT3 (Provision for new homes) SPT9 (Strategic principles for transport planning and strategy), SPT10 (Balanced transport strategy for growth and healthy and sustainable communities) SPT11 (Strategic approach to the historic environment), SPT12 (Strategic approach to the natural environment) Policy SPT13 (Strategic infrastructure measures to deliver the spatial strategy) PLY2 (Unlocking Plymouth's regional growth potential) DEVI (Protecting Health and Amenity); DEV2 (Air, Water, Soil, Noise, and Land); DEV3 Sport and recreation); DEV4 (Playing Pitches); DEV5 (Community food growing and allotments); DEV7 (Meeting local housing need in the Plymouth Policy Area); DEV9 (Meeting local housing need in the Plan Area); DEV10 (Delivering high quality housing); ; DEV14 (Maintaining a flexible mix of employment sites); DEV16 (Providing retail and town centre uses in appropriate locations); DEV19 (Provisions for local employment and skills); DEV20 (Place shaping and the quality of the built environment); DEV21 (Development affecting the historic environment); DEV23 (Landscape character); DEV26 (protecting and enhancing biodiversity); DEV27 (Green and play spaces) DEV28 (Trees, woodlands and hedgerows) DEV29 (Specific provisions relating to transport); DEV30 (Meeting the community infrastructure needs of new homes); DEV31 (Waste management); DEV32 Delivering low carbon development; DEV35 (Managing flood risk); Policy DEL1 Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy)

2. The Plympton St Mary Neighbourhood Plan lists the housing development planned for Plympton St Mary and the neighbouring area as set out in the JLP, including the PLY53 allocation. Other policies of relevance are Policy PSM2 (Provide new healthcare facilities), PSM3 (High quality amenity green space), Policy PSM4 (Green space on the Boringdon/Newnham Ridge), Policy PSM5 (Increasing opportunities for sustainable travel), PSM10: (Mitigating flood risk) and PSM11 (Conserving and developing the historic environment).

Principle of Development

3. The site is allocated for residential development through JLP Policy PLY53 which is also supported in the Neighbourhood plan and therefore the principle of residential development is considered to be acceptable. Policy PLY53 sets out the vision for the site:

4. Land at the former China Clay dryer complex at Coypool is allocated for a comprehensive residential redevelopment. Provision is made for in the order of 400 new homes. Development should provide for the following requirements:

1. Delivery in accordance with a strategic masterplan for the entire site.
2. Principal vehicle access off Coypool Road, with secondary access into the Woodford estate, and improvements along Plymouth Road.
3. Provision of access to the proposed Boringdon Park sports hub.

4. Enhanced pedestrian and cycle links to the Strategic Cycle Network including the Plym Valley trail, the Coypool Park and Ride facility and surrounding residential areas, with the need for enhancements to the Coypool Park and Ride facility being assessed and provided for.
5. Provision of both formal and informal public amenity space.
6. Retention of the significant tree belts close to the boundary of the site with provision of managed public access.
7. A form of development which visually makes a positive contribution to the wider historic landscape setting and the setting of the designated Boringdon Arch.
8. A management strategy for the restoration and aftercare of the former clay dryer complex to ensure that the site is properly managed pending its future comprehensive redevelopment.
9. Proportion contribution to the delivery of the Boringdon sports hub.
10. Support the continued development of the Plym Valley railway.
11. Contributions towards strategic transport infrastructure / programmes on the Eastern Corridor.
12. Contributions towards health and education infrastructure in the locality.

5. The allocation policy makes provision for housing in the order of 400 units. The policy does not preclude higher density development provided that the site can adequately accommodate the proposed number of units and the impacts are acceptable particularly with regard to the constraints of the site and to the sites deliverability which is addressed in detail below. Furthermore the NPPF requires development to make effective use of previously developed sites and efficient use of land.

Density and Design

6. The Masterplan, Density Parameter Plan, and supporting documents indicate an average density of 47.5 dwellings per hectare (DPH) throughout most of the scheme with a density of 150 DPH for the 60 bed Older persons. The capacity of the masterplan has been tested on the basis that the dwellings meet the internal space standards set out in the Development Guidelines SPD (First Review) which was the relevant guidance at the time of submission but has now been superseded by the JLP SPD. The layout and capacity testing is also based on providing adequate storage, parking and amenity space for each home. The amenity space standards from PCC's Development Guidelines SPD (First Review) were also used, most of which have been brought forward in the JLP SDP. The internal spaces are now in most cases slightly bigger, should this or any other updated requirements result in the need to reduce the quantity of units this can be controlled through the determination of future reserved matters applications.

7. The issue of density will be dealt with through the Reserved Matters submissions however officers consider that the indicative density levels are unlikely to result in harm and are in compliance with policy.

8. While design is a matter reserved for future consideration a design code has been produced which illustrates a number of design principles to guide the shape and form of the development generated from the masterplan. This includes codes on Public Realm, Streets, Parking, The Urban Edge, Architecture and on Plot codes.

9. Housing has been planned to provide overlooking of publicly accessible streets and areas of open space. The proposed development will meet good standards of design, contributing positively to both townscape and landscape, and will protect and improve the quality of the built environment. While appearance is a reserved matter, a strongly landscape-led approach to masterplanning has been adopted. This has meant embracing the existing character of the Site and proposing the retention and enhancement of the woodland as a key principle, so that it becomes a visible and integral part of living in the proposed development.

10. Conditions will ensure that future reserved matters are compliant with the Design Code and Woodland Strategy. Officers consider that the design code principles will ensure that the development will be of high design quality in accordance with policy DEV20 of the Joint Local Plan. Furthermore it is the intention of Homes England to retain a controlling interest in the development and oversee a quality scheme.

Residential Amenity

11. Officers do not consider that the proposed development will impact significantly upon the residential amenities of nearby properties due to the separation distances between the existing surrounding development and the site, the extent of green landscaping that will be retained and also the changing topography, with much of the site being significantly lower than the surrounding areas and separated from adjoining residential development by woodland. The building heights parameter plan indicates that the buildings located in the south eastern corner of the site would be a maximum of 2 storeys in height in order to ensure the impact of the development is acceptable. While the exact positioning of these buildings together with boundary treatment would be determined at Reserved Matters stage, there is adequate room to ensure that the distances between any new buildings and existing dwellings will meet or exceed the minimum distance guidelines in the JLP SPD.

12. The aspects of the development that could have an impact on residential amenity of neighbouring properties, such as noise and disruption caused from development construction, potential light pollution issues and potential noise nuisance issues, can be mitigated through the imposition of planning conditions. On this basis the development proposal is not considered to have an unacceptable impact on the residential amenity of neighbouring properties in terms of outlook, noise, nuisance or light pollution.

13. Officers consider that the development accords with adopted Joint Local Plan Policies DEV1 and DEV2.

Highway Considerations

Traffic Impact

14. The application is accompanied by a Transport Assessment (TA) to appraise the impact of traffic on the Local and Strategic Highway Network.

15. The TA has assessed the level of trips that will be generated by the development and provided a future forecast of how the existing and proposed traffic will operate in the study area. For the purpose of this assessment the study area was agreed as the Eastern Corridor, between Leigham interchange, to the west and St Mary Bridge, to the east. The TA accounted for the changes to the network, as a result of the ongoing Plymouth City Council Eastern Corridor Junction Improvement Scheme (ECJI) so predicted a future baseline to account for the changes provided by the ECJI project.

16. Additional traffic growth was applied to background flow before the development traffic was added to the network. This provides a robust assessment of traffic impacts as arguably the applied growth, which is essentially based on Local Plan projections, would account for some traffic associated with this development site. There will be an element of double counting as a result but in terms of assessing worst case there have not been any reductions.

17. Trips rates were applied to quantum of development. This concluded that the proposed development could generate approximately 230 two-way trips and 240 two-way trips during the AM (0800-0900) and PM (1700-1800) highway peak hours respectively. These hours are generally accepted as the peak hours for assessment purposes.

18. The proposed development trips are considered to be worst case as they do not allow for any internal trips that are likely to occur, such as trips to the proposed community uses, nor do they account for any modal shift as a result of Travel Plan measures which will be required. Furthermore, the future year assessment scenario included a full build out of the development whereas, in real terms the build rate is likely to be approximately 75 houses a year so is likely take up to 7 to 8 years, this goes beyond the assessment years.

19. It should also be noted that the future impacts to traffic flows, from the COVID-19 pandemic, are not yet known but it is understood that home working might increase and levels of traffic during the peak hours, compared to pre-COVID levels, may reduce in the future. Therefore, the assessment of traffic impact within the TA demonstrates a worst case as it assessed pre-COVID conditions and traffic surveys were taken during these times. Officers therefore consider the assessment is robust.

20. The assessment indicates that the junction of Coypool Road / Plymouth Road (Westbound), hereafter referred to as Coypool Road on-slip, could be subject to queuing of vehicles which will increase as a result of the additional development traffic. Although this doesn't necessarily impact on the main Plymouth Road traffic flow it could block back sufficiently and prevent a bus entering the existing bus lane, thereby giving rise to delay to the bus service. Therefore it is proposed to provide a bus gate at the on-slip which will hold general traffic on the slip road thus allowing the bus to travel onto Plymouth Road without interruption. When no bus is present, which would require a detection system as part of the works, general traffic will flow onto Plymouth Road without needing to wait at the current give-way marking. This will effectively remove any queue and thus not interfere with the free flow of the bus.

21. The scheme proposes to extend the bus lane northwards, notwithstanding the tight bend that prevents a continuous lane being provided over a short section, which effectively turns the extent of Coypool Road between the retail park entrance and the bottom of the on-slip as a one-way highway. Currently uncontrolled parking tends to occur along this section of road which essentially means that southbound traffic tends to use the northbound lane to pass. However, the level of traffic heading northwards is minimal as this route only serves as an access to the rail yard. A traffic survey has identified that less than 10 movements per day (mostly occurring between 1500-1600) leave the rail yard, in a northward direction, so preventing this movement, and thus requiring any eastbound journeys to make use of the on-slip and u-turn at Marsh Mills, should not give rise to any significant issues. In order to facilitate the proposed scheme, the parking will need to be removed and appropriate Traffic Orders implemented (one-way traffic, parking control and bus lane). The ban on right turns out of the rail depot will be the same as that imposed on the adjacent speedway facility.

22. The impact of the on-slip traffic on to Plymouth Road, and in particular at Marsh Mills has been assessed in the model and it considered to be acceptable. Traffic from the on-slip will join lane one on Plymouth Road which would then allow drivers to merge into the required lane before reaching Marsh Mills, a similar movement to the existing arrangement. The existing lane configuration provides sufficient highway to facilitate this manoeuvre, as part of the existing bus lane, which currently provides the bus priority, will not be required and can be removed.

23. In addition to the highway works, which does require some localised widening to the carriageway by way of a small retaining structure, the traffic signals will be connected to the systems on Plymouth Road and in the event where queues become excessive at Marsh Mills the traffic can be held on the slip road to assist in reducing the queue. The modelling suggests this is unlikely to occur, but this provides further comfort to Officers.

24. Full details of the scheme will be secured by a condition. Separate from planning permission the scheme will also be subject to a Section 278 Agreement, Highways Act 1980, and to ensure that the works are completed prior to first occupation. As the scheme involves new Traffic Orders it will

be subject to a public consultation. Should the outcome of the consultation conclude that the scheme cannot be delivered then it would be possible to reduce the extent of the bus lane to the on-slip only but this would reduce the public transport provision. It does however provide a fallback solution should the Traffic Order not be approved.

25. The junction of Coypool Road to Plymouth Road, for eastbound traffic onto Plymouth Road, was originally included within the ECJI scheme and new traffic signals have been provided. The additional lane from Coypool Road, that was part of the ECJI scheme, was not delivered under that scheme due to uncovering an unknown culvert and a requirement to divert services, which would have taken the scheme beyond a reasonable delivery date.

26. With the proposed distribution of traffic an element of development traffic will use this junction and turn left on to Plymouth Road.

27. The ECJI layout was included within the traffic impact assessment within the TA and the results show that the scheme offsets the additional impact of the development traffic, to a reasonable level. As such the applicant will provide the junction improvement, in accordance with the approved PCC ECJI Scheme, but deliver it under the provisions of a Section 278 Agreement secured by a planning condition. The scheme will be commenced on commencement of the first dwelling and will be delivered before occupation of the 40th dwelling.

28. Following the assessment, which included the ECJI improvements, to be completed, the network was shown to operate within reasonable thresholds throughout. Where instances of operational pressures are prevalent the difference between the baseline situation and the 'with development' scenario is minimal and not considered to be severe. With the mitigation outlined above and the ongoing ECJI works providing betterment to the operation of the corridor, the additional proposed development traffic does not give rise to unacceptable levels of additional traffic or congestion.

Site accessibility

29. Access to the site is achieved by way of the former Dryer Complex access road, from Coypool Road. This commercial access road currently has a single footway and consists of a number of vehicle access points into commercial units and service yards. In its current configuration it not considered suitable to serve as a primary means of access for a residential development.

30. The application therefore proposes to upgrade the former access and improve pedestrian crossing facilities, across the commercial access points, along its length. The road is proposed to become a 20mph zone which will benefit from a gateway feature at its junction to Coypool Road.

31. Due to width restrictions a single sided footway can only be provided with cycle ramp facilities at each end. Within the site the footway increases in width to provide a shared facility. The access arrangement has been assessed using tracking software and it is not possible to reduce the carriageway widths any further. The proposed access is essentially the best that can be delivered but it is accepted that it does fall short of the normal requirements.

32. To address this the proposal includes a pedestrian/cycle link through the site to connect the National Cycle Network, Drakes Trail - National Cycle Route 27 (NCN). This will make use of an existing tunnel under the NCN and ramp up to negotiate the level change. This will provide an alternative route for pedestrians/cyclists and cater for both work related journeys as well as leisure trips and serve as a desire line route for journeys to the north.

33. In addition, the applicant has secured land adjacent to Coypool Road and the steam railway which, as part of a landscaping scheme, will include a pedestrians/cycle route from the site towards

the Coypool Road Park and Ride, and nearby commercial units, catering for movements to the south. The redundant rail tracks on Coypool Road will be removed and the footway improved.

34. Exact details of each route will be secured by condition. The northern route will need to be completed and made available during phase two.

35. The link to the south will be required upon first occupation, and at the same time as the access road is bought up to an appropriate standard.

36. As mentioned earlier the development includes a pedestrian / cycle link to Woodford Avenue. This will not be used for vehicular access but will have the ability to be used as a means of emergency access, should the primary access be blocked for some reason. This situation, if it does arise, will be short lived and likely to be under police control in relation to an incident on the other route. A condition will prevent sustained use of this route for vehicles.

37. An indicative masterplan layout has been submitted within this planning application, which includes the link to Woodford but a detailed access plan must be submitted and the link constructed prior to first occupation. This will be secured by condition.

38. These access routes are considered appropriate to offset the limitations of the primary means of access and therefore, as a package of measures, the proposed access arrangements are considered suitable to serve the proposed development.

Internal Road Network

39. As previously discussed the details of the layout of the development are reserved for future consideration. However the design code provides details of the street form strategy for the development. The main route through the development site, the Primary Street, will provide access for all users and is suitable for use as a bus route. Bus stops will be provided along this route with junctions to secondary and tertiary streets provided throughout.

40. The development provides a walkable neighbourhood with provision for cyclists ensuring that sustainable travel is strongly promoted for future residents.

41. The design code has undergone a review and the principles, contained within the designs, are considered suitable for the development. The principles of the design code are secured by way of a condition with the construction and engineering principles controlled by way of the standard street details condition.

Proposed Parking

42. The level of car parking has been submitted to cater for the different user needs. The final quantum of parking provision will be subject of the reserved matters application. At this time the applicant indicates 1.7 car parking spaces per dwelling, as an average across the proposed development. Details of the parking allocation for dwellings will need to be submitted for approval. Safe and secure cycle parking will also need to be provided in line with both PCC policy requirements and cycle parking guidelines.

43. Car parking typologies will vary through the Proposed Development based on character area, and will comprise a mixture of on-plot (including garages), parking courts and on-street parking.

44. The adopted Development Guidelines SPD refers to provision of charging infrastructure for electric vehicles (EV). The SPD states that each dwelling with a drive or garage must be provided with a single charging point. For other dwellings at least 25% of space should be provided with charging points with 50% of all other spaces safeguarded with passive wiring to allow future

connection. While the minimum level of charging facilities is currently unknown, the applicant has committed, within the TA, to provide at least 20% of spaces with a suitable charging port and potentially provide the necessary infrastructure to allow future bays to be upgraded through the phased entry process. The current offer falls below the recently adopted SPD but at the time of the application the SPD was only a draft document. As there is currently a mix of on-plot, off-plot and on-street parking proposed it is considered that the majority of on-plot parking spaces could have the appropriate charging infrastructure to comply with the SPD requirements with visitor facilities throughout the site, including around the community hub. Electric vehicle charging facilities therefore need to be provided at convenient locations across the site to encourage the take up of electric vehicles in line with the SPD requirements and will be secured by condition.

45. Parking provision, including EVC and Cycle storage (including e-bikes / scooters) will be controlled by way of a condition with details submitted for approval under future reserved matters applications.

Site Sustainability

46. The CIHT guidance 'Planning for Public Transport in Developments' defines 400m as the recommended maximum distance to walk to a bus stop. The site does provide a pedestrian route onto Woodford Avenue where local bus services operate. However, these bus services would exceed the 400m walking distance for the majority of future residents. Services are lacking on Coypool Road so in order to ensure that every residential dwelling is located within 400m of a bus stop the applicant will fund an additional carriage on the Park and Ride service which will allow the service to extend in to the proposed development and retain its frequency.

47. The requirement for funding is £130,000 for an additional bus, per year, and the applicant will need to fund the service for a period of five years. Beyond this, additional years, up to three years, will be required on a year by year basis which will be reviewed against operational requirements. As such a S106 obligation to secure the necessary funding to extend the P&R service is required (£650,000 for five years and if still required £130,000 per year for up to three years).

48. The extended bus service, into the site, will need to be operational from first occupation and appropriate bus stops and turning provision must be provided within the site. Details of the turning area must be submitted for approval and subject to planning conditions. It will be acceptable for a bus to perform a reversing manoeuvre as a temporary arrangement, in a dedicated area, if required whilst construction continues within the site.

49. The application includes an Outline Residential Travel Plan which aims to promote sustainable travel and reduce the number of journeys made by single occupancy vehicles. Sustainable travel options will be designed into the residential estate but a Travel Plan will ensure that residents are made fully aware of all modes of sustainable travel in the area and a Travel Plan Co-ordinator will be appointed to liaise with the Councils Sustainable Travel Officers to ensure information is up to date.

50. Targets, for modal shift away from private car trips, will be identified and through the lifetime of the Travel Plan reviews / surveys will be undertaken to determine the success of the Plan. Reports will be submitted to the Council in a timely manner with results communicated to residents.

51. The Travel Plan will include a welcome pack for each property and each property will receive a Travel Voucher which can be redeemed for the purchase of bus tickets or towards a bicycle (including electric cycles / scooters). Each voucher will be worth up to £200, in accordance with a S106 obligation, and will be available for the first occupants of each property only.

52. The Travel Plan is subject to a condition and will require surveys to be undertaken to establish baseline travel trends and future targets.

Construction Traffic

53. Access to the site is achieved via a road network that consists of strategic roads leading to commercial estate roads. However, as the development progresses the nature of the local road network will change, by way of becoming a primary means of access to a residential development, and it is therefore important to ensure that a Construction Traffic Management Plan, CTMP, is submitted. This should include details of access routes, contractor parking, welfare areas, Traffic management requirements and construction times. Construction traffic, associated with the development, during peak hours on the highway should be avoided where possible. This will also include a Construction Worker Travel Plan (CWTP) which will assist with management of worker car parking to avoid overspill in to surrounding local streets.

54. The applicant will also be required to provide a dilapidation survey of the local roads with a commitment to make good any damage caused by construction traffic. Road sweeping must be carried out on a regular basis to maintain clean roads and footways. This will be secured by condition.

55. Significant pre-planning and planning application discussions have taken place with the applicant in regard to this proposed development. The traffic impacts have been fully assessed and where issues arise a package of measures and mitigation proposals have been negotiated which include financial contributions towards the ECJl project and highway works to Coypool Road.

56. Access will be achievable for all users with a range of routes into, and within, the development provided for pedestrians and cyclists. Connections will be made to link into existing sustainable infrastructure and the applicant will fund a bus service, for up to eight years, to ensure that all future residents live within the recommended 400m distance to a bus stop.

57. The internal estate road network will be designed as a low speed environment with details secured through a design code to ensure consistency throughout the residential estate. The development will provide a walkable neighbourhood to encourage lower car-based journeys. Localised pedestrian and cycle route improvements will be provided to link with existing facilities in the area.

58. Parking will be provided in accordance with current standards and the applicant has committed toward providing Electric vehicle charging points for dwellings and in shared facilities within the site.

59. The application has been submitted as an outline, with access as a full detail, the Reserved Matters Application(s) can ensure that further details are acceptable due course.

60. Officers consider that the proposed development is acceptable with regard to highways and is in accordance with JLP policies DEV29 and PLY53 of the JLP. as well as PSM5 of the PSMNP.

Openspace, Landscape Impacts and Trees

61. The proposed character and amount of open space on the Site is set out on the Green Infrastructure Parameter Plan. This is then informed by the Woodland Strategy. Officers consider the proposed development helps address local deficiencies in the accessibility and quality of green space and play space in compliance with JLP Policy DEV27. Managed public access to the woodland will be provided through the creation of new connections and provision of recreational routes through the woodland, for the benefit of both existing and future residents. Formal public spaces will be provided to complement the woodland and provide further opportunities for play and recreation. This includes the proposed community orchard, playspaces, Community green, and provision of open space for teenagers close to the Community Hub.

62. Public access to the woodland is considered to be a major benefit of scheme and meets the requirement of Policy PLY53(6). The scheme will also comply with Policy PSM3 of the approved Plympton and St Mary Neighbourhood plan. The applicant has agreed to transfer the openspaces, playspaces and woodland to the council once all work and improvements in those areas are complete which will be secured through the s106 along with a commuted sum of £1,441,281 cover the cost of management and maintenance for a period of 20 years (unless an alternative management arrangement is agreed).

63. A Landscape and Visual Impact Assessment has been submitted with the application which concludes that due to the topography of the site and existing vegetation impacts on landscape character is likely to be minimal. The Proposed Development would generally be seen within the context of residential development both along the edges of Woodford and beyond the Site to Plymouth. It is considered that, whilst the existing environment comprises a partly undeveloped landscape, the Proposed Development and landscape strategy proposals would be beneficial to the improvement and enhancement the current landscape condition and quality, which has historically been used for industrial purposes and characterised by large industrial structures. Officers are in agreement with these conclusions and therefore the application complies with policies DEV23 and DEV27 of the JLP.

64. The majority of existing tree cover connectivity across the site would be retained. Approximately 1.45 hectares of trees (9% of total tree cover) would be removed if the development was carried out in strict accordance with the Illustrative Masterplan.

65. The majority of trees that would be removed comprise low quality groups of self-set regeneration or structure planting as well as trees which have been structurally compromised by previous ground remediation works. There would be some loss of moderate quality trees but this is generally restricted to woodland edge and occasional open grown trees. Connectivity of woodlands will be retained wherever possible with only the access road to the north affecting this.

66. The Woodland Strategy sets out the principles by which the existing woodlands and areas of tree cover will be incorporated into the development and how they will be managed and improved as part of the development process.

67. Detail of replacement tree planting will be dealt with through reserved matters applications and address mitigation for the loss of trees opportunities to augment and connect existing tree cover.

68. A detailed Arboricultural Impact Assessment (AIA) will be required in support of any future reserved matter/applications which will be secured through condition. Officers consider the proposal complies with policy DEV28 of the JLP.

Biodiversity

69. The Proposed Development incorporates a number of ecological measures that protect the existing ecological features at the Site and make the most of the opportunities for ecological enhancement. An outline Landscape and Ecological Management Plan has been submitted with the application which details a number of ecological features which will be incorporated within the Proposed Development. These include:

- Retention and enhancement of woodlands and adoption of management regimes to ensure longevity and structural diversity in addition to maintaining wildlife interest;
- Creation of structurally and botanically diverse grasslands;
- Landscaping and management to encourage pollinators e.g. selection of native and wildlife friendly nectar and pollen producing species for bees and butterflies, including early and late

flowering species, in addition to management operations that maintain forage sources throughout the season and which safeguard overwintering and breeding habitats;

- Provision of 30 habitat features for insects, such as 'bee bricks', bumblebee nest boxes, 'bug hotels' and similar;
- Sanctuary areas for badgers and reptiles, created and safeguarded through landscaping and public access management;
- Wildlife refuge features suitable for small mammals, birds, invertebrates and reptiles;
- Provision of bird boxes, suitable for a range of species, within the woodlands to maintain nesting opportunities during woodland management operations, in addition to 20 bird nest units (e.g. for swifts, swallows, house sparrow) incorporated within the new residential development;
- Provision of 30 bat boxes, including models suitable for pipistrelles, Myotis species and barbastelle, within woodlands to maintain roost habitat for tree dwelling bats throughout woodland management operations, in addition to 10 bat roost units installed within or on to appropriate structures within the new residential development (for example, buildings within the community hub facing onto open space, apartment buildings or residences within the older persons scheme which face towards woodland edges);
- Long-term maintenance of the existing bat barn in the northeast corner of the Site and creation and long-term maintenance of second bat building in the west of the site to maintain roost opportunities and range within the site; and
- Adoption of a wildlife sensitive lighting strategy to minimise light spill within sensitive habitats and light disturbance affecting a range of nocturnal wildlife occupying the site.

70. Officers consider the biodiversity measures are acceptable. Biodiversity Impact calculations have been undertaken which demonstrate a significant Net Biodiversity Gain as required by policy DEV26. Conditions have been added to secure these measures and the submission of detailed LEMPS at reserved matters stage. The conditions will secure details of the deer impact and mitigation.

71. The number of bird boxes proposed falls below that which is required by the SPD therefore a condition has been added requiring the equivalent of 1 bird box per unit as per the guidance, Conditions have also been added securing details of the new 2nd bat house, and full reptile translocation details.

72. An Outline Construction Environmental Management Plan (CEMP) has been provided which sets out the principles of protecting biodiversity and the environment during construction of the development. A condition has been added securing a detailed CEMP prior to commencement.

Sustainability

73. A sustainability Statement and Energy Strategy have been submitted with the application which states that the proposed development will be designed and constructed in accordance with the energy hierarchy: be lean (designed to reduce energy demand); be clean (use energy efficiently); and be green (supply with renewable local carbon energy where feasible). The strategy allows for a combination of Low and Zero Carbon Technologies (LZCTs) to be integrated into the Proposed Development. The strategy can be delivered through one (or a combination of) the following measures:

74. -Photovoltaics;
- Air Source Heat Pumps (ASHPs);
- Site-wide district heating network fed by gas-fired heat and power (CHP);
75. and/or
- Site wide renewable community heating systems fed by biomass boilers.

76. Officers are in agreement with the majority of the Energy Strategy however consider some of the discounted options should be re explored along with whether there are any opportunities for shared offsite heat and power with the neighbouring Princess Yachts .

77. In overall terms, the submitted details in the Sustainability Statement and Low Carbon & Energy Strategy, meet current requirements of policy DEV32 in reducing CO2 emissions. Further details will be secured by condition.

Housing Provision and Affordable Housing

78. The application proposes 20% affordable housing (AH) which is below the 30% requirement in DEV7 subject to viability. Officers have therefore sought to secure various commitments from the applicant to improve upon the initial offer, which are outlined below in more detail.

79. Officers acknowledge that there are considerable abnormal costs associated with the development of this former industrial site, including the demolition of circa 30,000sqm of various large asbestos clad buildings, the remediation of the contaminated ground, and the steeply sloping topography of parts of the site which have a significant impact on the viability of the development. Officers therefore accept that achieving full policy levels of AH will not be possible, as evidenced by the agreed viability appraisal for the development.

80. It is also worth noting that without intervention by a public body such as Homes England, it is quite likely that the site would not have been assembled or brought forward for development at all, or even if it had, then the AH offer would almost certainly have been significantly lower. In addition Officers have taken the view that the 20% affordable housing offer should apply to all 550 residential units that are proposed on the site, which includes the 60 unit block of older person's flats.

81. 65% of the AH units will be for Social Rent and that the remaining 35% will be available as Affordable Home Ownership options which complies with the guidance within the SPD. If all 550 units are delivered this will equate to 72 Social Rent units and 38 Affordable Home Ownership units, providing valuable homes for the 7000+ households that are currently awaiting affordable rental accommodation on the Council's housing register, as well as those in the city who need to secure affordable forms of home ownership.

82. In order to maximise the contribution of the development towards AH delivery in the city, officers have worked with the applicant to find ways of improving on the original headline 20% offer. This includes:

- a. A commuted sum payment of £361,524 towards the delivery of off-site affordable housing in other parts of the city, captured in the S106 agreement.
- b. A formal commitment from the applicant to make reasonable endeavours to increase levels of AH at a later stage in the development process as set out in an Affordable Housing Statement, which would be appended to the S106. It is envisaged that additional AH units over and above those captured in the S106 will be enabled as a result of this agreement.

Phasing of Affordable Housing

83. The applicant's aim to subdivide the whole site into a number of parcels is welcomed, as officers consider that it will attract a range of developers and builders of different sizes, hopefully accelerating and diversifying housing development products and partners. Policy DEV7 requires however that developments should deliver a wide choice of high quality homes which create sustainable, inclusive and mixed communities, and therefore the AH should reasonably spread across the site, rather than being concentrated within a particular area. To secure this an Affordable Housing Base Plan will be required, prior to any Reserved Matters applications being submitted. This

will include a requirement that AH clusters do not exceed 12 properties (unless otherwise agreed by the Council) and for the AH units to be indistinguishable from open market units.

Housing Unit Type Mix

84. Although exact housing unit types will be reserved for future consideration the proposed indicative unit type mix for all forms of tenure is 390 houses and 160 flats which has been used in the capacity testing. This is considered to be acceptable for a housing development of this scale at this location, and will ensure that a wide range of housing needs are met by this development, complying with the strategic policy aims set out in DEV7 of the JLP.

85. The indicative housing size mix set out in the Planning Statement of 46 one bed apartments, 54 two bed apartments, 93 two bed dwellings, 233 three bed dwellings and 64 four or five bed dwellings will meet the need for both smaller and larger homes is in line with the strategic aims of JLP policy DEV7, and as evidenced by the SHMA part 2.

86. The proposal to develop 60 flats for older persons is welcomed given the predicted future housing needs of an ageing population, and again this is set out as a policy objective in DEV7. The proposal to locate this apartment block close to the neighbourhood centre, where the retail, community and public transport links will be concentrated is welcomed.

Provision of Accessible and Adaptable Homes

87. Policy DEV7 sets out the policy requirement for housing suitable for households with specific needs. In addition DEV9 makes a specific requirement for 20% of dwellings to meet Category M4 (2) of Building Regulations, and for 2% of dwellings on developments larger than 50 properties, to meet Category M4 (3). The application proposes to meet these requirements which will be secured by a condition. Given the scale of this development, officers consider this to be a valuable opportunity to meet some of the backlog of unmet need for this type of housing in the city.

Self-Build/Custom build

88. Policy DEV9 - Meeting local housing need in the Plan Area confirms that Self and custom build housing will be supported providing they meet the over-arching sustainable development, general amenity and design policies. It states that the LPAs will:

- i. Negotiate the identification of suitable plots on major development sites to meet this need.
- ii. Encourage the provision of serviced plots and co-housing schemes.
- iii. Be proactive in exploring ways to ensure sufficient plots are consented to meet the duty set out in the Self-Build and Custom Housebuilding Regulations.

89. Officers have discussed and negotiated self- build and custom build housing with the applicant who has committed to explore all options, to provide at least 5% Custom and Self-build housing at the Site where viable and deliverable. This commitment will be secured in the s106 which will require the applicant to submit an Annual Custom and Self-build Statement to the Council every 12 months from the date of securing Planning Permission. The Statement will provide an update on the marketing process and funding opportunities to support Custom and Self-build homes. It will also include a requirement to hold quarterly delivery team meetings with the Council to ensure that this approach is maintained throughout the lifetime of the project.

90. Officers consider that the proposal will make a significant contribution to meeting the AH need in the city, creating a wide range of high quality new homes for approximately 110 households in need of both Social Rented property and for those in need of Affordable Home Ownership. This is in addition to other AH units that will be enabled by the commuted sum for off-site AH provision.

91. Although the total percentage offer falls short of the policy level required by JLP policy, it is considered the offer is acceptable overall given the challenging nature of the site and the other commitments being offered by the applicant, as evidenced by the viability assessment.

92. In addition the application offers significant numbers of accessible homes to meet the backlog of need for households requiring adaptable and accessible properties, and this is also welcomed, given the relative scarcity of this form of housing across the city.

Retail and Town Centre Uses

93. Policy DEV16 'Providing retail and town centre uses in appropriate locations' states that proposals for main town centre uses in edge of centre locations and out of centre locations should be supported by a sequential test. It states that the test should demonstrate that there are no other sequentially preferable suitable and available sites within or on the edge of an appropriate centre within the hierarchy of centres. As such a sequential test has been submitted with the application.

94. The proposed retail and community uses are included within the development mix to help create a sustainable neighbourhood potentially meeting daily shopping requirements and providing a focal point for community life, as well as reducing reliance on public and private transport. Inclusion of retail provision in the development mix is therefore designed to meet a particular market and locational requirement at Coypool Park.

95. Policy SPT5 'Provision for retail development' states that proposals that meet compelling 'qualitative' needs for retail development will be considered favourably. This includes providing retail development 'in support of the principle of sustainable linked neighbourhoods, allowing for a small scale local convenience shop in locations where there is no other shop within a reasonable walking distance of a residential area'.

96. Although the sequential test has identified available units within nearby shopping centres officers consider that the limited retail space and community hub uses are needed to help create a sustainable neighbourhood particularly in contributing to reducing the amount of vehicle movements on the wider highway network and therefore the proposal is considered to comply with policies DEV 16 and SPT5.

97. The location of the retail unit(s) will be controlled through the reserved matters applications.

Pollution and contamination

Ground contamination

98. A Contaminated Land report and Remediation Strategy has been submitted with the application as an appendix to the Environmental Statement. The EA are in agreement with the report that the site contains localised organic and/or metals contamination that require remediation and further delineation. Some remediation in relation to Controlled Waters risks etc. has been carried out in accordance with permitted planning consent 19/01964/FUL for demolition and removal of roads, hardstanding and slabs etc. along with pipework (redundant landing lines) and contamination 'hotspots' The report also concludes that as part of the future site re-profiling works the residual risk of unforeseen NORM radiation occurring in excavated soils needs consideration as well as verification of soils for reuse. A condition has been added to secure appropriate investigation and remediation takes place.

Noise

99. A noise assessment has been submitted with the application which identifies external noise issues at proposed properties near Princess Yachts and the road traffic noise from the B3416 and A38. Mitigation measure are to be the noise barriers with proposed heights ensuring that sound level

of between 50-55db are not exceeded. The Public Protection Service are in agreement with this approach which will be secured by condition.

100. The construction phase of the development is initially unlikely to cause too much disturbance due to the size of the development space and the distances from any existing dwellings, however during the course of the development as residences become inhabited the potential for disturbance to existing residents will increase. As such a Construction and Environmental Management Plan has been conditioned which will deal with all elements of disturbance including noise, dust, mud on roads

Air Quality

101. An air quality assessment report has been submitted with the application which identifies construction dust as a potential issue. Construction dust is made up of particulates which can have an impact upon health, in addition to causing a nuisance to nearby residents. A dust management plan will be included within the Construction Environmental Management Plan (CEMP) secured by condition.

Drainage

102. The developable area is found entirely in Flood Zone 1. An area to the north is located in Flood Zone 2 and this is to remain as woodland. The EA defines Flood Zone 1 as being at a low risk of flooding from a 1% AEP (1 in 100 year return period) flood event.

103. Surface water flood risk mapping provided by the Environment Agency indicates isolated areas of surface water, but overall the current site is at a low risk of flooding from a 1% AEP (1 in 100 year return period) storm event. Mapping indicates that there is an ordinary watercourse in the north of the site extent which is culverted to the north west. This appears to connect to a leat (identified on mapping as a canal) towards the western boundary of the site, and is also identified as an ordinary watercourse. To the south of the site this watercourse is culverted beneath Coypool Road and the Coypool industrial development south of the proposed site, and outfalls to the Tory Brook. The outfall is understood to be below mean high water and can be tide locked.

104. The site is located in a Critical Drainage Area (green) identified by the Environment Agency as an area where the existing drainage system is close to or has reached capacity.

105. The site is located in an area identified as having the potential for contaminated land due to former china clay works.

106. The Environmental Statement includes a summary of flood risk with a Flood Risk Assessment as an Appendix.

107. The site is described as consisting of three existing catchments:

- Catchment 1 forms approximately 12.9ha of the north of the site and drains to an ordinary watercourse that discharges to the River Plym. The existing impermeable area is 0.84ha.
- Catchment 2 forms 7.5ha of the middle of the site that drains to a leat on the western boundary. The existing impermeable area is 1.78ha.
- Catchment 3 forms 7.7ha and drains to an infiltration basin located in the south of the site. This basin also has a pump that discharges to the leat. The existing impermeable area is 1.51 ha.

108. The proposed development increases the impermeable area from an existing 4.13ha to approximately 9.5ha.

109. Infiltration tests have been completed within the site and the rates are described as being 'generally good close to the western boundary', while the north eastern part of the site returned poor infiltration rates.

110. As part of the proposed development drainage works, the intention is to open up the existing ordinary watercourse where feasible and locally divert it to suit the proposed levels and for benefits in terms of placemaking and habitat creation.

111. The proposed drainage strategy is to discharge all surface water to infiltration. The general concept is described as discharging surface water to individual plot soakaways. Roads and parking areas are to be drained to permeable paved areas and soakaways where feasible. Where this is not possible, surface water will be directed to attenuation / infiltration SUDs ponds and underground tanks.

112. The design standard of the proposed drainage strategy is for a 1 in 100 year return period (1% AEP) event with a 40% allowance for climate change. An allowance of 10% increase in impermeable area has been included for 'urban creep' over the lifetime of the development. Recommended maintenance schedules have been included in the FRA.

113. Detailed drainage design drawings and supporting calculations are required for all proposed drainage features showing that the proposed drainage strategy meets the LFRMS design standard of 1 in 100 year return period with a 40% allowance for climate change. A condition has been attached requiring the submission of a fully detailed drainage strategy prior to commencement of development and drainage details to be submitted with each reserved matters application.

Foul Drainage

114. Due to the topography of the site two new foul water pumping stations will be required to pump foul water from the Proposed Development into the existing offsite 225 foul sewer located along Woodford Avenue. This has been agreed in writing with South West Water.

115. Pumping Station 1 will be located in the south west corner of the Site and Pumping Station 2 will be located in the west of the Site.

116. Full details of the foul drainage and its infrastructure will be secured by condition. The exact location and appearance of the pumping stations will form part of reserved matters applications.

Heritage

117. The application is accompanied by a Heritage Impact Assessment that identifies and assesses the impact on 4 nearby by designated heritage assets:

- The Boringdon Arch
- Saltram House
- Boringdon Park Wood
- Lee Moor Tramway Bridge

118. It also identified non designated heritage assets within the site, the Cann Quarry Canal (disused 'leat') and 18th century stone hedgebanks within the woodland.

119. The assessment concludes that there will be no direct effect upon the Boringdon Arch or upon its immediate setting, as the historic designed views from the arch out to the wider landscape, down to Saltram and Plymouth will be preserved. Dwellings in the north east of the site may be visible but this could be mitigated through design and woodland planting. The proposal will allow public access to the woodland to view the Boringdon Arch and hedgebanks which will enhance the understanding of the historic landscape.

120. The Site is located 780 meters to the north of Saltram House Registered Park and Garden the proposed development will bring built form closer to the south side of the Site, however this

change will be experienced largely in the context of existing built form at Woodford, as seen from the north and west side of the registered area.

121. The immediate setting and heritage significance of Boringdon Park Wood, will remain unaffected by the Proposed Development, and there are likely to be no direct impacts.

122. The retention and enhancement of woodland will help to ensure any visual harm on the wider setting of the Lee Moor Tramway Bridge is reduced. The existing modern industrial/retail units to the east have had an adverse impact upon the wider setting of the bridge, the buffer zone and woodland screening proposed will ensure that no significant further visual intrusion on the setting of the bridge will occur.

123. The 18 century hedgerows have low significant historic value but will be retained in the woodland where they will be able to be viewed by the public. The Cann Quarry Canal (the disused leat) will be retained within an area of enhanced open space and woodland. Therefore the layout of the Proposed Development will make a neutral contribution to the immediate setting of this non-designated heritage asset.

124. The railway underpass to the west of the Site is proposed to be opened up to connect the footpath and cycle way on the Site with the Plym Valley trail, which will enhance access to, and therefore appreciation of, the post medieval and modern industrial history of the Site, as well as the Plym Valley Railway and Plymbridge Woods

125. The Councils Historic Environment Officer and Historic England have raised no objections to the proposal but have expressed some regret regarding damage to the non-designated leat during the previous demolition and remediation works. Historic England have suggested a financial contribution towards repairs and improvements to the tramway bridge however given that these are not required to mitigate the impact of the proposal officers do not consider these would meet the required tests in the CIL regulations. Furthermore it is understood the bridge is in third party ownership.

126. The proposal is considered to enhance access to some historical assets and officers consider any adverse impacts will not be significant. The proposal therefore complies with policy DEV21 and of the JLP and PSM11 of the PSMNP

Other Issues

127. An Employment and Skills Plan has been conditioned to contribute to employment and skills development during the construction phase to meet the requirements of DEV19 of the JLP.

128. A condition requiring a Public Access Defibrillator to be installed on the community hub building or an alternative agreed location has been added in line with guidance within the SPD and to meet the requirements of DEVI and SPT2.

129. A secure by design condition has been attached requiring the development to reach secure by design silver standard and for all private gates to have locks in accordance with policies Dev 10 and Dev 20.

130. With regard to the letters of representation the majority of comments have already been addressed in this report.

131. With regard to Site Notices and publicity the application has been advertised on 3 separate occasions in line with national regulations and council protocols. This has included site notices and press adverts. Letters are not sent to neighbouring properties.

132. With regard to construction traffic and workers movements this will be controlled through condition. All construction traffic and worker movements will be via Coypool Road.

9. Human Rights

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

10. Local Finance Considerations

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended).

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations have been requested in respect of the following matters:

- Strategic Transport
- Playing Pitches
- Health
- Education
- Allotments
- Outdoor Sports
- Wet Sports
- Dry Sports

The submitted viability appraisal has been scrutinised by development viability officers, who agree that the S106 financial package of £4,750,000 is justified. As previously mentioned officers acknowledge that there are considerable abnormal costs associated with the development of this former industrial site, including the previous demolition of various large existing buildings, the remediation of the ground, and the steeply sloping topography of parts of the site which have a significant impact on the viability. Officers consider without intervention by a public body such as Homes England, it is quite likely that the site would not have been assembled or brought forward for development at all.

The available contribution has been prioritized as follows.

Infrastructure Contributions:

- £1,790,813 towards strategic transport improvements along the city's eastern corridor including, but not limited to, the A374 / A379, the B3416 Plymouth Road and Marsh Mills roundabout.
- £1,000,000 towards Secondary Education provision at Hele's School or other provision in the City that mitigates the impact of the development on secondary education.
- £187,068 towards the Plympton Wellbeing Hub, or to alternative local wellbeing projects that mitigate the impact of the development on health and wellbeing infrastructure.
- £637,595 towards the Boringdon Sports Hub or other sports provision in the area.

- £361,524 towards offsite affordable housing.
- £13,000 S106 Management Fee.

In addition the s106 will secure:

- £650,000 to fund provision of the extension of the park and ride bus route into the development for 5 years. If after 5 years the route is still is not viable this will be funded for up to a further 3 years (£130,000 for each year).
- Travel plan measures up to the value of £110,000.
- Transfer of the openspace, playspaces and woodland to the council (unless an alternative management proposal is agreed) with a commuted sum of £1,441,281 to cover 20 years management and maintenance.
- 20% Affordable Housing and Affordable Housing Statement.
- Custom and Self build statement.

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

Officers consider the proposed development will deliver a high quality sustainable residential development on previously developed land. The development will deliver an important and recognisably difficult site allocated in the JLP and Plympton St Mary Neighbourhood Plan. Up to 550 homes are proposed which will make a significant contribution to addressing the housing need in the city. Furthermore 20% of these homes will be affordable housing with provisions in place to increase this in the city through an offsite contribution and a commitment to explore avenues of increasing the affordable housing provision on site in the future.

The development will provide community uses, playspaces and openspace to create a sustainable and desirable place to live. Public access and improvements to the woodland as well as its long term management will provide significant public benefit to existing residents in nearby estates as well as future occupiers.

Officers consider the Design Codes and Woodland Strategy alongside the other application documents will ensure a quality scheme which will successfully integrate the new built environment with the natural resources of the site.

The impact on the environment and wildlife has been comprehensively assessed in the Environmental Statement and appropriate mitigation and enhancement proposed to ensure any impacts are acceptable and net biodiversity gain is achieved.

A package of highways measures and offsite works as well as a significant financial contribution to the strategic highway network has been secured to ensure that the impact on highways is acceptable. Likewise the impact on infrastructure such as schools and health facilities will be mitigated through significant contributions which also includes a contribution to the delivery of an allocated sports hub to serve the area.

Officers consider the overriding social, economic and environmental impacts of the scheme are positive. Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval subject to a s106 agreement.

I4. Recommendation

In respect of the application dated 09.08.2019 it is recommended to Grant conditionally subject to S106.

I5. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Buildings and structures to be demolished I2991-GIS003-D received 07/08/19
Density Parameter Plan 6052_P_005 Rev B received 27/04/21
Illustrative Masterplan 6052_P_007 Rev A received 27/04/21
Red Line Boundary Plan 6052_P001 Rev B received 27/04/21
Access and Movement Parameter Plan 6052_P_002 Rev B received 27/04/21
Building Heights Parameter Plan 6052_P_006 Rev C received 27/04/21
Site Location Plan 6052_P_100 Rev B received 27/04/21
Land Use Parameter Plan 6052_P_003 Rev B received 27/04/21
Green Infrastructure Parameter Plan 6052_P_004 Rev C received 27/04/21
Pedestrian and Cycle Link to Coypool Road Illustrative Plan 6052_SK040 - received 27/04/21
SECONDARY ACCESS LAYOUT OPTION 2 I2991-CRH-ZZ-XX-SK-C-4005) P2
Delivery Strategy Phase 1 and 2 (2 Sheets) received 23/06/20
Proposed Slip Road Amendments I2991-CRH-XX-XX-DR-D-6075 P6
ECJIW WORKS - COYPOOL ROAD / PLYMOUTH ROAD 70031204_CP_0101 Rev C
PRIMARY ACCESS GENERAL ARRANGEMENT I2991-CRH-XX-XX-DR-D-4030 P5

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 CONDITION: APPROVAL OF RESERVED MATTERS

Approval of the details of means of appearance, layout, scale and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason:

Application was made in outline only under Section 92 of the Town and Country Planning Act and approval of the details specified is still required.

3 CONDITION: RESERVED MATTERS SUBMISSIONS I

The submission of all Reserved Matters and the implementation of the development hereby permitted shall be carried out in accordance with the mix and disposition of land uses, outlined within the approved Masterplan, and in broad conformity with the layouts identified and details on the illustrative Masterplan, Regulating Plan, and approved Parameter Plans and or any subsequent amendment to these plans which may be subsequently approved in writing by the Local Planning Authority.

Reason:

To set a framework for the submission of full and adequate reserved matter details and for the assessment of the proposed development in accordance with the adopted Plymouth and South West Devon Joint Local Plan 2019.

4 CONDITION: RESERVED MATTERS SUBMISSIONS 2

Detailed plans and particulars of the Reserved Matters above shall be in compliance with the approved Design Code November 2020 and Woodland Strategy January 2020 (where applicable) and each application shall demonstrate in a written statement how the principles and requirements of the Design code and Woodland Strategy (where applicable) have been adhered to.

Reason:

To ensure the development achieves the aspirations of quality design set out in the Design Code in accordance with the adopted Plymouth and South West Devon Joint Local Plan 2019.

5 CONDITION: TIME LIMIT FOR SUBMISSION

The first and second applications for the approval of Reserved Matters shall be submitted to the Local Planning Authority (LPA) within three years from the date of this permission. The applications for the approval of Reserved Matters which relate to the remaining development shall be submitted to the LPA within 6 years from the date of this permission. The first reserved matters application submitted shall be for the woodland area.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990.

6 CONDITION: TIME LIMIT FOR COMMENCEMENT

The development hereby permitted shall be begun before the expiration of two years from the date of approval of relevant reserved matters to be approved.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

7 CONDITION: RESERVED MATTERS FRAMEWORK PLAN

No Reserved Matters applications shall be submitted until a Reserved Matters Area Framework Plan has been submitted to and approved in writing by the LPA. The plan shall divide the development into different reserved matters areas. Reserved Matters areas shall include all public open space and playspace and the interface between the built development and the woodland. The woodland shall form a separate and individual reserved matters area.

Reserved Matters Application shall be submitted in accordance with the approved Reserved Matters Area Framework Plan.

Reason:

To set a framework for the submission of full and adequate reserved matter details and for the assessment of the proposed development for particular areas, in accordance with the Plymouth and South West Devon Joint Local Plan.

8 CONDITION: WOODLAND RESERVED MATTERS APPLICATION

The woodland reserved matters application and any other reserved matters applications that include woodland shall be in compliance the following documents:

Woodland Strategy January 2020

Green Infrastructure (GI) Parameter Plan (Figure 4.3 Ref 6052_P_004)

Access and Movement Parameter Plan (Figure 4.1 Ref 6052_P_002)

Proposed Habitats Plan (Figure 7.2 Ref G5810.70.069E)

Wildlife Mitigation Strategy Overview (Figure 7.4 Ref G5810.70.071C)

Outline Landscape and Ecological Management Plan (ES Appendix 4.4).

Reason:

To ensure the woodland improvements achieve the aspirations set out in the Woodland Strategy in accordance with the adopted Plymouth and South West Devon Joint Local Plan 2019.

9 CONDITION: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

PRE COMMENCEMENT

Prior to commencement of any development a detailed CEMP shall be submitted to and approved in writing by the Local Planning Authority

The CEMP shall be in accordance with the principles and objectives of the Outline Construction Environmental Management Plan dated April 2021 (ES Appendix 4.3). The CEMP shall include details of all permits, contingency plans and mitigation measures that shall be put in place to control the risk of pollution to air, soil and controlled waters, protect biodiversity and avoid, minimise and manage the productions of wastes with particular attention being paid to the constraints and risks of the site. The CEMP will also include a dust management plan and a site waste management plan. The development shall be carried out in accordance with the approved CEMP.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policies DEV1, DEV2, DEV26 and DEV35 of the Plymouth and South West Devon Joint Local Plan.

10 CONDITION: CONTAMINATED LAND

PRE-COMMENCEMENT

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not take place in that phase until sections 1 to 2 of this condition have been complied with for that phase. 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 3 of this condition has been complied with in relation to that contamination.

Section 1. Submission of Remediation Strategy

A remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority

This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved

Section 2. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms. 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 PPS 23 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 3. 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.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

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 DEV2 of the Plymouth and South West Devon Joint Local Plan.

Pre commencement justification: To ensure that contamination is dealt with at the appropriate time.

11 CONDITION: CONSTRUCTION TRAFFIC MANAGEMENT PLAN PRE-COMMENCEMENT

No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a Construction Traffic Management Plan (TMP). The said TMP shall include, but not be limited to, details of all likely vehicle movements including number, type and size of vehicle; site operation hours and local highway embargo (peak traffic hour times); routes being used by site traffic; site access (vehicle and pedestrian / cycle) and security; wheel wash facilities; cycle storage and welfare facilities; and details of contractor's car parking arrangements. The approved works shall be carried out in strict accordance with the approved TMP.

Reason:

To ensure that the traffic impacts associated with the demolition phase of the proposed development does not lead to adverse impacts upon the operation of either the Local or Strategic

Road Networks in accordance with Policy DEV29 of the emerging Plymouth and South West Devon JLP March 2017.

Pre-commencement justification: To ensure the impacts of demolition and construction on the highway are acceptable from the beginning of works.

12 ACCESS (CONTRACTORS)

PRE COMMENCEMENT

Before any other works are commenced, an adequate road access for contractors with a proper standard of visibility shall be formed to the satisfaction of the Local Planning Authority and connected to the adjacent highway in a position and a manner to be 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 Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

Pre commencement justification: To ensure that the construction access is acceptable before development begins.

13 CONDITION REPTILE TRANSLOCATION

PRE-COMMENCEMENT

Prior to commencement of the development a detailed method statement for reptile translocation, as proposed in the Outline Landscape and Ecology Management Plan (ES appendix 4.4) shall be agreed in writing with the Local Planning Authority. The method statement shall:

- a) identify on appropriate scale plans the areas that will be subject to translocation to remove reptiles in advance of phased development;
- b) set out the methods to be employed to find, capture and translocate reptiles;
- c) the timetable for translocation, including optimal times of year and seasonal constraints;
- d) identify the receptor site(s) selected for translocation of reptiles with established habitat sufficient to support the reptile population to be moved;
- e) identify qualifications and experience necessary for those responsible for implementing the works.

Where reptile survey data is older than 2 years old on land to be developed, repeat surveys shall be undertaken to establish current population levels and distribution prior to translocation. Reptile translocation shall be carried out in accordance with the approved method statement and timetable.

Reason:

In the interests of the retention, protection and enhancement of legally protected wildlife and features of biological interest, in accordance with Joint Local Plan Policies SPT12 & DEV26 and Government advice contained in the NPPF paragraphs 170, 174 & 175.

Pre commencement justification: To ensure that the reptile translocation takes place at the appropriate time.

14 HIGHWAY DILAPIDATION SURVEY

PRE COMMENCEMENT

No works shall commence on-site until the applicant has undertaken a highway dilapidation survey in consultation with the Local Highway Authority. The survey shall assess the existing condition of all highway infrastructure adjoining the site which will be impacted upon through the construction

activities associated with the development hereby approved. This shall also include routes to and from the site being used by construction traffic.

REASON

To ensure that any damage to the existing highway infrastructure arising from the construction of the proposed development is properly recorded and addressed by the developer on completion of the works in the interests of the safety of all users of the highway in accordance with Policy DEV29 of the Plymouth and South West Devon JLP March 2019.

Pre commencement justification: To ensure that the survey takes place before construction vehicles start entering the site.

**15 CONDITION: DETAILS OF EARTHWORKS AND EARTHWORK STRATEGY
PRE-COMMENCEMENT**

No development shall take place until details of earthworks and an earthworks strategy have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and modelling of the land areas including the levels and contours to be formed, showing the relationship of the proposed modelling to existing levels and contours, vegetation and surrounding landform.

The Earthworks Strategy shall include:

- How the cut-and-fill operations will contribute towards the aim of achieving as close as reasonably practicable to a balance within the site, so as to minimize the net import or export of soil.
- How the works will be phased
- Shall incorporate opportunities for advance planting to further reduce visual impacts during construction
- Provide detailed information on how contamination will be dealt with
- Details of the top soil stripping, storage, and where relevant reinstatement
- Details of Storage and Management of spoil
- Details of how the Earth Works conform with the Outline Construction Environmental Management Plan.

Reason:

To ensure that the works are carried out in accordance with the parameters set out in the ES and the works are carried out in accordance with JLP policies DEV20 and DEV23.

**16 CONDITION: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN
PRE COMMENCEMENT**

Prior to commencement, of development (except Site Preparation Works) an updated outline LEMP shall be submitted to and approved in writing by the LPA. The updated LEMP shall remain the same as the Outline Landscape and Ecological Management Plan dated April 2021 (ES Appendix 4.4) but include:

- a) a section on Hard Landscaping;
- b) evidence that the development overall will achieve at least a 10% net gain in biodiversity, and;
- c) a programme for delivery of each element of the greenspace and ecological mitigation and enhancement.

Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Joint Local Plan Policies SPT11 & DEV26 and Government advice contained in the NPPF paragraphs 170, 175 and 176.

Pre commencement justification: To ensure that the landscape and ecological management is acceptable and in place before development begins.

17 CONDITION: WOODLAND, PUBLIC ACCESS , MANAGEMENT AND DELIVERY PLAN

PRE COMMENCEMENT

No development other than Site Preparations works shall take place until a programme for delivery for the all woodland works including a timeframe for making the woodland accessible to the public have has submitted to and approved in writing by the LPA.

Prior to commencement of development (or any other woodland works) within the Woodland Reserved Matters area, a woodland management plan including details of public access shall be submitted to and approved in writing by the Local Planning Authority. The woodland management plan shall include details of the impact of deer and how this will be mitigated.

The development shall accord with the approved details and the woodland shall remain accessible to the general public in accordance with the approved details thereafter.

Reason: To ensure that satisfactory landscaping and biodiversity works are carried out and the public benefits from the woodland are achieved in accordance with DEV20, DEV23, DEV27, and policy DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019.

Pre commencement justification: To ensure that the programme for woodland delivery is in place at an early stage.

18 CONDITION: EMPLOYMENT AND SKILLS PLAN

PRE-COMMENCEMENT

No development, except Site Preparation Works, shall take place until an ESP has been submitted to and approved in writing by the Local Planning Authority. The ESP should demonstrate how local people will benefit from the development in terms of job opportunities, apprenticeship placements, work experience and other employment and skills priorities. The ESP should cover the construction of the development. The development shall thereafter be carried out in accordance with the approved ESP unless a variation in the plan is agreed in writing in advance by the Local Planning Authority.

Reason:

To ensure employment and skills development in accordance with DEV19 of the Plymouth and South West Devon Joint Local Plan 2019 and the NPPF 2019

Pre commencement justification: To ensure the skills development and job opportunities are available throughout the construction of the development.

19 ACCESS/HIGHWAY IMPROVEMENTS (GRAMPIAN) - COYPOOL ROAD / PLYMOUTH ROAD

PRE COMMENCEMENT

No development, except Site Preparation Works, shall commence until details have been submitted to and approved by the LPA in regard to the proposed amendments to the junction of Coypool

Road / Plymouth Road broadly in accordance with drawing number 70031204-CP-0101-C, to the existing highway. The works shall be commenced prior to commencement of the first dwelling and completed by the 40th occupation.

Reason:

In the interests of highway and pedestrian safety in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

Pre commencement justification: To ensure the details are acceptable and can start on commencement of construction of the first dwelling.

20 CONDITION: SURFACE WATER DRAINAGE

PRE RESERVED MATTERS SUBMISSION

No Reserved Matters applications shall be submitted until full details of a scheme for the provision of surface water management for the site and the phasing thereof have been submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with the principles and objectives of the Flood Risk Assessment (appendix 10.1), the updated Outline Construction Environment Management Plan, Design Code, Woodland Strategy, and the Landscape Ecological Management Plan. The development shall be carried out in accordance with the approved details.

Each reserved matters application shall include further details of surface water management within that reserved matters area and will demonstrate compliance and compatibility with the Surface Water Management Scheme for the site approved above. The development shall be carried out in accordance with the approved details.

Reason:

In the interests of amenity, avoid future flooding, and to avoid pollution of the environment and water supply in accordance with DEV35 of the Plymouth and South West Devon Joint Local Plan.

21 CONDITION: FOUL DRAINAGE

PRE RESERVED MATTERS SUBMISSION

No Reserved Matters applications shall be submitted until details of the provision to be made for foul water drainage and the disposal of sewage from the site including the phasing thereof have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with those agreed details.

Each reserved matters application shall include full details of foul water drainage within that reserved matters area and will demonstrate compliance and compatibility with the details for foul water and disposal of sewage for the site and the phasing approved above. The development shall be carried out in accordance with the approved details.

Reason:

In the interests of amenity and to avoid pollution of the environment and water supply in accordance with policy DEV 2 and DEV35 of the Plymouth and South West Devon Joint Local Plan.

Pre commencement justification: To ensure that the foul water drainage provision is acceptable before development begins.

22 BUS TURNING PROVISION

PRE COMMENCEMENT IN RESERVED MATTERS AREA

No development shall take place in a Reserved Matters Area until details of bus access, bus stops and appropriate turning provision for that Reserved Matters Area have been submitted to and

approved in writing by the Local Planning Authority. The details shall include a timeframe for its implementation. The bus infrastructure shall be implemented in accordance with the approved details.

Reason:

To enable buses to operate safely in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

23 CONDITION: DETAILED LEMPS

PRE COMMENCEMENT IN RESERVED MATTERS AREA

Prior to commencement of development in each reserved matters area a detailed LEMP for the relevant reserved matters area shall be submitted to and approved in writing by the Local Planning Authority. Each detailed LEMP shall be in accordance with the principles and objectives of the approved Updated Outline LEMP.

Each Detailed LEMP shall specify all works necessary to achieve and deliver the biodiversity objectives, as set out in Section 4 of the Outline LEMP and that are applicable to that reserved matters area. Specifications and works shall be undertaken in accordance with the following plans and documents:

- a) Green Infrastructure (GI) Parameter Plan (Figure 4.3 Ref 6052_P_004)
- b) Access and Movement Parameter Plan (Figure 4.1 Ref 6052_P_002)
- c) Proposed Habitats Plan (Figure 7.2 Ref G5810.70.069E)
- d) Wildlife Mitigation Strategy Overview (Figure 7.4 Ref G5810.70.071C)
- e) Woodland Strategy

The detailed LEMP shall also include a programme for delivery of the works.

Development in each Reserved Matters Area shall be carried out in accordance with the approved Detailed LEMP and delivery programme.

Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Joint Local Plan Policies SPT11 & DEV26 and Government advice contained in the NPPF paragraphs 170, 175 and 176.

24 CONDITION: STREET DETAILS

PRE COMMENCEMENT IN RESERVED MATTERS AREA

No development shall take place in a reserved matters area 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 in that reserved matters area have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied in the reserved matters area until that part of the service road which provides access to it has been constructed in accordance with the approved details.

All roads and footways forming part of the development hereby permitted shall be completed in accordance with the details approved above before the first occupation of the penultimate dwelling.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

25 CONDITION: LANDSCAPE DETAILS

PRE COMMENCEMENT IN RESERVED MATTERS AREA

() No development shall take place in any reserved matters area until the details of the landscape works for that Reserved Matters Area have been submitted to and approved in writing by the local planning authority. The landscape works shall accord with the following approved drawings and reports:

- The relevant approved reserved matters LEMP
- Woodland Strategy,
- Green Infrastructure Parameter Plan
- Design Code
- Drainage Strategy.

The landscape works shall include:

- o Soft landscape details:
- o Full soft landscape specification; plant species and size (to HTA standards), soil/roof build-up details, planting spec and establishment care.
- o The arrangement of proposed soft landscape elements and soil layouts/elevations (min 1:200 scale). Plans should include a planting schedule for reference.
- o Planting details (1:20 scale or as appropriate) including (but not limited to) tree pit details.
- o Hard Landscape Details: to provide:
- o Drawings identifying the arrangement of proposed hard landscape elements including (but not limited to) paving materials, planters, street furniture and boundary treatment materials (min 1:200 scale)
- o Plans should include a specification of the hard landscape materials (e.g. paving materials), street furniture, any applicable play equipment and any applicable boundary treatments.
- o Boundary treatment details (1:20 scale or as appropriate)

All landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development within that reserved matters area. Any dead or defective planting shall be replaced with a period of 5 years.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with JLP policy DEV20 and DEV23 and Paragraph 127 of the National Planning Policy Framework 2019.

26 CONDITION: FURTHER DETAILS - LINK TO WOODFORD AVENUE

PRE DPC

No development shall take place above damp proof course level until details of the Pedestrian / cycle link to Woodford Avenue have been submitted to and approved in writing by the Local Planning Authority, including details of preventative measures to prevent vehicular access. Details of emergency access must be submitted and footway re-instatement on Woodford Avenue. The details shall be in general accordance with drawing number 12991/CRH/ZZ/XX/SK/C/4005/P2.

The works shall conform to the approved details and be completed prior to first occupation. The link shall at no time be used as a vehicular access apart from in accordance with the approved emergency access details.

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 DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

27 DETAILS OF MAIN ACCESS- COYPOOL ROAD

PRE DPC

No development shall take place above DPC level until full details of the junction between the proposed service road and the highway have been approved in writing by the Local Planning Authority; The details shall be in broad accordance with drawing I2991/CRH/Z1/00/DR/D/4030/P5.

No dwelling hereby approved shall be occupied until that junction has been constructed in accordance with the approved details.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

28 ACCESS/HIGHWAY IMPROVEMENTS (GRAMPIAN) - COYPOOL ROAD ON SLIP

PRE DPC

No development shall take place above DPC until details have been submitted to and approved by the LPA of the proposed access and improvements to the existing highway (including bus gate, associated signals, carriageway widening, bus lane and associated Traffic Orders), The details shall be in accordance with drawing number I2991/CRH/XX/XX/DR/D/6075/P6, The works shall be completed prior to first occupation.

Reason:

In the interests of highway and pedestrian safety in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

29 CONDITION: FURTHER DETAILS - LINK TO NCN ROUTE 27

PRE DPC

No development shall take place above DPC until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz: Pedestrian /Cycle link, including underpass and ramped access between the development site and the National Cycle Network. The details shall also include a timeframe for its delivery. The works shall conform to the approved details.

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 DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

30 ACCESS/HIGHWAY IMPROVEMENTS (GRAMPIAN) - LANDSCAPING AND ACCESS AT COYPOOL ROAD

PRE DPC

No development shall take place above DPC until details of the proposed access and improvements (including landscaping, footway/cycleway widening, foot/cyclepath connection and associated localised improvements at the former rail crossing and adjacent land on Coypool Road), to the existing highway and adjacent land, have been submitted to and approved in writing by the LPA,. The details shall be in accordance with drawing 6052-SK040, The works shall be completed in accordance with the approved details prior to the occupation of any dwellings hereby approved.

Reason:

In the interests of highway and pedestrian safety in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019

31 CONDITION: DARK AREAS LIGHTING DESIGN STRATEGY

RE DPC

No development shall take place above DPC level until a Dark Areas Lighting Design Strategy has been submitted to and approved in writing by the local planning authority. The strategy shall provide:

- a) a 'Dark Areas Map' to show where light levels will be maintained at no greater than 0.5 lux;
- b) an evidence-based assessment of all proposed artificial lighting on site, consisting of a report and accompanying drawings of the site with the levels of predicted illuminance and light spill in and adjacent to the 'Dark Areas' (shown by appropriate isolines);
- c) evidence to demonstrate that a light spill no higher than 0.5 lux will be achieved within the 'Dark Areas'.

The lighting and design strategy shall be implemented and maintained in accordance with the approved details.

Reason: To ensure that there are no adverse effects arising from new artificial light spill that could otherwise disturb commuting and foraging bats and other nocturnal wildlife using areas of greenspace through and adjacent to new development in accordance with policy DEV26 of the Joint Local Plan.

32 COMMUNITY HUB/RETAIL - LOADING AND UNLOADING PROVISION - COMMERCIAL/NON RESIDENTIAL

RE OCCUPATION

Before the community hub/retail provision hereby permitted is first brought into use, adequate provision shall be made to enable goods vehicles to be loaded and unloaded within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The land indicated on the approved plans for the loading and unloading of vehicles shall not be used for any other purposes unless an alternative and equivalent area of land within the curtilage of the site is provided for loading and unloading with the prior consent in writing of the Local Planning Authority

Reason:

To enable such vehicles to be loaded and unloaded off the public highway so as to avoid:- (i) damage to amenity; (ii) prejudice to public safety and convenience; and (iii) interference with the free flow of traffic on the highway; in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

33 CONDITION: PLAY AREAS: DELIVERY

PRE OCCUPATION

No occupation in Phase 1 shall take place until Play Space 1 has been delivered and a satisfactory management plan has been submitted to and approved in writing by the LPA. No occupation in Phase 2 shall take place until Play Spaces 2 and 3 have been delivered and satisfactory management plans have been submitted to and approved in writing by the LPA. The playspaces shall be managed in accordance with the approved details.

Reason:

To ensure that satisfactory play spaces are provided in accordance with policy DEV27 of the Plymouth and South West Devon Joint Local Plan and the NPPF..

34 CONDITION TRAVEL PLAN

PRE OCCUPATION

No occupation shall take place until Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The said Travel Plan will be in broad accordance with the approved outline travel plan and 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.

The Travel Plan shall include as a minimum the following elements:

- identification of targets for trip reduction and modal shift
- practical methods to encourage modes of transport other than the private car such as:
the Government Cycle to Work Scheme
provision or subsidy of travel passes
promotion of car sharing
establishment or use of car clubs
- the provision of secure and convenient cycle parking facilities
- provision of shower and changing facilities for staff
- householder welcome packs and travel passes
- measures to regulate the management and use of permitted car parking areas
- mechanisms for monitoring and review
- the appointment of a Travel Plan Coordinator and notification to the Local Planning Authority of their contact details
- measures for enforcement of the Travel Plan, should agreed objectives and targets not be met
- a timescale for implementation of the agreed measures.

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 DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019. The applicant should contact Plymouth Transport and Infrastructure for site-specific advice prior to preparing the Travel Plan.

35 CONDITION: PUBLIC ACCESS DEFIBRILLATOR

PRE OCCUPATION

Prior to the occupation of the development within phase 2 hereby approved a Public Access Defibrillator (PAD) and associated signage shall be installed on an external surface of the community hub or other appropriate location in accordance with details which shall first be submitted to and approved in writing by to the satisfaction of the Local Planning Authority. The PAD shall be registered with the South Western Ambulance Service NHS Foundation Trust (SWASFT) (or any subsequent body responsible for registration) and monitored and maintained in accordance with their registration requirements thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard employees, visitors and the local community in accordance with DEV1 and SPT2 of the Joint Local Plan, the NPPF and NPPG and guidance found within Joint Local Plan SPD.

36 CONDITION: CYCLE PROVISION

PRE OCCUPATION

Each reserved matters application will include details of cycle storage for the dwellings or other buildings within that reserved matters area.

No dwelling or building here by approved shall be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

The level of cycle parking/storage shall meet or exceed the minimum indicative standards as identified within the City Council Development Guidelines SPD at one-space per bedroom for dwellings and 25% of the indicative car parking provision for all other uses or one space per 8 employees, whichever is greater.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

37 CONDITION: BIN STORAGE

PRE OCCUPATION

Each reserved matters application will include details of bin storage for the dwellings or other buildings within that reserved matters area.

No dwelling or building here by approved shall be occupied until bin storage has been provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority . The bin storage shown on the approved plans 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:

To ensure bin storage is available and fit for purpose in accordance with policies DEV1 and DEV20 of the Plymouth and South West Devon Joint Local Plan and NPPF.

38 CONDITION: NORTHERN ACCESS ROAD

PRE OCCUPATION

Prior to any occupation a programme for the delivery of the road providing access to the land located to the north of the site (allocated under PLX of the JLP60(11)) shall be submitted and agreed in writing by the Local Planning Authority.

The road shall then implemented in accordance with details to be submitted and approved in writing by the Local Planning Authority and in accordance with the aforementioned approved programme for delivery.

Reason:

To ensure the road providing access to the land to the north is acceptable and delivered when required in accordance with policies PLY53, DEV26, and DEV28 of the Plymouth and South West Devon Joint Local Plan 2019.

39 CONDITION: ACCOMMODATION MANAGEMENT

PRE OCCUPATION

None of the of the older persons units hereby permitted shall be occupied until details of the arrangements by which the accommodation is to be managed have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the property shall continue to be managed permanently in accordance with the approved management arrangements, unless the Local Planning Authority gives written approval to any variation of the arrangements.

Reason:

To assist in protecting the residential amenities of the area, in accordance with policy DEV01 of the Plymouth and South West Devon Joint Local Plan.

**40 CONDITION: CAR PARKING PROVISION - RETAIL AND COMMUNITY HUB
PRE OCCUPATION**

The Community Hub building/Retail Unit(s) hereby permitted shall not be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

The level of parking shall not exceed the indicative standards as identified within the City Council Development Guidelines SPD of one space per 22 sqm of floor space. Furthermore the parking provision shall include Electric Vehicle Charging infrastructure for 25% of all bays, with 50% of all other spaces serviced with passive wiring for future connection.

Reason:

In the opinion of the Local Planning Authority, although some provision needs to be made, the level of car parking provision should be limited in order to assist the promotion of sustainable travel choices in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

**41 CONDITION: MAXIMUM CAR PARKING PROVISION - OLDER PERSONS
UNITS
PRE OCCUPATION**

No older persons unit shall be occupied until car parking has been provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The level of parking shall not exceed the indicative standards as identified within the City Council Development Guidelines SPD of one space per two dwellings plus one space per warden. The parking provision shall include Electric Vehicle Charging infrastructure for 25% of all bays, with 50% of all other spaces serviced with passive wiring for future connection.

Reason:

In the opinion of the Local Planning Authority, although some provision needs to be made, the level of car parking provision should be limited in order to assist the promotion of sustainable travel choices in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019

42 CONDITION: SECURE BY DESIGN

Each reserved matters application for the development shall include details for approval of a scheme detailing how the principles and practices of the 'Secured By Design' scheme are to be incorporated into the development. The scheme shall demonstrate how the development shall aim to achieve at least silver star standard and ensure that all gates to private pathways and gates to the rear of properties shall have locks with key access. The development in each reserved matters area shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of creating safer and sustainable communities in accordance with policies DEV10 and DEV20 of the Plymouth and South West Devon Joint Local Plan and of the NPPF.

43 CONDITION: ENERGY STATEMENT AND SUSTAINABILITY

Each Reserved Matters shall include an Energy Statement and Sustainability statement for approval demonstrating the approach, technologies selected to deliver a low carbon development. The statement should be in general accordance with the Low Carbon and Energy Strategy and Sustainability Statement and include the following details:

- how the development has taken into account climate change
- the development has responded to the 'energy hierarchy'
- a solar master plan to show how access to natural light has been optimised in the development, aiming to achieve a minimum daylight standard of 27 per cent Vertical Sky Component and 10 per cent Winter Probable Sunlight Hours.
- the development will incorporate low carbon or renewable energy generation to achieve regulated carbon emissions levels of 20 per cent less than that required to comply with Building Regulations Part L.

The development shall be carried out in accordance with the approved details.

Reason:

To ensure that carbon emissions are reduced in accordance with policy DEV32 of the Plymouth and South West Devon Joint Local Plan 2019 and the NPPF.

44 CONDITION: DRIVEWAY GRADIENT

The driveway to the dwelling(s) hereby permitted shall not be steeper than 1 in 10 at any point.

Reason:

To ensure that safe and usable off street parking facilities are provided in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the National Planning Policy Framework 2019.

45 CONDITION: EXISTING TREE/HEDGEROWS TO BE RETAINED/PROTECTED

In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the commencement of development.

A: No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

B: If any retained tree or hedgerow is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another tree or hedgerow shall be planted at the same place and that tree or hedgerow shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

C: The erection of barriers and ground protection for any retained tree or hedgerow shall be undertaken in accordance with the approved plans in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure that the trees on site are protected during construction work in accordance with policy DEV28 of the Plymouth and South West Devon Joint Local Plan and paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019.

46 CONDITION: OPENING HOURS

The 'Community Hub' (any of the uses therein) and retail space hereby permitted and shall not be open to customers/users between the following times: 22:00 and 07:00.

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 Policy DEV1 of the Plymouth and South West Joint Local Plan.

47 CONDITION: COMMUNITY HUB/RETAIL: DELIVERY/COLLECTION HOURS

No deliveries or refuse collections shall be taken at or dispatched from the community hub or retail space outside the following hours; 07.00 until 22.00hrs Monday to Saturday; 08:00 until 18:00 on Sunday, including Bank or Public Holidays, unless agreed in writing by the Local Planning Authority.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects, such as noise and to comply with policies DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan and the NPPF.

48 CONDITION: USE RESTRICTION -COMMUNITY HUB AND RETAIL

The community hub hereby approved shall have a maximum of 700 sqm floor space in Use Classes A3 and/or B1 and/or D1.

The development shall have a maximum of 400sqm of retail floor space in use class A1.

Reason:

To ensure that the scale and type of the uses are appropriate in accordance with policies DEV16 and DEV17 of the Plymouth and South West Devon Joint Local Plan the National Planning Policy Framework 2018.

49 CONDITION: USE RESTRICTION - OLDER PERSONS UNITs

The older persons units hereby permitted shall be limited to occupation by persons no younger than 55 years of age and shall be used for no other purposes (including any other purpose in Class C3 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). There shall be no more than 60 units.

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 the policies of the Plymouth and South West Devon Joint Local Plan and NPPF.

50 CONDITION: NOISE

All dwellings shall be constructed in accordance with BS8233:2014 so as to provide sound insulation against externally generated noise. The levels as described in Table 4 of the guidance shall be applied, meaning there must be no more than 35 dB LAeq for living rooms and bedrooms (0700 to 2300 daytime) and 30 dB LAeq for bedrooms (2300 to 0700 night-time), with windows shut and other

means of ventilation provided. Levels of 45 dB LAf.max shall not be exceeded in bedrooms (2300 to 0700 night-time).

As per the same Standard external private amenity areas (including balconies) shall where practical meet a level of 50dB LAeq (0700 to 2300); where this is not achievable the design should aim to meet the best achievable level possible and relevant evidence and justification should be included in the verification report.

Verification

Prior to occupation of dwellings in any Reserved Matters area the developer shall submit, for written approval by the LPA, a verification report proving that the dwellings meet the aforementioned criteria.

Reason:

To ensure that the proposed dwellings hereby permitted achieve a satisfactory living standard and do not experience unacceptable levels of noise disturbance to comply with policies DEV1 and DEV2 of the Plymouth and South West Devon Joint Local Plan.

51 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 unless agreed in writing by the Local Planning Authority.

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 Policy DEV29 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

52 CONDITION: ACCESSIBLE HOMES

At least 18% of the dwellings hereby approved, where practicable, shall meet national standards for accessibility and adaptability (Category M4(2) of Building Regulations). At least 2 per cent of the dwellings (in addition to the 18% category M4(2) hereby approved shall meet national standards for wheelchair user homes (Category M4(3) of Building Regulations).

Reason:

To ensure that a mix of accessible houses are brought into the housing market in accordance with policy DEV 9 of the Plymouth and South West Devon Joint Local Plan 2019 and the NPPF 2019.

53 CONDITION: INSTALLATION OF INTEGRAL BIRD BOXES

For each Reserved Matters application, a plan for the selection, siting and installation of integral bird nest boxes shall be submitted to and approved in writing by the LPA. The installation plan shall be informed by the details set out in Informative X and in accordance with the requirements of BS 42021:2021 Design and installation of integral bird nest boxes - Specification. As such, the number of integral nest boxes shall equal, as a minimum, the total number of dwellings.

All integral nest boxes are to be installed as approved in the plan and retained thereafter. A photographic log of the installed boxes shall be submitted to the LPA prior to the discharge of this condition.

Reason:

To contribute to overall biodiversity enhancements and to provide new and enhanced opportunities for bird nesting throughout the development, in accordance with DEV26.5 of the Plymouth and South West Devon Joint Local Plan and paragraph 174(b) of the National Planning Policy Framework 2020.

54 CONDITION: MAXIMUM CAR PARKING PROVISION

Car parking shall be provided, prior to occupation of the dwelling it thereby serves, in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The level of parking shall not exceed the indicative standards as identified within the City Council Development Guidelines SPD of one space per 1-bedroom dwelling, two spaces per 2 or 3-bedroom dwelling and three spaces per 4-bedroom dwelling. Furthermore the parking provision shall include Electric Vehicle Charging infrastructure for each and every dwelling with a garage or driveway and at 25% of all other bays, with 50% of all other spaces serviced with passive wiring for future connection.

Reason:

In the opinion of the Local Planning Authority, although some provision needs to be made, the level of car parking provision should be limited in order to assist the promotion of sustainable travel choices in accordance with Policy DEV29 of the Plymouth and South West Devon Joint Local Plan, Adopted March 2019.

55 CONDITION: TREE INFORMATION

All reserved matters applications shall include tree information including: Tree survey; Tree retention/removal plan; Retained trees and root protection areas (RPA's) shown on proposed layout; Arboricultural Impact Assessment (AIA); Location of new tree planting and a Tree Protection plan. The detailed AIA will need to discuss/address the impact of the deer population on the tree population and how proposed mitigation planting will be successfully established.

Reason:

To ensure the impact on trees and tree mitigation is acceptable in accordance with policy DEV28 of the Plymouth and South West Devon Joint Local Plan 2019.

**56 CONDITION: DELIVERY OF COMMUNITY HUB AND RETAIL
PRE OCCUPATION**

Prior to any occupation a programme for delivery of the community hub and retail provision hereby approved shall be delivered in accordance with the plans approved under the relevant reserved matters application(s).

Reason:

To ensure the benefits of the community hub and retail provision are delivered at an appropriate time in accordance with policy DEV1 and DEV20 of the Plymouth and South West Devon Joint Local Plan.

57 CONDITION: NEW BAT HOUSE

Demolition of Building B7 (as shown on Plan 2991-GIS003-D) shall not commence until:

- a) the design and location of a new bat compensation house has been agreed in writing with the local planning authority and has been constructed to replace the existing bat roosts in building B7, and;
- b) the local planning authority has been provided with a copy of an EPS licence issued by Natural England pursuant to Regulation X of the Habitat and Species Regulations (20XX) approving the demolition of Building B7 and the detailed design of the appropriate mitigation features in the new bat house.

Reason:

To discharge the local planning authority's obligations under Regulation 9 of the Habitat and Species Regulations 2017 (as amended) as necessary to conserve and protect the breeding sites and resting places of European protected species and to comply with policy DEV26 of the Plymouth and South West Devon Joint Local Plan.

58 CONDITION: DELIVERY OF ENVIRONMENT MITIGATION, ENHANCEMENT AND PLAY SPACE

All works undertaken to deliver environmental mitigation and enhancement, and children's play space, on that land shall be carried out strictly in accordance with one or more methods statements previously submitted to and agreed in writing with the LPA. The content of the method statement(s) shall include the:

- a) purpose and objectives for the proposed works;
- b) review of site constraints and opportunities relating to the work;
- c) detailed design(s), working method(s) and quality of workmanship necessary to achieve stated objectives;
- d) type and source of materials to be used where relevant;
- e) extent and location of proposed works shown on appropriate scale maps and plans;
- f) timetable for implementation demonstrating that works are aligned with the proposed phasing of development and/or transfer of the land;
- g) persons responsible for implementing the works;
- h) initial aftercare and long-term maintenance (where relevant);
- i) disposal of any wastes arising from works.

Reason: To ensure that environmental measures and play space are implemented to adequate standards and capable of delivering fully the benefits and amenity intended, and upon which the grant of planning consent was conditioned and agreed in accordance with policies DEV26 and DEV27 of the Joint Local Plan.

59 CONDITION: HIGHWAYS ENGLAND PLYMOUTH RD/COYPOOL ROAD

No more than 40 dwellings of the development hereby permitted shall be constructed or brought into use unless improvement works at the B3416 Plymouth Road/ Coypool Road junction, as shown in WSP drawing SK059 ('Plymouth Road/ Coypool Road Junction Option: 2 (3.5m) Lanes on Coypool Road with Refuge Island Public Consultation') and including provision of a system of MOVA signal control, have been implemented in full and are open to traffic.

Reason:

In the interest of the safe and efficient operation of the A38 trunk road, by mitigating the traffic impacts of the development in accordance with policy DEV29 of the Plymouth and South West Devon Joint Local Plan and NPPF..

60 CONDITON: HIGHWAYS ENGLAND -MOVA

No more than 75 dwellings of the development hereby permitted shall be occupied or brought into use until a system of MOVA signal-control has been installed and is operational at the A38 Marsh Mills roundabout.

Reason:

in the interests of the safe and efficient operation of the A38 trunk road, by mitigating the traffic impacts of the development in accordance with policy DEV29 of the Plymouth and South West Devon Joint Local Plan and NPPF.

INFORMATIVES

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

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. 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.

Further information on CIL can be found on our website here:

[https://www.plymouth.gov.uk/planninganddevelopment/planningapplications/communityinfrastructur
elevy](https://www.plymouth.gov.uk/planninganddevelopment/planningapplications/communityinfrastructur/elevy)

More information and CIL Forms can be accessed via the Planning Portal:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

More detailed information on CIL including process flow charts, published by the Ministry of Housing, Local Communities and Government can also be found here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

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 the National Planning Policy Framework 2019, 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: SUPPORTING DOCUMENTS**

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

Planning Statement, including statements on Affordable Housing and Accessible & Adaptable Homes (LDA Design, July 2019)

Draft Section 106 Heads of Terms (LDA Design, July 2019)

Statement of Community Involvement (LDA Design, July 2019)

Viability Report (Avison Young, July 2019)

Design and Access Statement (LDA Design, July 2019)

Design Code (LDA Design, November 2020)

Woodland Strategy (LDA Design, January 2020)

Arboricultural Impact Assessment and Tree Survey (TEP, July 2019)

Habitats Regulations Assessment Shadow Report (TEP, July 2019)

Air Quality Assessment (Accon UK, July 2019)

Noise Assessment (Accon UK, July 2019)

Utilities Assessment Report (Campbell Reith, July 2019)

Retail Sequential Test (LDA Design, July 2019)

Transport Technical Note 03.06.21

Environmental Statement (ES) (LDA Design, July 2019) and accompanying figures
ES Appendices:

Appendix 2.1 Schedule 4 Part 1 and Part 2 of the EIA Regulations

Appendix 2.2 EIA Scoping Report
Appendix 2.3 EIA Scoping Opinion
Appendix 2.4 EIA Scoping Response Tables
Appendix 2.5 List of Consultees
Appendix 4.1 Sustainability Statement
Appendix 4.2 Low Carbon and Energy Statement
Appendix 4.5 Framework Site West Management Plan
Appendix 5.1 Summary of Legislation and National Planning Policy
Appendix 5.2 Summary of Local Planning Policy
Appendix 5.3 Study Area and Viewpoint Agreement
Appendix 5.4 LVIA Methodology
Appendix 5.5 Visualisations and ZTV Studies Methodology
Appendix 5.6 Extracts from Landscape Character Assessments
Appendix 6.1 Summary of Planning Policy
Appendix 6.2 Heritage Impact Assessment
Appendix 7.1 Ecological Desk-based Assessment
Appendix 7.2 Habitat Survey
Appendix 7.3 Bats in Buildings Report
Appendix 7.4 Bats in Trees Report
Appendix 7.5 Bat Activity Report
Appendix 7.6 Hazel Dormouse Survey
Appendix 7.7 Reptile Survey
Appendix 7.8 Badger Survey
Appendix 7.9 Great Crested Newt and eDNA Survey
Appendix 7.10 Invertebrate Survey
Appendix 7.11 Birds Survey
Appendix 7.12 Ecological Mitigation Assessment: Evaluation and Defining Significance
Appendix 7.13 Biodiversity Net Gain Calculator
Appendix 7.14 Lighting Impact Assessment
Appendix 8.1 Transport Assessment
Appendix 8.2 Travel Plan
Appendix 9.1 Land Quality Statement and Remediation Strategy
Appendix 10.1 Flood Risk Assessment
Appendix 11.1 Health Impact Assessment
Environmental Statement (ES) Addendum I (Dec 2019) and accompanying figures.
ES Appendices:
Appendix 7.5 Bat Activity Report (TEP, August 2019)
Appendix 8.3 Transport Assessment Addendum (CampbellReith, December 2019)
Environmental Statement Non-Technical Summary (ES NTS) (LDA Design, December 2019)
Environmental Statement (ES) Addendum II (2021) and accompanying figures.

ES Appendices

Appendix 4.3 - Outline Construction Environmental Management Plan (LDA Design, April 2021)
Appendix 4.4 - Landscape and Ecology Management Plan (LDA Design, April 2021)
Appendix 7.2 - Ecological Technical Report, Habitats (TEP, April 2021)
Appendix 7.13 - Biodiversity Change Assessment (TEP, April 2021)
Appendix 9.2 - Network Rail Land Due Diligence Ground Investigation - Technical Note
(CampbellReith, April 2021)
Environmental Statement Non-Technical Summary (ES NTS) (LDA Design, April 2021)

4 INFORMATIVE: EA ADVICE: WASTE CODE OF PRACTICE

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/ or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment agency recommends that developers should refer to:

- the position statement on the Definition of Waste: Development Industry Code of Practice
- The waste management page on gov.uk

5 INFORMATIVE: DRAINAGE

Surface water drainage details submitted to address condition 20 should demonstrate that the proposed drainage system, including any attenuation, can provide a 1% AEP standard of protection plus a 40% allowance for climate change. Calculations and modelling results should be produced in support of any drainage design, including infiltration test results to support the chosen drainage strategy. Details are required of all proposed drainage features.

For infiltration drainage systems a ground investigation study should be completed, including an assessment of the underlying geology to assess and confirm the anticipated path the water will take having been discharged to the proposed soakaway. This is to confirm that water will not follow a pathway that ultimately impacts upon third party land or property. The ground investigation should also confirm there is no risk of groundwater pollution from contaminated land.

Any proposed works in or near an ordinary watercourse may require a Flood Defence Consent application, as required by the Land Drainage Act (1991). Consultation with the Lead Local Flood Authority should be undertaken to determine if an application is required. This includes erosion control or bank strengthening.

6 INFORMATIVE: ENERGY STATEMENT AND SUSTAINABILITY

The Energy and Sustainability statements required by condition 43 should re-explore some of the discounted options found within the outline Energy Statement and should explore whether there are any opportunities for shared off-site heat and power.

7 INFORMATIVE: INTEGRAL BIRD BOX CONDITION

Condition 53 requires the developer to submit a plan for the selection and installation of integral bird boxes in accordance with BS42021. The plan must include details of:

- a) the bird species likely to benefit from the proposed integral nest boxes;
- b) the type of integral nest boxes to be installed;
- c) the specific buildings on the development into which boxes are to be installed, shown on appropriate scale drawings;
- d) the location on each building where boxes are to be installed, shown on appropriate building plans and elevations;
- e) details of materials, methods and workmanship necessary to install each box;

- f) details of how the siting of bird boxes within the development fits within the green infrastructure provided, demonstrating how nesting birds will have access to food, water and nesting materials in nearby suitable habitat.
- g) The means by which a photographic log of the installed boxes shall be prepared and submitted to the LPA prior to the discharge of the condition.

8 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.

9 INFORMATIVE: CONSTRUCTION TRAFFIC MANAGEMENT PLAN

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), Highway Dilapidation survey 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.
- d. Construction Workers Travel Plan.

10 INFORMATIVE: SITE PREPARATION WORKS

For the purposes of the relevant conditions Site Preparation Works includes the following enabling work required to prepare the site for development provided any required permissions or licences are in place:

- site clearance works
- investigations for the purpose of assessing ground conditions
- remedial work in respect of any contamination or other adverse ground conditions
- bulk earthworks reprofiling
- creation of SUDs attenuation ponds
- demolition work
- archaeological investigations
- diversion and laying of services
- erection of any temporary means of enclosure
- the temporary display of site notices or advertisements

11 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.

12 INFORMATIVE: CEMP- BIODIVERSITY ISSUES

Condition 9 requires the submission of CEMP to control and mitigate impacts during construction. With regard to biodiversity, in accordance with BS42020:2013 Clause 10 and Annex D.4.1, the CEMP must include:

- a) a risk assessment of all construction activities that could potentially harm biodiversity;
- b) identification of biodiversity protection zones e.g. an Ecological Constraints and Opportunities Plan (ECOP);
- c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (provided as a series of method statements where appropriate);
- d) the location and timing of sensitive works to avoid harm to biodiversity;
- e) the periods and/or operations when specialist ecologists need to be on site to oversee works .e.g. translocation of reptiles and demolition of Building B7;
- f) responsible persons and lines of communication;
- g) the role and responsibilities of a landscape and ecological clerk of works (ECoW);
- h) use of protective fences, exclusion barriers and warning signs.

13 INFORMATIVE: PUBLIC HIGHWAY ENGINEERING DETAILS

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.

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

Cases outstanding	438
Cases received this month	65
Cases closed this month	36
(No breach identified)	(15)
(Informal/formal action taken)	(21)
Planning Contravention Notices Issued	0
Planning Contravention Notices <u>Live</u>	0
Planning Enforcement Notices Issued	0
Enforcement Notices <u>Live</u>	2
Temporary Stop Notices (TSN) issued	1
Temporary Stop Notices (TSN) Live	1
Advertisement Removal Notice	0
Breach of Condition Notice	0
Untidy Land Notices Issued	0
Untidy Land Notices Live	8
Prosecutions Initiated	0
Prosecutions Live	0

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

Cases outstanding	455
Cases received this month	47
Cases closed this month	30
(No breach identified)	(15)
(Informal/formal action taken)	(15)
Planning Contravention Notices Issued	0
Planning Contravention Notices <u>Live</u>	0
Planning Enforcement Notices Issued	0
Enforcement Notices <u>Live</u>	2
Temporary Stop Notices (TSN) issued	0
Temporary Stop Notices (TSN) Live	1
Advertisement Removal Notice	0
Breach of Condition Notice	0
Untidy Land Notices Issued	0
Untidy Land Notices Live	8
Prosecutions Initiated	0
Prosecutions Live	0

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
26/03/2021	Granted Conditionally	21/00317/FUL	Mr Ian Wood	Change of use of ground floor from public house (Class A4) to additional living accommodation as part of existing upper floor dwelling (Class C3)	40 Waterloo Street Stoke Plymouth PL1 5RS	Mr Chris Cummings
26/03/2021	Granted Conditionally	21/00330/FUL	Mr Dan Paull	Rear outbuilding (demolition of existing garage)	91 Edith Avenue Plymouth PL4 8TL	Mr Chris Cummings
26/03/2021	Agreed	21/00394/CDM	Mr Richard Findlay	Condition Discharge: Condition 4 of application 18/02059/FUL	Plymouth Pavilions Millbay Road Plymouth PL1 3LF	Mr Alistair Wagstaff
29/03/2021	Granted Conditionally	21/00101/FUL	Mr Tom Lavis	Minor external alterations (windows and doors) to facilitate internal alterations to existing D2 use.	The Kitto Centre, Honicknowle Lane Plymouth PL5 3NG	Mr Macauley Potter
29/03/2021	Granted Conditionally	21/00163/FUL	Mr L Burchnall	Single storey side extension	135 Wembury Road Plymouth PL9 8EZ	Mr Sam Lewis
29/03/2021	Granted Conditionally	21/00179/FUL	Mr C Knapman	Detached dwelling with associated car parking and removal of part of front boundary wall	Down Horn Farm Horn Lane Plymouth PL9 9BR	Ms Abbey Edwards
29/03/2021	Granted Conditionally	21/00180/LBC	Mr C Knapman	Detached dwelling with associated car parking and removal of part of front boundary wall	Down Horn Farm Horn Lane Plymouth PL9 9BR	Ms Abbey Edwards
29/03/2021	Granted Conditionally	21/00318/FUL	Mr & Mrs Miles	Single storey side/rear extension	40 Hermitage Road Plymouth PL3 4RU	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
29/03/2021	Granted Conditionally	21/00341/FUL	Mr Browne	Single storey rear extension	33 Compton Vale Plymouth PL3 5DX	Mr Sam Lewis
29/03/2021	Refused	21/00440/AMD	Mr Phillip Hanrahan	Non-material Admendment: To use blockwork and painted render for porch and side extension and side extension to have hipped rather than gable roof for application 19/01589/FUL	9 Hareston Close Plymouth PL7 1QJ	Mr Peter Lambert
30/03/2021	Granted Conditionally	21/00185/FUL	Mr Dan Stevens	Two-storey side and single storey rear link extension with minor garden alterations.	41 Rashleigh Avenue Plymouth PL7 4DA	Mr Macauley Potter
30/03/2021	Granted Conditionally	21/00187/FUL	Mr Jin Kun Xie	Conversion of garage and single storey rear extension	10 Ambleside Place Plymouth PL6 8EN	Mr Paul McConville
30/03/2021	Granted Conditionally	21/00196/FUL	Mr Jordi Armitage	Single storey side and rear extension, rooflights and garage conversion.	32 Radford Park Road Plymouth PL9 9DP	Mr Mike Stone
30/03/2021	Granted Conditionally	21/00283/FUL	Mr Michael Litchfield	Rear balcony	58 Lower Saltram Plymouth PL9 7PW	Mr Sam Lewis
31/03/2021	Granted Conditionally	21/00174/TPO	Elizabeth Natale	Chestnut (T1) - Re-pollard. Lime (T2) - Reduce whole crown by 2-3m to natural growth points.	4 Collingwood Villas Collingwood Road Plymouth PL1 5NZ	Mrs Jane Turner
31/03/2021	Granted Conditionally	21/00228/FUL	Mr Roan Yeates	Conversion of basement area to 1no. flat (Class C3)	59 Hyde Park Road Plymouth PL3 4JN	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
31/03/2021	Granted Conditionally	21/00242/FUL	Mr Steve Brook	Alterations to building to enable conversion of garage to bedroom	7 Whatley Mews Plymouth PL9 7FX	Ms Abbey Edwards
31/03/2021	Granted Conditionally	21/00296/S73	Briscoe	Variation of Condition 1 (Approved Plans) of 20/01837/FUL: Alteration of approved extension from a two-storey to a longer single storey extension, alterations to outdoor amenity space layout, and alterations to parking provision	Annex Of Longreach House Hartley Road Plymouth PL3 5LW	Mr Sam Lewis
31/03/2021	Agreed	21/00309/CDM	Mr D Elder	Condition Discharge: Condition 3 of application 20/00504/FUL	Yard To Rear Of Scott Building University Of Plymouth Drake Circus Plymouth PL4 8AA	Miss Katherine Graham
01/04/2021	Refused	21/00129/FUL	Mr Clive Woodley	Single storey detached annexe	102 Lucas Lane Plymouth PL7 4EY	Mr Jon Fox
01/04/2021	Granted Conditionally	21/00145/FUL	David Williams	Removal of conservatory, construction of rear extension with lower ground floor level and construction of rear balcony.	106 Powisland Drive Plymouth PL6 6AF	Mr Macauley Potter
01/04/2021	Granted Conditionally	21/00160/FUL	Mr Paul Stewart	Single storey rear extension inc. demolition of external store	58 Haddington Road (Flat 5) Plymouth PL2 1RW	Mr Paul McConville
01/04/2021	Granted Conditionally	21/00197/FUL	Henn	Replacement of conservatory and lower ground single storey extension	30 Moor Lane Plymouth PL5 1UA	Mr Paul McConville
01/04/2021	Granted Conditionally	21/00202/FUL	Mr Thomas Harry Ashmore	Two-storey rear extension and internal alterations	19 Edgar Terrace Plymouth PL4 7HQ	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/04/2021	Granted Conditionally	21/00213/FUL	Mr Shaun Kneebone	First floor side extension and single storey rear extension.	270 Fort Austin Avenue Plymouth PL6 5SR	Mr Macauley Potter
01/04/2021	Granted Conditionally	21/00220/FUL	Mr C Knapman	Change of use from office to single dwelling	163 Ridgeway Plymouth PL7 2HJ	Mr Jon Fox
01/04/2021	Granted Conditionally	21/00221/FUL	Mrs Helen Rogers	Two-storey rear/infill extension and minor garden alterations	4 Earls Wood Close Plymouth PL6 8SG	Mr Macauley Potter
01/04/2021	Granted Conditionally	21/00289/FUL	Mr Gregor Hockey	Erection of rear garage door and frame at service lane exit	18 Home Park Plymouth Devon PL2 1BQ	Mr Mike Stone
01/04/2021	Granted Conditionally	21/00290/FUL	Mr Steve Toze	Part two-storey and part single storey side extension, and front balcony	21 Kingfisher Way Plymouth PL9 7RU	Mr Sam Lewis
01/04/2021	Granted Conditionally	21/00364/FUL	Helen Killick	Single storey rear extension	34 Trelawney Road Peverell Plymouth PL3 4JS	Mr Mike Stone
01/04/2021	Agreed	21/00612/CDM	Mr Stewart Wiseman	Condition Discharge: Condition 5 of application 20/00860/FUL	Albert Villas, 21 Albert Road Plymouth PL2 1AB	Ms Abbey Edwards
06/04/2021	Granted Conditionally	21/00091/FUL	Miss Joanne Mason	Front hardstand	307 Taunton Avenue Plymouth PL5 4HR	Mr Paul McConville
06/04/2021	Granted Conditionally	21/00182/FUL	Mr Robert Wood	Bay to front of converted garagen and side extension.	37 Redwood Drive Plymouth PL7 2FS	Mr Paul McConville

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
06/04/2021	Granted Conditionally	21/00191/FUL	Mr & Mrs Masterton	Single storey rear extension	1 Woodford Close Plymouth PL7 4QX	Mr Macauley Potter
06/04/2021	Granted Conditionally	21/00320/FUL	Mr Tracy Jones	Front hardstand	3 Medway Place Plymouth PL3 6HB	Mr Paul McConville
07/04/2021	Granted Conditionally	20/02026/FUL	Mr Paul Koczka	Side and front ground floor extension, minor extension of existing front balcony, extension of driveway and new front garden pedestrian access	35 Laira Avenue Plymouth PL3 6AJ	Mr Macauley Potter
07/04/2021	Granted Conditionally	21/00108/FUL	Ian Jenkin	Widened vehicle hardstanding, side and front extension and rear/side extension with reconfiguration of garden terrace (Re-submission of 20/01627/FUL).	365 Fort Austin Avenue Plymouth PL6 5TG	Mr Paul McConville
07/04/2021	Granted Conditionally	21/00147/FUL	Mr James Allwood	Hardstand and dropped kerb	163 Blandford Road Plymouth PL3 6JY	Mr Macauley Potter
07/04/2021	Granted Conditionally	21/00279/TPO	Mr Nigel Coles	Oak (T1) - Remove the two lowest secondary branches over roof of home and prune lower tertiary growth to balance crown (amendment agreed with agent 7/4/21).	1 Princes Road, Glenholt Park Glenfield Road Plymouth PL6 7NE	Mrs Jane Turner
07/04/2021	Granted Conditionally	21/00284/TPO	Mr Rodney Taylor	Lime (T1) - Reduce crown overall by approximately 3m to nearest natural growth points.	7 Stanborough Road Plymouth PL9 8SP	Mrs Jane Turner
07/04/2021	Granted Conditionally	21/00302/TPO	Mr Jason Parfitt	Hawthorn (T1) - Fell	28 Broom Park Plymouth PL9 9QH	Mrs Jane Turner

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
07/04/2021	Granted Conditionally	21/00313/TPO	Mrs Tracie Gunningham	T1 Oak - remove.T2 Oak - deadwood only (exempt work)T3 Oak - reduce in height by a half due to dead topT4, T5 ,T6, T7 and T8 Oaks - remove lowest branches only to give 3m clearance above ground level (no thinning required).Neighbours Oak tree - remove lowest overhanging branches to give 3m clearance above ground level.Amended work specification agreed with applicant 1/4/21.	17 The Birches Plymouth PL6 7LP	Mrs Jane Turner
07/04/2021	Granted Conditionally	21/00322/TPO	Jenny Mullins	Turkey Oak (T1) - Crown lift to 5.25m above ground level.	7 Nelson Gardens Plymouth PL1 5RH	Mrs Jane Turner
07/04/2021	Granted Conditionally	21/00375/FUL	Mr Ian Chapple	Single storey rear extension and external alterations inc. replacement of garage door with window	22 Moorland View Derriford Plymouth PL6 6AN	Mr Jon Fox
07/04/2021	Granted Conditionally	21/00378/FUL	Mr & Mrs Baker	Single storey rear extension and removal of raised deck area	Stoneycroft, 60 Rocky Park Road Plymouth PL9 7DQ	Mr Sam Lewis
07/04/2021	Refused	21/00433/AMD	Keystone Power Ltd	Minor Amenment:To vary the site layout and proposed batteries/inverters on the site of application 20/01370/S73	Ernesettle Battery Facility Ernesettle Way Plymouth PL5 2TS	Mr Simon Osborne
07/04/2021	Granted Conditionally	21/00509/ADV	Mrs Charlie Jones	1x illuminated fascia and 1x non-illuminated sign	61 North Hill Plymouth PL4 8HB	Mr Mike Stone
08/04/2021	Granted Conditionally	20/02014/FUL	Darcie Sloman	Rear timber decking and sliding gate to driveway	297 Fort Austin Avenue Plymouth PL6 5ST	Miss Josephine Maddick

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08/04/2021	Granted Conditionally	21/00234/FUL	Mr Daniel Fisher	Single storey garden office	9 Frensham Avenue Plymouth PL6 7JN	Mr Paul McConville
08/04/2021	Granted Conditionally	21/00255/FUL	Mr Dean Nicholson	Two-storey side and single storey rear extension and loft conversion with rear dormer window. Internal and external alterations inc. window alterations, new boundary treatment, landscaping and decking area	55 Shortwood Crescent Plymouth PL9 8TH	Ms Abbey Edwards
08/04/2021	Granted Conditionally	21/00335/FUL	Miss Rebecca Dickson	Replacement of existing combustible cladding and external wall insulation with non-combustible cladding and external wall insulation system including undercroft, existing bin store and replacement of brise soleil	28 Central Park Avenue Plymouth PL4 6NE	Mr Chris Cummings
08/04/2021	Refused	21/00374/FUL	Mr James Jewell	Single storey side extension	2 Woodford Road Plymouth PL6 7HX	Mr Jon Fox
08/04/2021	Granted Conditionally	21/00377/FUL	Ms Jennifer Draper	Extension of existing rear dormer	78 Mount Batten Way Plymouth PL9 9DZ	Mr Sam Lewis
08/04/2021	Agreed	21/00437/CDM	Becton Dickinson Vacutainer Systems	Condition Discharge: Condition 3 of application 20/00206/FUL	Becton Dickinson Vacutainer Systems, Belliver Way Plymouth PL6 7BP	Mr Simon Osborne
09/04/2021	Granted Conditionally	20/01240/REM	Mr Simon Wagemakers	Reserved Matters application further to outline consent 07/01094/OUT, for the construction of 56 homes inc. 26 affordable homes, landscaping and roads serving the scheme and connecting the approved Primary School to the approved new main entrance on Billacombe Road	Phase 5, Saltram Meadow Plymstock Plymouth	Ms Marie Stainwright

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09/04/2021	Granted Conditionally	21/00005/ADV	Mr Mathew Frost	Signage	83 Outland Road Plymouth PL2 3DA	Ms Abbey Edwards
09/04/2021	Granted Conditionally	21/00215/FUL	Mr Green	Two-storey rear and single storey side extensions, replacement windows, porch (retrospective), boundary walls (part-retrospective) and extension to existing hardstand inc. demolition of existing garage and conservatory (re-submission of 20/01331/FUL)	47 Croydon Gardens Plymouth PL5 2RH	Mr Paul McConville
09/04/2021	Granted Conditionally	21/00277/FUL	Mr Mark Stephens	Single storey side and rear extension	55 South Down Road Plymouth PL2 3HP	Mr Mike Stone
09/04/2021	Granted	21/00304/16	Mr Will Osbourne	Installation of a 20m high monopole, electronic communications mast to support 12 no. antenna and 2no. dishes with wrap-around cabinet at base. Additional ancilliary development inc. 9 no. radio equipment cabinets to be installed in two blocks at the base of the mast.	End Of Packington Street Plymouth PL3 4AG	Ms Abbey Edwards
12/04/2021	Granted Conditionally	21/00103/FUL	Ms Diane Kervin	Additional storey to existing ground floor extension	10 Northumberland Street Plymouth PL5 1AY	Mr Chris King
12/04/2021	Granted Conditionally	21/00206/FUL	Mr Scott Edwards	Rear balcony, incorporating small existing balcony	66 Hawthorn Way Plymouth PL3 6TP	Mr Mike Stone
12/04/2021	Refused	21/00237/FUL	Mr & Mrs Cynthia And Robert Wright	Hardstand and dropped kerb.	16 Fort Austin Avenue Plymouth PL6 5JN	Mr Macauley Potter

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12/04/2021	Granted Conditionally	21/00247/FUL	Plymouth Community Homes	Courtyard landscaping	3 No. Courtyards 2-96 (Evens) Keat Street Plymouth PL2 1SB	Mr Macauley Potter
12/04/2021	Granted Conditionally	21/00263/LBC	Mr Chris Booker	Removal of internal wall between the kitchen and utility area	4 Berkeley Cottages Collingwood Road Plymouth PL1 5QT	Mr Mike Stone
12/04/2021	Granted Conditionally	21/00264/FUL	Mr & Mrs Constantinou	Front and rear extensions, raising of roof height to create new first floor level with rear dormers, rear terrace/balcony area, demolition of existing garage and creation of new single garage, window changes, extension of existing driveway and minor garden and patio alterations.	34 Powisland Drive Plymouth PL6 6AB	Mr Macauley Potter
12/04/2021	Granted Conditionally	21/00294/FUL	Mr & Mrs S Dodd	Single storey rear extension to create ground floor self-contained accessible living unit and minor garden alterations (re-submission of 20/01201/FUL)	148 Woodford Avenue Plymouth PL7 4QS	Mr Macauley Potter
12/04/2021	Granted	21/00339/16	Mr Will Osbourne	Installation of a 20m high monopole, electronic communications mast to support 12 no. antenna and 2no. dishes with wrap-around cabinet at base. Additionally, 9 no. radio equipment cabinets to be installed in two blocks at the base of the mast.	Crosshill Plymouth PL2 1RT	Mr Mike Stone
13/04/2021	Granted Conditionally	21/00024/TPO	Louise Todd	Larch (T620) - Fell due to crown dieback. Macrocarpa (T639) - Fell due to large wound from previous limb failure and subsequent decay.	Mayhew Gardens Colebrook Plympton	Mrs Jane Turner
13/04/2021	Granted Conditionally	21/00041/FUL	Mr Shaun Robinson	Front hardstand and dropped kerb	123 Wingfield Road Plymouth PL3 4ER	Mr Mike Stone

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13/04/2021	Granted Conditionally	21/00324/FUL	Ms Shanshan Cheng	Part retrospective application for a wooden outbuilding (bike shed), L-shaped decking and hard surfaced area on side elevation and boundary fence (up to 2m)	93 Grantley Gardens Plymouth PL3 5BP	Ms Abbey Edwards
13/04/2021	Granted Conditionally	21/00367/FUL	Mr & Ms Sergeant & Wise	Two-storey side extension	39 Distine Close Plymouth PL3 6QZ	Mr Sam Lewis
13/04/2021	Agreed	21/00495/CDM	Bob Fish	Condition Discharge: Conditions 11 & 13 of application 19/00133/FUL	North Prospect Phase 4 Dingle Road, Laurel Road, Rosedown Avenue And Myrtleville Plymouth	Mr Chris King
14/04/2021	Refused	20/00492/FUL	John Purchase	Change of use from public open space to a residential garden (Class C3) including extension and construction of boundary wall at 14 Cameron Way, Plymouth, PL6 5WB (re-submission of application 19/02045/FUL)	14 Cameron Way Plymouth PL6 5WB	Mr Peter Lambert
14/04/2021	Refused	20/00781/FUL	Mr Colin Morris	Erection of external terrace to create external seating area and provide stepped and disabled access ramp to the existing commercial units	94 Royal Parade Plymouth PL1 1DT	Ms Abbey Edwards
14/04/2021	Granted Conditionally	20/01274/FUL	Miss Tamara Hearn	Hardstand and shared crossing	129 Blandford Road Plymouth PL3 6JX	Mr Sam Lewis
14/04/2021	Granted Conditionally	21/00151/FUL	Mrs Joyce Fernandez	Hardstand	97 Cardinal Avenue Plymouth PL5 1UR	Mr Paul McConville
14/04/2021	Agreed	21/00166/CDM	Mr Keith Revell	Condition Discharge: Conditions 8, 10 & 12 of application 05/00862/FUL	5 To 12 Arundel Crescent Plymouth	Mr Chris Cummings

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14/04/2021	Granted Conditionally	21/00257/ADV	Plymouth Community Homes	Fascia signs	Lynher, Tamar And Tavy House Curtis Street Plymouth PL1 4HH	Mr Paul McConville
14/04/2021	Granted Conditionally	21/00281/FUL	Mr Paul Southard	Hip to gable with rear dormer	44 Great Berry Road Plymouth PL6 5AY	Mr Paul McConville
14/04/2021	Granted Conditionally	21/00402/FUL	Faye Hambleton	Two-storey rear extension and enlarged rear terrace and excavate garden to enlarge patio	3 Penrose Villas Plymouth PL4 7BD	Mr Mike Stone
15/04/2021	Granted Conditionally	20/01798/FUL	Mr Lloyd Inwood	Extension to café to enclose first floor	The Terrace Cafe 74 Madeira Road Plymouth PL1 2JU	Miss Amy Thompson
15/04/2021	Granted Conditionally	21/00175/FUL	Mr Mark Yarde	Change of use to upper 3 floors to create 4no flats and rear walkway (Resubmission of 20/00243/FUL)	79 - 81 Mutley Plain Plymouth PL4 6JJ	Miss Amy Thompson
15/04/2021	Granted Conditionally	21/00391/FUL	Mr & Mrs Hulley	Loft conversion and rear dormer	147 Glendower Road Plymouth PL3 4LB	Mr Mike Stone
16/04/2021	Granted Conditionally	20/01959/FUL	Plymouth City Council	Installation of air source heat pump, associated acoustic screens, connecting infrastructure and secondary glazing	3 Elliot Terrace Plymouth PL1 2PL	Miss Amy Thompson
16/04/2021	Granted Conditionally	20/01960/LBC	Plymouth City Council	Installation of air source heat pump, associated acoustic screens, connecting infrastructure and secondary glazing	3 Elliot Terrace Plymouth PL1 2PL	Miss Amy Thompson
16/04/2021	Agreed	21/00210/CDM	Mr D Elder	Condition Discharge: Conditions 4 & 5 of application 20/00504/FUL	Yard To Rear Of Scott Building University Of Plymouth Drake Circus Plymouth PL4 8AA	Miss Katherine Graham

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16/04/2021	Refused	21/00301/FUL	Mr Kalam	2no. freestanding verandahs (retrospective)	5 Lockington Avenue Plymouth PL3 5QR	Mr Sam Lewis
16/04/2021	Granted Conditionally	21/00308/FUL	Mr Martyn Sullivan	Front porch, side extension and rear extension	15 Tavistock Road Plymouth PL5 3DG	Mr Paul McConville
16/04/2021	Agreed	21/00360/CDMLB	Miss Rebecca Dickson	Condition Discharge: Conditions 3, 4 & 5 of application 19/01414/LBC	22 Lockyer Street Plymouth PL1 2QW	Mr Chris Cummings
19/04/2021	Granted Conditionally	21/00346/TPO	Mrs Janice Scrivens	Sycamore (T1) - Crown raise to 3m above ground level and reduce overall crown by approximately 3m to nearest growth points. Oak (T2) - Reduce crown on sides away from the Sycamore by approximately 3m to nearest growth points (amendment agreed with owner 13/4/21 - trees have grown as a pair).	10 Merafield Close Plymouth PL7 1SG	Mrs Jane Turner
19/04/2021	Granted Conditionally	21/00354/TPO	Mrs Laura Shaw	Popular (T1) - 16/3/21 notified by agent Daniel Lovatt that tree fell in recent storms.	8 Hazel Drive Plymouth PL9 8PE	Mrs Jane Turner
19/04/2021	Granted Conditionally	21/00380/TCO	Richard Smith	Ash x 6 - fell due to Ash die back	Seven Stars Inn Seven Stars Lane Plymouth PL5 4NN	Mrs Jane Turner
19/04/2021	Granted Conditionally	21/00381/TCO	Mrs Sheila Patterson	Oak (T1) - Reduce to previous reduction points approximately 1-1.5m. Willow (T2) - Reduce highest main branch with long regrowth to level of adjacent horizontal branch on drive side. Ongoing consent to remove regrowth annually as has historically been carried out (agreed with owner 13/4/21).	Kumara, Station Road Tamerton Foliot Plymouth PL5 4LD	Mrs Jane Turner

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19/04/2021	Granted Conditionally	21/00431/TCO	Ms Xia Ming	2x Lime - reduce crown by a maximum of one third in height to natural growth points and shape (amendment agreed with owner 14/4/21).	The Ferns Seymour Road Mannamead Plymouth PL3 5AT	Mrs Jane Turner
20/04/2021	Granted Conditionally	20/01972/FUL	Mrs June Hiew	Alterations to building and conversion of dwelling(s) into 5no. apartments	176 Citadel Road Plymouth PL1 3BD	Ms Abbey Edwards
20/04/2021	Granted Conditionally	21/00241/FUL	Mr & Mrs Honey	Single storey rear extension, front porch and minor garden alterations.	57 Frogmore Avenue Plymouth PL6 5RT	Mr Macauley Potter
20/04/2021	Granted Conditionally	21/00278/FUL	Mr Mark Heppell	Two-storey side extension and front porch	158 Beacon Park Road Plymouth PL2 2QR	Mr Paul McConville
20/04/2021	Granted Conditionally	21/00333/FUL	Mr S Sivasothy	Two-storey rear staircase enclosure	34 Charlotte Street Plymouth PL2 1RJ	Mr Paul McConville
20/04/2021	Granted Conditionally	21/00343/ADV	Gareth Griffiths	1no. internally-illuminated fascia sign with graphics applied to fanlight above	Commercial Wharf Madeira Road Plymouth PL1 2NX	Mr Sam Lewis
20/04/2021	Granted Conditionally	21/00345/FUL	Mr & Mrs Mabin	Replacement single storey rear and side extensions, plus rear raised patio	7 Dunstone Drive Plymouth PL9 8SH	Mr Sam Lewis
20/04/2021	Granted Conditionally	21/00363/FUL	Mr & Mrs Salmon	Single storey rear extension (retrospective)	49 Teign Road Plymouth PL3 6PH	Miss Josephine Maddick

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20/04/2021	Granted Conditionally	21/00382/FUL	Mrs Katie Riggs	Single storey rear extension and alterations to existing rear tenement	42 Reddington Road Plymouth PL3 6PT	Mr Sam Lewis
20/04/2021	Granted Conditionally	21/00401/FUL	Mr & Mrs Martin	First floor side extension	40 Rowland Close Plymouth PL9 9TH	Mr Sam Lewis
21/04/2021	Refused	20/01079/FUL	Mr S Smith	New dwelling	Land To The West Of 857 Wolseley Road Plymouth PL5 1JR	Mr Peter Lambert
21/04/2021	Granted Conditionally	20/01447/LBC	Mr Paul Russell	Roof repairs	Egguckland Keep Fort Austin Avenue Plymouth PL6 5NX	Mr Chris King
21/04/2021	Granted Conditionally	20/01976/S73	Mr Paul Thompson	Variation of Condition 1 (Plans) to amend the design of the driveway and materials, amend location of retaining wall, removal of external stairs, creation of lower ground floor with habitable rooms , garden patio, new patio doors and vary conditions 3 (drainage) , 4 (car parking provision), 5 (landscape design) and 6 (landscape management) to agree details of application 18/00725/REM	8 - 10 Dale Avenue Plymouth PL6 5SF	Miss Amy Thompson
21/04/2021	Granted Conditionally	21/00344/FUL	Mr Robert Stander	External covered seating area and rear basement extension	51 Mutley Plain Plymouth PL4 6JH	Mr Chris Cummings
21/04/2021	Granted Conditionally	21/00392/FUL	Mr Nicholas Hunwicks	Replacement patio, replacement of uPVC door and windows with timber equivalents, and erection of pergola and store	84 Durnford Street Plymouth PL1 3QW	Mr Sam Lewis

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21/04/2021	Granted Conditionally	21/00393/LBC	Mr Nicholas Hunwicks	Replacement patio, replacement of uPVC door and windows with timber equivalents, and erection of pergola and store	84 Durnford Street Plymouth PL1 3QW	Mr Sam Lewis
21/04/2021	Granted Conditionally	21/00434/LBC	Mrs Sandra Oxton	Re-cover roof and chimney repairs	156 Durnford Street Plymouth PL1 3QR	Mr Sam Lewis
21/04/2021	Refused	21/00469/AMD	Mr Paul Holvey	Non-material Amendment: Removal of the brise soleil and use alternative sun protection	28 Penlee Way Plymouth PL3 4AW	Mrs Alumeci Tuima
22/04/2021	Granted Conditionally	21/00321/TPO	Mrs Hazel Pearce	Oak (T1) - Remove one lowest limb growing towards the south at approximately 20ft. Oak (T2) - Reduce upper part of canopy on left stem on south side by 2m to nearest natural growth point and remove 4 lowest small limbs at 20ft growing eastwards on the other main stem of the tree.No crown reduction necessary for either tree - amendments agreed 15/4/21 with agent and applicant.	58 Erlstoke Close Plymouth PL6 5QP	Mrs Jane Turner
22/04/2021	Granted Conditionally	21/00336/FUL	Mr Paul Williams	Conversion of existing 3-bay detached garage to form new annex to the main dwelling	79 Church Way Plymouth PL5 1AH	Mr Macauley Potter

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22/04/2021	Granted Conditionally	21/00388/TPO	Wolseley Trust.	Poplar (T017) - reduce back to previous reduction points. Poplar (T018) - reduce main stem by 10m and reduce extended primary branch on main stem by 6m. Poplar (T019) - reduce single extended leading primary branch inline with previous pruning cuts. Poplar (T021) - reduce extended south/west facing primary branches as a means of end-weight pruning. Poplar (T023) - remove a significant necrotic branch located at 10m from ground level on the east side of the main stem. Poplar (T024) - reduce remaining branches by up to 8 meters to reduce the risk of natural branch breakage. Poplar (T025) - reduce whole tree to 5-7m.NB:Removal of deadwood is exempt.	Scott Business Park, Beacon Park Road Plymouth PL2 2PQ	Mrs Jane Turner
22/04/2021	Granted Conditionally	21/00395/TPO	Rachael Henderson	Oak (T1) - Prune back to previous pruning points (2016).Amendment agreed with owner 16/4/21.	30 Westwood Avenue Plymouth PL6 7HS	Mrs Jane Turner
22/04/2021	Granted Conditionally	21/00398/TPO	Mrs Tanya Moon	Ash - fell due to Ash die back and lean.	45 Reddicliff Road Plymouth PL9 9NF	Mrs Jane Turner
22/04/2021	Granted Conditionally	21/00403/TPO	Mr Alex Miller Field	Holm Oak (G1) - Reduce back secondary growth, reducing lateral growth by 2.5-3m back over the pathway on west side cutting no greater than 75mm, reduce vertical height on west side stems only by up to 3m in keeping with the lateral reduction, cutting no greater then 150mm diameter, lift crown on path side up to 4m above ground level.All cuts to be to nearest natural growth point.	9 Verden Close Plymouth PL3 4BT	Mrs Jane Turner
22/04/2021	Granted Conditionally	21/00444/FUL	Ian Jenkin	Two-storey side and single storey rear extensions	2 Upton Close Plymouth PL3 6QR	Mr Sam Lewis

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22/04/2021	Granted Conditionally	21/00446/FUL	Mrs Chrissie Hicks	Single storey rear extension	16 Lester Close Plymouth PL3 6PX	Mr Sam Lewis
22/04/2021	Granted Conditionally	21/00451/TCO	Mr J & Mrs R Harman	Ash (T1) - Remove closest stem pressing against garage wall and reduce the remaining crown by approximately 1.5m.	1 Acre Place Plymouth PL1 4QP	Mrs Jane Turner
22/04/2021	Granted Conditionally	21/00454/LBC	Mr Chris Walker	Replacement roof and skylight and 3x additional skylight windows	3 Berkeley Cottages Collingwood Road Plymouth PL1 5QT	Ms Abbey Edwards
23/04/2021	Granted Conditionally	21/00049/FUL	Mr Ashley Rice	New dwelling on adjoining land	51 Gray Crescent Plymouth PL5 1DA	Mr Jon Fox
26/04/2021	Granted Conditionally	21/00365/FUL	Mr & Mrs Roberts-Doyle	Two-storey side extension	10 Ducane Walk Plymouth PL6 5WE	Mr Paul McConville
26/04/2021	Granted Conditionally	21/00368/FUL	Karen Barnfield	Vehicle hardstand and construction of new retaining walls	153 Dudley Road Plymouth PL7 1SA	Mr Macauley Potter
26/04/2021	Granted Conditionally	21/00372/FUL	Ian Jenkin	Loft conversion and rear dormer	22 Greenlees Drive Plymouth PL7 1YW	Mr Paul McConville
26/04/2021	Granted Conditionally	21/00379/FUL	Mr David Clewer	Single storey rear extension	10 Mayhew Gardens Plymouth PL7 4FG	Mr Paul McConville
26/04/2021	Granted Conditionally	21/00389/TPO	Louise Cleary	Oak (T348) - prune back to previous pruning points (amendment agreed with owner 23/4/21).	15 Cameron Way Plymouth PL6 5WB	Mrs Jane Turner

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26/04/2021	Granted Conditionally	21/00498/TCO	Mrs Julie Johns	4x Semi-mature Oak (G1) - treat as a whole group reducing height by maximum of 1-2m and outer lateral growth of all trees by no more than 1-2m, cutting no more the 50mm diameter. No work to inner side of canopies necessary.Lift lower crown on the 2 trees closest to the property by removing branches back to the main stem to a height of 3.5m above ground level.All cuts to nearest natural growth points.Amendments agreed with owner 20/4/21.	Reservoir House Admiralty Road Stonehouse Plymouth PL1 3RS	Mrs Jane Turner
27/04/2021	Granted Conditionally	20/01820/FUL	Mr Scott Wright	Two-storey side extension with ground floor front porch extension	27 Magdalen Gardens Plymouth PL7 1NX	Mr Macauley Potter
27/04/2021	Granted Conditionally	21/00059/FUL	Ms Rachel Brady-Hooper	Replacement plant on the east elevation of the building and revised boundary treatment (Part-retrospective)	11 Horn Cross Road Plymouth PL9 9BU	Ms Abbey Edwards
27/04/2021	Granted Conditionally	21/00266/FUL	Mr Jed Barry	Single storey side extension and rear veranda.	43 Bowden Park Road Plymouth PL6 5NG	Mr Paul McConville
27/04/2021	Refused	21/00292/FUL	Mr Neal Stoneman	Lean-to glazed conservatory	St Annes House Jennycliff Lane Plymouth PL9 9SN	Mrs Karen Gallacher
27/04/2021	Refused	21/00293/LBC	Mr Neal Stoneman	Lean-to glazed conservatory	St Annes House Jennycliff Lane Plymouth PL9 9SN	Mrs Karen Gallacher
27/04/2021	Granted Conditionally	21/00337/FUL	Mr & Mrs Heath	Demolition of rear extension, and erection of single storey rear extension and raised decking	66 Whiteford Road Plymouth PL3 5LY	Mr Sam Lewis

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27/04/2021	Granted Conditionally	21/00539/FUL	Mr G Key	Erection of rear outbuilding	30 Eastfield Crescent Plymouth PL3 5JX	Mr Sam Lewis
27/04/2021	Agreed	21/00766/CDM	Mr Murray Liesching	Condition Discharge: Condition 1 of application 15/01193/OUT	505 Tavistock Road Plymouth PL6 7AA	Mr Jon Fox
28/04/2021	Granted Conditionally	21/00194/FUL	Mr Nick Bishop	Various works which include facade improvements, the creation of a controlled in-only access, the extension of the existing parking area, and the creation of outdoor play spaces, to accommodate Plymouth College Preparatory School within existing school buildings on-site.	Plymouth College Ford Park Plymouth PL4 6RN	Ms Abbey Edwards
28/04/2021	Refused	21/00240/FUL	Mr Andrew Hollins	Hardstand and dropped kerb	138 Uxbridge Drive Plymouth PL5 2SH	Mr Paul McConville
28/04/2021	Granted Conditionally	21/00265/FUL	Mr Jonathan Hall	2no. external condensers	Unit 1A, 40 St Modwen Road Plymouth PL6 8LH	Mr Macauley Potter
29/04/2021	Granted Conditionally	21/00015/FUL	Mr Marshall	Change of use to domestic curtilage with erection of boundary wall and proposed side extension (part retrospective)	33 Tewkesbury Close Plymouth PL2 2HE	Miss Josephine Maddick
29/04/2021	Granted Conditionally	21/00074/LBC	Plymouth City Council	Installation of solar panels on the roof	The Guildhall Armada Way Plymouth PL1 2AA	Miss Amy Thompson
29/04/2021	Granted Conditionally	21/00075/FUL	Plymouth City Council	Installation of solar panels on the roof	The Guildhall Armada Way Plymouth PL1 2AA	Miss Amy Thompson

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29/04/2021	Granted Conditionally	21/00307/LBC	Plymouth City Council	Installation of 1no. bronze totem sign (No. 7)	Top Of Belvedere, Plymouth Hoe	Miss Amy Thompson
29/04/2021	Granted Conditionally	21/00312/LBC	Plymouth City Council	Installation of 1no. bronze totem sign as part of the Hoe Trail walking route	Tinside Pool Hoe Road Plymouth PL1 2NZ	Miss Amy Thompson
29/04/2021	Granted Conditionally	21/00412/FUL	Mr James Newton	Loft conversion with rear dormer and hip to gable roof	578 Wolseley Road Plymouth PL5 1UX	Mr Paul McConville
29/04/2021	Granted Conditionally	21/00413/TPO	Mr Lee Durand	14x Lime: (T1 to T14) - Re-pollard back to previous cut points and reduce approx. 2-3m regrowth leaving finished pollard height at approx. 5-7m. 3x Lime (T17 to T19) - Re-pollard cutting back to previous pruning points by removing approx. 1.5m regrowth. T15 Oak: Reduce and reshape canopy via thinning by removing dominant leader of approx. 2-3 metres. T16 Oak: Remove broken hanging branches in crown and reduce remaining crown via thinning by removing dominant leader of approx. 2-3m.	Plymouth Garden Centre Fort Austin Avenue Plymouth PL6 5NU	Mrs Jane Turner
29/04/2021	Granted Conditionally	21/00461/LBC	Defence Infrastructure Organisation	Erection of scaffold to undertake window repairs (approved under application 20/00147/LBC)	Stonehouse Barracks Durnford Street Plymouth PL1 3QS	Miss Amy Thompson
29/04/2021	Granted Conditionally	21/00551/TCO	Mrs Ingrid Van Der Schouw	Willow - Re-pollard and manage regrowth as and when required.	The Old School Rock Hill Plymouth PL5 4NY	Mrs Jane Turner
29/04/2021	Granted Conditionally	21/00558/TCO	Mr Joe Berryman	Hornbeam - raise crown to 5 meters above ground level on north side of crown as indicated in submitted photo.	87 Vauxhall Street Plymouth PL4 0HB	Mrs Jane Turner

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29/04/2021	Granted Conditionally	21/00560/TCO	Mrs Geogory	T1 Willow - fell T2 Alder - reduce to previous pruning points T3 Holly - reduce by 1.5m and reshape, raising crown over pavement to give 2.4m clearance above ground level.	73 Molesworth Road Stoke Plymouth PL1 5PG	Mrs Jane Turner
29/04/2021	Granted Conditionally	21/00587/TCO	Angelos Sanders	Apple (A1) - Reduce crown by 1.5m and 2m off one side (hanging over a neighbour's wall at 18 Thorn Park). Bay leaf tree (B1) - Reduce crown by 1m and 40cm around the sides. Bay Leaf (B2) - Reduce crown by 1m and 30cm around the sides. Cherry (C1) - Reduce crown by 2m. Cherry Laurel (C2): Reduce 30cm around the sides. Japanese Privet (J1) - Reduce crown by 1m. Pear (P1) - not in work schedule - reduce crown by 1-1.5m. All reduction points to be to nearest natural growth points (side shoots).	17 Thorn Park Plymouth PL3 4TG	Mrs Jane Turner
30/04/2021	Granted Subject to S106	20/00596/FUL	Mr Tony Carson	Extension to existing unit and erection of 2no. industrial buildings (Class B2/B8)	2 Darklake Close And Adjacent Land Plymouth PL6 7TJ	Mr Simon Osborne
30/04/2021	Granted Subject to S106	20/01222/S73	Mr Boston	Variation of Condition 9 (Quay Wall) of application 17/02074/FUL	Bostons Boat Yard Baylys Road Plymouth PL9 7NQ	Miss Katherine Graham
30/04/2021	Refused	21/00236/FUL	Mr Nathan Morris	A vertical extension of an existing garage to create a self contained home office and WC facility. External landscaping to be amended to create new hard standing turning head/additional parking along with new areas of soft landscaping and shrubbery.	40 Thornhill Road Plymouth PL3 5NQ	Ms Abbey Edwards
30/04/2021	Granted Conditionally	21/00456/FUL	Mr David Lawrence	Single storey rear extension	159 Billacombe Road Plymouth PL9 7HB	Mr Mike Stone

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30/04/2021	Granted Conditionally	21/00555/FUL	Ellis	Two-storey side extension and single storey rear extension	8 Tything Walk Plymouth PL3 4PP	Mr Sam Lewis
04/05/2021	Granted Conditionally	20/00239/S73	Mr Lee Martin	Variation of condition 1 (Approved Plans) of application 16/02117/FUL, inc. revision to sub-division of plot and a two-storey addition to the new dwelling	5 Southwell Road Plymouth PL6 5BE	Mr Peter Lambert
04/05/2021	Agreed	21/00200/CDM	Phil Rump	Condition Discharge: Conditions 4, 5, 6 & 8 of application: 20/00201/FUL	Chard Road Surgery, 63 Chard Road Plymouth PL5 2EQ	Mr Chris King
04/05/2021	Agreed	21/00201/CDMLB	Mr Gavin Orr	Condition Discharge: Condition 3 of application 19/01716/LBC	Howard Building (B128) Hms Drake Hmnb Devonport Plymouth PL1 4SG	Mr Macauley Potter
04/05/2021	Granted Conditionally	21/00273/FUL	Mrs Teresa Gardner	Dormer to garage roof and replacement decking/balcony structure	40 Dunstone Road Plymstock Plymouth PL9 8RQ	Ms Abbey Edwards
04/05/2021	Granted Conditionally	21/00291/FUL	Mr Jamen Smith	Retrospective hardstand.	78 Biggin Hill Plymouth PL5 2QL	Mr Macauley Potter
04/05/2021	Granted Conditionally	21/00315/FUL	Mr Michael Hocking	Rear dormer	62 Baring Street Plymouth PL4 8NG	Mr Sam Lewis
04/05/2021	Agreed	21/00366/CDM	Justin Andrews	Condition Discharge: Conditions 3 & 4 of application 20/00779/FUL	33 Batter Street Plymouth PL4 0EF	Mr Mike Stone

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04/05/2021	Granted Conditionally	21/00417/FUL	Mr Paul Chapman	Single storey side extension	2 Brismar Walk Plymouth PL6 5SQ	Mr Macauley Potter
04/05/2021	Granted Conditionally	21/00428/FUL	Mr & Mrs A Reason	Two-storey rear and single storey side extension and rear dormer window	21 Gresham Close Plymouth PL5 4QD	Mr Paul McConville
04/05/2021	Granted Conditionally	21/00429/FUL	Mr & Mrs Rowe	Single storey rear extension	11 Owen Drive Plymouth PL7 4RN	Mr Macauley Potter
04/05/2021	Granted Conditionally	21/00464/FUL	Mr & Mrs J Smith	Alterations to roof and door/window layout of existing rear extension, plus enlargement of rear terrace	6 Furzehatt Road Plymouth PL9 8QS	Mr Sam Lewis
04/05/2021	Granted Conditionally	21/00594/FUL	Mr & Mrs Kallis	Rear extension	18 Whiteford Road Plymouth PL3 5LX	Mr Mike Stone
05/05/2021	Granted Conditionally	21/00299/FUL	Mr Ben Turner	Hip to gable loft conversion	1 Saltram Terrace Plymouth PL7 1PT	Mr Paul McConville
05/05/2021	Granted Conditionally	21/00397/S73	Mr & Mrs J Taylor	Variation of Condition 2 of application 13/02037/FUL to allow changes to the roof, front gable and materials	1 Beauchamp Road Plymouth PL2 3PZ	Mrs Rebecca Boyde
05/05/2021	Granted Conditionally	21/00447/FUL	Mr & Mrs Reading	Loft conversion with front and rear dormers.	39 Tithe Road Plymouth PL7 4QQ	Mr Macauley Potter
05/05/2021	Granted Conditionally	21/00449/FUL	Mr Paul Bates	Single storey rear extension	24 Cundy Close Plymouth PL7 4QH	Mr Macauley Potter

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05/05/2021	Granted Conditionally	21/00516/FUL	Mr Richard Dyer	New shopfront	18 - 20 Market Avenue Plymouth PL1 1PH	Mr Mike Stone
05/05/2021	Granted Conditionally	21/00517/LBC	Mr Richard Dyer	New shopfront	18 - 20 Market Avenue Plymouth PL1 1PH	Mr Mike Stone
05/05/2021	Granted Conditionally	21/00583/FUL	Mr & Mrs Charlie Taylor	Single storey rear extension and garage enlargement	16 Dean Hill Plymouth PL9 9AB	Mr Sam Lewis
06/05/2021	Granted Conditionally	20/01204/FUL	Mrs Lisa Brown	Replacement of roof with second floor and conversion to 13 flats with associated parking and amenity space	13 Merrivale Road Beacon Park Plymouth PL2 2QG	Mr Chris King
06/05/2021	Agreed	21/00396/CDM	Peter C Bartram	Condition Discharge: Condition 3 of application 20/01548/FUL	124 Devonport Road Plymouth PL1 5RF	Mr Mike Stone
06/05/2021	Granted Conditionally	21/00436/FUL	Mr B Ham	Rear extension, loft conversion and hip to gable roof inc. removal of rear porch	33 Vicarage Gardens Plymouth PL5 1LQ	Mr Paul McConville
06/05/2021	Granted Conditionally	21/00443/FUL	Mr & Mrs M Chubb	A single storey side extension and car port.	20 Nettlehayes Plymouth PL9 8BU	Mr Mike Stone
06/05/2021	Granted Conditionally	21/00452/FUL	Mr & Mrs Davies	Single storey side and rear extension and front porch (part retrospective) resubmission of 20/01605/FUL	27 Outland Road Plymouth PL2 3DA	Mr Mike Stone
06/05/2021	Granted Conditionally	21/00586/FUL	Mrs Elizabeth Drysdale	Single storey rear extension	45 Parker Road Plymouth PL2 3ED	Mr Sam Lewis

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06/05/2021	Granted Conditionally	21/00616/S73	Mr & Mrs Simon Millmore	Variation of Condition 1 of application 19/01323/FUL to add rooflights and PV cells to roof, en-suite window to south side elevation, amendments to front entrance and correct compass-orientation of elevations.	38 Dean Hill Plymouth PL9 9AD	Mr Mike Stone
07/05/2021	Granted Conditionally	21/00039/FUL	Mr Dougall	First floor rear extension	48 Grand Parade Plymouth PL1 3DJ	Mr Sam Lewis
07/05/2021	Granted Conditionally	21/00342/FUL	Gareth Griffiths	Refurbishment, addition of mezzanine floor and conversion of Boathouse unit (Class D1) and forecourt to form Jet Ski Safari base and retail shop (Sui Generis)	Commercial Wharf Madeira Road Plymouth PL1 2NX	Miss Amy Thompson
07/05/2021	Agreed	21/00362/CDM	Becton Dickinson Vacutainer Systems	Condition Discharge: Condition 3 of application 20/00760/FUL	Becton Dickinson Vacutainer Systems Belliver Way Plymouth PL6 7BP	Mr Paul McConville
07/05/2021	Granted Conditionally	21/00420/FUL	Mr Melvin Symmons	Temporary long-stay shed for use as a pop-up Bar/Bottle Shop (Retrospective)	12A The Broadway Plymouth PL9 7AU	Ms Abbey Edwards
10/05/2021	Granted Conditionally	21/00465/FUL	Mr James Peterson	Rear dormer (re-submission of 20/01464/FUL) (retrospective)	101 Elgin Crescent Plymouth PL5 3BX	Mr Macauley Potter
11/05/2021	Granted Conditionally	20/01289/FUL	Mr Steven Hawken	Single storey front and side 'wraparound' extension with full width balcony, two storey double garage to accommodate home office, construction of decking area, minor reconfiguration of garden and general renovations to dwelling.	42 Laira Avenue Plymouth PL3 6AJ	Mr Macauley Potter
11/05/2021	Granted Conditionally	21/00523/FUL	Mr Alistair O'Neal	Single storey rear extension	151 Poole Park Road Plymouth PL5 1DD	Mr Jon Fox

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12/05/2021	Granted Conditionally	20/00531/FUL	Mr Karim Ladhu	Conversion of hotel to form 3 dwellings and construction of 5 no. dwelling houses and associated works (Re-Submission 19/01639/FUL)	Millstones Country Hotel 436 - 438 Tavistock Road Plymouth PL6 7HQ	Mr Simon Osborne
12/05/2021	Refused	20/01723/AMD	Mr Charles Berry	Non-Material Amendment: Change of levels to Block's A & B, Unit A roof pitch flipped to match Unit B, Front elevation window layout slightly revised and Entrance pier/planter added for application 19/01585/FUL	Eurotech House Burrington Way Plymouth PL5 3LZ	Mr Chris King
12/05/2021	Granted Conditionally	21/00055/FUL	BBBW Ltd	Erection of 2 detached dwellings (Class C3) with associated car parking, refuse storage and amenity space (re-submission of 20/00980/FUL)	Land To The Rear Of Greenbank Cottages Greenbank Road Plymouth PL4 7JW	Miss Amy Thompson
12/05/2021	Granted Conditionally	21/00298/FUL	Mr Simon Jones	Two-storey side and single storey rear extension and loft conversion with rear dormer inc. removal of existing side garage	59 Great Berry Road Plymouth PL6 5AY	Mr Macauley Potter
12/05/2021	Granted Conditionally	21/00407/ADV	Mr Steve Clement-Large	Steel circular "Flameworks" backlit signage	7 Richmond Walk Plymouth PL1 4LL	Mr Paul McConville
12/05/2021	Granted Conditionally	21/00490/FUL	Mr James Scrivens	Side/rear extension, front porch, hardstand and minor alteration to existing rear extension	1 Perryman Close Plymouth PL7 4BP	Mr Macauley Potter
12/05/2021	Granted Conditionally	21/00492/FUL	Mr Andrew Shalgosky	Single storey rear extension	66 Trevithick Road Plymouth PL5 2BU	Mr Macauley Potter
12/05/2021	Granted Conditionally	21/00581/FUL	Mr & Mrs Borthwick	Single storey rear extension and demolition of existing conservatory	37 Glentor Road Plymouth PL3 5TP	Mr Mike Stone

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12/05/2021	Granted Conditionally	21/00639/FUL	Lee Lawson	Single storey rear extension	35 South Down Road Plymouth PL2 3HW	Mr Mike Stone
13/05/2021	Refused	21/00254/FUL	Miss Catherine Legg	Front extension to create a sun lounge and garden access through bi folding doors, front balcony and external wall insulation (part retrospective).	836 Wolseley Road Plymouth PL5 1JU	Mr Paul McConville
13/05/2021	Granted Conditionally	21/00501/TPO	Mrs Hayley Hicson	Ash (T1) - Reduce the upper crown of the tree to first major union at approximately 6m height as indicated in submitted photo.	2 Maristow Close Plymouth PL6 5BR	Mrs Jane Turner
13/05/2021	Granted Conditionally	21/00504/TPO	Mr Gareth Kagan	Beech (ref:TO239) - fell and replace due to decay at base.	25 Lopwell Close Plymouth PL6 5BP	Mrs Jane Turner
14/05/2021	Granted Conditionally	20/01923/FUL	Mr Carl Conlon	Demolition of existing petrol station kiosk and car wash and construction of replacement larger kiosk building, new parking spaces, jet wash, air and vacuum bay and air conditioning and refrigeration plant	15 Pomphlett Road Plymouth PL9 7BH	Miss Amy Thompson
14/05/2021	Granted Conditionally	21/00385/FUL	Mr J Ashton	First floor side extension and alterations.	34 Windermere Crescent Plymouth PL6 5HX	Mr Paul McConville
14/05/2021	Granted Conditionally	21/00532/LBC	Miss Kath Fletcher	Rear external door, replacement roof slates and guttering, and various internal works including layout alterations, secondary glazing, and new floorboards (part-retrospective)	1 How Street Plymouth PL4 0DA	Mr Sam Lewis
14/05/2021	Granted Conditionally	21/00620/FUL	Mr S Booth	First floor/ two-storey side extension	54 Junction Gardens Plymouth PL4 9AS	Ms Abbey Edwards

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14/05/2021	Granted Conditionally	21/00632/LBC	Mr Andrew Mouat	Re-roofing south terrace, new flat roofs in place of hidden double pitches and new roof coverings to porches	3 - 10 Portland Villas Plymouth PL4 6DX	Mr Chris Cummings
14/05/2021	Granted Conditionally	21/00658/FUL	Mr Arthur Goode	Change of use from Class E to mixed use (Class E/F) to be used as a flexible space inc. community outreach, community meetings, training and workshops, place of worship and community offices	13 Cornwall Street City Centre Plymouth PL1 1NL	Mr Chris Cummings
14/05/2021	Agreed	21/00708/CDM	Plymouth City Council	Condition Discharge: Condition 3 of application 20/00519/FUL	Plot B240, Plymouth International Business Park William Prance Road Plymouth	Mr Chris King
14/05/2021	Agreed	21/00886/CDM	Bob Fish	Condition Discharge: Condition 10 of application 19/00133/FUL	North Prospect Phase 4 Dingle Road, Laurel Road, Rosedown Avenue And Myrtleville Plymouth	Mr Chris King
17/05/2021	Granted Conditionally	21/00357/FUL	Mr & Mrs Sharp	Part two-storey and part first floor side extension with part ground floor front extension (re-submission of 20/01190/FUL).	170 Hemerdon Heights Plymouth PL7 2TY	Mr Macauley Potter
17/05/2021	Granted Conditionally	21/00448/ADV	Mr Hawaskan Hammard	1no. illuminated fascia sign	52 Notte Street Plymouth PL1 2AG	Mr Sam Lewis
17/05/2021	Granted Conditionally	21/00530/FUL	Amy Hill	Single storey flat roof rear extension inc. demolition of existing single storey extension and outhouse	96 Normandy Way Plymouth PL5 1SS	Mr Macauley Potter
17/05/2021	Granted Conditionally	21/00533/ADV	Mr Pierre Rogier	Relocation of 5 existing advertising assets on New George Street	New George Street Plymouth PL1 1RW	Mr Mike Stone

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17/05/2021	Granted Conditionally	21/00535/FUL	Green	Two-storey side extension (to accommodate garage), single storey rear extension and minor garden works	30 Colston Close Plymouth PL6 6AY	Mr Macauley Potter
17/05/2021	Granted Conditionally	21/00572/FUL	Mr L Rees	Change of use of public house into two self-contained units	39 High Street Stonehouse Plymouth PL1 3SJ	Ms Abbey Edwards
17/05/2021	Granted Conditionally	21/00585/FUL	Mr Ashley Brown	Shopfront alterations	52 Notte Street Plymouth PL1 2AG	Mr Sam Lewis
17/05/2021	Granted Conditionally	21/00603/FUL	Mr Stephen O'Higgins	Trellis on top of existing wall (retrospective)	56 Vinery Lane Plymouth PL9 8DE	Mr Sam Lewis
17/05/2021	Granted Conditionally	21/00615/FUL	Mr & Mrs Stuart Moore	Single storey rear extension and raised decking	9 Outland Road Plymouth PL2 3BZ	Mr Sam Lewis
17/05/2021	Granted Conditionally	21/00664/FUL	Mr Jason Searing	Rear extension at first floor level.	45 Hotham Place Plymouth PL1 5NF	Mr Mike Stone
18/05/2021	Granted Conditionally	21/00442/FUL	Mr & Mrs J & P Hobbs	Single storey rear extension with rear deck area, plus rear dormer	10 Kingswood Park Avenue Plymouth PL3 4NQ	Mr Sam Lewis
18/05/2021	Granted Conditionally	21/00484/TPO	Mr Francois Vanroyen	Mature Oak - Prune back epicormic branches overhanging Acorn Gardens by 2-3m (to fence line).	20 Revell Park Road Plymouth PL7 4EJ	Mrs Jane Turner
18/05/2021	Granted Conditionally	21/00528/FUL	Mr & Mrs Ellis	Rear extension & internal alterations	Malvern, Tamerton Foliot Road Plymouth PL6 5EU	Mr Paul McConville

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18/05/2021	Granted Conditionally	21/00544/ADV	Jacob Noble	Replacement signage	61 Molesworth Road Stoke Plymouth PL1 5PF	Mr Sam Lewis
19/05/2021	Granted Conditionally	21/00098/FUL	Executors Of Miss S Cattley & Trustees Of Mrs H Cattley	Reinstatement to 2 dwellings (internal works only)	29 Marine Road Plymouth PL9 7NJ	Ms Abbey Edwards
19/05/2021	Granted Conditionally	21/00323/TPO	Mrs V Williams	T1 Beech - remove lowest two branches back to trunk.T2 - Laurel - reduce height by 2mT3 - Fir remove lowest three whorls of branchesT4 - Ash trim back lowest branches and monitor for Ash die back.T5 - multi-stemmed Sycamore either trim back lowest branches or reduce all stems to bank level and allow to regenerate.	15 The Spinney Plymouth PL7 1AG	Mrs Jane Turner
19/05/2021	Granted Conditionally	21/00400/FUL	Ernesettle Community School	Single-storey extension (new classroom), extension to covered play area and addition of a kitchen facility inc. internal alterations to existing two-storey building to aid the formal separation of Cann Bridge Special School and Tor Bridge Primary School	Tor Bridge Primary School And Cann Bridge School Eden Valley Gardens Plymouth PL6 8EE	Mr Macauley Potter
19/05/2021	Granted Conditionally	21/00425/LBC	Jacob Noble	Proposed new and replacement signage	61 Molesworth Road Stoke Plymouth PL1 5PF	Mr Sam Lewis
19/05/2021	Granted Conditionally	21/00460/FUL	Mrs Fiona Banks	Raised decking to the rear of the property.	148 Underlane Plympton Plymouth PL7 1QZ	Mr Paul McConville
19/05/2021	Granted Conditionally	21/00482/FUL	Mr Zack Davey	Single storey rear and side extension, loft conversion and window alterations	10 Hollycroft Road Plymouth PL3 6PP	Ms Abbey Edwards

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19/05/2021	Granted Conditionally	21/00487/TPO	Mrs Lucy Byrne	3x Sycamore (T1, T2 and T3) - reduce by 3-4m in height (ie. to previous reduction points).	5 Beechwood Rise Plymouth PL6 8AP	Mrs Jane Turner
19/05/2021	Granted Conditionally	21/00521/TPO	Mr Jon Draper	Beech (T1) - Reduce lowest 2 branches over shed by a maximum of 3m to nearest natural growth point. Sycamore (T2) - Reduce 1 limb overhanging neighbours by approximately 3m to nearest natural growth point.	38 Cross Park Way Plymouth PL6 5AP	Mrs Jane Turner
19/05/2021	Granted Conditionally	21/00638/TCO	Dr A Calkoen	Mimosa (not Magnolia T1) - reduce whole crown by approximately one third to lower green growth. Pittisporum (T2) - reduce whole crown by one third and shape.	108 Durnford Street Plymouth PL1 3QP	Mrs Jane Turner
20/05/2021	Refused	21/00319/FUL	Mr George Rodway	Part single and part two-storey side and rear extension with balcony terrace	12 Staddon Green Plymouth PL9 9LH	Mr Mike Stone
20/05/2021	Granted Conditionally	21/00471/FUL	Mr & Mrs N Spike	Rear extension & alterations to structures at rear of dwelling with rear decking.	23 Trelawny Road Plympton Plymouth PL7 4LH	Mr Paul McConville
20/05/2021	Granted Conditionally	21/00609/FUL	Mr Justin Richardson	First floor side extension over existing garage	17 Misterton Close Plymouth PL9 8TY	Mr Mike Stone
20/05/2021	Granted Conditionally	21/00654/LBC	Rory Duncan	Installation of a Wi-Fi system	Royal Citadel Hoe Road Plymouth PL1 2PD	Miss Amy Thompson
21/05/2021	Granted Conditionally	20/02035/FUL	Anna Oxinou	Change of use of first floor restaurant function rooms (Class E) to 2no. flats (Class C3)	48 Southside Street Plymouth PL1 2LD	Mr Sam Lewis

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21/05/2021	Granted Conditionally	21/00515/FUL	Mr C York	Single storey front and rear extensions	32 Shute Park Road Plymouth PL9 8RE	Mr Sam Lewis
21/05/2021	Granted	21/00577/16	Plymouth City Council	Installation of 15m mast - temporary telecommunications mast, antennas, ground-based apparatus and ancillary development	The Oceansgate Development (Phase 3) Oceansgate Vivid Approach Devonport Plymouth PL1 4RW	Mrs Rebecca Boyde
21/05/2021	Granted Conditionally	21/00694/ADV	Plymouth City Council	Reinstatement of the 'Welcome to Plymouth' sign	Royal Citadel Hoe Road Plymouth PL1 2PD	Mr Sam Lewis
24/05/2021	Granted Conditionally	21/00513/FUL	Mrs L Partridge	One off-street parking space including related works	22 Holland Road Plymstock Plymouth PL9 9BW	Mr Mike Stone
24/05/2021	Granted Conditionally	21/00545/FUL	Mr & Mrs Marshallsay	Demolition and replacement garage	61 Little Dock Lane Plymouth PL5 2LP	Mr Paul McConville
24/05/2021	Granted Conditionally	21/00582/FUL	Mr & Mrs John Griffith	Rear extension with internal alterations	273 Crownhill Road Plymouth PL5 3NL	Mr Macauley Potter
24/05/2021	Granted Conditionally	21/00588/ADV	Gary Egan	4no. illuminated signage (2no. totem signs and 2no. fascia signs).	Richardsons Christian Mill Rodgers Of Plymouth Christian Business Park Crown Hill Plymouth PL6 5DS	Mr Macauley Potter
24/05/2021	Granted Conditionally	21/00610/FUL	Mr Adam Spiers	Change of use of vacant (former) nursery to domestic garage	Blake Lodge, Seymour Road Mannamead Plymouth PL3 5AS	Mrs Rebecca Boyde
24/05/2021	Granted Conditionally	21/00622/FUL	Mr Richard Turner	Two-storey rear extension	FFF, 84 Embankment Road Plymouth PL4 9HY	Mr Sam Lewis

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24/05/2021	Granted Conditionally	21/00640/FUL	Mr Lee Jeffery	Single storey front extension, alterations to existing side garage etc, and rear decking (part-retrospective)	67 Outland Road Plymouth PL2 3DA	Mr Sam Lewis
24/05/2021	Granted Conditionally	21/00668/FUL	Mr Dan Rosson	Rear extension, rear dormer, changes to fenestration and detached rear store/garage.	60 Wilton Street Plymouth PL1 5LX	Mr Mike Stone
24/05/2021	Agreed	21/00738/CDM	City Fibre	Condition Discharge: Condition 3 of application 20/01045/FUL	Land At Thornbury Road Airport Business Park Plymouth	Mr Chris King
25/05/2021	Agreed	21/00548/CDC	James Ronnie	Compliance with conditions of application 09/00297/FUL	60 Pembroke Lane Plymouth PL1 4GX	Mr Chris King
25/05/2021	Granted Conditionally	21/00584/FUL	Mr & Mrs Rutter	Hip to gable loft conversion with rear dormer	36 Larkham Lane Plymouth PL7 4PJ	Mr Paul McConville
25/05/2021	Granted Conditionally	21/00591/FUL	Mr & Mrs Talbot	Alterations to roof including hip to gable and a rear dormer	179 Victoria Road Plymouth PL5 1QT	Mr Paul McConville
25/05/2021	Granted Conditionally	21/00627/FUL	Mr David Davies	Recreation room and disabled toilet (Renewal of approval 16/00981/FUL)	Torr Home, The Drive Plymouth PL3 5SY	Mr Mike Stone
25/05/2021	Granted Conditionally	21/00646/FUL	Dr & Mrs Kehoe	Demolition of rear outbuilding and canopy, and erection of single storey rear extension and shed; plus internal works	6 Penlee Gardens Plymouth PL3 4AN	Mr Sam Lewis
25/05/2021	Granted Conditionally	21/00647/LBC	Dr & Mrs Kehoe	Demolition of rear outbuilding and canopy, and erection of single storey rear extension and shed; plus internal works	6 Penlee Gardens Plymouth PL3 4AN	Mr Sam Lewis

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26/05/2021	Agreed	21/00439/CDM	Mr Justin Bryce	Condition Discharge: Conditions 3, 4, 5 & 6 of application 20/00577/FUL	2 Armada Street Plymouth PL4 8LU	Mrs Rebecca Boyde
26/05/2021	Granted Conditionally	21/00543/FUL	Mr Mark Cooney	Two-storey side and single storey rear extension	17 Celandine Gardens Plymouth PL7 2WS	Mr Paul McConville
26/05/2021	Granted Conditionally	21/00613/LBC	Interserve Support Services	Excavation of lower ground floor shower to connect to existing drain, removal of first floor office pigeon holes and new opening between meeting room and lower ground floor lobby.	Howard Building, HMS Drake HMNB Devonport Plymouth PL2 2BG	Mr Macauley Potter
27/05/2021	Granted Conditionally	20/01969/FUL	Andrew Shuttleworth	Raised decking platform to the rear of the property (Re-submission of 20/00600/FUL)	44 Tor Road Plymouth PL3 5TF	Mrs Alumeci Tuima
27/05/2021	Refused	21/00373/FUL	Mr Keith White	Canopy over existing raised terrace (Retrospective).	195 Plymstock Road Plymouth PL9 7LW	Mr Mike Stone
27/05/2021	Granted Conditionally	21/00485/FUL	Mr Nick Hamill	Change of use of commercial building to a domestic dwelling and raise roof height, hip to gable roof conversion, rear dormer, front roof lights and rear patio with basement level patio doors.	24 Furneaux Road Plymouth PL2 3ES	Mr Mike Stone
27/05/2021	Granted Conditionally	21/00522/TPO	Ms Jessica Tatton-Borwn	Horse Chestnut - reduce branches overhanging neighbours property by 3m to previous pruning points on property side of the tree only.	10 Oldlands Close Plymouth PL6 6AU	Mrs Jane Turner

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27/05/2021	Granted Conditionally	21/00580/TPO	Mr Charles Kinnell	Oak (T1) - Cut lowest branch back to boundary (approximately 4.5m) to raise crown. Oak (T2) - Cut lower branch back to boundary (approximately 3.5m) to raise crown. Beech (T3) - remove 5 lowest branches back to trunk to raise crown.	11 Hedingham Gardens Plymouth PL6 7DX	Mrs Jane Turner
27/05/2021	Granted Conditionally	21/00635/FUL	Mr & Mrs Patrick Kearns	Single storey rear extension	3 Woodford Avenue Plymouth PL7 4QN	Mr Paul McConville
27/05/2021	Granted Conditionally	21/00644/FUL	Mr Stephen Bamford	Rear decking, boundary fence and steps (retrospective)	42 Revel Road Plymouth PL3 5EL	Mr Sam Lewis
27/05/2021	Granted Conditionally	21/00661/TPO	Mr Jonothan Oliver	Monterey Pine (T747) - no work required, recommend owners consultant to review in Autumn when decay fungi present (amendment agreed with owner 25/5/21). Ash (T4) - Fell due to canker and Ash Die back. Sycamore (T5) - Fell. Sycamore (T6) - Fell to give T1 (Japanese Red Cedar) room to grow. Laurels (G1 - NB: not covered by TPO) - Fell and replace.	60 Boringdon Hill Plymouth PL7 4DN	Mrs Jane Turner
27/05/2021	Granted Conditionally	21/00662/FUL	Mr Richard Parsons	Addition of pitched roof to existing single storey rear extension	6 Boringdon Terrace Plymouth PL9 9TQ	Mr Sam Lewis
27/05/2021	Granted Conditionally	21/00663/LBC	Mr Richard Parsons	Addition of pitched roof to existing single storey rear extension	6 Boringdon Terrace Plymouth PL9 9TQ	Mr Sam Lewis
27/05/2021	Granted Conditionally	21/00680/TPO	Richard Prowse	Cherry - reduce branches overhanging neighbouring properties by maximum of 2m to natural growth points	19 Cameron Way Plymouth PL6 5WB	Mrs Jane Turner

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27/05/2021	Granted Conditionally	21/00682/TCO	Richard Prowse	Thuja (T1) - Fell as close to garage. Sycamore (T2) - Fell as close to wall. Sycamore (T3) - Fell as tree close to wall.	Rothbury Seymour Road Mannamead Plymouth PL3 5AR	Mrs Jane Turner
27/05/2021	Granted Conditionally	21/00733/TPO	Mr Luke Catchpole	Lime (T1) - Re-pollard to previous pollard points. Lime (T2) - Re-pollard to previous pollard points. Horse Chestnut (T3) - Re-pollard to previous pollard points.	3 Charles Terrace Plymouth PL3 5EY	Mrs Jane Turner
27/05/2021	Granted Conditionally	21/00742/TPO	Plymouth City Council	Ash (T1) - Pollard due to signs of significant Ash Die Back and lean over 39 Weir Road.	39 Weir Road Plymouth PL6 8RR	Mrs Jane Turner
28/05/2021	Granted Conditionally	20/01547/TPO	Emma Paton	Monterey Cypress (T1) - Reduction of lower crown on south side over Laira Avenue by 2m not going beyond green growth as indicated in photos marked up by Plymouth City Council. Monterey Cypress (T2) - Reduce height of two stems by approximately 8m to point as indicated in photos marked up by Plymouth City Council.	332 Old Laira Road Plymouth PL3 6AQ	Mrs Jane Turner
28/05/2021	Granted Conditionally	21/00347/FUL	Mr Philip Partridge	Two-storey side/rear extension, single storey front extension and double hardstand.	28 Shaldon Crescent Plymouth PL5 3QY	Mr Macauley Potter
28/05/2021	Granted Conditionally	21/00455/FUL	Mr Russell Brown	Front and rear dormers	14 Bakers Place Richmond Walk Plymouth PL1 4LX	Mr Paul McConville
28/05/2021	Agreed	21/00645/CDMLB	GBH (Devon) Ltd	Condition Discharge: Conditions 4 & 5 of application 19/01707/LBC	Former Royal Eye Infirmary Apsley Road Plymouth PL4 6PL	Mrs Katie Saunders
01/06/2021	Granted Conditionally	21/00605/FUL	Miss Eve Somerville	Application for two dwellings following EIA outline approval 12/02027/OUT and related Phase 9 reserved matters application 18/00082/REM	Land At Seaton Neighbourhood Plymouth	Mr Chris Cummings

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/06/2021	Granted Conditionally	21/00745/TPO	Mrs Susan Tompsett	Sycamore - To be pollarded/reduced in line with the adjacent sycamore.	Castleholne Franklyns Plymouth PL6 5JG	Mrs Jane Turner
01/06/2021	Refused	21/01003/AMD	Mrs Claire Martin	Non-material Amendment: Change to cladding, adding windows and formation of canopy area for application 19/01759/FUL	Small Acres Arcadia Plymouth PL9 8EF	Mr Chris Cummings
02/06/2021	Granted Conditionally	21/00219/FUL	Xia Ming	Change of use and rear extension to form 4no. self-contained Flats	59 North Hill Plymouth PL4 8HB	Ms Abbey Edwards
02/06/2021	Refused	21/00604/FUL	Mr & Mrs Drake	First floor front extension and internal alterations	18 Long Down Gardens Plymouth PL6 8SB	Mr Paul McConville
02/06/2021	Granted Conditionally	21/00624/FUL	Mr & Mrs Squance	Add additional storey to bungalow, gable end roof, rooflights and replace flat roof over garage with pitched roof.	15A Third Avenue Billacombe Plymouth PL9 8AN	Mr Mike Stone
02/06/2021	Granted Conditionally	21/00706/FUL	Mr & Mrs Rowan Griffiths	Demolition of conservatory and erection of single storey rear extension	Cresta, 293 Dean Cross Road Plymouth PL9 7AZ	Mr Sam Lewis
02/06/2021	Granted Conditionally	21/00709/FUL	Mr Richard Matthews	Single storey rear and side extension and rear balcony (re-submission of 21/00164/FUL)	14 Fortescue Place Plymouth PL3 5HT	Miss Emily Godwin
02/06/2021	Granted Conditionally	21/00730/FUL	Mr Paul Grosch	Replace tenement flat roof with pitched roof	44 Reddington Road Plymouth PL3 6PT	Miss Emily Godwin
02/06/2021	Granted Conditionally	21/00731/FUL	Mr Adam Lee	First floor rear extension	22 Tor Road Plymouth PL3 5TE	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
02/06/2021	Granted Conditionally	21/00732/FUL	Mr John King	Single storey front extension	8 Lippell Drive Plymouth PL9 9EL	Mr Sam Lewis
02/06/2021	Agreed	21/00793/CDM	Mr Anthony Eke	Condition Discharge: Condition 3 of application 21/00111/FUL	32 Undercliff Road Plymouth PL9 9RH	Mr Sam Lewis
03/06/2021	Granted Conditionally	21/00314/FUL	Mr Hocking	Garage conversion to an optional living space.	12 Warelwast Close Plymouth PL7 1AP	Mr Macauley Potter
03/06/2021	Granted Conditionally	21/00637/FUL	Scott Wisdom	Front porch (part-retrospective).	28 Carnock Road Plymouth PL2 3SQ	Mr Paul McConville
03/06/2021	Granted Conditionally	21/00676/FUL	Mr S Veal	Part single and part two-storey side extension	24 West Park Drive Plymouth PL7 2GZ	Mr Macauley Potter
04/06/2021	Granted Conditionally	21/00159/FUL	Mr Graham Johnson	Single storey dwelling with detached garage	4 Delgany Villas Delgany Drive Plymouth PL6 8AG	Mr Simon Osborne
07/06/2021	Granted Conditionally	21/00419/FUL	Mr Keith Davis	Replacement front porch extension and front balcony	30 Petersfield Close Plymouth PL3 6QP	Mr Sam Lewis
07/06/2021	Agreed	21/00493/CDM	Mr John Byers	Condition Discharge: Conditions 3 & 4 of application 20/01112/FUL	42 Compton Avenue Plymouth PL3 5DA	Miss Amy Thompson
07/06/2021	Granted Conditionally	21/00510/TPO	Mr Nigel Coles	Horse Chestnut (T1) - reduce crown by approximatey 4m to nearest natural growth points.	11 Trelorin Gardens Plymouth PL3 4QD	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
07/06/2021	Granted Conditionally	21/00657/TPO	Mr Ben Slaughter	London Plane (T1) - a reduction of any overextended branches by 1-2m to natural growth points and for a crown clean to take place ie. removal of any significant deadwood and damaged branches within the crown.	8 Mayhew Gardens Plymouth PL7 4FG	Mrs Jane Turner
07/06/2021	Granted Conditionally	21/00669/TPO	Mr Ronald Etheridge	Sycamore (T1) - Reduce crown by approximately a third in height to natural growth points and shape (amendment agreed with applicant 1/6/21).	44 Burnett Road Plymouth PL6 5BH	Mrs Jane Turner
07/06/2021	Granted Conditionally	21/00673/TPO	Mr Cameron Wills	Ash (T1) - Reduce height from 60ft to 20ft due to ash die back.	20 Albion Drive Plymouth PL2 2QL	Mrs Jane Turner
07/06/2021	Granted Conditionally	21/00675/TPO	Woodley	2 Sycamore - fell due to structural defects. 3 Lime - no work required (amendment agreed with applicant/agent 3/6/21).	Land At Fitzroy Road Plymouth	Mrs Jane Turner
07/06/2021	Granted Conditionally	21/00744/FUL	Stephen Blewitt	Provision of pedestrian door to side of garage	44 Killerton Lane Plymouth PL9 7GA	Mr Sam Lewis
07/06/2021	Granted Conditionally	21/00767/TPO	Mr Aaron Chalmers-Thorpe	Oak - reduce length of low 'skirt' of branches over gardens and roof by up to 2m to nearest natural growth points and carry out a crown clean removing large diameter deadwood and any damaged branches (as agreed with applicant on 1/6/21).	1 Ennerdale Gardens Plymouth PL6 5HA	Mrs Jane Turner
07/06/2021	Granted Conditionally	21/00819/FUL	Mr & Mrs Jones	Demolition of existing conservatory and outbuilding and construction of new single storey rear extension and replacement conservatory	38 Rollis Park Road Plymouth PL9 7LY	Mr Mike Stone
07/06/2021	Granted Conditionally	21/00830/FUL	Mr & Mrs Ian Wren	Single storey rear extension and rear raised decking/patio	117 Egguckland Road Plymouth PL3 5JS	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/06/2021	Agreed	20/01785/CDM	Mr McCance	Condition Discharge: Conditions 11 & 15 of application 19/01680/FUL	Land At Tamerton Foliot Road Plymouth PL6 5DR	Mr Simon Osborne
08/06/2021	Granted Conditionally	21/00500/FUL	Mr Russell Hooper	Conversion of existing first floor office accommodation to create 8no. additional student bed spaces within 3 flats inc. removal of ground to first floor stair	Tamar House St Andrews Cross Plymouth PL1 1DN	Mrs Karen Gallacher
08/06/2021	Granted Conditionally	21/00685/FUL	Mr & Mrs Carl & Sian Ford	Two-storey side and single storey rear extensions.	14 Rashleigh Avenue Plymouth PL7 4DA	Mr Macauley Potter
08/06/2021	Granted Conditionally	21/00748/FUL	Mr & Mrs Alistair Smith	Demolition of garage and erection of 2no. single storey side extensions, plus replacement detached garage	4 Mena Park Road Plymouth PL9 8PY	Mr Sam Lewis
08/06/2021	Agreed	21/00755/CDC	Philip Rump	Compliance with conditions of application 14/01449/FUL	2 Pier Street Plymouth PL1 3BS	Mrs Karen Gallacher
08/06/2021	Granted Conditionally	21/00821/FUL	Janet Wille	Single storey summerhouse/store to the rear	41 Mirador Place Plymouth PL4 9HE	Ms Abbey Edwards
09/06/2021	Granted Conditionally	21/00249/FUL	Mr H Shahin	Conversion, change of use and extension to outbuildings to create two dwellings	76 Mannamead Road Plymouth PL3 4SY	Mr Chris Cummings
09/06/2021	Granted Conditionally	21/00383/FUL	Mr James Sawyer	Change of use from ancillary storage space into a 2-bed dwelling	The Coach House, Windsor Place Plymouth PL1 2HN	Mr Chris Cummings

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
09/06/2021	Granted Conditionally	21/00486/FUL	Patricia Tossell	Two-storey side extension, porch, rear verandah, patio alterations and driveway.	105 Kit Hill Crescent Plymouth PL5 1EJ	Mr Paul McConville
09/06/2021	Granted Conditionally	21/00574/LBC	Daniel Baugh	Installation of a 300 x 300mm brass plaque as a Blitz Memorial	Building N215, Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Paul McConville
09/06/2021	Granted Conditionally	21/00677/FUL	Miss Laura Davis	Single storey rear extension inc. demolition of existing conservatory	3 Hill Cottages Station Road Plympton Plymouth PL7 2AY	Mr Paul McConville
09/06/2021	Granted Conditionally	21/00792/FUL	Mr Matt Romang	Single storey side extension and window alterations	10 Alexandra Close Plymouth PL9 8JN	Miss Emily Godwin
09/06/2021	Granted Conditionally	21/00795/FUL	Robson	Single storey side, rear, and porch extensions; plus detached garage and front decking	7 Lower Saltram Plymouth PL9 7PW	Mr Sam Lewis
10/06/2021	Granted Conditionally	21/00384/LBC	Mr James Sawyer	Change of use from ancillary storage space into a 2-bed dwelling	The Coach House, Windsor Place Plymouth PL1 2HN	Mr Chris Cummings
10/06/2021	Agreed	21/00519/CDM	Miss Lenna Bithell	Condition Discharge: Conditions 12, 13 & 14 of application 18/01398/FUL	The Market House Building 65 Duke Street Plymouth PL1 4ED	Mr Jon Fox
10/06/2021	Granted Conditionally	21/00597/FUL	Mrs Butson	Rear garden building (part retrospective)	49 Furzehatt Road Plymouth PL9 8QX	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/06/2021	Granted Conditionally	21/00623/FUL	Mrs Stephanie Rendell	Conversion of existing lower ground floor basement, lowering of ground level to front elevation, new external patio area and new boundary treatment	Firgrove, 18 Rocky Park Road Plymouth PL9 7DQ	Ms Abbey Edwards
10/06/2021	Agreed	21/00824/CDM	Veseli	Condition Discharge: Condition 9 of application 19/01859/S73	Bath Street Plymouth PL1 3LT	Miss Katherine Graham
10/06/2021	Granted Conditionally	21/00853/FUL	Mr & Mrs Shellard	Rear and side extension and removal of chimney	50 Church Road Plymstock Plymouth PL9 9BA	Mr Mike Stone
10/06/2021	Granted Conditionally	21/00856/FUL	Mr & Ms Cowper & English	Single storey rear extension	45 Hermitage Road Plymouth PL3 4RX	Mr Mike Stone
10/06/2021	Granted Conditionally	21/00859/FUL	Mrs Sally Flint	Single storey side extension and rear sun room	67 Howard Road Plymouth PL9 7EP	Mr Sam Lewis
11/06/2021	Refused	21/00467/FUL	Mr David Bryan	Part single and part two-storey rear extension with addition of fully glazed conservatory (re-submission of 20/01702/FUL)	30 Frensham Avenue Plymouth PL6 7JN	Miss Josephine Maddick
11/06/2021	Refused	21/00481/CDM	Mrs Jenny Coyde	Condition Discharge: Condition 3, 4 & 5 of application 19/01160/FUL	Stirling House Honicknowle Green Plymouth PL5 3QA	Mr Simon Osborne
11/06/2021	Granted Conditionally	21/00601/FUL	Mr & Mrs James Ellerker	Rear infill extension, new terrace and additional storey to existing bungalow and rear balcony.	49 Underlane Plymstock Plymouth PL9 9LA	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
11/06/2021	Refused	21/00691/FUL	Mr Jordan Gray	Rear garage, boundary fence and landscaping (Retrospective)	120 Fletemoor Road Plymouth PL5 1UJ	Miss Josephine Maddick
11/06/2021	Granted Conditionally	21/00717/FUL	Gary Brown	Two-storey side and single storey rear extension.	25 Clifton Avenue Plymouth PL7 4BJ	Mr Macauley Potter

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Planning Appeal Decisions between 26/03/2021 and 13/06/2021

Date of Decision	21/04/2021
Ward	Plympton St Mary
Application Number	20/00622/S73
Decision	Appeal Allowed with Conditions
Address of Site	1 Galileo Close Plymouth PL7 4JW
Proposal	Removal of Condition 24 (Hours of delivery and refuse collection) of application 18/01234/FUL
Appeal Process	Written Representations
Officers Name	Mr Chris King
Synopsis of Appeals	The S73 application was refused for being contrary to policies DEV1 and DEV2. As part of the appellants Appeal Statement, having had the benefit of extended delivery hours due to Covid-19 pandemic (Feed the nation initiative), further evidence was provided to show no adverse noise events as a result of night-time deliveries. Public Protection therefore removed their objection and the LPA chose not to contest the appeal as it was clear the development did not conflict with Policies DEV1 and DEV2 of the JLP

Planning Appeal Decisions between 26/03/2021 and 13/06/2021

Date of Decision	27/04/2021
Ward	Peverell
Application Number	20/01605/FUL
Decision	Appeal Dismissed
Address of Site	27 Outland Road Plymouth PL2 3DA
Proposal	Part single storey and part two-storey rear and side extension and front porch (part retrospective)
Appeal Process	Householder Fast Track
Officers Name	Mr Mike Stone
Synopsis of Appeals	Planning permission was refused for a Part single storey and part two-storey rear and side extension and front porch. The two storey side extension was considered to be contrary to Policy DEV1 in terms of loss of light and to Policy DEV20 in having an adverse impact on the character and appearance of the area. Having reviewed the application, and visited the site, the Inspector supported the Councils view that the development would have a harmful impact on the street scene and the important role the gaps between the properties played. The inspector did not agree with the Councils view that the two storey side extension would harm the living conditions of the neighbours and it did comply with Policy DEV1 and the SPD guidance. No applications were made for costs by either side and no costs were awarded by the Inspector.

Planning Appeal Decisions between 26/03/2021 and 13/06/2021

Date of Decision	18/05/2021
Ward	Plymstock Dunstone
Application Number	20/01184/FUL
Decision	Appeal Dismissed
Address of Site	Land At Bovisand Road Staddiscombe Plymouth PL9 9NB
Proposal	Proposed conversion of two barns to 2no. dwellings (Re-submission 19/00990/FUL)
Appeal Process	Written Representations
Officers Name	Mr Chris Cummings
Synopsis of Appeals	<p>Planning permission was refused for a change of use from agricultural building to two dwellings (Class C3) as it was considered contrary to Policies DEV20, DEV23, DEV25 and DEV61 of the Plymouth and South West Devon Joint Local Plan, Policies Lan/P1, Lan/P4, Lan/P5 and Lan/P7 of the South Devon Area of Outstanding Natural Beauty Management Plan and guidance with in the Plymouth and South West Devon Supplementary Planning Document and the National Planning Policy Framework. Having reviewed the application and visited the site, the Inspector supported the Council's view that due to the design and prominent visual position of the buildings within the South Devon Area of Outstanding Natural Beauty there would be unacceptable visual harm. The Inspector also agreed with the Council's view that there would be unacceptable light impacts to the intrinsically dark area through both internal and external lighting at the site. The appeal was dismissed. No applications for costs were made by either party and no costs were awarded by the Inspector.</p>

Planning Appeal Decisions between 26/03/2021 and 13/06/2021

Date of Decision	18/05/2021
Ward	St Budeaux
Application Number	20/01228/PIP
Decision	Appeal Allowed
Address of Site	Land At Savage Road Plymouth
Proposal	Residential Development (8-9 dwellings)
Appeal Process	Written Representations
Officers Name	Mr Jon Fox
Synopsis of Appeals	<p>The Inspector considered that the proposed dwellings are capable of being sited without adversely affecting residential amenity or the character of the area, which already includes residential properties set away from the highway. The Inspector said that the outside spaces could meet the standards of the Plymouth and South West Devon Supplementary Planning Document (adopted 2020). While the Inspector accepted that the geometry of the site poses potential constraints to the usable quality of these spaces, achieving these numerical standards is proportionate to meet the demands of this first stage in the PiP process in regard to these issues. Therefore it appears that the first stage of the PIP process cannot overly consider the quality of the outside spaces, which somewhat undermines policy DEV10 and the relevant section of the Supplementary Planning Document.</p>

Planning Appeal Decisions between 26/03/2021 and 13/06/2021

Date of Decision	04/06/2021
Ward	St Peters & the Waterfront
Application Number	20/01538/FUL
Decision	Appeal Allowed with Conditions
Address of Site	55 Admiralty Street Stonehouse Plymouth PL1 3RY
Proposal	First floor rear extension (resubmission of application 19/01937/FUL)
Appeal Process	Householder Fast Track
Officers Name	Mrs Alumeci Tuima
Synopsis of Appeals	<p>Planning permission was refused for a first floor rear extension resulting in the lack of outdoor amenity space, overdevelopment of site, loss of privacy and its overall impact on the Stonehouse Peninsula Conservation Area. These were contrary to Policy DEV1 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019, paragraphs 13.19-20 of the Joint Local Plan Supplementary Planning Document (2020), and paragraph 127(f) and 130 of the National Planning Policy Framework 2019. Having reviewed the application, the Inspector has allowed the appeal with conditions by establishing unwarranted intensification of use given the absence of any additional bedroom space (smallest bedroom repurposed for office) further justified by irregular rear building lines. Having acquired (i.e. the Appellant) the adjoining property, the Inspector whilst stating concerns in relation to impact on future occupiers of the acquired property did not deem it harmful as the current occupant is a relative of the appellant who was less likely to mind the extent of overlooking. The Inspector however, has recommended conditions to mitigate amenity impacts in this regard. In addition to the standard commencement condition, the Inspector has imposed a matching materials condition and the interests of the living conditions of neighbouring occupiers, conditions are required to ensure that the doors and window in the south elevation are provided with obscure glazing and maintained as such, and to preclude the insertion of any further openings in this elevation in the future. For similar reasons, a condition requiring the provision of the boundary division between the two gardens is necessary prior to the first use of the extension. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

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