

For links to PCC web sites regarding Planning and Licensing please see the addendum at the end of this report.

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**LICENSING APPLICATIONS**

**None**  
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PLANNING APPLICATIONS (New)

26/00387/TCO - 95 Citadel Road

Group of elders - Reduce in height to 2m

Comments by 14th April
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**26/00336/FUL** - The Terrace, 74 Madeira Road

Extension of the existing roof terrace, creation of green roof, installation of sauna and servery on ground floor, re-provision and refurbishment of WCs, and associated works.

The site is situated within the Grade II Registered Hoe Park and Garden and The Hoe conservation Area.

The development seeks to enhance the visitor offering at the site, proposing additional seating through the:

- extension of the roof terrace to create an additional seating area
- creation of a sedum roof on the remaining part of the roof (as previous application)
- installation of a servery at ground floor level
- provision of a sauna at ground floor level
- re-provision and refurbishment of WCs at ground floor level

The proposal is a refurbishment and intensification of an existing building, retaining the primary structure, external envelope, and colonnade. The project also adopts an electric, fossil-fuel-free strategy for all internal services.

See Appendix 1 for images

**Comments by 14<sup>th</sup> April**  
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26/00257/CDM - Hoe Park, Armada Way

The siting of a 36m high Observation Wheel for 4 years between 1st March and 30th September.

Planning Conditions

The applicant has now submitted the following plans for the approved planning application 25/00220/FUL.

- Condition 4 (Landscape Ecological Management Plan).
- Condition 5 (Environmental Management Plan).
- Condition 6 (Lighting Strategy) and Biodiversity Gain Plan.

The Gardens Trust

The Gardens Trust's, in liaison with the Devon Garden Trust, expressed concern to this application that the proposed wheel would have a major impact on the Grade II registered park and garden (RPG) and not the applicant's statement that it would have a minor visual impact on the character of the conservation area.

It remains regrettable that the additional documents submitted still fail to make any substantive reference or consideration of the impact of the proposals in the park and garden.

However, given that the proposal has been approved, we would encourage the Local Planning Authority to monitor the impact on the park and garden, to ensure that the structure is removed in line with the approved period and that any physical damage is repaired as soon as possible with the landscape fully restored at the end. Finally, we remain concerned that a long period temporary structure may become a permanent feature.

PCC Natural Infrastructure Team

The information supplied for each of the conditions is insufficient and further information is required, e.g:

- Demonstrate that management actions will be implemented to support the recovery & condition of grassland areas impacted by the wheel between its siting, final removal & maintenance following the repairs.
- The provided Lighting Details supporting document does not detail the exact operational hours for the proposed lighting or include detail of what steps have been taken to mitigate light pollution on nearby trees.
- Additionally, the approval of a Biodiversity Gain Plan (not yet submitted) will be required before development is begun.

Any comments on these condition statements should be submitted ASAP
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**PLANNING APPLICATIONS** (Previous)

**26/00236/FUL** - Land at Hoe Road (public bench between Maritimo and Pier One Cafes)

Temporary External Artwork, Beryl Cook's 'Hips and Chips' figures.

PCC HE Officer – Accepted that the statue is to be removed entirely from the site on or before the expiry of 4 months from the date of this planning consent and the pavement and bench restored to their current condition.

There were no public comments submitted for this application.

**Awaiting decision**

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26/00190/LBC - 33 Grand Parade

As a result of flooding, the partial replacement of ceilings due to damage and partial collapse in two rooms.

Awaiting decision

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**25/01516/LBC + 25/01515/FUL** - Duke of Cornwall Hotel, 13 Millbay Road

Removal and replacement of existing enclosed fire escape staircase and associated structures, various alterations and repairs to the roof, render, rainwater goods and windows, internal alterations and associated works.

PCC HE Officer - Having weighed the level of harm against the public benefits, and in consideration of the heritage significance of the asset, the Historic Environment Team considers the proposed development to be acceptable subject to the recommended conditions.

**Awaiting decision**

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26/00144/LBC - Flats 1, 5, 8, 9 & 11, 5 - 6 Elliot Terrace

Internal repair works to a number of flats following previous water ingress.

Granted

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**26/00140/FUL** - Flat 15 to 53, Holyrood Court Holyrood Place

New uPVC windows. "Replacement of existing brown uPVC and aluminium windows with new white uPVC windows and associated works."

After discussions with PCC the applicant has changed the window design to a sliding Sash style and the PCC HE Officer is now satisfied that the proposal meets the relevant regulations.

There were no public comments submitted for this application.

**Awaiting decision**

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PLANNING APPLICATIONS (Previous)

26/00120/FUL - 5 Garden Crescent, West Hoe

Proposed conversion of residential dwellinghouse to 3 self-contained flats, rear extension to second floor over existing balcony, rear dormer and associated works (part retrospective).

The property is already arranged and occupied as two existing flats, and the proposal seeks to create a third unit within the current building footprint. This represents only a modest intensification of residential use and does not introduce any external expansion. It will also reflect similar roof changes at neighbouring properties.



Awaiting decision

26/00030/LBC & 26/00029/FUL - 24 Lockyer Street

Change of use of ground/lower ground floors from night club to commercial unit (Class E)

Change of use of first floor from tattoo parlour to 2-bed flat (Class C3)

Change of use of second/third floors from manager's accommodation to 6-bed HMO (Class C4) (part retrospective).

PCC HE Officer - The agent wrongly states that the Listing does not include the interior of the Listed Building and that the only alterations are to two windows. However, the proposed plans show that internal alterations are proposed. The applicant needs to submit full details of all proposals and sufficient information to understand the potential impact on the significance of any heritage asset affected by the proposal.

Awaiting decision

PLANNING APPLICATIONS (Previous)

26/00021/LBC & 26/00020/FUL - Lower Ground Floor Flat, 2A The Esplanade (Grade II*)

Replacement of basement front door

Granted

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**26/00003/LBC & 26/00002/FUL** - 71 Citadel Road

Change of use of hotel (Class C1) to 12-bed HMO (Sui Generis) and associated works (part retrospective).

Further information has been requested by PCC.

**Awaiting decision**

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25/01448/LBC - 3 Elliot Terrace

Repairs to existing roof including new roof covering and insulation and associated gutter and lead works

Granted

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**25/01212/LBC** - Flat 2, 216 Citadel Road

Installation of extractor fan unit and associated works.

**Granted**

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25/01654/FUL - Plymouth Register Office, 49 Lockyer Street

Demolition of existing building and construction of residential development with commercial (use class E) on ground floor and associated works.

PCC are in ongoing discussions with the applicant over certain aspects of the developments design and some new images and plans have been submitted which are not dissimilar to those seen previously.

A copy of these images and plans will be available to review at the next HNF meeting or can be viewed on the PCC portal using the planning reference number 25/01654/FUL.

Awaiting decision

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**25/01485/LBC** - Apartment 18, First Floor, The Grand - 24 Elliot Street

Replacement windows, Air Source Heat Pump to rear elevation and associated interior works.

The applicant proposes to remove and replace the window sashes and timber screen panelling along the front façade of Flat 18 and install replacement double glazed units. Also proposed is the addition of a heat pump (now withdrawn) to the rear of the building and two replacement windows.

Discussions with PCC are ongoing.

**Awaiting Decision**

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PLANNING APPLICATIONS (Previous)

25/01639/FUL - Rivage Apartments, Hoe Road

Removal and replacement of existing combustibile cladding and external wall elements with new non-combustible and associated works.

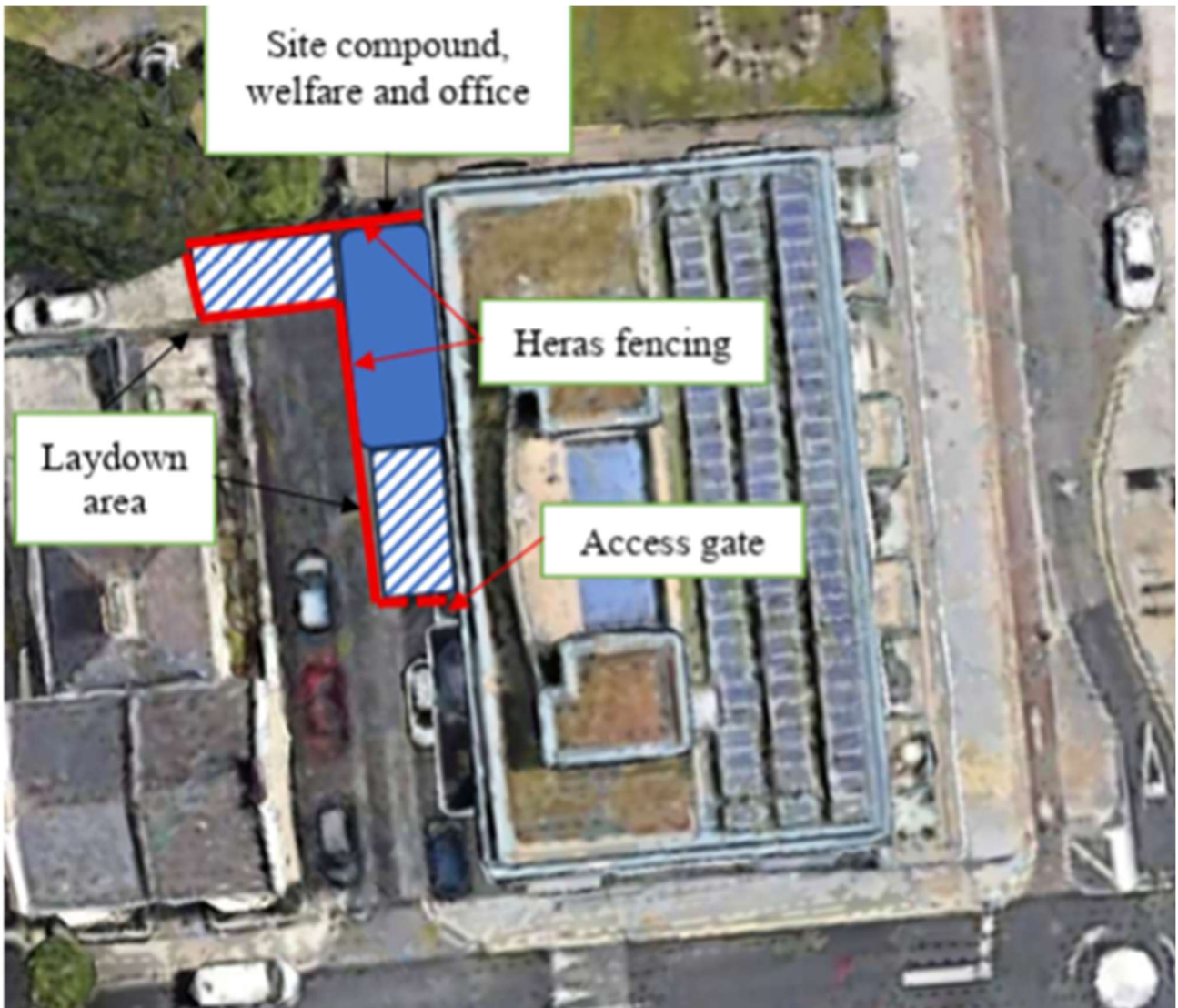
The work schedule consists of the following items and completion is due April 2027.

- Scaffolding
- External works
- Installing cavity barriers around apertures
- Rendering
- Replacement cladding
- Associated building works
- Temporary works

There will be No allowances for the parking of personal vehicles within the site which will have a 5-mph speed Limit. There is permit and pay and display parking available around the site.

Vehicle access into the site is via Hoe Road and exit via Pier St.

The Contractor shall deliver all Goods to the Working Area during the Client's normal hours of business unless otherwise agreed with or instructed by the Site Manager.



Awaiting decision

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## PLANNING APPLICATIONS (Previous)

**26/00151/CDM - Azure & Azure West, 1 Grand Hotel Road**

### Planning Conditions

The applicant has now submitted the following plans for the approved planning application **21/00920/FUL**.

- Condition 3 (Construction Traffic Management Plan)
- Condition 6 (Decking on Balconies and Bridge Detail)

### Construction Traffic Management Plan

The site set up will initially be along the front of the Azure West block with an alternative, later date, usage of the old Quality Hotel site, presumably once PCC no longer need the storage area for city centre projects. See image below.

Site hours, and deliveries, will be 07.30 to 17.30 Monday to Friday and 07.30 to 12.00 on Saturday.

The number of staff on site daily will vary during the construction phase, but public transport is to be encouraged for those living in the Plymouth area. Extended and earlier working hours are commonplace in the construction industry but will be communicated to Azure residents and consideration taken of the effect on local residents.

All delivery vehicles are to be moved off the public highway as soon as practically possible and on to site to await unloading and we propose to utilize off site storage and have smaller and more frequent deliveries to site to minimize on-site storage.

Delivery will be via Athenaeum St, Elliot St, Cliff Rd and exit along Leigham St, then presumably via Citadel Rd and Athenaeum St but this is to be confirmed as the current drawing exits along Citadel Rd towards the Duke of Cornwall!

### PCC Highways comments

Reference is made to the creation of a loading bay on Leigham Street which will also be used for skips. The contractor needs to clarify whether this area is for skips or for unloading as also placing skips within it would make it too small to also be able to function as a loading bay. With the length of the bay being just 18m, tracking plans should be provided to demonstrate that an HGV would be able to manoeuvre into and out of the proposed loading/unloading bay.

It is not clear whether or not there would be a need for delivery vehicles to be loaded/unloaded from the public highway? This needs to be clarified as loading and unloading operations which would result in the public highway being temporarily blocked, would not be permitted.



The **RED** area is the Loading Bay/Skip area.

The two **PURPLE** areas are for the Gantry scaffolding and include a raised site accommodation area.

The **DARK BLUE** and **GREEN** areas are for general scaffolding.

The **LIGHT BLUE** area is scaffolding which spans above the garage entrance.

The other areas are for Hoists, scaffold stairs etc



## **ADDENDUM A**

### **Planning** – Viewing applications

You can view any of the planning applications listed below by visiting

<https://planning.plymouth.gov.uk>

and searching using the planning application number or street address.

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Planning - Commenting on applications

Comments can be submitted to Plymouth City Council by the methods below. Please include your name, address and the application number and clearly state if you 'Object' or 'Support' the application

1. Email to: planningconsents@plymouth.gov.uk
 2. By post to: Strategic PCC Planning and Infrastructure, Floor 2, Ballard House, West Hoe Road, Plymouth, PL1 3BJ
 3. PCC Public Access Portal – You will need to have, or previously set up, a PCC access account.
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Planning – Reporting unauthorised developments:

<https://www.plymouth.gov.uk/report-alleged-unauthorised-development>

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### **Licensing** - Commenting on applications

<https://licensing.plymouth.gov.uk/1/WcaHome>

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Report Noise Issues (businesses or neighbours)

<https://www.plymouth.gov.uk/noise>
