

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)

26/00532/CDMLB - Flat 5, 2 Elliot Terrace

Condition Discharge: Condition 3 (Window and Door Details) of application 24/01226/LBC. Window alterations, installation of rooflights, layout alterations, part-removal of ceiling and various internal works

This application details the exact materials to be used for this previously approved application.

Comments by 13th May
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**26/00416/FUL – St Andrews Church of England Primary School, Citadel Road**

New low-level 'path finding' PIR external lighting along the rear walkway.

**Comments by 6<sup>th</sup> May**  
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26/00445/FUL - 1 Walker Terrace, West Hoe

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

To address issues raised by a Fire Risk Appraisal of External Walls, planning permission is being sought for the removal of the balcony decking and existing combustible external wall systems and flammable elements behind. Followed by the installation of replacement systems with new non-combustible alternatives, plus associated works.

Comments by 25th April
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**26/00489/TCO - First Floor Flat, 11 The Crescent**

T1 - Sycamore: Re-pollard.  
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PLANNING APPLICATIONS (Previous)

26/00387/TCO - 95 Citadel Road

Group of elders - Reduce in height to 2m

Public Comment

The height reduction of these trees seems arbitrary and does not take into account the re-growth potential for each tree. This should be a consideration as such severe cutting could kill the trees. We are now in spring and it is nesting season and it is illegal to prune trees where birds are nesting and breeding.

Awaiting decision
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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.

**Extension of time for further details to be submitted.**  
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PLANNING APPLICATIONS (Previous)

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, reprovision 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:

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.

PCC Lead Local Flood Authority

Following review of the submitted information the LLFA have no objection subject to submission of details of existing drainage confirming the system functions, and details of actions to be taken in the event of a flood warning or flood to ensure occupants are not put at risk of harm.

Police Authority

It would be preferred if the design of the WC Pods building is amended to remove the shared entrance door and internal space, so that each pod door provides direct access from the outside.

PCC Urban design

The design of the WCs was better in the 17/01534/FUL proposal - in that the WC cubicles (and a shower room) were individually accessible from outside, with no internal WC lobby space such as is proposed in the current scheme (and which would be vulnerable to antisocial behaviour). We recommend the WCs area is redesigned closer to the 17/01534/FUL scheme.

We would request the following planning conditions:

- i. to control the proposed materials (notwithstanding the submitted information, which seems satisfactory in principle, but is light on detail).
- ii. to require design of external tables, chairs, umbrellas and any other equipment on the upper or lower terrace, or other external areas to be provided to the LPA for written approval (these items must be of a high quality, and their good appearance must be maintained).
- iii. to ensure the terrace, roof, elevations and external areas are kept free of clutter and accretions, to safeguard good appearance over time and to ensure that shelters, awnings and other structures are not added to any external areas.
- iv. to prevent the glazing from being obscured by the addition of adhesive vinyl, display stands or other obscuration, to safeguard appearance, transparency, visible activity and natural surveillance.
- v. to require the design of any signage to be submitted to the LPA for written approval.
- vi. to require an external maintenance management plan, to ensure the appearance of the buildings and external areas remains satisfactory ongoingly, with any issues negatively affecting their appearance rectified promptly.

PCC Historic Environment

At this stage, the information submitted does not provide sufficient clarity to enable a full assessment of the proposals in relation to the non-designated heritage asset, the Conservation Area, the Grade II Registered Park and Garden, and the setting of the Scheduled Monument.

We therefore request the submission of additional information in order to fully understand the heritage implications of the proposals and to inform further consideration of the application in line with local and national policies.

Comments by 14th April

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**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.

**Granted**

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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.

Granted

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**PLANNING APPLICATIONS** (Previous)

**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.

**Granted**

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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).

Amended drawings submitted to address issues raised by PCC.

Awaiting decision

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**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).

Awaiting the applicant 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**

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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).

Granted

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**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)

**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.

Granted

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**PLANNING APPLICATIONS** (Previous)

**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 Housing Delivery Team.

The calculation for the total policy compliant off site Affordable Housing contribution, equivalent to the provision of 17 Affordable units in this case would be £2,565,841.

PCC Natural Infrastructure

The total proposed biodiversity mitigation cost, for loss of on-site trees, would equal £482,254.

PCC Development Viability team

I understand that the scheme has been asked to provide off-site affordable housing and other Section 106 contributions in the region of £2m. Even in the most favourable light, the development shows an adverse viability position of at least £5m before taking account of these contributions. While I fully accept that the scheme is unviable, it is unviable irrespective of Section 106 requirements, not because of them.

The one area where I believe the AVA does not meet RICS guidance relates to the requirement to ‘stand back’ and apply a viability judgement to the overall outcome. Although some sensitivity testing is included, there is no commentary on the undeliverability of the scheme or the circumstances under which it could potentially become deliverable in the future.

In conclusion, although there are some elements of the appraisal that I disagree with, these are relatively minor and do not alter the fundamental position: the scheme does not appear deliverable. The Section 106 ask is substantially smaller than the viability deficit, and even a complete relaxation of planning obligations would not render the scheme viable.

PCC Strategic Developments Manager

We will agree to the requested 4 week Extension of time. For clarity, we are not challenging the conclusion of the viability report, and we have an unusual situation where you are wanting to challenge your own report. We are not inviting a new viability report or amended plans at this late stage of application process.

Extension of time for further discussion.

**Awaiting decision**

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25/01639/FUL - Rivage Apartments, Hoe Road

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

Further details on the materials to be used have been submitted

Comments by 27th April

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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.

Extension of time for further detailed submission.

**Awaiting Decision**

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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](mailto: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>

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