

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

LICENSING APPLICATIONS

None

PLANNING APPLICATIONS (New)

26/00600/LBC - Flat 12, 5 Elliot Terrace

Re-instatement works following escape of water damage to interior.

Repairs to Lime plastered wall necessitating removal of radiator and wall hung TV/Audio system.

This application is related to 26/00144/LBC “Internal repair works to a number of the flats following previous water ingress to Flats 1, 5, 8, 9 & 11, 5 - 6 Elliot Terrace”.

Comments by 3rd June

26/00566/FUL - 19 Garden Crescent, West Hoe

Change of use from 10-bed HMO (Sui Generis) to 11-bed HMO (Sui Generis), by conversion of loft into 44sqm bedsit studio apartment.

Public Comment

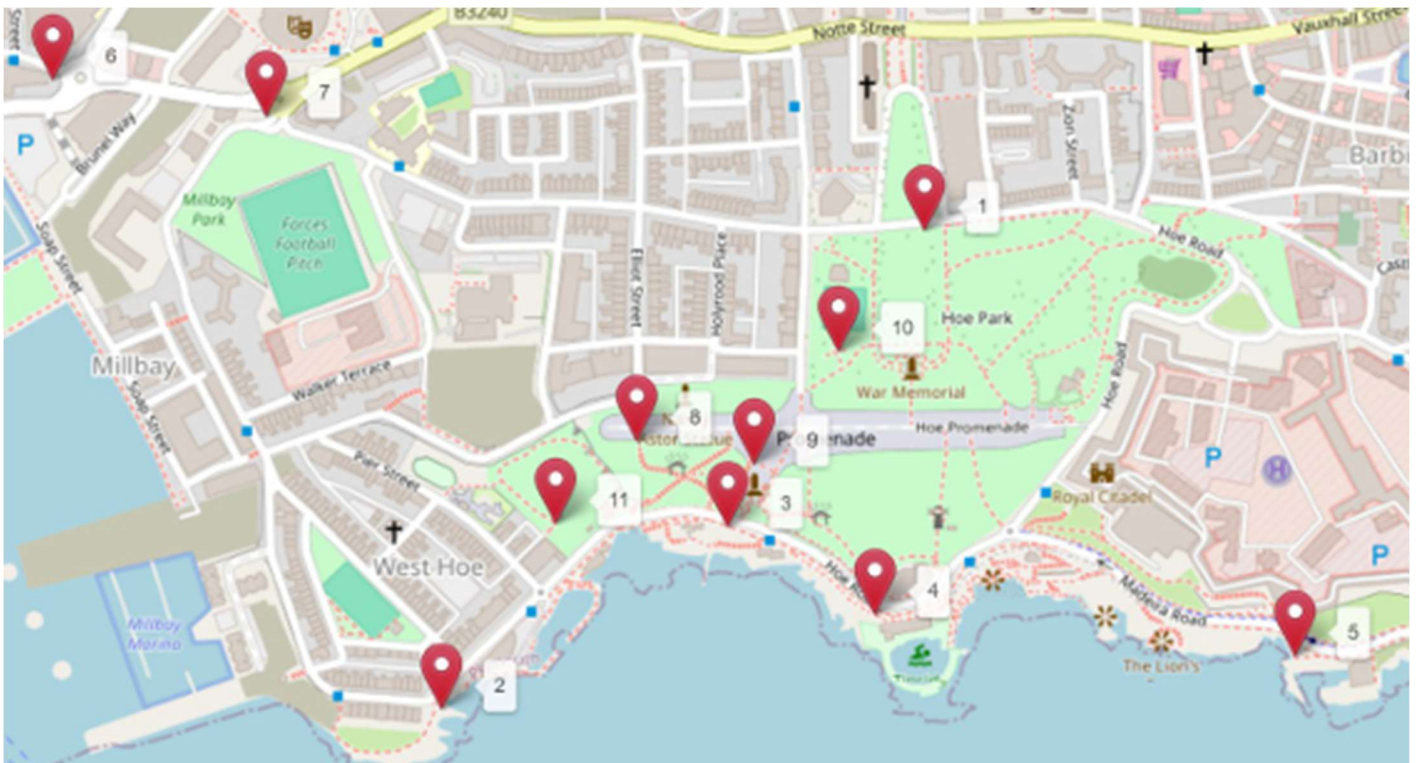
Whilst we are not objecting to this application, we would like to ask whether the appropriate soundproofing measures will be adopted as this application will impact on our living area substantially. Also, whether a beam will be needed to support the floor and whether it is expected to be drilled into a party wall. Can I also ask what fire precautions will be in place especially as the building is going to raise its height and have tenants in it.

Comments by 3rd June

26/00524/FUL - Various Locations on the Waterfront & in the City Centre

Proposal for 41 x temporary St Luke’s Guiding Lights Sculptures (Lighthouses) in five area locations.

11 are to be situated around The Hoe with others in the City Centre, Barbican, Royal William Yard & Mount Batten.



PLANNING APPLICATIONS (New)

26/00524/FUL (Continued) - Various Locations on the Waterfront & in the City Centre
Proposal for 41 x temporary St Luke's Guiding Lights Sculptures (Lighthouses) in five area locations.

11 are to be situated around The Hoe with others in the City Centre, Barbican, Royal William Yard & Mount Batten.

The Lighthouses are to be installed for 10-weeks, each individually decorated by local/regional artists. The sculpture will be installed on a concrete plinth and there will be no permanent fixings made to the ground itself. The sculpture will be made from fibreglass, painted and sealed with anti-graffiti protection.

Dimensions (Including the Plinth Base)

Height: 2.62m, Width: 1.2m, Depth: 1.4m

Timeline:

- 5 July 2026 – Installation of Plinth/Sculptures
- 6 July 2026 – Art trail formally opens to the public
- 13 September 2026 – Art trail ends
- 14 September 2026 – Plinth/Sculptures removed and sites restored

Walking routes will allow visitors to explore the sculptures and learn more about St Luke's Hospice Plymouth. Each plinth will have an information panel conveying contextual information and linking to further digital content.

PCC Historic Environment - Further clarification and information is needed to be able to assess the full potential impact of the proposals at each sighting point.

Proposed location 2, Grand Parade, West Hoe

Not appropriate. 23 to 39 Grande Parade with walls and railings is a Listed Building. Location is in their setting, in the foreground, between them and sea, in views out to and from Grand Parade.

Proposed location 4, Hoe Road near Tinside

Tinside is a Listed Building, its Colonnade is a Listed Building and there are numerous other heritage assets nearby. Clearly identify exact location.

Proposed location 7, Millbay Road/West Hoe Rd

Not appropriate. Opposite Listed Building Duke of Cornwall, within its setting. Also close to the *replica* base of Smeaton's Tower, set in the pavement at Millbay Road, likely considered a non-designated heritage asset. Installation is likely to damage the base.

Proposed location 9, Top of Belvedere

Not appropriate. Belvedere is a Listed Building, within the Conservation Area and Registered Park and Garden.

Proposed location 10, Peace Garden

Clarify location and appearance in this sensitive location.

PCC Highways

HME = Highway Maintainable at Public Expense

- **Weight** - the weight of the plinth is 778kg. With the sculpture, this would be a total weight of just under 850kg. Many of the locations proposed are not designed to carry this weight - this applies to all locations adjacent to the sea and footways.
 - It is recommended any sculpture adjacent to the sea be relocated as placing the sculptures here would trigger the requirement for a structural assessment which would take time and would be costly. Instead, it is recommended these be moved 'inland'.
 - In addition, it is recommended all plinths be altered to something less heavy (it is acknowledged the plinths are designed to be heavy to prevent the statues being pushed or blown over however, it is considered 850kg is too heavy for the locations proposed).
- **Damage** - given the substantial weight and concrete composition, it is not considered the use of carpet tiles would be adequate to mitigate against damage of HMPE land. As above, it is recommended the plinths be changed to something less heavy and ideally not concrete (rubber could be considered).
- **Trip hazard** - The plinth protrudes approximately 50cm from the sculpture and is raised which would create a trip hazard. Additional consideration is required.
- **Locations** - where possible, it is suggested amendments be made to the locations of the structures as it is considered that using alternative areas would avoid the requirements for placement on HMPE footways.

Comments by 27th May

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**PLANNING APPLICATIONS** (Previous)

**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 condition application details the exact materials to be used for this previously approved planning application.

PCC Historic Environment Officer

The details are considered to be proportionate and to preserve the special architectural and historic interest of the listed building,

**Approved**  
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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.

Awaiting Decision
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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.

PCC has received further details of the proposed materials for consideration.

**Awaiting Decision**  
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26/00489/TCO - First Floor Flat, 11 The Crescent

T1 - Sycamore: Re-pollard.

Approved
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**26/00387/TCO** - 95 Citadel Road

Group of elders - Reduce in height to 2m

PCC state “that the work should be carried out within two years and the owner must take cognisance that if any protected species are found on site (such as nesting birds, bats, or reptiles) works must cease immediately, and a suitably qualified Ecologist consulted.

**Approved**  
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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.

Approved (Note that there are ongoing discussions with the Natural Infrastructure Officer with regards to the actions required when the wheel is removed.)
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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, reprovision and refurbishment of WCs, and associated works.

The applicant has submitted further details in response to PCC questions which are being assessed.

**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).

Amended drawings submitted to address issues raised by PCC.

Granted

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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).

Extension of time until a more detailed Heritage Statement is submitted.

**Awaiting decision**

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

Condition 3 (Construction Traffic Management Plan)

Deliveries

Vehicles will be directed to access the drop off compound area (gated and located off Leigham Street) via Citadel Road from either the West or East. Under no circumstances will construction or delivery vehicles be permitted to lay-up in the surrounding residential roads.

Deliveries only during the working hours of 08:00 to 17:00 Monday to Friday with no works scheduled on Weekends or Bank Holidays. Should it be required to undertake works outside of scheduled hours agreement will be obtained from the Client and working hours restricted to 08:30 to 13:00.

Parking

Parking on site is limited and both staff and contractors are to utilise paid on road parking within the vicinity of the project. Shared transport is encouraged to minimise the number of vehicles attending site. Operatives to be dropped off and the vehicle parked appropriately. Attendance to site by using Public Transport is encouraged for staff and operatives that live in the Plymouth area.

Materials

Will be stored at the offsite location and moved to site in smaller quantities as required.

Waste

Will be transported to the offsite compound location into static skips.

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.

**Granted**

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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.

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.

### Housing Delivery: Objection

- The proposed level of housing aligns with JLP allocation which is a welcomed.
- As a hotel is no longer proposed it is questioned whether the site should provide a larger number of residential units, particularly given the current proposal is shown by the applicant to be unviable.
- In terms of mix, the proposal is for flat sizes ranging from 1bed 2 person to 3bed 5 person flats.
- Plymouth has a need for affordable housing. This is one of the prime development sites and there is a large need for smaller dwellings suited to younger/older people and we would prefer a larger number of smaller flats.
- The supplied viability calculation shows the development as substantially unviable without any affordable housing or S106 contribution. This should be scrutinised and it would be useful to understand the impact of a higher number of smaller flats on viability.
- All the flats exceed National Space Standards, some significantly, and whether the provision of a larger number of smaller flats would be more efficient and potentially more viable.

### Economic Development: No Objection

- The Hotel Options Review submitted clearly and robustly sets out its reasoning behind not including a hotel in its plans and this evidence is satisfactory. It should be noted that this does not reflect the wider views that the department holds with regards to other potential hotel sites within the city.

### Historic Environment Team: Objection

- Inconsistencies and omissions within the submitted design and visual assessment material.
- Potential adverse effects on the setting of multiple designated heritage assets.
- The proposed use of GRC cladding which is not considered appropriate in this sensitive historic context.
- Questions regarding the accuracy of the visualisations, particularly in relation to established building lines.

### Historic England: The principle of development is supported but concerns are:

- The upper two floors make the development appear top heavy and the massing should be reconsidered, either through redesign of this element or the loss of one storey.
- Longer views of the development (*e.g. from the War Memorial*) should be provided, in addition to the close views and drone type footage provided to date.
- The proposed palette of a limestone plinth, GRC cladding, aluminium windows and curtain wall suggest a good strategy; but, care should be taken in the final specification to ensure that the materials and finishes are robust enough to withstand this exposed maritime location. PCC should reassure themselves that the final specification of the GRC cladding truly expresses the aspiration for “natural stone tones” that matches the quality of the grand historic buildings found in this part of the Conservation Area.

### Natural infrastructure Team: Objection

- We disagree with the habitat classifications and therefore the position on predevelopment degradation.
- We object to the level of tree removal, impact/threat to the trees retained and the lack of mitigation planting.

### Hoe Neighbourhood Forum: The principle of development is supported but concerns are:

- Insufficient detail on meeting the requirements of the JLP and Neighbourhood Plan.
- The lack of affordable housing and variety of housing types.
- The Daylight and Sunlight Report submitted shows that some of the existing neighbouring homes do not meet the recommendations of the BRE guide.
- Concern over the PCC stance of requiring additional commercial units on Armada Way as this reduces the viability and it has been shown in other developments that there is low demand for these spaces.
- The Historic England, Historic Environment and Natural Infrastructure teams concerns are shared.

### Public Letters: Objection

As above plus:

- Overlooking of rear gardens and windows of existing neighbouring properties
- Disappointed that the increase in total number of flats reduces the number of larger ones – view expressed that the neighbourhood has severe shortage of housing for families.

## **Refused**

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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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