

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)

26/00971/FUL - The Terrace, 74 Madeira Road

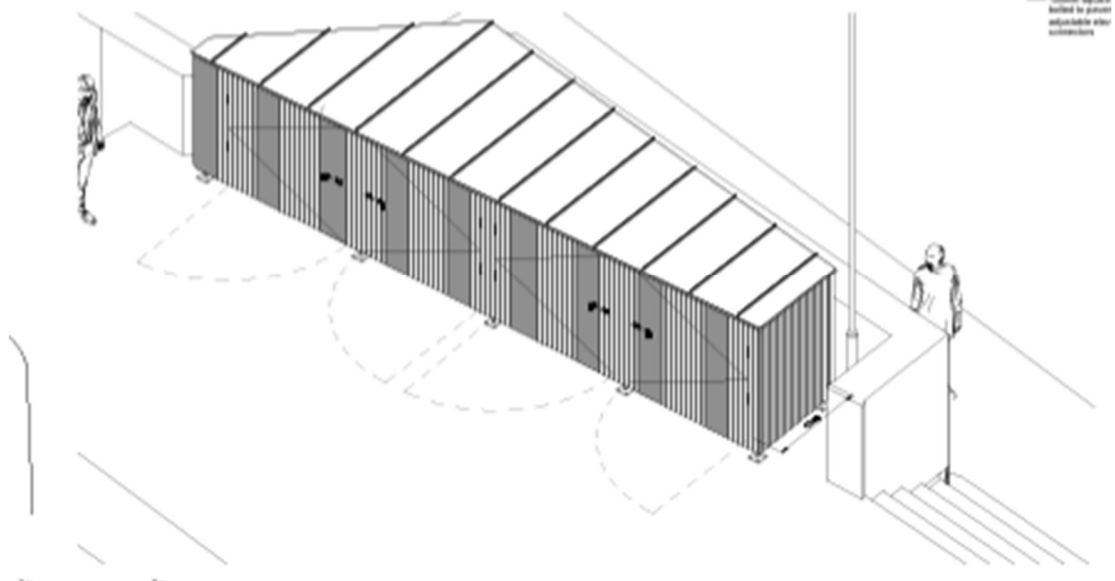
Provision of a new refuse and recycling storage enclosure for existing cafe.

Applicant states:

At present, the refuse bins are unenclosed and positioned within the public walkway and this has resulted in the bins encroaching into the public walkway, making the area look cluttered and unattractive and with security concerns. This application seeks to erect a refuse store, with increased capacity, on the existing hard standing area currently occupied by the wheelie bins.



PROPOSED SECTION N (1.00 @ A1)



Comments by 11th Aug

PLANNING APPLICATIONS (New)

26/00905/FUL – Register Office 49 Lockyer Street

Demolition of former Register Office building and erection of security hoarding/fencing

The proposal is to demolish the main building including the foundation and make level relative to the existing car park & garden. The Garden Wall is to be retained to avoid loss of habitat, as are the trees, hedges and shrubs.

The hoarding strategy will be via visually permeable fencing around the perimeter site.

Note: This fencing will most probably be the Heras type of fencing as used around the old GP site in West Hoe.

Applicant states:

Demolition is proposed to remove a vacant and deteriorating structure that currently presents ongoing management and security concerns. Following demolition, the site will remain secured and maintained pending future redevelopment proposals. Existing pedestrian and vehicular access points will remain available for maintenance and management purposes only.

Working hours will be i.a.w. PCCs policy:

0800 - 1800 Monday to Friday

0830 - 1300 Saturdays

No Construction traffic on Sundays or Bank / Public Holidays.

Work outside of these hours will only be permitted in exceptional circumstances and only by prior agreement with the Council.

The appointed Site Manager will advise local neighbours when works will start on site and also when any abnormally large vehicles / excavators, will be attending.

HNF Comments:

To be discussed at the July Monthly meeting.

Comments by 6th Aug

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**26/00840/FUL & 26/00841/LBC** - The Corinthian, Madeira Road (Grade II Listed)

Demolition of existing tower, extension to create roof top bar and seating area, external alterations to existing building, decked seating areas, external terraced areas and external staircases, outside kitchen, bin store, platform lift, pergolas and associated internal alterations.

### **Urban Design - Objection**

Although we support the principle of optimising activity on the site and improving the appearance of the existing building we must unfortunately object to this application because;

- The “Podium Bar” volume projects above street level, blocking public panoramic sea views from the coast path route – the open views which are a fundamental part of the route’s character, appeal and value.
- The structure presents a largely blank inactive service / bin store frontage to the street, together with blank east / west return elevations, which would be visually intrusive in the context.

It is considered premature for Urban Design to comment on the other design elements of the application, given these fundamental objections.

### **PCC Natural Infrastructure team – Objection**

Additional information is required with regards to: Ecology & Marine Works.

### **Public Comments are all Objections:**

- The glass addition is obtrusive and will obstruct views out to sea from the pavement.
- Whilst I have no objection in principle to the sensitive repair, weatherproofing and continued commercial use of this building, I object strongly to the proposed rooftop Podium Bar and pavilion structure at street level which will cause harm to the setting of the Royal Citadel.
- The potential for intrusive noise is unacceptable. Loud music from the lower waterfront level is often destroying the peace of those swimming or sitting nearby.
- The owners have not sought PCC advice beforehand or consulted the Hoe Neighbourhood Forum.

**Continued Overleaf**

## **PLANNING APPLICATIONS (New)**

### **26/00840/FUL & 26/00841/LBC - The Corinthian (Continued)**

#### **HNF Comments:**

The plans for the demolition of the tower, new staircases and internal modifications to make this into a more viable business are supported. We particularly support the removal of the old clubhouse tower that allows a terrace to be formed on the original remains of the listed "Frederick's Battery".

However, we object to:

- There should be no construction or usage of the roof that would remove the open views from the coast path out across the roof to the views beyond.
- We would also state that removal of the pavilion, but retention of the seating area would also be unacceptable for the same reasons.
- Whilst we accept that the current roof is not an attractive structure a sedum style roof, as seen at other establishments, would be the preferred solution and provide some much-needed biodiversity.

We also dispute the statement by Environmental Health that:

*"Due to the premises being positioned away from residential properties there are no Environmental Health concerns regarding this application."*

The Forum is receiving an increasing number of complaints from Hoe residents who are coast path walkers and swimmers about daytime noise to the east of the Lido. Whilst at nighttime the complaints come from the residents around the edge of the sound.

Therefore, any planning approval should include restrictions on outdoor usage hours, and any occasional temporary permits be limited and not become the norm.

Plymouth already has Union St and the Barbican as late night entertainment areas with loud music, and it is felt that The Hoe should be kept as a more family orientated area.

It should be noted that Plymouth Sound's geography means that noise carries a long way and that there are direct lines of sight paths for noise to West Hoe 800m away as well as to our neighbouring residents in Mount Batten (500m) as well as Coxside and Turnchapel.

#### **Comments by 21<sup>st</sup> July**

## **PLANNING APPLICATIONS (Previous)**

### **26/00812/TCO - Royal Citadel, Hoe Road**

On the Regimental Training Wing Site, site opposite the Royal Citadel Main entrance, a request to fell two Ash trees i.a.w. an arborists report of the presence of Ash Die Back.

#### **Objection letters:**

##### **Public:**

- There is not even a map which is sufficiently detailed to determine where these trees are located.
- The information on this application is totally inadequate. There is no arborist report, no indication of hazards and does this comply with Forestry Commission guidelines for ash trees ?
- Ash Die Back has changed over the last few years with many trees that showed symptoms 3 years ago not deteriorating and even recovering.
- What %age canopy cover do these trees exhibit. When was the survey done?
- There is no provision to replace these two mature trees either within the boundary of the property or outside.
- It is the breeding season for birds, noting that breeding for certain species lasts until late autumn, and it is illegal to fell inhabited trees.

#### **HNF Comments:**

It is our opinion that the notice does not contains sufficient information to make determining it or commenting on it possible. Under Section 211 of the Town and Country Planning Act 1990, a notice must include "sufficient information to identify the trees."

The applicant provided a site plan but failed to plot the 2 trees, and therefore we believe that the notice is legally invalid. We would like to request more information from the applicant in order to fairly comment on the notice and would ask that this is made available before a decision is made. Additionally, recent photographs of the trees would be helpful.

**PCC Planning** – "The Council have received no objection to the work detailed as follows: 2 Ash trees- Fell"

**Permission granted**

## **PLANNING APPLICATIONS** (Previous)

### **26/00639/FUL & 26/00754/LBC – 13 Alfred Street**

Garage roof terrace, new external stair access and window alterations. Alterations to rear including; replacement external stair, roof coverings, external materials, rainwater goods, alterations to windows and doors and associated works.

#### **PCC Highways - Object**

The proposed design for the reduced garage space is not i.a.w. the Joint Local Plan which requires a single garage to be a minimum of 6.5m (L) x 3.5m (W).

#### **PCC Urban Design & Heritage Officer - reports awaited**

#### **HNF Comments:**

The Forum's overall stance on this application is to object.

The Forum supports the proposed alterations to the rear of the house and the internal garage layout, and the Forum would support the proposed terrace on the garage roof, **but**, for the issues of privacy, light, and noise, which are not in accordance with the HNF Plan or the PCC Joint Local Plan wrt:

- Degree of overlooking
- Unreasonably affecting daylight
- Overbearing effect on outlook
- Noise

The Forum agrees that the overall design would improve the streetscape and increase the area's biodiversity, but we believe that there are ways to change the design to mitigate the negative impacts the new roof terrace would have on neighbouring properties and would urge the applicants to work with their neighbours on amending the design to minimise these impacts.

It should be noted that:

- The applicant stated in their submission that *"Neighbours have been consulted at the monthly neighbourhood meeting - any concerns from them have been dealt with in the designs submitted..."* The HNF Monthly meeting minutes show this to be an incorrect statement and PCC Planning have been made aware of this anomaly.

#### **Public Comments:**

It is noteworthy that several of the supporting letters urge the applicant to find a compromise and the objecting letters agree with the applicant having a garage roof terrace, but that the size should be reduced to remove the aforementioned issues.

#### **Awaiting Decision**

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26/00800/S73 - Bowling Green, Armada Way

Installation of Beryl Cook sculpture.

Variation of Condition 3 of previous application to extend the temporary use until 31st January 2029.

Awaiting Decision

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### **26/00739/LBC - West Hoe Pier, West Hoe Road**

PCC has applied to PCC for Structural repairs to and reinstatement of pier and steps following storm damage.

#### **PCC Historic Environment Officer**

At present, I do not consider that sufficient information has been provided to enable a full assessment of the proposals against relevant heritage legislation, policy and guidance and thus I am presently having to hold objection. Additional information is required to understand the likely impact of the proposed works on the significance of the designated heritage asset, the extent of any harm that may arise, and how that harm may be balanced against the public benefits of the scheme. To support this assessment, I would request Structural/Civil & Coastal Engineer's Reports.

In addition, the submitted Heritage Statement does not provide sufficient detail to explain and justify the proposed repair methodology, namely the infilling with concrete, installation of concrete crossbeams and limestone facing, nor does it demonstrate why this approach has been selected in preference to alternative repair options.

#### **Awaiting Decision**

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PLANNING APPLICATIONS (Previous)

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

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

The PCC Historic Environment Officer has approved the like-for-like plasterwork repairs, and the applicant is awaiting the planning officer's formal decision.

Awaiting Decision

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.

PCC require the owner to provide each new occupant of the enlarged HMO to be provided with a welcome pack setting out how to limit disturbances to neighbouring properties, providing details of public transport and cycle routes and setting out how and where refuse and recycling bins should be stored and their location for collection.

Granted

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

St Luke's Guiding Lights Sculptures (Lighthouses) which are to be removed on or before 1st of October 2026.

Granted

26/00416/FUL – St Andrews Church of England Primary School, Citadel Road

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

Granted

26/00445/FUL - 1 Walker Terrace, West Hoe

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

Awaiting Decision

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.

PCC are in ongoing discussions with the applicant regarding the lower toilet and kiosk design hence the extension of time to consider the application.

PCC appear to be content with the roof terrace extension design; however, the roof terrace extension appears to have already been constructed without any PCC planning approval being listed on their website.

It is worth noting that the applicant submitted these plans on the 6th March, in order to allow the roof terrace to be opened for the summer season, and therefore partial planning approval may have been granted by PCC, or the applicant may have proceeded before the formal permission was granted knowing that PCC were going to approve in due course.

Extension of time - 7 August

26/00029/FUL & 26/00030/LBC - 24 Lockyer Street (Club Inferno by the TRP Car Park)

Change of use to a commercial unit, 2-Bed flat and 6 bed HMO (part retrospective).

Granted

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

Condition 3 (Construction Traffic Management Plan)

Agreed

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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