

27th Feb 2019 – HNF PLANNING PRESENTATION

View planning applications at <https://planning.plymouth.gov.uk>

Comments to PCC:

Email to: planningconsents@plymouth.gov.uk

OR

By post to: Strategic PCC Planning and Infrastructure, Floor 2, Ballard House, West Hoe Road, Plymouth, PL1 3BJ

OR

The PCC Public Access Portal – Requires an account

NEW APPLICATIONS

1. **19/00155/FUL** | McMillan Nursery 24 Hoe Street Plymouth PL1 2JB | Erection of single storey pavilion to house a new baby unit for the existing nursery.

The pavilion will not be seen from outside the nursery due to the high boundary walls, however, two trees out of seven in the garden will need to be felled as part of the build.

PCC Highways have stated – “No objection., The proposal will increase the ‘offer’ of services provided by the nursery but should not give rise to any noticeable differences in terms of trips and parking demand. Pay and display visitor parking is available for parents in the local area.”

Comments by Tue 12 Mar

UPDATES ON EXISTING APPLICATIONS

1. **14/01449/FUL** - Rivage - Former Tennis Courts Hoe Road/Pier Street, West Hoe, Plymouth
18/01971/S73 - Retrospective planning application to allow fourth floor roof top swimming pool and associated plant buildings as well as changes to the design including the use of concrete render in place of Plymouth Limestone.

After further discussions with the Council a proposal to fit mosaic tiles to cover the bare exposed concrete render sections of the building have been submitted. A Council decision is awaited.

2. **18/02109/FUL** | 19 St James Place West Plymouth PL1 3AT | Erection of a new dwelling
Proposed two bed two storey house with integral garage and no parking permits on current No 19 parking spaces.
No objections raised by the PCC Highways, Natural Infrastructure or the Public Protection teams or by South West Water.
Two Public objections received regarding overdevelopment, overlooking, loss of light and noise noting the proposed roof terrace.

As less than 15 objections were received the decision will be made by the Planning Office by the 12th Mar.

3. **19/00089/FUL** | 4 Holyrood Place Plymouth PL1 2QB | Demolition of coal bunker at basement level in street side light well

Demolition and removal to allow for more light into the basement. The existing railings and steps will not be affected.

No objections were received and the decision will be made by the Planning Office by the 20th Mar.

4. **19/00088/FUL** – Casa Mia Guest House, 201 Citadel Road East, Plymouth PL1 2JF - Change of use from guesthouse (Class C1) to private dwelling (Class C3)

No Objections from the PCC Historic Environment Officer or Economic Development

HNF response - "The forum welcomes more family housing within its boundaries. Please note, however, we would like to express our regret at the loss of yet another traditional Bed and Breakfast business on the Hoe. These types of business are greatly valued by many and will be much missed when they are gone."

No public objections were received and the decision will be made by the Planning Office by the 26th Mar.

5. **18/02143/LBC & 18/02142/FUL** | Grade 2* Listed, 4 Elliot Terrace Plymouth PL1 2PL | Rear extension and alterations to provide 3 additional apartments, up from 5 to 8, a roof terrace and two lifts, one internal and one external.

HNF have responded – "The Hoe Neighbourhood Forum is disappointed at the proposed for rather pedestrian aluminium sliding doors. For a building of such quality, with its Grade II*, we feel consideration should be given to a more elegant solution, which complements the arched windows all along that level to the rear of the terrace. It has also been commented that this extension fills what was an intentional gap when the building was originally built."

One public objection that - The proposed 'extension' is a substantial addition to the structure and is not in-keeping with the existing building.

Historic England have stated: "We consider that the issues and safeguards outlined in our pre-application advice need to be addressed in order for the applications to meet the requirements of the National Planning Policy Framework.

Over intensive conversion - should achieve a layout more sensitive to the original plan form and the remaining historic architectural features - mews elevation façade should be slightly further set back from the face of the building and the quality and detailing of the glazed façade will be critical to its success in this sensitive location - the internal lift would result in substantial loss of historic fabric and a comprehensive justification for this has yet to be provided."

PCC Highways have stated – No objection subject to the condition that: The intensification in the use of the property by creating three additional flats is considered undesirable and would exacerbate an already existing parking demand problem due to an increase in demand and at the same time a reduction in off-street parking due to the loss of a garage. This development would therefore be excluded from the entitlement of all types of on-street parking permits and tickets. i.e. the existing 5 flats would lose their current permits.

As less than 15 objections were received the decision will be made by the Planning Office by the 15th Mar