

## 5<sup>th</sup> Mar 2019 – HCARA PLANNING PRESENTATION

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Comments to PCC:

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 – 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 no objection as the increased service should not give rise to any noticeable increase in parking demand which is via the local Pay & Display spaces.  
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 regarding differences between the approved plans and the completed building, regarding the fourth floor and 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. Two Public objections received regarding overdevelopment, overlooking, loss of light and noise noting the proposed roof terrace.  
  
Less than 15 objections were received and the decision will be made by the Planning Office by the 12<sup>th</sup> Mar.
3. **19/00089/FUL** | 4 Holyrood Place Plymouth PL1 2QB | Demolition and removal of coal bunker to allow for more light into the basement.  
  
No objections were received and the decision will be made by the Planning Office by the 20<sup>th</sup> 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)  
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 26<sup>th</sup> Mar.
5. **18/02143/LBC & 18/02142/FUL** | Grade 2\* Listed, 4 Elliot Terrace Plymouth PL1 2PL | Extension by one floor to the rear 'mews' building and alterations to increase apartments to 8 from 5, plus a mews roof terrace and two lifts, one internal and one external.  
Abbreviated version of the HNF response – We are disappointed at the proposed quality for a Grade II\* building and feel that consideration should be given to a more elegant solution which complements the terrace.  
**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. They believe that this is an over intensive conversion, the increased mews elevation should be set further back, the material quality improved and that the internal lift would result in substantial loss of historic fabric.  
**PCC Highways** stated – The creation of three additional flats and removal of a garage would exacerbate the existing parking demand & therefore this development would be excluded from parking permits  
  
As less than 15 objections were received the decision will be made by the Planning Office by the 15<sup>th</sup> Mar