

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

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**PLANNING APPLICATIONS (NEW)**

**23/00832/LBC - 65 Citadel Road (Grade 2 Listed)**

Replace existing asbestos corrugated roof panels with slate roof on rear tenement

Applicant states:

The rear roof of the back tenement has deteriorated quite badly, which causes rain water leaking into the property next door. I propose to replace the existing asbestos corrugated roof panels. The new roof will use the existing roof structure. The roof space will be insulated. The roof will be felt battened and covered with roof slate matching the main roof. Given its location and height, it will make no visual impact at ground level.

**Comments by 18<sup>th</sup> July**

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23/00926/FUL & 23/00927/LBC - 28 Athenaeum Street (Grade 2 Listed)

Proposal to construct a double garage over part of the existing tarmacked parking area to provide a secure locked area for motor vehicles, bicycles and general outdoor equipment. A side pedestrian access is also proposed which will be set in a continuation of the new front wall. A 7kW electric car charging point will be installed within the garage.

It should be noted that the proposed garage will be over one metre higher than the existing 'neighbours' stone garden walls at the highest point, although this is mitigated by both neighbours currently using these areas as their own tarmacked parking areas and not garden areas.

The applicant states:

"The garage will be constructed of blockwork to provide both secure and solid construction with brickwork used to the front elevation. The main roof will be of flat roof design and finished with an EPDM covering hidden from the access lane by a (*slate*) pitched monopitch roof canopy. It is proposed to finish the rear courtyard elevation with timber boarding set around the uPVC windows and (*garden*) access door."

It should be noted that the drawings show that the garage wall 'jutting above the existing garden walls' is marked as being rendered blockwork. It is also notable that no materials for the garage or street access doors have been included, but it is to be expected that Planning Officers will set the usual conditions on any approval on the basis of further detail of materials being used are to be submitted before construction commences.

Comments by 25th July

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**23/00479/LBC - 11 Holyrood Place (Grade 2 Listed)**

Refurbishment and double glazing of original sash windows to 1st floor and ground floor windows on front elevation.

The existing wooden sash windows will be refurbished with replacement double glazed (14mm 4-6-4) glass panes within the existing wood frames.

It should be noted that on my inspection, I believe that the existing windows are not original and appear to be Victorian replacements. The owner has also been informed that the existing glass panes appear to be modern laminated glass, probably fitted to reduce external noise in the recent past.

The applicant states that they believe this application adheres to the government national objectives, to preserve listed buildings but also preserve them for the future, to reduce greenhouse gasses and conserve energy.

**Comments by 15<sup>th</sup> Aug**

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PLANNING APPLICATIONS (MISC)

23/01033/CDMLB - 1 Windsor Villas, Lockyer Street

Application to discharge conditions 4, 5 and 6 of the approved listed building consent 23/00280/LBC:

The applicant has submitted:

- That they intend to replace the slate roof is to be in its entirety with new natural slates.
- Supplied details of the Sash window refurbishment including fitting 12mm heritage slimline double-glazed panes.
- Repairs to railings
- A Landscaping Plan for the rear parking area.

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### **23/00856/TCO - 7 Alfred Street**

Silver Birch (T1) - Fell to ground level due to limbs dying off throughout the entire canopy.

It should be noted that the owners have been fighting a losing battle to save this much-loved tree for several years, but it is now beyond saving.

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23/01028/EXUS - 13 Windsor Place

Establish existing use of property as a dwelling house (Class C3)

At some time in the past, 13 Windsor Place was not registered as a single dwelling, but it has been used as such, before and since, the current owner purchased the house in 2010.

The owner is now looking to amend this anomaly by registering it as a single dwelling as part of his sale of the property.

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## **PLANNING APPLICATIONS (PREVIOUS)**

### **23/00774/FUL - Regimental Training Wing, Hoe Road (Opposite the 'Citadel' Main Entrance)**

Replacement of existing boundary fencing with 'weld mesh' fencing.

**Historic England:** have no 'in-principle' objections but state that: The application includes land designated as a Scheduled Monument and will require a Scheduled Monument Clearance permit for works within the Crown Estate. Any groundworks will need to be undertaken under archaeological supervision and monitoring.

**The PCC Historic Environment Officer states:** Whilst the replacement fence is of a different design, replacing vertical bars with wire mesh panels. The visual impact of the proposed fence is considered consistent with the existing fence. As such there will be minimal impact to the setting and character of The Citadel and wider historic streetscape.

**The PCC Natural Infrastructure Team:** predict minimal impact to the trees present following submission of the required Tree Protection Plan, Tree Constraints Plan and Arboricultural Impact Assessment (Jun 2023)

**Michael J.Steed Natural Resource Consultants,** have conducted an arboricultural assessment (Jan 2023)

This identified 19 trees around the site with no Category A, seven Category B, five Category C and seven Category U. They have stated that:

- The trees include individual and groups of mature Common lime that provide notable landscape attributes, particularly along the south side of the site. However, due to their condition and reduced useful life expectancy, as well as their close proximity to the security fence, they have been down-graded to B and C.
- Other trees within the site that, while making a contribution, are now of poor form and vigour or display signs of decay and decline have been categorised as 'C'.
- The seven 'U' category trees are recommended for immediate removal
- 'C' category trees may also be removed as required, including whitebeam and ash trees.

#### **Categories:**

- '**A**' - trees of high quality and value that will **usually be retained** within any development proposal.
- '**B**' - trees of moderate quality and value that **should be retained** within the layout of any development.
- '**C**' - trees are of low quality and value which **could be retained**, but are trees of limited value that should not be retained where they pose a significant constraint to development proposals.
- '**U**' - trees are **either dead or unlikely to survive** beyond a short term, irrespective of any development proposals.

Penny Tarrant has asked the Plymouth Tree Partnership to look over the consultants' findings for comment.

#### **Awaiting Decision**

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23/00710/LBC & 23/00709/FUL - Tinside Pool, Hoe Road

External alterations to Lido Building to create enhanced public open space with coffee pod, public seating, landscaping and balustrade at terrace level.

Internal alterations and partial change of use of the first floor of Lido Building to provide cafe and bar with retained flexible space for use in association with the Lido.

Internal and external alterations to single storey Lido Building to provide disabled access, accessible changing facilities and kiosk (servery)

Update:

Apart from some minor comments on flood risk to the lower buildings and on materials to be used, this application has received universal support from all current comments.

However, the PCC Natural Infrastructure Team and Natural England have asked for a short extension of time to allow them to comment on the new information that has recently been submitted.

Awaiting decision

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## **PLANNING APPLICATIONS (PREVIOUS)**

### **23/00273/FUL - Flat 5, 2 Hoe Road (Rivage Building)**

Replacement of existing non-opening windows on the sides of the front bay and the rear side bay with windows with opening sections.

Due to high temperatures within the Flat it is proposed to replace the existing windows, from the same company, that match the existing frame size and finish but with opening sections. Neighbouring residents have been consulted and have no objections. Note that the leaseholders of the Rivage Building bought the freehold last year.

#### **Granted**

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23/00736/S73 – Pier One, 135 Hoe Road

Variation of Condition 1 (Approved Plans) and removal of Conditions 3 (Flood Resilience) & 4 (CEMP) of application 22/01630/FUL

Proposal to demolish and remove temporary above ground drainage tank, reinstate public steps to foreshore and resurface with slate finish porcelain tile and install aluminium railings at the lower level.

An extension has been granted to consider a proposal for a revised location of the drainage tank from underground to within the building.

Awaiting decision

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### **22/01124/FUL – Pier One, 135 Hoe Road**

Removal of stone/brick piers and insertion of glazed opening on middle level of rear elevation.

#### **Appeals Court Hearing:**

“I conclude that the proposal would adversely affect the character and appearance of the area, the significance of the Hoe Registered Park and Garden and fails to preserve or enhance the character or appearance of the Hoe Conservation Area.

The proposed development therefore conflicts with Joint Local Plan Policy DEV21 and the Framework which, amongst other things, seeks to ensure that development proposals conserve the historic environment and sustain and enhance the significance of heritage assets.”

#### **Appeal rejected**

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22/01119/FUL + 22/01117/LBC - Hoe Lodge Restaurant, Hoe Road

Side & Rear extension and internal alterations to building.

After three extensions of time, since the July 2022 application, to allow the applicant to decide on how to respond to the issues raised by PCC officers, the case is now shown as “Application Withdrawn”. It should be noted that the building is owned by the Crown Estate and Plymouth City Council leases it out.

Application Withdrawn

NOTE: I cannot therefore comment on why a recent Plymouth Herald article stated that the owners had revealed: “they have also got planning permission to put a two-storey extension on the back and side of the existing building - a former parkkeeper's bungalow - with disabled access toilets and a viewing terrace across the Hoe.”

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## **OTHER ITEMS**

### **22/01688/LBC - Pier Masters Office, Phoenix Wharf Madeira Road**

Retrospective planning application for a Canopy over the external seating area on the old pier.

The canopy was erected to help the business meet Covid restrictions on indoor gatherings. Since the Covid emergency ended the canopy has remained and is now regularly used for outdoor music performances that has led to numerous complaints from residents in the area.

#### **PCC Response:**

The Local Planning Authority considers that the installation, by virtue of its size, materials and location has a negative visual impact on local and nationally significant heritage assets in the immediate vicinity and detracts from the historic environment of the Barbican Conservation Area. Approval of the application would establish an unwelcome precedent for similar structures in the conservation area that would cause damage to the setting of designated heritage assets and the collective historic aesthetic of the Barbican Conservation Area. The proposal is therefore considered to be contrary to JLP Policy DEV21 (Development affecting the historic environment) and the NPPF (National Planning Policy Framework).

#### **Application rejected.**

The applicant has now appealed the decision to the Secretary of State's planning appeals process.

Although Pier Master is in the Barbican Conservation Area and outwith the Hoe CA or HNF area I am advising you of this case as we have a similar unapproved erection of a canopy/enclosure over the new balcony recently built at the sister café Pier One on Hoe Road, as well at the Corinthian Club on Maderia Road. This appeal, if successful could well lead to these establishments being granted retrospective permission and encourage other establishments to install their own canopies/enclosures within the HNF area.

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LICENSING APPLICATIONS

Club Inferno, 24 Lockyer St

It should be noted that the owners applied to remove the 'Designated Premises Supervisor' (Landlord/Landlady that hold the premises license) and therefore currently no alcohol can be served at these premises. They have now applied for a new 'Designated Premises Supervisor' to take over in early August.

ADDENDUM

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### **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 address shown below.

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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
 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 set up, a personal account for PCC access
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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 neighbour's)

<https://www.plymouth.gov.uk/noise>
