

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)

24/00027/MOR - Kynance Hotel, 107 - 113 Citadel Road

Pre-application for change of use from a 28-bed hotel to 25 ensuite bedroom HMO, with 3 kitchen's, 3 laundry rooms, 3 storage rooms along with bike storage and electric car charge points.

A basic request to see if an HMO in this location would be allowed under the HMO restrictions in force in The Hoe area. It should be noted that there are many regulations that HMOs must meet, room sizes, kitchen space, fire precautions, as well as not being allowed to bookend a residential house. The Hoe, as part of the City Centre area, also comes under additional HMO regulations e.g. not more than 10% of the housing stock.

Awaiting decision

24/00020/CDM – Condition discharge of application 21/00920/FUL - Azure & Azure West, 55 Cliff Road.

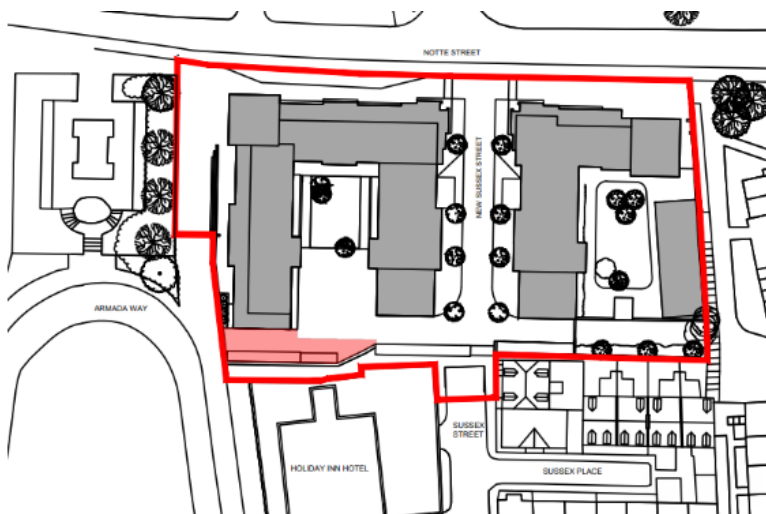
Removal and replacement of existing combustibile cladding and external wall insulation system with non-combustibile cladding and external wall insulation system. Additionally, the decking on the balconies and bridges is to be replaced by a suitable alternative. Site traffic will be along Athenaeum St and Elliott Terrace onto Cliff Road.

Awaiting decision

23/01779/MOR - 67 Notte Street

Pre-application for remedial works to reduce the fire safety risk profile of the existing external walls at Astor House, student flats at Tesco's on Notte St.

The proposal is to install an Automatic Water Fire Suppression System (AWFSS), comprising of a sprinkler water tank, pump house, two electrical switch cabinets and a diesel generator. These are to be located externally, see pink area in the image below, between the flats and Crowne Plaza, noting the space is significantly lower than the public path and they will erect a screen to hide the installation.

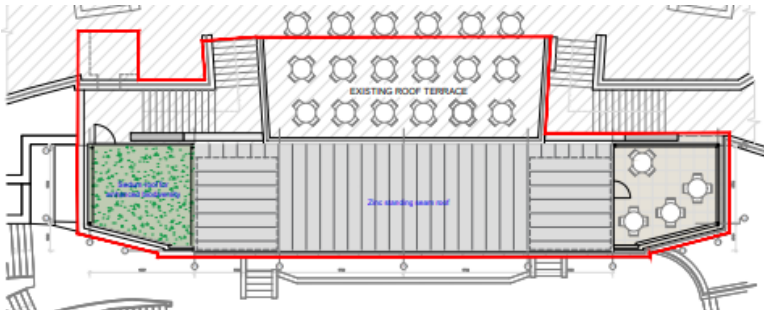


Awaiting decision

PLANNING APPLICATIONS (NEW)

23/01750/AMD - amendment to application 20/01798/FUL - The Terrace Cafe 74 Madeira Road

Amendment to design of the cafe extension including replacement of the canopy roof with a part Zinc and part Sedum roof and small extension to existing adjacent canopy walls.



Awaiting decision

23/01797/LBC -(re-submission of 22/01117/LBC) - Hoe Lodge Restaurant (Grade 2 listed), Hoe Road

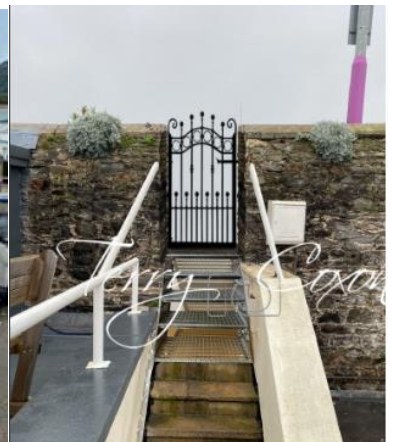
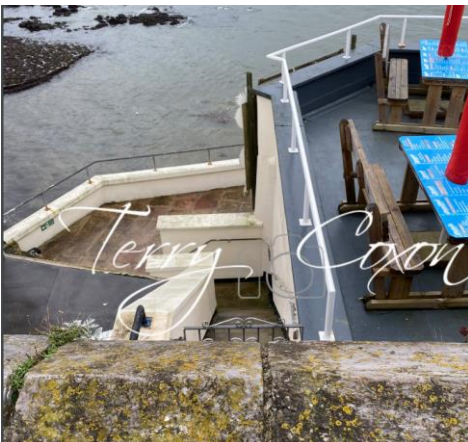
Rear and side extension plus roof terrace and internal catering alterations.



Comments by 6th Feb

23/01732/HHR - Rock Cottage, Hoe Road.

Pre-application to create new access to Rock Cottage via council wall leading to existing steps, 1 m wide.



Rock cottage steps currently lead onto the Ocean City Snack Bar terrace, permission is requested to put a gate in the public footpath wall to allow direct access.

Awaiting decision

PLANNING APPLICATIONS (NEW)

23/01634/TCO - The Laboratory (under Citadel walls), Hoe Road

Tree cutting of two trees on the approach road and one at the far end of the site, as follows: -

Holm Oak (APR1) - Crown lifting to a maximum height of 3m on lower branches to reduce anti-social behaviour's taking place out of sight and to allow more light.

Holm Oak (APR2) - Crown lifting to a maximum height of 3m on lower branches to reduce anti-social behaviour's taking place out of sight and to allow more light.

Sycamore (CP1) - Crown reduction with an intended height of 3 meters high after pruning. The tree has splits on some of the limbs which over hang the car park.

Awaiting decision

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**PLANNING APPLICATIONS (PREVIOUS)**

**23/01560/LBC, 23/01561/LBC & 23/01538/ADV - 9 Grand Parade (Waterfront Public House)**

The changes are largely to existing signage, but note that the 'new totem hanging sign' will be larger than the existing one and that the 'Signage arch to existing gate posts', at the pedestrian step entrance, is reinstalling a feature that was taken down for repair some years ago and never replaced.

**Granted**

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23/01271/LBC - 73 Citadel Road

Moving of gas meters, construct and amend railings, replacement door and new soil pipe

The proposed changes to the railings would appear to be potentially a significant alteration to the listed frontage as expressed in the Historic England response: - *" it is difficult to assess the application based upon the information supplied. The railings which it is proposed to alter are specifically mentioned in the (Grade 2) list entry. But this application lacks detail on the extent of alteration to the railings. Drawings are needed, and necessary."*

PCC are awaiting a response from the owner.

Awaiting decision

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**23/01440/MOR - The Laboratory, Hoe Road (Listed Building)**

Phase 2 Pre-application for new infill extension to provide full DDA access (i.a.w. the Disability Discrimination Act), circulation, education centre and the widening of the approach road off Hoe Road

**Pre application now closed**

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23/01377/LBC & 23/01564/FUL - 30 Athenaeum Street (Listed Building)

This house was previously split into a self-contained Basement Flat, a self-contained ground floor flat and a self-contained first and second floor maisonette. This proposal is to restore the ground, first and second floors back into a three-storey house under the same ownership, with the Basement flat retained under separate ownership.

This requires the relocation of the kitchen back onto the ground floor and the removal of modern partition walls in two of the top floor rooms to create a six bed three bath house.

Granted

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

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

To accomplish this task there is a proposal to fell some trees and cut back others, however the tree proposal did not meet statutory requirements.

The MOD are now to supply a new tree replacement statement and design early in 2024.

**Awaiting Decision**

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PLANNING APPLICATIONS (PREVIOUS)

23/01375/FUL - 99 Citadel Road (Westwinds Guest House)

Removal of small raised terraces, construction of a flat roof over the current courtyard parking, together with garage doors, forming an amenity terrace

- Construction of a terrace to the current rear courtyard of the property by demolition of two existing separate small terrace areas.
- New roof construction to be formed off an independent structure, i.e. not on top of the existing garden walls
- A 1.8m timber fence shall be installed to both sides to protect the neighbour's privacy
- To the rear side, overlooking the lane, a 1.1m high glass balustrade shall be provided
- The existing off-street car parking shall be retained but accessed through a garage door in a reduced opening in the rear boundary wall.

The Local Highway Authority has stated that:-

"The property as existing is currently served with 2x off-street parking spaces in the form of a hardstand which is accessed via the service lane to the rear of the property. The proposed development would remove any off-street parking provision at the property, as the garage proposed does not adequately meet the minimum required dimensions in order to be considered as a contribution for off-street parking provision (6.5m long and minimum 3.5m wide). The removal of such parking provision, which has not been supported with any justification over its loss, would generally attract a recommendation of refusal from the Local Highway Authority (LHA), especially in an area where on-street parking is at a premium. However, it is noted that the property is located within an area of the city where car free development can be acceptable. As such, it is unlikely that a recommendation of refusal based upon the loss of off-street parking provision could be sustained at appeal. As the proposed development would result in the loss of off-street parking provision, it is deemed appropriate to exclude the property from obtaining parking permits and visitor tickets for use within the 24 hour Controlled Parking Zone (CPZ) which is enforced on the surrounding streets."

Definition of a garage - a building or part of a building used to house a motor vehicle, this can be a shed, carport or concrete structure.

Awaiting Decision

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**NOTE:** A previous application for a garage at 28 Athenaeum St

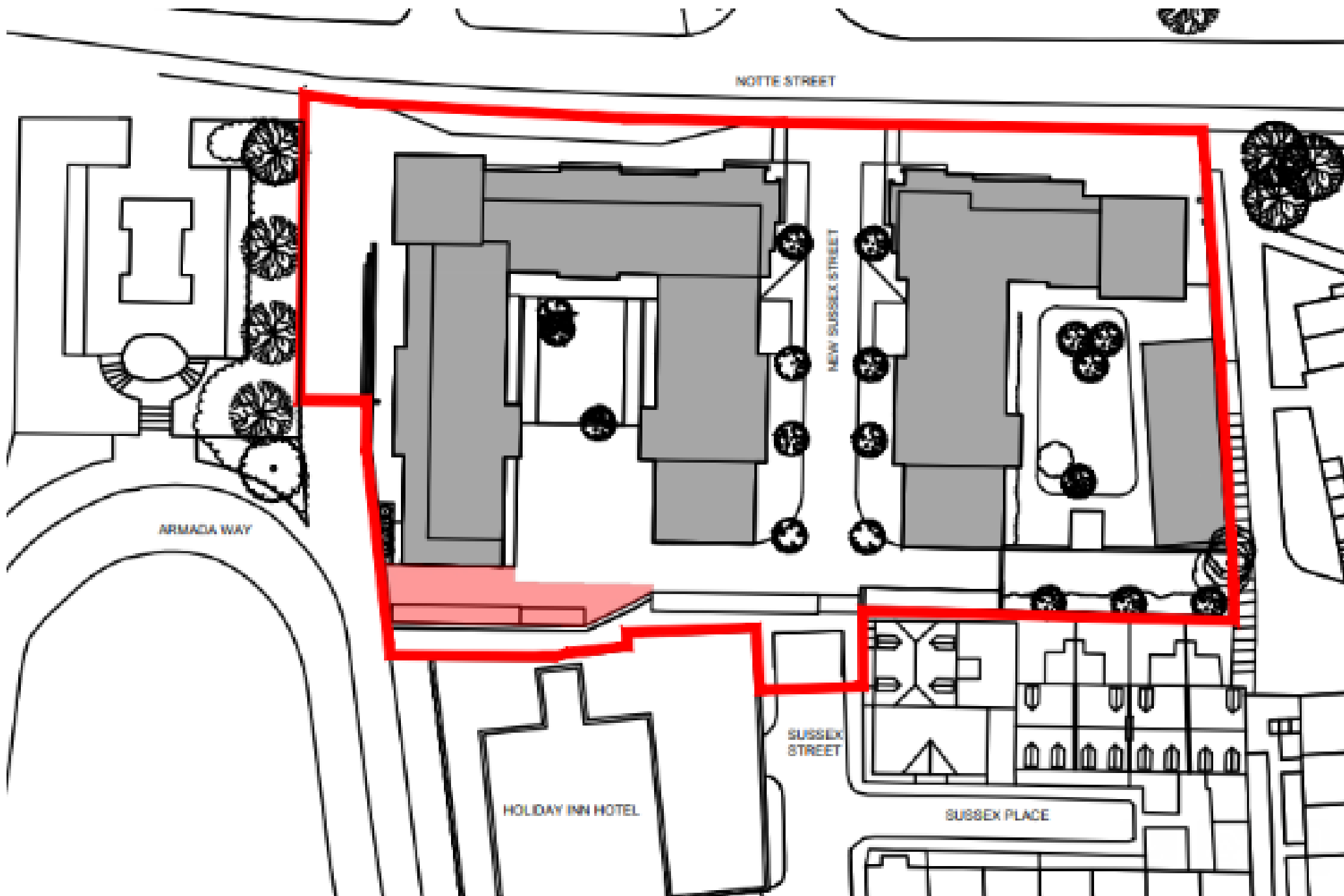
**The Local Highway Authority** objected to the application and recommending refusal stating that: -

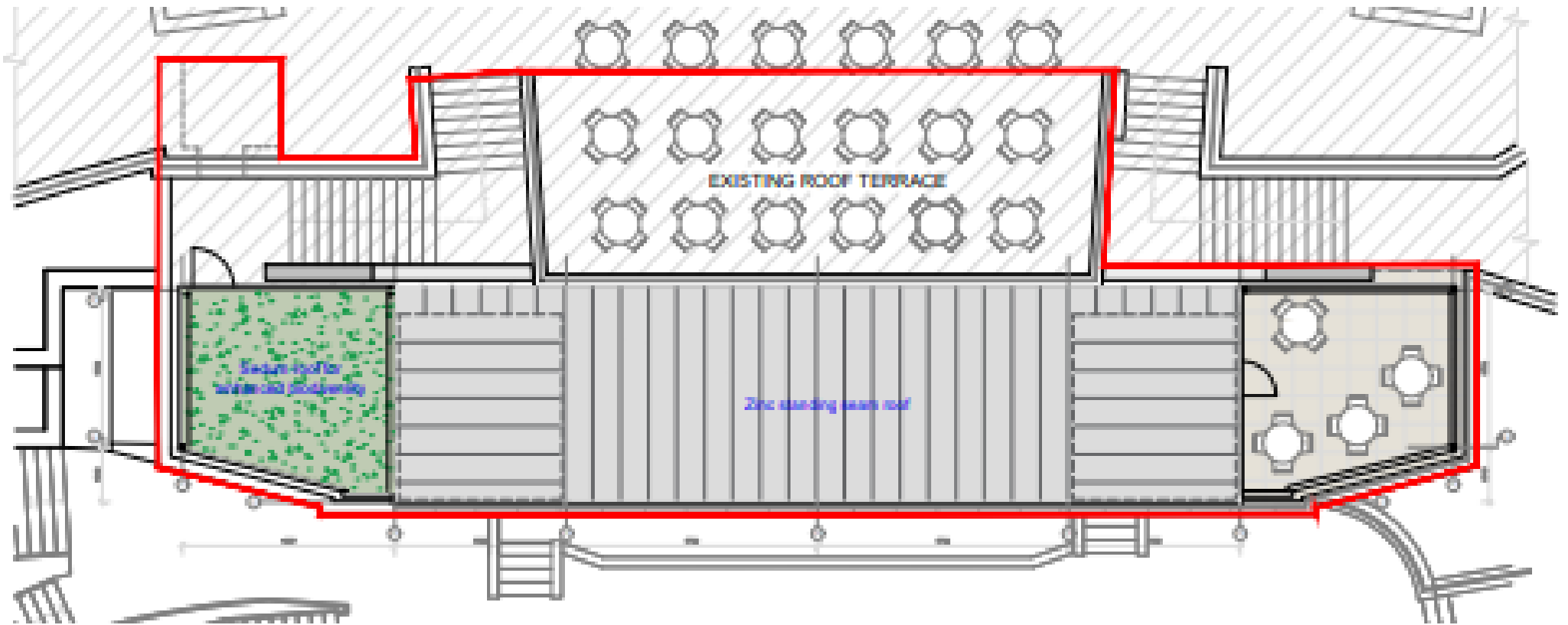
**Loss of Car Parking** - The proposed development will result in the loss of existing off-street car parking provision. The existing hardstand is 7.4m in width which would accommodate 3 off-street car parking spaces, following this redevelopment, the site will not benefit from any policy compliant parking which is unacceptable.

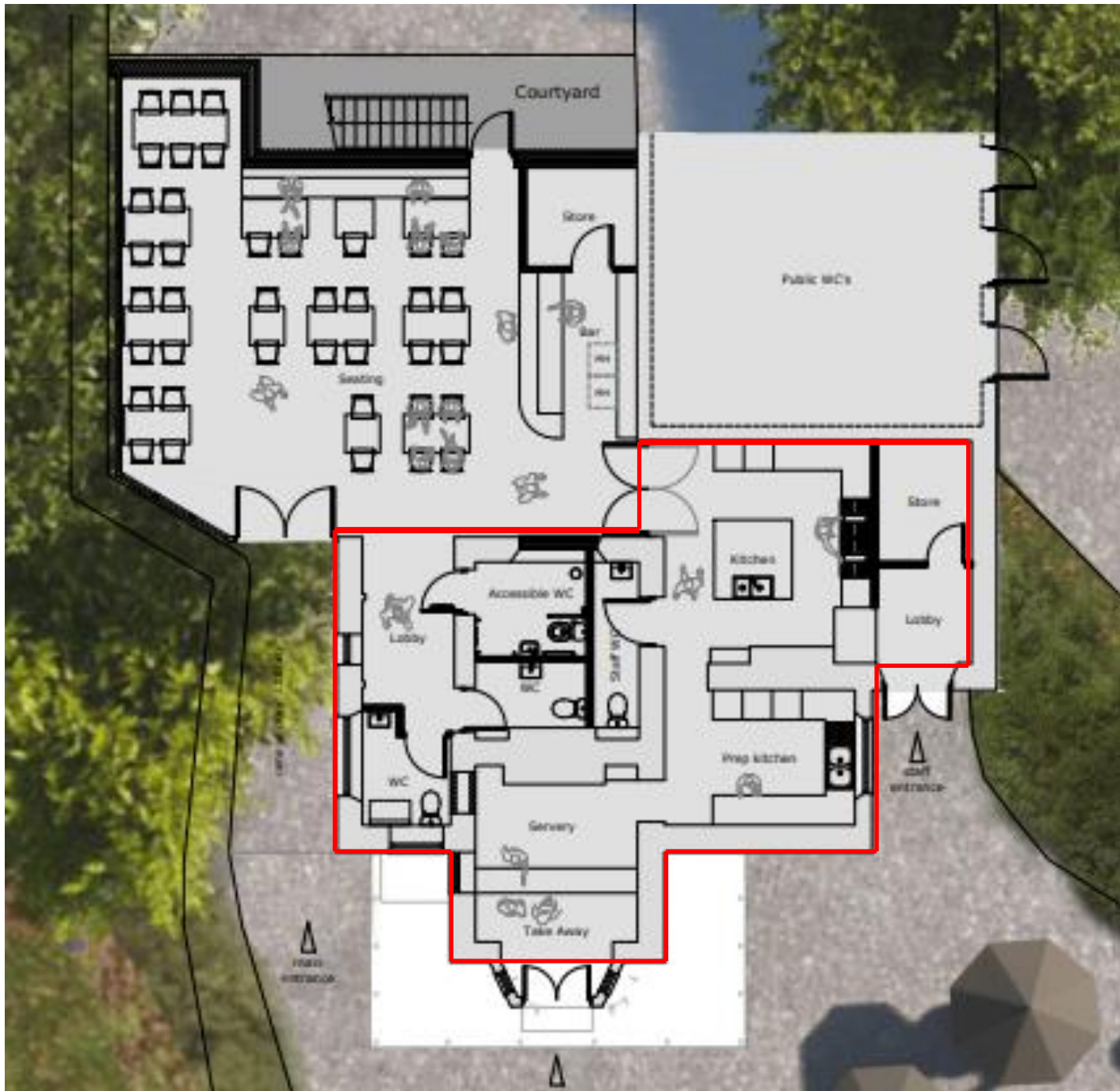
In order to contribute towards off street parking provision, there is a requirement that any proposal must meet para 8.5 of the Local Joint Local Plan (JLP) Supplementary Planning Document (SPD) that in order to contribute towards off street parking provision, a garage is required to be 6.5m in length and a minimum of 3.5m in width. The proposed garage internal size is 5.5m in width and 5.6m in length which is below the required dimensions. In addition, in line with policy, 6m reversing space is required. The plans submitted detail 4.3m of reversing space which is significantly below the required 6m. Therefore, even if the garage was not undersized, it is considered the proposed garage would not be practical for use.

**Inadequate Provision of Parking** - An inadequate provision has been proposed to be made for the parking of cars of persons residing at or visiting the application site. Vehicles used by such persons would therefore have to park on the public highway adding to the existing on-street kerbside car parking difficulties already experienced within the local area which would interfere with the free flow of traffic on the local road network and give rise to conditions likely to be detrimental to public and highway safety which is contrary to the adopted guidance contained within the Supplementary Planning Document and Policy DEV29 of the Joint Local Plan.

**The planning officer** granted permission stating - The site is considered to be a sustainable location, close to the city centre and with good public transport links. Athenaeum Street and the surrounding streets are all subject to residents Controlled Parking Zones, short stay pay and display parking and double yellow lines. On balance, the case officer is satisfied that the proposal is proportionate for the property and would not result in harmful overspill parking.

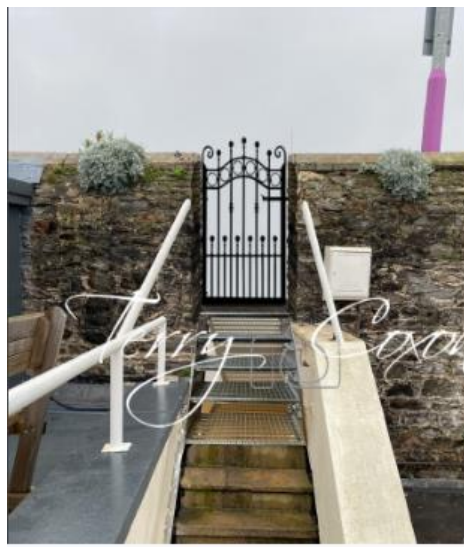












## ADDENDUM

### **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>
