

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

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**LICENSING APPLICATIONS (NEW)**

**None**  
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PLANNING APPLICATIONS (NEW)

25/00798/EXUS - 11 Radford Road, West Hoe

Retrospective permission for use as 5no. flats

Granted
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**PLANNING APPLICATIONS (PREVIOUS)**

**25/00649/LBC & 25/00648/FUL - 23 Lockyer Street (Next to Club Inferno opposite Theatre Car Park)**

Change of use of building to 5 flats and associated internal and external building alterations

The PCC Public Protection Service do not believe that this property is suitable for conversion as long as there is, or can be, an adjacent entertainment venue licenced from 10am to 6am 7 days a week due to noise and vibration concerns.

**Awaiting Decision**  
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25/00687/LBC - 4 Elliot Terrace

Altered vehicle openings and new garage doors.

Awaiting Decision
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**25/00641/LBC & 25/00640/FUL - 28 Athenaeum Street**

The proposal is to utilise the flat roof of the tenement by amending the existing window opening to provide door access onto a roof top decking area.

**PCC Historic Environment** are not against the principle, but object to the proposed materials being used.

**Neighbours** - Three neighbours have objected on privacy grounds and the setting of a precedence for future conversions on other properties. One neighbour has supported.

**Awaiting Decision**  
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25/00574/FUL – Astor Court, Block A, B And Studio, 163 Notte Street

Removal of combustible cladding materials and replace with non-combustible materials, and the installation of new sprinkler system.

One public objection:

I object to the stainless-steel cladding being downgraded to zinc cladding. The applicant has not explained why a like-for-like replacement can't be fitted. The existing iridescent stainless-steel cladding makes the building striking and visually interesting. The proposed "charcoal blue" zinc cladding will turn it into a dull, mundane building.

Awaiting Decision
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**25/00713/MJR - Former Plymouth Register Office 49 Lockyer Street**

Pre-application for demolition of the existing building and construction of a mixed use building containing residential apartments, commercial units and associated undercroft parking and landscaping.

**Await any formal planning application being made.**  
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PLANNING APPLICATIONS (PREVIOUS)

25/00220/FUL - Hoe Park, Armada Way, The Hoe

The siting of a 36m high Observation Wheel for 4 years between 1st March and 30th September on an annual temporary basis. The observation wheel will occupy the site of a former observation wheel which is a designated portion of the open grassland.

Natural England – We consider that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

The Gardens Trust - There is concern that the observation wheel may obstruct key views from within the park and thus, further analysis of this is required as part of the Heritage Statement in order to ascertain the impact the wheel may have on such views. Greater justification as to the chosen location is also sought.

Historic England - There is concern, not at the principle of a Ferris Wheel near the Hoe, but at the proposed position of the wheel close to the monuments.

Urban design

1. In summary, although we support the principle of an observation wheel of the Hoe to increase its leisure / destination potential (Joint Local Plan (JLP) Policy PLY20 / PLY21 etc), we are concerned about the proposed siting of the wheel (which is similar to that of the previous refused application (23/01795/FUL)).

2. It is regrettable that the applicant has chosen not to respond to our concerns and suggestions on the refused application. It is also a shame that the applicant has not entered into pre-application discussions about a prominent proposal in such a sensitive area.

3. The application proposes that the wheel be installed for 7 months a year every year, for 4 years. We are concerned about the length of this time period and the precedent it would set for a rolling series of future temporary consents thereafter. The length of time the wheel is proposed to be in place elevates the urban design consideration to a higher “image of the city” level than would be the case with a shorter temporary one-off arrangement like that which was previously proposed.

4. In the current proposed location, the wheel would affect the setting of multiple heritage assets and strategic axial views along Armada Way, as well as becoming an ongoing feature on what is effectively the front page of Plymouth.

5. As with the previous refused application (23/01795/FUL), we recommend that an alternative, less sensitive location should be found for the wheel. Some options that could be considered include around the west end of the Hoe Promenade, or at West Hoe Park, or perhaps on the former Quality Hotel site.

One **public objection** was made on the loss of public space by the installation.

Awaiting Decision

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**25/00567/FUL – 1 Radford Rd**

Change of use from language school (Class F1) to 13 residential apartments (Class C3), inc. roof extension, demolition of courtyard buildings, external alterations, and landscaping.

**Awaiting Decision**

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PLANNING (MISCELLANEOUS)

Pier One, Hoe Rd & Corinthian, Madeira Rd

Unapproved Canopies

No further feedback from PCC who still state “they are investigating any actions to be taken.”

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## **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 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>
