25th Aug 2021 – HNF/HCARA PLANNING UPDATE

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

Comments to PCC:

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 – Requires an account

NEW FULL PLANNING APPLICATIONS

21/01454/LBC | CCTV works | Royal Citadel | Hoe Road

Replacement of existing defective CCTV and laser sensor units, new access chamber, erection of one additional mounting pole, removal and reinstatement of existing stone cobble paving

Comments by the 31st Aug

21/01432/LBC | Change of use of building to 5x flats and associated building alterations | 23 Lockyer Street

This is the part of Lockyer St down by the Theatre Royal Car Park and is currently occupied by David Pinder Chartered Accountants. This application is very similar to the 2019 approved planning application for 22 Lockyer St, which was the old Plymouth Chamber of Commerce offices.

Comments by the 7th Sep

21/01371/FUL | Change of use to car park for a temporary period of 5 years | Former Mount Pleasant Inn | 12 Millbay Road

Temporary change of use of the site for Car Parking ancillary to the adjacent Duke of Cornwall Hotel.

Comments registered on PCC web site:

- One objection registered on the grounds of "another temporary carpark similar to the old TV studios car park by the Travel Lodge". The objector suggest twelve months should be the maximum for temporary permission.

- Historic England have no objection.

Comments by the 7th Sep

PREVIOUS PLANNING APPLICATIONS

21/01336/FUL | Extension to balcony and insertion of glazed doors and install full height glazing on undercroft seating area | 135 Hoe Road (Pier 1 Café)

Creation of additional café areas and increased balcony at the lower level plus the enclosing of an existing balcony. Please see images in appendix A.

Comments by 24th Aug

The HNF Planning Committee met on the 11th Aug to discuss this application and decide to object on the following grounds

Whilst we support the applicant's contribution to tourism along the Hoe, including the attention paid by previous applications to the preservation of views by sensitive design of the café's roof-line, we have concerns about the scale and detail of this application, leading to an objection on the following grounds:

- the use of the lower ground floor area (see **red outline** in Appendix 1 below) for seating or any other use ancillary to the cafe that prevents public access across this route. This loss of public access does not comply with JLP policy DEV27, the Foreshore's designation as Local Green space, or with the public access policy objectives of the emerging Hoe Neighbourhood Plan. The applicant should be required to preserve public access across this route by planning condition.

- the demolition of historic brickwork window-reveals and stone walling (see **pink outline** in Appendix 1 below) on the first floor and their replacement with full width glazing, resulting in the effacement of the original building's heritage features associated with the former Men's bathing facility. This loss of historic fabric does not comply with JLP policy DEV21 in relation to non-designated heritage assets, or with the heritage policy objectives of the emerging Hoe Neighbourhood Plan. We believe that it should be possible to accommodate diners, provide an outstanding view of the Sound and still retain the heritage brick- and stone-work of the original building. The view of the building from the sea is also an important consideration: a large expanse of glazing in the original building alongside the existing and extended glass frontages of the modern extension will be detrimental to the character and views of the foreshore.

- the size of the proposed balcony overhang which is out of scale with the modest original building and will change the character of the public space below.

We would suggest that adjustments to the proposed design are made in response to these concerns.

21/01247/FUL | Change of use from guesthouse (Class C1) to residential dwelling (Class C3) (Retrospective) | 18 Garden Crescent (Crescent House Guest House)

Retrospective permission for change to a single dwelling.

It should be noted that there was a previous application for change of use from Guest House to Flats by a prospective buyer who has now pulled out and no works were started.

Awaiting decision

21/01178/FUL | Change of use from guesthouse (Class C1) to residential dwelling house (Class C3) (resubmission of 16/01778/FUL). | Rusty Anchor House 30 Grand Parade

Resubmission due to previous granted permission having expired.

Permission granted

APPENDIX A - 21/01336/FUL - 135 Hoe Road (Pier 1 Café)

Extension to balcony and insertion of glazed doors and install full height glazing on undercroft seating area |

Current view from the building



Proposed Balcony

The configuration of the design for the extension of the existing balcony is that it is proposed to have a **curved front** and be supported at the corners by **a column 'forest' of three posts, canted outwards.**

