17th Feb 2022 – HNF/HCARA PLANNING UPDATE – Revision A

This planning update is for discussion at the next HNF meeting on the 23rd Feb 2022.

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.
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 – Requires an account

FULL PLANNING APPLICATIONS (NEW)

22/00264/LBC | Flat 11 & 14, 24 Elliot Street (previously 'The Grand' hotel) | Alterations to form a single dwelling inc. new stair between floors.

We have previously seen this as a proposal and this is the full 'Listed Building Consent' application.

No.11 is a two-bed flat on the second floor and No.14 is the three-bed flat above No.11 and they are situated on the corner of Elliot St and Cliff Road in what was 'The Grand' hotel'. The application is to remove both flats' kitchens and install a staircase to link the two flats into a single four-bedroom maisonette flat, with the fifth bedroom being converted into the new kitchen.

It should be noted that the fire damage to 'The Grand' hotel meant that at the time of conversion to flats that almost all the architectural features had been lost on these two floors and the kitchen structures are modern installations that divided up the previous single room.

The staircase link will be achieved by cutting through the ceiling of No.11, i.e., the floor of No.14, but the architect has worked to avoid damage to the replaced architectural features, such as coving, plus there will be no external changes.

Comments by the 22nd March

22/00170/FUL | 10 Alfred Street | Rear infill extension to create garden room

Proposal to build a single storey garden room between the existing single storey flat roof kitchen extension and the single storey garage.

Comments by 8th Mar

22/00087/FUL | 12-13 Sussex Street | Change of use from student HMO to HMO (Sui Generis)

Currently a student 'House of Multiple Occupancy' (HMO) who have requested that that the student limitation be lifted so that non students can rent rooms.

The application is lacking on certain details, such as room sizes, and the building is in a state of decay that needs urgent remedial work. The HNF Planning Sub-committee have discussed and a set of questions have been submitted to the Council.

Comments by 22nd Feb but submissions a few days late are usually accepted.

‘PRE-APPLICATION’ PLANNING APPLICATIONS (NEW)

22/00098/MOR | Hoe Lodge, Hoe Promenade, Hoe Park - also known as Valentis Café | Pre-application for internal alterations and single storey extension. See drawings at the bottom of this report.

This is a pre-application, to see if the general idea would be supported or not, and contains only an outline plan of the works that would be fully developed for a planning application. See plan at the bottom of this report.

The plan would see a new ice-cream and drinks sales area for external sales and the installation of a single storey café garden room at the rear of the property accessed from the sideway. Additionally, internal alterations to increase the size of the kitchen areas to support the enlarged café.

The Devon Gardens Trust, noting that the building falls within the Hoe Park grounds, have considered the proposal and have stated that: “With regard to the proposed extension to the west side of the Listed building, we would advise that the change appears, on the basis of the limited information now available, not to have a significant impact on the designed landscape. However, we would expect any future formal work to be accompanied by a visual impact assessment to demonstrate the extent, if any, of the impact of these changes on the appearance and significance of the historic designed landscape.”

ADVERTISNG PLANNING APPLICATIONS (NEW)

22/00077/ADV | Crescent Point, The Crescent, Notte Street | 9 internally illuminated building signs

Note that these buildings are not within the HNF area, it is the two tall tower blocks at the bottom of Athenaeum St, but this is just to inform you that the building now has a new owner and has applied for permission to erect large name boards onto the facades. The new name is “Saltwater Place”. There are currently no details as to what the new owner intends to do with the building.

PCC – The Historic Environment Officer has stated that as one block is in the City Centre Conservation area and the other adjacent that he “would expect to see all of the proposed signage respect the requirements and controls found in other Conservation Areas in Plymouth (e.g. Barbican) in relation to size and luminescence.”

PREVIOUS PLANNING APPLICATIONS

22/00010/FUL (re-submission of 21/01336/FUL) | 135 Hoe Road (Pier One Café) | Extension to balcony and undercroft seating area.

PCC - The City Council, as the Lead Local Flood Authority (LLFA) have concerns that the proposed exposed elevation and glazing is at risk from severe wave damage and consequently a risk of harm to the public. Details of mitigation and management of the development during extreme events should be submitted. It's a concern that the site can become a destination for the public to view extreme storms and place themselves at risk.

PCC – The Council Natural Infrastructure team have registered an “Object in principle” to the scheme:
They state that “The site development would result in a conflict with the aims of the City Green Space” and “we are concerned about the loss of access to the foreshore and loss of natural rock face, as” the scheme “blocks off one of the staircases. This is unacceptable and as a minimum we require the design to be revised to retain or replace the existing staircase with a suitable alternative.” Also “the application does not meet the principles outlined in the Hoe Conservation Area Appraisal Management Plan and is conflict with Joint Local Plan (JLP) policy DEV27 which requires developments within green spaces to meet one of the following 3 tests:

1. The open space is surplus to requirements;
2. The loss will be replaced by equivalent or better provision in a suitable location
3. The development is for sports and recreation provision, the needs for which clearly outweigh the loss.

Currently the applicant has not demonstrated how this application meets any of the aforementioned tests.”

HNF – The Planning Sub-committee, and 19 public objections, have been submitted to the Council for reasons similar to those listed above. The HNF have also brought to the Council’s attention that the owner appears to have commenced unapproved building work, including concreting over an area of public land not covered by their lease agreement.

Await Developer and Council responses

PREVIOUS PLANNING APPLICATIONS (Continued)

21/02216/FUL | 16 St James Place West | Change of use from existing guesthouse to HMO

The applicant is proposing to convert a B&B, which has been closed for some time, into an 11 Bedroom 'House of Multiple Occupancy'. A revised drawing is shown at the bottom of this report.

There were twelve public objections and one public supporting letter submitted. The HNF Planning Sub-committee also objected on similar, and additional, grounds listed below:

PCC - Has asked the applicant to amend and resubmit drawings to answer concerns raised by **the Council Community Connections team**, who state that: "Bedroom 8 - Whilst it was concluded that the window *could* be altered in order to ensure adequate daylight and ventilation, the LPA cannot see a way in which this can be done to ensure that any occupant of bedroom 8 would have adequate outlook and amenity, which is contrary to both HMO licence agreements and policies DEV1 and DEV2 of the Joint Local Plan (JLP)." Officers also note that bedroom 7 is 9.9m2 which is below HMO licencing guidelines where there is no communal area."

Also, The **Local Highway Authority** (LHA) have stated that "the development *can* be considered as car-free and as such the proposals are acceptable in-principle, however cycle storage and refuse bin location need to be addressed."

"Therefore, the Local Planning Authority (LPA) would be more supportive of the proposal if the property was reduced to no more than a 10-bed HMO, with a communal lounge area or larger bedroom 7, with the plans also showing a separate cycle and refuse storage."

Revised drawings have been submitted by the applicant but have yet to be assessed by the HNF Planning Sub-Committee for consideration of any revised objection and would appreciate any feedback comments members may have.

PCC have extended the application review date until the 18th Mar.

21/02142/FUL | 21 Walker Terrace | External lift shaft on rear tenement

REFUSED - The reason given was "The rear of 21 Walker Terrace is a highly visible location from neighbouring residential properties and passing foot and vehicle traffic. The Local Planning Authority considers that the addition of the lift shaft to the side elevation of the rear tenement of 21 Walker Terrace would be out of keeping with the pattern of local development in terms of its height and visual impact on the street-scene and as such would be contrary to Joint Local Plan (JLP) policy DEV20.2 and paragraph 134 of the National Planning Policy Framework (NPPF) 2021."

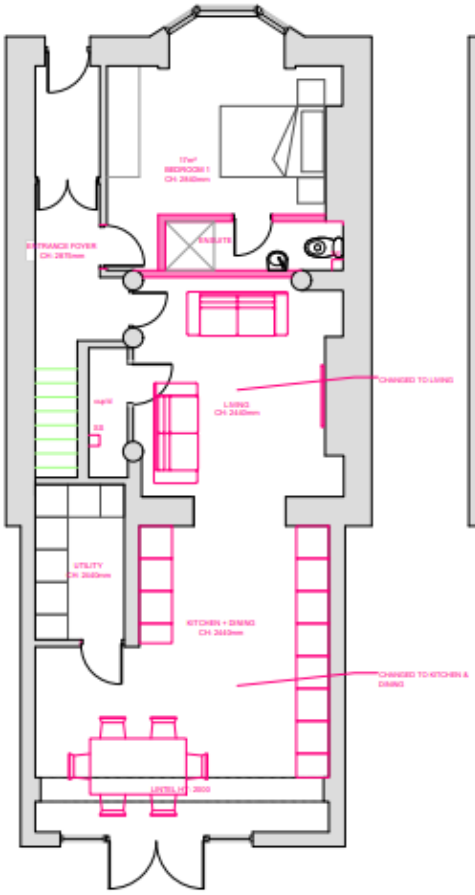
21/01615/MJR | Various Sites across the City | Pre-application for the installation of 1no. new BT Street Hub, incorporating 2no. digital 75'' LCD advert screens, following removal of associated BT kiosk

REFUSED - The Local Planning Authority and consultees have raised concerns in regards to this proposal in terms of amenity, design, heritage, highways and more specific concerns regarding development within the City Centre. After assessing the proposal, the Local Planning Authority deem that this proposal as submitted within this pre-application would not be able to be supported as it is contrary to current development policies.

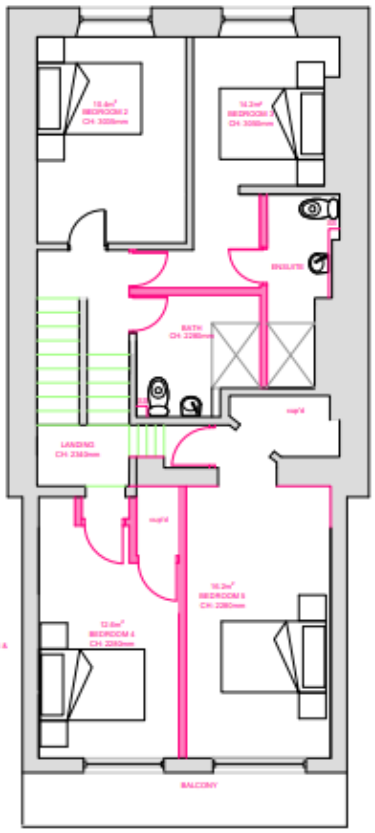
ADDITIONAL DETAILS OF SUBMISSIONS LISTED ABOVE – WHERE APPLICABLE

21/02216/FUL - 16 St James Place West

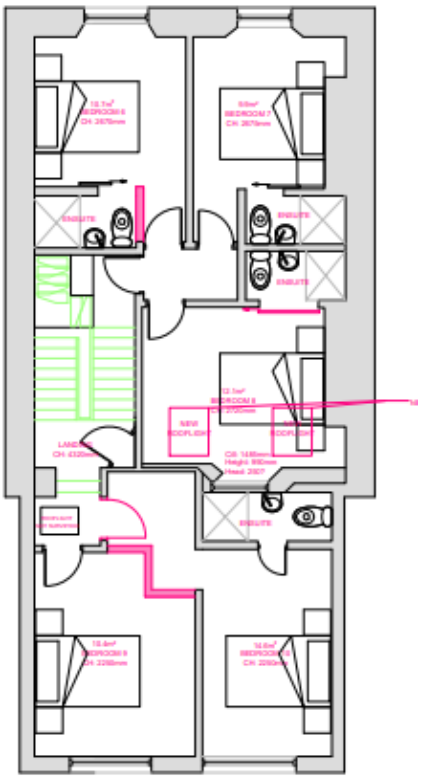
Revised plans submitted 16th Feb



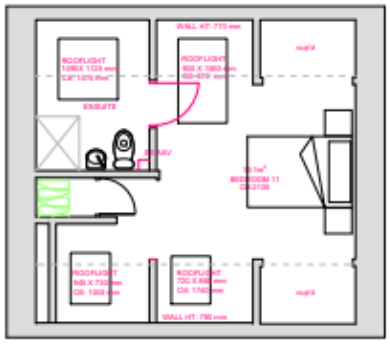
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED LOFT PLAN



22/00098/MOR - Hoe Lodge, Hoe Promenade, Hoe Park - also known as Valentis Café



South Elevation



West Elevation

