19th Jun 2022 – HNF/HCARA PLANNING UPDATE

This planning update is for discussion at the next HNF meeting on the 22nd Jun 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)

22/00792/FUL - 4 Alfred Street - Change of use from guesthouse to residential dwelling

Proposal to change the property from a 7-bed Guest House to a 5-bed house.

Comments by 5th July

OTHER PLANNING APPLICATIONS (NEW)

TREES

22/00949/TCO - 171 Citadel Road – Tree removal and cutting at rear of property
(Note that neither tree has a Tree Preservation Order placed on it)

Birch tree:
Fell due to Basal Decay

Beech tree:
Reduction of height by 2.5-3m NGP, cutting no greater than 75mm
Lateral reduction on all sides, of 2-2.5m to NGP, cutting no greater than 75mm
Lifting of crown up to 4m from ground level to NGP

ADVERTISING

22/00956/ADV - 16 Bishops Place, West Hoe Road (Ocean Dudes Hair Salon & Flats) - Replacement of existing advertisement board with digital version on the gable end of the building.

The landlord proposes to replace the current paper poster advertisement board with an internally-illuminated digital advertisement board.

PRE-PLANNING

22/00912/HHR - First Floor Flat, 258 Citadel Road - Pre-application to replace the windows in the rear extension with double glazed units

Home Owner:

The property has a rear extension that was built in the 1990's. The energy performance certificate (EPC) of the property is low and the extension suffers from draughts and cold temperatures due to the age of the windows. I would like to replace the windows in the extension with double glazed units to improve energy efficiency.

PREVIOUS PLANNING APPLICATIONS

22/00865/FUL - Flat 1, 213 Citadel Road East - Loft conversion, including front dormer window and rear rooflights.

No neighbours' objections have been submitted to PCC.

Awaiting decision

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22/00829/FUL - 30 Grand Parade, West Hoe - Ground floor rear and side extension inc. demolition of existing extension and external storage.

Four neighbours supported the application and no objections.

Awaiting decision

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22/00547/FUL - 7 St James Place East - Change of use from guesthouse to use as an HMO

Granted

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22/00640/FUL - 22/00641/ADV (Advertising) - Pavement Outside Crowne Plaza Plymouth, Armada Way - Two digital 75" LCD display screens, one on each side of the Street Hub unit.

Historic England Comments:

Historic England would not normally comment on proposals of this nature. However, we have a strategic interest in Plymouth City Centre, through our significant financial investment in the High Street Heritage Action Zone. Part of the ambitions of this scheme is the rationalisation of street clutter, in order to restore the grand axial views along the City Centre's generous boulevards. Armada Way was envisaged by Abercrombie's 1941 Plan for Plymouth as a grand axis, uniting the Hoe with the City Centre and North Cross. The effect is less pronounced in recent years due to the proliferation of street clutter and the growth of street trees. The proposed street hub is essentially an illuminated advertisement panel, with telephone and help point functions. It would be relatively prominent in views along Armada Way, to the detriment of the character and appearance of the Hoe Conservation Area, in which it is located. It may also be visually distracting in the context of the Grade I listed war memorial, which forms part of the focus of views towards the Hoe. We recommend more discreet locations for the facility are investigated to avoid the disruption of axial views. Even turning the proposed installation through 90 ninety degrees so its slim edge addresses the long views could help.

PCC Urban Design Team:

Due to the on-going and future public realm improvements and the objectives of these considerable interventions being to de-clutter the public realm, I cannot recommend that planning permission is granted for the BT Street Hubs. Furthermore, these structures will further proliferate the existing negative situation caused by street clutter in the City Centre and surrounding area. In combination, the impact of these would be severely detrimental to the existing situation and contrary to Policies PLY and DEV20. The monoliths themselves are also not aligned with the policy of new street furniture taking inspiration from the Post-War character of the City Centre, a point which has been given great weight in the development of a street furniture palette for the city centre. This is particularly key for the City Centre Conservation Area, which was designated in 2019 to celebrate and protect the 20th century design of the City Centre.

Cllr Mary Aspinall, on behalf of the Plymouth Area Disability Action Network:

We would raise our concerns about the siting of these hubs within the busy city centre that already has accessibility concerns for anyone with mobility impairments. That includes sensory impairments as well as those on mobility scooters and in wheelchairs. It should also be noted that anyone using a pram or pushchair would also find a problem too. Many people with disabilities are apprehensive in crowded situations, the general public is not always aware of the stress and anxiety that disabled people feel if they have their pathways restricted. Crowding around these hubs will be a hazard. We would ask that careful consideration is given to refusing permission for their siting in a busy city centre.
The Councillor has also asked that the matter be brought into the Planning Committee for determination so that these objections can be put to the planning committee.
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South West Water:

Regarding the proposed BT Hub outside the Crowne Plaza, please find enclosed a plan showing the location of a public water main in the vicinity and should the development encroach on the 3.5 metre exclusion easement around the water main, which it will in its current proposed location, it will need to be diverted at the expense of the applicant.

One public objection on the grounds of:

The proposed sign outside the Crowne Plaza is intrusive and would block and often busy public highway.
It is a gross modern structure totally out of keeping in a Conservation Area and is unnecessary street clutter.
It will be burning energy at a time when Plymouth has targets to reduce its energy usage
It is a distraction to road users that may be hazardous in an area frequently used by pedestrians.

Awaiting decision

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