20th Nov 2022 – HNF/HCARA PLANNING UPDATE (Revised 07/12/2022)

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PLANNING APPLICATIONS (PREVIOUS)

22/01750/FUL - 24 Bishops Place, West Hoe Road
Alterations to the existing outdoor seating area on West Hoe Road by raising the area and installing stainless steel/glazed balustrading. Also, the removal of the front bay window and installation of bi-folding doors for direct access into the pub.
No objections raised
Awaiting decision
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Oct Planning update - Questions raised at the meeting regarding café/restaurant canopied areas.

Pier One, 135 Hoe Road – I cannot find any request or permission granted for canopies on the new lower deck balcony, noting that the sister property, Pier Master on Madeira Road, has just had to apply for a retrospective permission for similar canopies.
Corinthian Club, Madeira Road – Made a pre-application for major changes including introduction of canopied areas, however, no application was then submitted and the major work was never carried out, however, canopied areas have been installed on the lower tier.

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22/01666/FUL & 22/01688/LBC - Pier Masters Office, Phoenix Wharf, Madeira Road
Retrospective application for the existing canopy over the external seating area.

Proposal: Retrospective permission for existing canopy over external seating area
Applicant states: The canopy is 5 metres wide and 7.5 metres deep with a retractable vinyl roof. The frame is powder coated metal with vinyl inserts to provide weather protection over the external seating area. The application is retrospective, the work is described as being undertaken in May/June 2021 during the COVID-19 pandemic period when Government advice was to allow social gatherings outside for social and economic reasons. The seating area has been in place since 2020 and has landlord consent. The proposals seek to regularise the current position,

PCC Public Protection Service – Recommend planning conditions:
Only background music is permitted within the external seating area. The provision of amplified live music from bands or DJ's in the external seating area and canopy are prohibited.

PCC Urban Design Officer
Whilst we object to this proposal, on the grounds of the large footprint, the effect of privatising a space intended to be publicly accessible to all, setting a precedent for other businesses, as well as the low quality of materials for the setting. However, we would support a smaller outdoor seating area here with easily demountable umbrellas/parasols, provided it is suitably robust* and high quality in design, and which safeguards and does not encroach upon free 'public access for all' around the edges of Phoenix Wharf.

PCC Planning Officer
REFUSED: The scale of the proposed pergola structure and the principle and extent of permanent enclosure, is considered to have an adverse visual impact on an important, prominent, historic waterfront townscape at the gateway to Sutton Harbour which would completely change the character of the space. The materials palette, plastic/vinyl roof and window panels are of an unacceptably low quality in this important setting. Approval of the application would establish an unwelcome precedent and undermine the LPA's ability to safeguard the waterfront from inappropriate, ad-hoc and poorly designed structures The proposal is therefore considered to be contrary to JLP Policies DEV20 (Place shaping and the quality of the built environment) and PLY20 (Managing and enhancing Plymouth's waterfront).

~~**Comments by 8th Nov**~~ **Refused**
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22/01630/FUL - Pier One, 135 Hoe Road

To demolish and remove the temporary drainage tank and install a below ground drainage tank. The above ground surface area will be levelled and finished with a slate effect tile and metal railings. The eastern steps access will be reinstated.

PCC Statement:

Whilst there are no in-principle flood risk objections with the proposals, in that they will not increase flood risk to either the development site or adjoining third party land, the application should demonstrate that the drainage arrangements have been designed to remain fully operational during times of flooding. It is envisaged that the system would need to be suitably sealed, in order to prevent the ingress of flood water. On the basis of the above discussion, it is felt that the application should be refused until such time as suitable supporting information is provided.

~~**Awaiting Decision**~~ **Granted**

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22/01537/MOR - Plymouth Marine Laboratory, Prospect Place

Pre-application for solar photovoltaic panel carport array above the staff car park along the edge of Leigham Terrace Lane West

Relevant Joint Local Plan policies:

Protecting health and amenity and Place shaping, Quality of the built environment, Trees, woodlands and hedgerows, provisions relating to transport and Renewable and low carbon energy, including heat.

PCC Response:

The property is on the edge of the Hoe Conservation Area. The parking area is partly screened from side sides but is clearly visible from Leigham Terrace Lane West. On its own the addition of the carport would be considered to result in additional street clutter and to have an unacceptable impact on the character and appearance of an important location adjacent to a conservation area. The addition of the solar panels is felt to change the planning balance in favour of the development as it would increase the use and production of renewable energy, in line with policies and be compatible with the aims of the council's Declaration on Climate Emergency. There are a number of important trees within the site and close to the location of the carport. The Local Planning Authority would want to see them retained and protected during any construction work.

Awaiting full planning application

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22/01502/LBC - Flat 6, 4 Windsor Villas Lockyer Street

Replacement windows front and rear and retrospective consent for 3no. rear rooflights and replacement of existing rooflights.

PCC Historic Environment Officers Response:

A proportionate heritage statement has been submitted and we support the proposal. The proposed rear windows and door are aluminium units, powder coated grey, the existing windows are not themselves significant and the choice of grey casements will reduce the visual impact of the new windows against the slate mansard roof pitches. A design choice that has been used on No. 6 Lockyer Street that acts as a precedent. We consider the proposal to be of less than substantial harm and we support the proposal which will not negatively impact on the historic setting and aesthetic of the building and the wider Hoe Conservation Area.

~~**Awaiting decision**~~ **Granted**

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22/01557/FUL - Plymouth Marine Laboratory, Prospect Place
An On-site back-up diesel generator (DG) of 250kVA 400V 50Hz is proposed to be situated to the north of the site's main building, and to the south of the site's northern car park.
PCC Response:
The main amenity impact of the proposal would be its noise generation - a concern which was raised in the three letters of representation received.
Despite the laboratory site being large, it is situated within an area which is largely dominated by residential properties and therefore, it is important that use of the generator would not significantly impact the nearby residents. The Public Protection Service were consulted on the scheme, and considered that it would be beneficial to install additional mitigation measures, but due to the proposals ad-hoc back-up use of the generator, it would be hard for Officers to control hours of use. Therefore, the applicant has put forward details of an Acoustic Canopy to be built and given the proposed limited use of the generator, Officers consider that the overall noise impact of the proposal would be low.
Granted
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22/01554/MOR - 2 The Crescent, Notte St
Pre-application for 7no window vinyl's and 1no banner on outside railings, see images on page 3 for further information.

PCC Response:
Overall, the proposal is unlikely to be acceptable in terms of its visual impact and impact on the historic environment. A full application for the proposal is unlikely to comply with the Joint Local Plan.
(DEV20 and DEV21 of the policies set out within the Plymouth and SW Devon JLP and the NPPF).

Officers advise that any advertising that exceeds the current existing advertising would be unacceptable.

It should be noted that an application for the existing, currently unconsented, vinyl is likely to be supported by the Local Planning Authority.

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22/01119/FUL + 22/01117/LBC - Hoe Lodge Restaurant, Hoe Road
Side & Rear extension and internal alterations to building.
Decision awaiting agreement of landscaping plan
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21/02216/FUL & 22/01588/S73 - 16 St James Place West
Revised building layout plans for the proposed conversion from guesthouse to 11-bed HMO.

Granted
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22/00956/ADV - 16 Bishops Place West Hoe Road
Replacement of existing advertisement board with internally-illuminated D-Poster

Wildstone Estates Ltd has appealed to the Secretary of State against the Council's refusal of planning permission.

Awaiting Appeals Court Decision
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