24th Mar 2024 – HNF/HCARA PLANNING UPDATE

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

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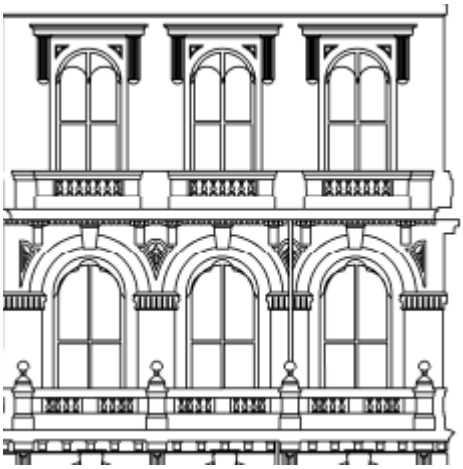
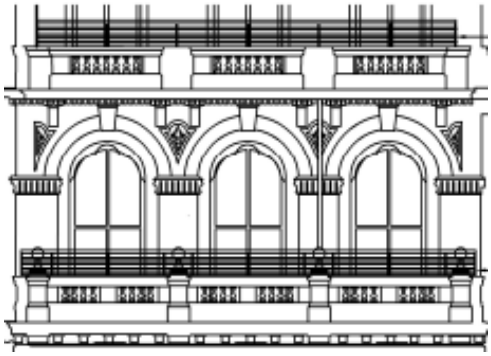
PLANNING APPLICATIONS (NEW)

24/00291/LBC - 7 Elliot Terrace (Grade 2* listed)

Installation of stainless-steel guarding on the first and second floor balconies
It is proposed that tensioned stainless-steel wires in two vertical planes will be installed to raise the height of the balustrade and provide the necessary protection to prevent falling. This is to ensure that the building complies with Building Regulations and has the minimum intervention to the listed building. The proposed works look to use similar approved guarding fitted at 1 Elliot Terrace – see below.







Comments by 9th April

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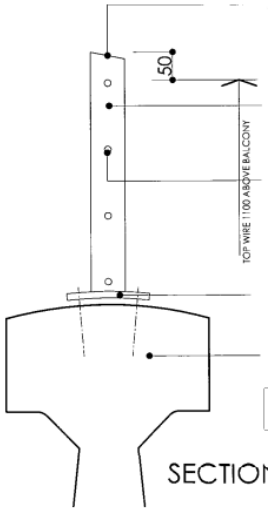
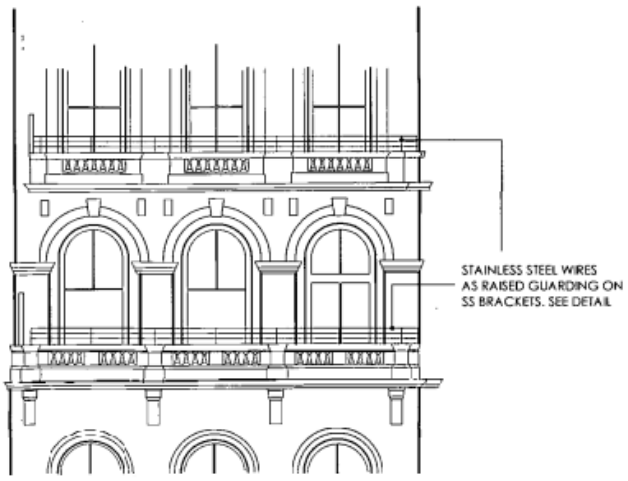
1 Elliot Terrace - 2015 planning application 15/01599/LBC and 16/00608/CDM.

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PLANNING APPLICATIONS (PREVIOUS)

24/00106/S73 - Variation of Condition 1 of 20/01798/FUL - The Terrace, 74 Madeira Road
Change to the previous zinc roof proposal (23/01750/AMD application withdrawn) to one of a sedum roof with two opening slated sections and glazed balustrading below.

PCC Urban Design have made the following comment:

We can support the addition of the proposed sedum roof – provided this is well-detailed it is likely to be attractive when viewed from higher ground around the site. It will help the scheme integrate with its sensitive context as well as giving biodiversity and rainwater run-off attenuation benefits. We note the roof structure thickness has been revised on the latest drawings in response to officer's questions about this (there have been local issues with sedum roofs not being built in accordance with approved plans and roof structures ending up thicker and taller than originally approved). The roof structure thickness shown on revised drawing 35370-P03 is acceptable.

Awaiting decision
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23/01797/LBC -(re-submission of 22/01117/LBC) - Hoe Lodge Restaurant (Grade 2 listed), Hoe Road
Rear and side extension plus roof terrace and internal catering alterations.

It was pointed out to the applicant that the development will need to obtain a Scheduled Monument Consent and any ground disturbance will require archaeology supervision and recording.

Awaiting decision
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23/01634/TCO - The Laboratory (under Citadel walls), Hoe Road

Tree cutting, crown lifting and reduction, of two trees on the approach road and one at the far end of the site.

Approved
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23/01271/LBC - 73 Citadel Road

Moving of gas meters, construct and amend railings, replacement door and new soil pipe

PCC are still awaiting a response from the owner, regarding additional details of the proposal before consideration can be given to the application.

Awaiting decision
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23/00774/FUL - Regimental Training Wing, Hoe Road (Opposite the 'Citadel' Main Entrance)

Replacement of existing boundary fencing with 'weld mesh' fencing and removal of some trees.

An on-site meeting between PCC and a military threat mitigation advisor was held on the 1st March to discuss the works to be carried out as. The advisor has then submitted the following statement to PCC planning:
The fence needs to be constructed to meet a high military standard and this involves setting the fence down into the ground to a depth of approximately 400mm. Therefore, extensive root damage will be caused to seven trees and these trees will therefore need to be removed. It was agreed at the meeting that the fence could not be relocated, primarily due to the limited space available or redesigned.
We acknowledge the proposed planting scheme was limited and not in keeping with the area. Therefore, we propose the following:
• To replant with 7 fastigiate trees. Their growth habit is more upright, and they do not produce a spreading crown so CCTV etc will not become compromised. We can plant these along the boundary with Lambhay Hill. We will seek final confirmation from the DIO Forestry team on the exact species but I would recommend Carpinus betulus Fastigiate.
• We will replant the bare area inside the pedestrian gate with a mixture of shrubs and bulbs. Shrubs will include Corylus (hazel), Cornus (dogwood), Spirea (meadow sweet), hebe (Veronica) and the Bulbs will include snow drops, daffodils and some tulips.

Awaiting Decision
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PLANNING APPLICATIONS (PREVIOUS)

23/01375/FUL - 99 Citadel Road (Westwinds Guest House)

Removal of small raised terraces, construction of a flat roof over the current courtyard parking, together with garage doors, forming an amenity terrace

Awaiting Decision

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PLANNING (MISCELLANEOUS)

Pier One, 135 Hoe Rd - Illegal Canopy

22/00010/FUL – 135 Hoe Rd – Extension to Balcony as approved



Current Balcony with illegal canopy



PLANNING (MISCELLANEOUS)

The Corinthian, Madeira Rd - Illegal Canopy?

A 2020 Pre-Application was submitted for major changes to the establishment, however, no further planning application was submitted.



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