23rd Jun 2024 – HNF 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 (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.

- The owners have stated the terrace will serve the managers/owners private area and isn't open to Guest House residents. Officers note that this access may be difficult to control by condition and therefore a condition has been agreed which ensures that the terrace is only used between 9am and 9pm to limit the disturbance to neighbouring properties.
- The Local Highways Authority (LHA) has stated that the proposed development would leave the off-street parking provision at the property at less than the regulation minimum required dimensions of 6.5m long and 3.5m wide and would therefore generally attract a recommendation of refusal from the LHA for retention of their H-Zone permits. However, they have noted that the property is located within an area of the city where car free development can be acceptable. Furthermore, in reality, officers are also mindful that a single car is still likely to be accommodated within the garage. As such, it is unlikely that a recommendation of refusal based upon the loss of off-street parking provision could be sustained at appeal.
- Having considered the submitted details and the comments from the Local Highway Authority it is considered that the proposal is on balance acceptable due to its location and would not result in an unacceptable impact on the highway. Also, the applicant raised concerns about the loss of parking permits, advising that the existing visitor parking permits are used at the property and are an asset. The LHA therefore spoke with the parking permits team and after reviewing the case it was concluded that they would reverse the previous decision and that the owner could in fact retain their visitor parking permit entitlement.

PCC has granted permission with the following conditions:

- The roof terrace hereby permitted shall not be used outside the hours of 09:00 to 21:00 inclusive.
- Prior to the first use of the roof terrace hereby approved the privacy screens/ glass balustrade on the eastern, western and northern sides shall be erected. The glass shall be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5). The privacy screens shall be maintained in perpetuity.

Granted
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PLANNING (MISCELLANEOUS)

Pier One, Hoe Rd & Corinthian, Madeira Rd

Unapproved Canopies

No further feedback from PCC who still state "they are investigating any actions to be taken."

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Crescent Green, Derry's Cross – Opposite 'The Crescent' and next to 'Saltwater Place' on Notte St.

This 'plan' is not within the HNF area but will affect property within the area and views from Hoe Park.

SLB Investments Limited envisage a planning submission in early autumn 2024 and, subject to planning approval, construction of the project could start before the end of 2025. The plan is for four buildings, one is linked to the dominant 30-floor skyscraper and two stand-alone buildings. Those facing the onto 'The Crescent' would be about eight- to 10-floors in height.



SLB Investments state that the proposal seeks to deliver about 300 flats, hotel and commercial space in an exciting new mixed-use urban quarter, reimplementing a historic route through the site and re-greening an area of the city previously lost in the 1960s.

Connections and permeability between the city centre and Millbay will be greatly improved, and some of the green view setting once enjoyed by the listed Crescent overlooking the site will be reinstated.

The landscaped pedestrian route, envisioned as a 'green sanctuary', will become a new public space within the city centre, rich in bio-diverse habitats, green landscaping and a rain garden.

Roof gardens at many levels including level 30 of the new tower on Derry's Cross will create a green and softened silhouette in the urban landscape.

The journey along the newly revived route will also offer a pocket park around the retained Holm tree, children's play features, a sculpture garden for community-led installations and a commemoration to the service personnel laid to rest in the old 'Pinfold' burial ground.

The buildings are being carefully designed to respect and avoid the need to disturb any archaeology.

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ADDENDUM

Planning – Viewing applications

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.

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