21st Jul 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)

24/00635/HHR- Flat 1, 4 Windsor Villas Lockyer Street
Pre-application to replace windows and external doors

No further details available at present
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24/00566/EXUS - 24 St James Place West
Establish existing use of property as a 7-bed HMO (House of Multiple Organisation)

This application is a Certificate of Lawful Use and therefore the Local Planning Authority assesses the evidence submitted as part of the application and decides whether there is sufficient evidence or not to prove whether the existing use of the land, is lawful or not.

The supporting evidence consists of: - FOI response from the Plymouth City Council Community Connections Team outlining that the property has had HMO licences between 01.05.2013 - 03.12.2022. The response also outlined that Community Connections were advised that the occupation following 31.10.2022 was less than 5 occupants and therefore not licensable. No council tax exemptions have been awarded to this property from 2010 to present.

Having assessed the application and supporting information there appears to be insufficient information that provides, on the balance of probability that the property has been in use as a 7 bedroom HMO for a period in excess of 10 years.

Officers requested the submission of further information to cover the period from 31.10.2022 to present, however no evidence was received to demonstrate the use of the property as a large HMO during this period.

Therefore, a certificate of lawfulness for an existing development cannot be granted.
Refused
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23/01796/FUL (re-submission of 22/01119/FUL) & 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 alterations

No objections to the proposal have been raised by PCC teams, however, the Local Flood Authority has stated; “The site is located in a Critical Drainage Area where the Environment Agency has identified the existing drainage system to be at or close to capacity.” A surface water drainage strategy, e.g. Soakaway or Attenuation tank, is required to be submitted.
Extension of time until 09.08.24 to respond to questions raised.

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 black ‘weld mesh’ fencing and removal of 7 trees.

Despite multiple objections and an initial objection from the Council’s Natural Infrastructure Team, the following decision was made.
Officers recognise the need for the replacement fence and, therefore, regrettably agree that the trees need to be felled. Whilst the replacements would differ visually, Officers are of the view that they are acceptable. To meet the legal requirements for the felled trees, 29 trees are proposed to be planted on Council land close to the site but at a location not yet finalised.

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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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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Planning - Commenting on applications

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 – You will need to have, or set up, a personal account for PCC access

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Planning – Reporting unauthorised developments**:**

https://www.plymouth.gov.uk/report-alleged-unauthorised-development

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Licensing - Commenting on applications

https://licensing.plymouth.gov.uk/1/WcaHome

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Report Noise Issues (businesses or neighbour's)

https://www.plymouth.gov.uk/noise
