22nd Aug 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 (NEW)

24/00621/FU - Former Quality Hotel Site, Cliff Road, West Hoe

Temporary change of use for a two-year period to material storage/contractor compound for City Centre redevelopment works. It should be noted that the application was received by PCC on 14th May 2024 but only validated and made public on 16th Aug 2024.

The application details contradict the title by stating that the proposal is for a five-year period and states that the first work on-site commenced on 28th Mar 2024.

Currently the Eastern half of the site has had concrete foundations and buildings constructed, with access from Leigham St. Note. Note that no planning application is shown on the PCC website for these works and at a previous meeting we were verbally informed by Chris Penberthy that these are for the City Centre and Azure Apartment recladding works.

This application is for the Western half of the site to be used to store the materials that will be used for City Centre works such as, Armada Way, Civic Sq, District Heating etc. The road access will be via Prospect Place and there will be an eight-metre spacing between the trees on the northern boundary and the storage locations to protect the tree roots.

Hours of operation:

- Normal site times will be from 0700-1700 Sunday to Friday.
- Occasional early morning activities could be as early as 0600 and evening movements could be up to 1830 depending on site requirements.
- Occasional Saturday working possible by exception

South West Highways Operational Statement:

- Vehicular movements are likely to be several times a day due to on site and local storage constraints. There will also be frequent deliveries by articulated HGV to the compound which will be unloaded by telehandler. Other plant may have to travel to the compound.

Potential Impacts on Amenity:

- There may be a requirement for lighting due to the time of access and time of year. These will likely be diesel powered and generate some noise. These will be switched off when the storage compound is unoccupied.
- The welfare unit will also be diesel powered and will also be switched off when not in use to reduce noise nuisance. Plant and vehicles will have flashing beacons and reversing warning noise which will be active when being used.

Security:

- The area is already segregated from public access and a double gate is in use with a coded padlock. A camera security system with a feed to a control room will be on site with view of the gate and materials.

Comments by 17th Sept

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PLANNING APPLICATIONS (NEW)

24/00966/FUL - West Hoe Park, Hoe Road

Removal of existing kiosk building and shed, provision of new kiosk building, storage shed, and installation of wooden playground train. **See images below:**

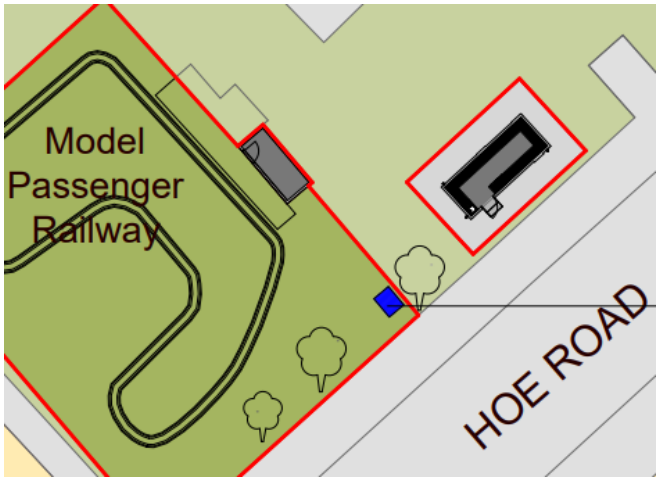
The existing food kiosk is the be replaced by a larger one within the footprint of the current concrete foundation, i.e. no additional foundation works will be required.
The shed by the train tracks is to be replaced by a large child's play train which maybe a wooden model or an amusement park electric 'rocking' machine. The exact details to be agreed during the planning permission process.
A new larger shed will be constructed along from the existing one and next to the existing waste bin (blue square on image below).

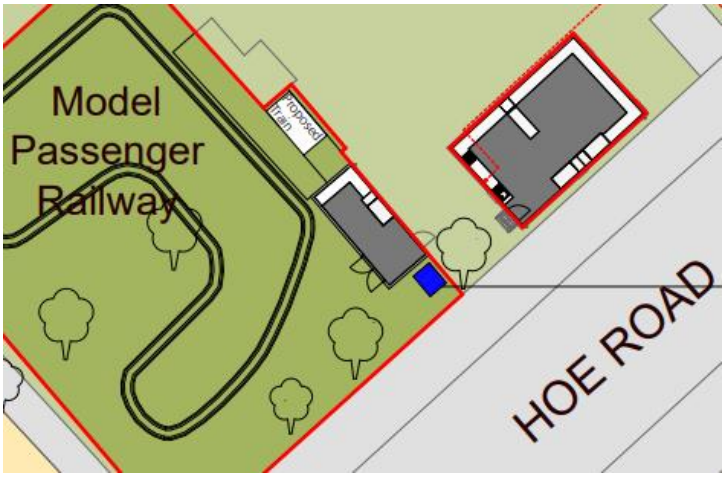
South West Water have requested that details be given on rainwater discharge with infiltration (discharge to ground) as the preferred solution, rather than additional discharge into the main drains.

For Flood prevention it is suggested that the internal floor level be 300mm above the park level.

Objection:
A resident has stated that - Whilst in principle, I agree that the kiosk should be replaced, this is a Conservation Area & it looks as if the applicant wishes to replace the present building with a modified shipping container. Any new kiosk should reflect the design of the adjacent excellent public conveniences & be clad in Plymouth stone. From the fact that the two trains that have been repainted have lost their traditional embossed name plates, it does not look as if the applicants are that interested in maintaining the standard of the West Hoe Park.

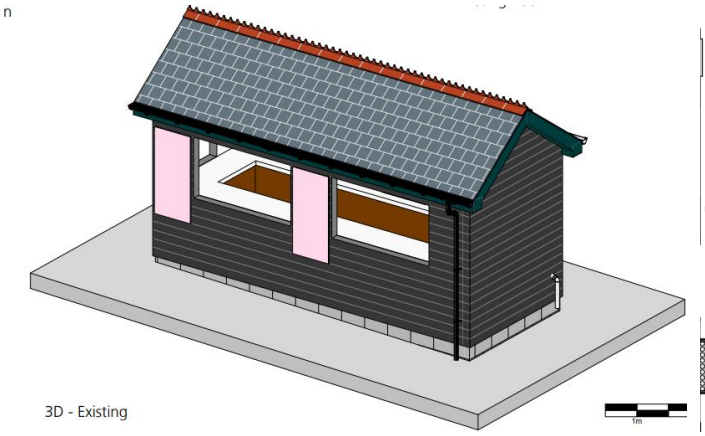
Comments by 10th Sept

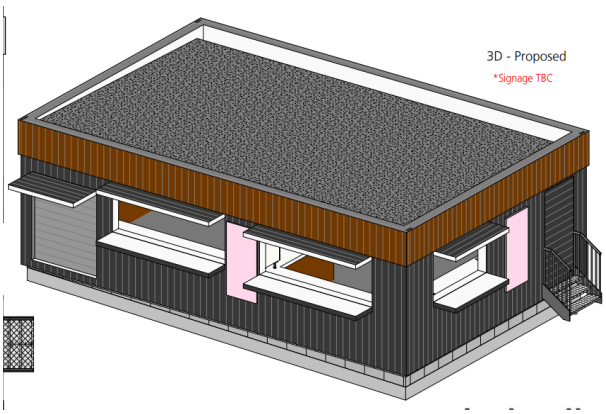




EXISTING BUILDING

PROPOSED ENLARGED BUILDING





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PLANNING APPLICATIONS (NEW)

24/00943/FUL - 278-282 Citael Road

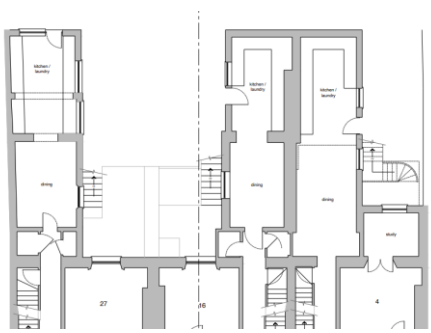
Change of use from 34 bedroom student HMO to large HMO (Sui Generis), demolish rear extensions and construct single storey rear extension to improve communal facilities and construction of bike store.

The proposals involve the change of use of the overall site, originally 3 terraced properties laid out over 5 floors, from student HMO to open market HMO following changes in the student accommodation market.
The plan proposes the demolition of the single storey rear tenements and a replacement extension being built to improve the standard of accommodation with improved communal space.
They also state that - The basement will be shut off from the upper floors and subject to a separate application. A cycle store will be constructed in the rear yard and provision for 2 car spaces and bin storage.

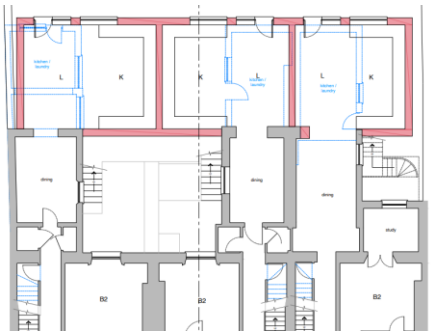
Comments by 3rd Sept







Existing Ground Floor



Proposed Ground Floor



Proposed 1st Floor

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PLANNING APPLICATIONS (PREVIOUS)

24/00839/ADV & **24/00838/FUL** – Day Lewis Pharmacy, 20 Bishops Place West Hoe Road

Shopfront signage associated with pick-up prescription collection machine and installation of pick-up prescription collection machine to shopfront.
It should be noted that certain drugs are legally not permitted to be dispensed from such machines.

The Highway Authority recommends that planning permission should be refused.
The kerbside along West Hoe Road is very heavily parked both throughout the day and into the evenings. This lack of car parking would impact upon users of the proposed dispensing machine as there would be little opportunity for them to park if using the dispensing machine. However, due to the short length of time in which it would take users of the dispensing machine to collect their prescriptions (perhaps no more than a minute or two), it is likely that users of the machine would either park on existing double yellow lines opposite the junction of Walker Terrace with West Hoe Road or even double-park on West Hoe Road. Vehicles parked in such a way and locations would undoubtedly give rise to highway safety concerns and also impact upon the movement of vehicles along West Hoe Road (which includes buses). In view of these concerns and the potential indiscriminate car parking problems that could arise associated with the use of the proposed dispensing machine, I would have to recommend this application for refusal They also state that the proposal is contrary to the adopted guidance contained within the Supplementary Planning Document (July 2020) and Policy DEV29 of the Plymouth and South West Devon JLP (March 2019).

The planning Office have stated that:
The Highway Authority have raised concerns relating to the potential for indiscriminate short-term parking whilst the machine is used. West Hoe Road is quite a busy road, and it is also generally heavily parked due to the designated permit bays on either side. Whilst Officers understand the concerns raised, in this situation they are not considered significant enough to warrant a refusal of planning permission. Concerns of double parking have been raised, but Officers consider that West Hoe Road is too busy to make this a likely occurrence. There are some double yellow lines locally, too, and there is a chance that parking could occur on them - but this, in and of itself, is not considered to be significant in this context as this could already happen due to short visits to any of the other existing businesses on the street (including the pharmacy). Given the location of the pharmacy, too, it is more likely that people would walk to it. It falls within a small local centre which serves those in the immediate area. It is unlikely that people would drive specifically to that pharmacy - with those driving more likely to use pharmacies in the city centre or in larger centres with parking provision. The concerns are therefore considered not significant enough to conflict with DEV29 of the JLP.
Granted
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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
