23rd Feb 2025 – 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)

25/00023/TCO - Royal Citadel, Hoe Road

Results of annual Tree Inspection – works required for H&S reasons only.

Over 30 trees surveyed, some have been identified as Ash Die Back and are to be felled, some are in poor condition and suffering from Epicormic growths", whilst some need the crown lifting and/or pruning.

Despite receiving an HNF objection, requesting that the trees be reinspected in June, PCC have stated that no objections were received!

Approved

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25/00003/MOR - 2 Cliff Road (Old West Hoe Surgery Site)

Pre-application for construction of a single storey local convenience store.

A single storey building with a footprint of circa 350sqm retail space and stores, with parking for 5-6 cars. Deliveries are envisaged to take place from Radford Road Lane North, alternatively the car parking spaces could be used as a loading/unloading bay, if required by highways.

PCC comments – "We therefore advise that the principle of a single storey retail unit as currently proposed would not be supported by planning officers were it to progress to a planning application. It represents underdevelopment and is an inefficient use of a prominent, sustainably located corner site; where there is a need to optimise development density, to support the vibrancy, sustainability and regeneration potential of area."

"As we discussed at our meeting, we strongly advise consideration of an alternative scheme to redevelop the site with a mixed-use development (commercial and residential)."

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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. The existing food kiosk is the be replaced by a larger one within the footprint of the current concrete foundation, the shed by the train tracks is to be replaced by a large child's stationary 'play' train and a new larger shed will be constructed along from the existing one and next to the existing waste bin.

- In accordance with feedback from PCC the applicant has submitted a new design including a kiosk with a pitched roof.
- The applicant has submitted drawings for connecting into the existing PCC Toilet blocks "discharge into the ground (infiltration) system" for the new enlarged kiosks water runoff, noting that the current kiosk discharges directly into the area around the kiosk.

Awaiting decision

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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

The PCC Urban Design team have negotiated amendments to the proposal and now support the application.

South West Water have stated that "Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into the ground (infiltration) is acceptable."

Awaiting Decision

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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 A

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
