23rd May 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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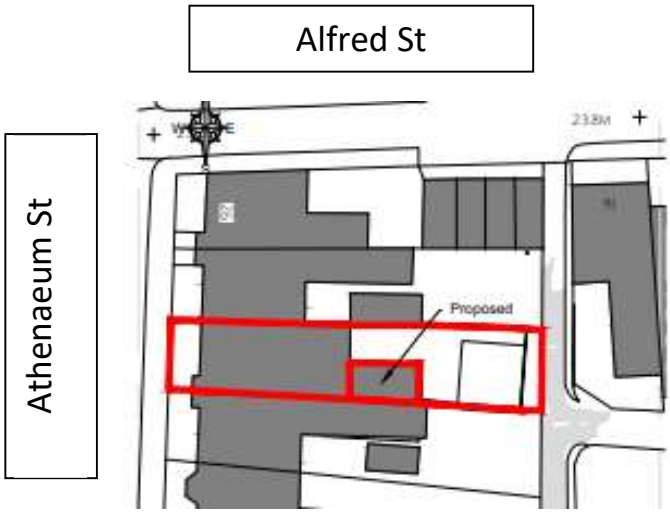
PLANNING APPLICATIONS (NEW)

25/00641/LBC & 25/00640/FUL - 28 Athenaeum Street
The proposal is to utilise the flat roof of the tenement by amending the existing window opening to provide door access onto a roof top decking area with a metal guard rail on top of the parapet walls. The new door will fit within the width of the existing window opening, however, a section of the wall below the window will need to be removed. The guarding rail will be at 1100mm above the decked level.



PCC Urban Design
In summary, we have no objection to the principle of using the flat roof as a roof garden/amenity space, but consider the proposed design requires improvement before we can support the scheme.

- The design and size of the terrace to be reviewed to mitigate privacy impacts and to reduce the extent to which it is visible from the public realm. E.g. the terrace and balustrade should be set back from the east parapet and we recommend that the remainder of the flat roof space be treated as a green/sedum area.
- The design of the terrace should include a privacy screen to not prejudice the ability of the neighbouring properties to also become roof gardens in the future.
- The quality of the proposed materials needs to be worthy of the listed building and Hoe Conservation Area context and we would recommend the use of glass balustrades rather than metal guarding and the privacy screen could be glass with a frosted finish.
- A hardwood or aluminium door would be more suitable that the proposed uPVC and it will be important that all materials, metal parts in particular, are of marine-grade specification.
- We also agree with the Historic Environment Officer's comments that the opportunity be taken to replace/upgrade other existing uPVC components on the building which do not appear to have been approved since the buildings listing in 1954. These improvements, perhaps including decluttering and repainting, could do much to balance in favour of the scheme

Comments by 11th June
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PLANNING APPLICATIONS (NEW)

25/00220/FUL - Hoe Park, Armada Way, The Hoe
The siting of a 36m high Observation Wheel for 4 years between 1st March and 30th September on an annual temporary basis. The observation wheel will occupy the site of a former observation wheel which is a designated portion of the open grassland.
Opening hours are Monday to Saturday: 08:00 - 21:00, Sunday / Bank Holiday: 09:00 - 21:00



Mitigation Measures

- The structure will sit on sleepers placed on track mats, avoiding permanent ground disturbance.
- The base and perimeter of the wheel is self-contained and surrounded by powder-coated steel railings.
- Positioning of the wheel to maintain open sightlines and key views, particularly towards the waterfront.
- Ensuring that the installation footprint does not impede major pedestrian routes or recreational activities.
- Removal of the structure after the temporary period to fully restore the grassland to its original condition.
- Maintaining low noise levels through electric motor use and controlled ambient music.
- A pre-commencement installation of tree protective fencing will be installed to ensure trees are not inadvertently damaged by the project activity.

Comments by 17th June
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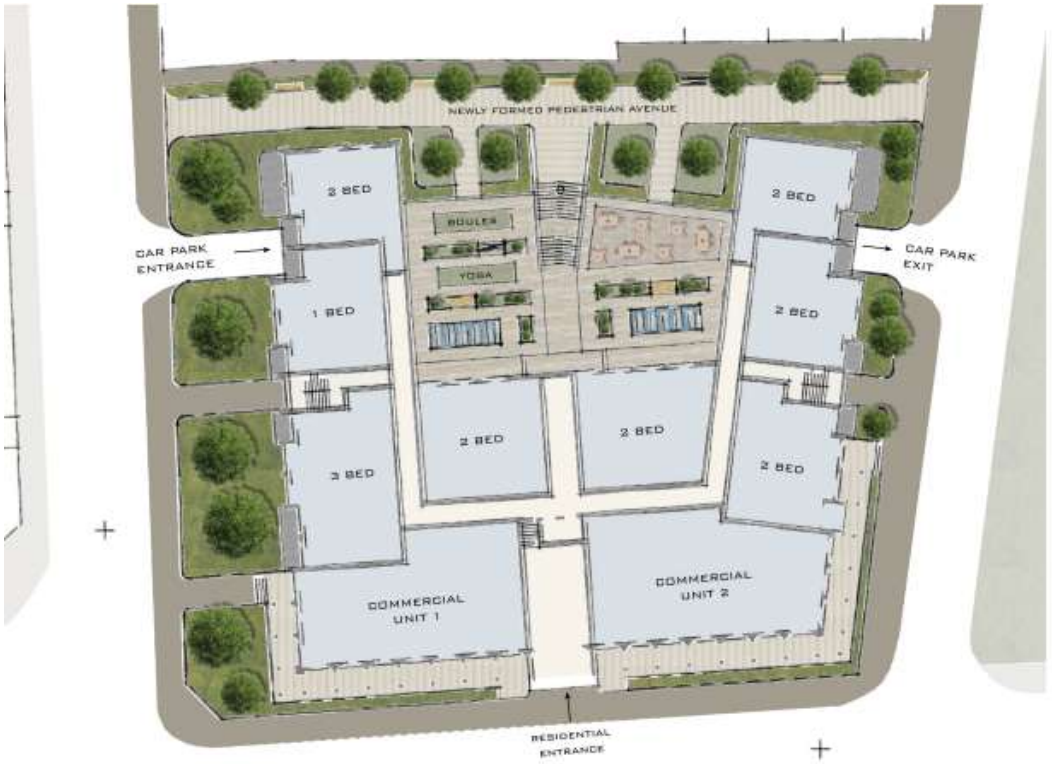
PLANNING APPLICATIONS (NEW)

25/00713/MJR - Former Plymouth Register Office 49 Lockyer Street
Pre-application for demolition of the existing building and construction of a mixed use building containing residential apartments, commercial units and associated undercroft parking and landscaping.

The Joint Local Plan designates the land for mixed-use development with a hotel and housing, potentially accommodating around 52 homes. An analysis of the site has highlighted that this PCC proposal would require an overlarge footprint and a building height to a level that would have significant effects on 'rights of light' and 'overlooking' on neighbouring properties.

This proposal is for circa 50 dwellings, including parking at approximately one parking space per unit, which results in a more acceptable building height of 3 stepping up to 6 stories with the 5th & 6th stories set back.
An enlarged landscaped pedestrian way will be maintained on the northern edge of the site.





Citadel Rd View



Lockyer St View



PLANNING APPLICATIONS (PREVIOUS)

25/00567/FUL – 1 Radford Rd

Change of use from language school (Class F1) to 13 residential apartments (Class C3), inc. roof extension, demolition of courtyard buildings, external alterations, and landscaping.

PCC Housing Delivery Team

This proposal is broadly supported as it will deliver much needed smaller homes that meet Space Standards as well as the provision of accessible units. We are concerned, that there is no affordable housing proposed when a scheme of 13 units, 3 should be affordable. We note that the applicant proposes to claim Vacant Building Credit however we have seen no evidence that the Language School who recently vacated did not do so for the purposes of redevelopment.

The developer has stated that:

The previous owner transitioned to an online-only model, as maintaining a physical premises was no longer viable. No commercial buyer could be found and therefore conversion to housing is the best option.

Environment Agency

We recommend that this application is not determined until sufficient information is submitted to demonstrate how foul and surface water can be disposed of without increasing the risk of sewer flooding and pollution of the water environment. The site is located within a Critical Drainage Area due to the reliance on combined drainage systems where the surface water uses the same pipes as foul water. Climate change predictions indicate that the frequency and intensity of short heavy rainstorms will increase, meaning these problems are likely to be exacerbated.

The alteration to 13 residential units will result in an increase in foul flows to the sewer which would be reduced in storm events, increasing the risk of sewer flooding and combined sewer spills. This may constitute an unacceptable risk of pollution and therefore mean the development does not represent an acceptable use of land.

The developer

We understand we need to make a betterment on surface water discharge to combined sewers and where possible we propose to survey the onsite drainage networks and install Sustainable Urban Drainage systems (SuDS) where feasible.

South West Water

We have no issues with the proposed development as this is an internal refurbishment, and a betterment will be undertaken using SuDS where appropriate.

Lead Local Flood Authority

No comment has yet been submitted

Public Heath

The development will lead to additional population growth placing greater pressures on existing health services, e.g. the nearest GP surgery is already at or over capacity within its existing footprint.

To mitigate the impacts, and to contribute to the delivery of sustainable communities, it is considered appropriate that this development should contribute £5,470 towards necessary improvements in the city's health infrastructure.

Awaiting Decision

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PLANNING APPLICATIONS (PREVIOUS)

25/00504/FUL - Flat 5, 24 Elliot Street

Replacement casement window and external staircase

Granted

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25/00293/LBC - Flat 26 (4th Floor (Attic)), 24 Elliot Street

Replacement sash windows and doors to improve thermal performance

Granted

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25/00385/FUL – 2 Alfred Street

Change of use of hotel/guesthouse (Class C1) to single dwellinghouse (Class C3)

Granted

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25/00422/MOR - 2 Pier Street (Former GP surgery, now vacant site)

Pre-application advice sought for a temporary car park

PCC state: The site is within an area designated within the JLP as a 'local shopping centre' which seeks to retain local services and facilities which serve their communities. The proposed temporary use of the site is not considered to accord with the aspirations of this policy.

There is significant concern that the Car Park, whilst suggested as a temporary use, that the cost of the physical works would likely result in further applications to extend the timeframe as experienced elsewhere.

This in turn would be likely to stifle and/or delay the opportunity for the site to be re-developed. Therefore, officers are unlikely to support the current proposal, were it to progress to a planning application.

We would recommend consideration of a revised scheme which incorporates residential units.

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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
