20th July 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)

25/00649/LBC & 25/00648/FUL - 23 Lockyer Street (Next to Club Inferno opposite Theatre Car Park)

Change of use of building to 5 flats and associated internal and external building alterations

Granted

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PLANNING APPLICATIONS (PREVIOUS)

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.

PCC:

A Neighbourhood Plan for the area is being produced, however it is not yet at a stage where it can be afforded weight in the planning process.

The JLP (PL27) considers that this location could accommodate a building of height as a marker building in this prominent corner site. In this proposal we are supportive of the proposed height which is more reflective of the established building heights within the residential north-west character area of the Conservation Area. As discussed at the pre-application meeting, if it is necessary to go higher then policy would support increased height.

Given the current significant need for housing and Plymouths current lack of a 5 year housing supply position, we are open to consideration of a residential led development. However, given the evidence of a continued need for additional hotels, any application along these lines would need to include robust justification for such a departure from policy and set out why the policy requirements (PLY27) could not be achieved within the scheme in the view of your client.

Housing

The floor plans provided show a mix of flat sizes ranging from 1bed 2 person to 3bed 6 person flats. We encourage the provision of a mix of flat sizes in buildings and are therefore generally supportive of this.

We encourage all applicants to consider providing as many units as possible to an accessible standard - not only due to the large need for these units but also with regard to future proofing the flats. Flats in this location are likely to be especially attractive to downsizers who would be particularly interested to have a future proof investment that can be occupied even if their personal accessibility needs change. There is also a large demand for wheelchair user homes, especially in accessible locations as this, and provision of these is very much encouraged.

This central location does however offer itself to occupation by younger and older people and so a large need for smaller dwellings. Delivering high quality housing (DEV10) states that dwellings should be of sufficient size and layout to provide good quality accommodation to meet the needs of their occupants, with developers required to meet a Nationally Described Space Standard. Many of the flats shown on the plans substantially exceed the minimum space standard with one being 40% larger. Whilst the Space Standard outlines the minimum internal floor area required, numerous flats substantially exceeding this requirement suggests inefficient use of space.

We would therefore encourage the applicant to incorporate a larger number of flats when developing detailed designs of the buildings and for more of those to provide 1bed 2person accommodation.

We have also noticed that the suggested layout of the building causes a number of flats to be single aspect. This should generally be avoided and is generally unacceptable when north-facing.

Trees

The presence of trees on site is considered to be one of the key constraints and opportunities for the site. A tree survey, tree constraints plan and tree protection plan will be required to be undertaken and inform both the layout and design of the proposed development. Of particular note is that there is understood to be at least one category A tree on site, along with several category B trees. These higher quality trees, and particularly the category A, should be retained wherever possible.

Car Parking

The development will be served with an undercroft parking area that provides 62 parking spaces. Eight apartments will have two spaces and the remaining 46 one space each. Due to the sustainable/accessible nature of the site and the parking controls enforced on the surrounding streets via double yellow lines and the CPZ, such levels of parking provision are considered acceptable.

It is suggested that the Car Park ingress/egress be reversed with ingress via Armada Way and egress onto Lockyer St, due to Armada Way being one-way.

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PLANNING APPLICATIONS (PREVIOUS)

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.

An extension of time until 11th August has been agreed to allow for further discussions.

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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.

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
