



Miss Tara Maizonnier
Hunter Page Planning
Thornbury House
18 High Street
Cheltenham
GL50 1DZ

**Strategic Planning and
Infrastructure**

Plymouth City Council
Floor 2
Ballard House
West Hoe Road
Plymouth
PL1 3BJ

T 01752 304366

E planningconsents@plymouth.gov.uk
www.plymouth.gov.uk

15 February 2017

Dear The Society

Town and Country Planning Act 1990

APPLICATION NO: 17/00140/REM
SITE: Plot C2, Millbay Plymouth
PROPOSAL: Revised Reserved Matters application seeking approval of access, appearance, layout, scale, and landscaping for 80 extra care apartments and associated facilities at Plot C2, Millbay

The outline planning application was an Environmental Impact Assessment application and an environmental statement was submitted to the LPA at that time.

Please find enclosed the Planning Decision Notice for the above site. This permission relates to the submitted plans which are listed and the development should be carried out in accordance with the details shown unless prior consent has been obtained in writing from the Local Planning Authority. Failure to comply with the approved drawings or to comply with the conditions contravenes the Town and Country Planning Act 1990 and could result in enforcement action being taken.

BUILDING REGULATIONS

It is important to note that applications for approval under the Building Regulations are dealt with separately from applications for Planning Permission. You should not commence works until all necessary consents have been obtained. To ascertain if your proposed works require Building Regulations approval or to discuss any Building

Regulations issues please call 01752 304343 or go to <http://www.plymouth.gov.uk/planningandbuildingcontrol/buildingcontrolandregulations>

APPEAL

If you are aggrieved by a decision to refuse permission or to grant it subject to conditions you can appeal to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at

<https://www.gov.uk/government/organisations/planning-inspectorate>

Appeals must be made on the correct form relating to the type of application you submitted. Information provided as part of the appeal process will be published online. In some circumstances the Planning Inspectorate may refuse to consider an appeal.

Planning Appeals (Section 78 of the Town and Country Planning Act 1990).

- Householder appeals must be made within 12 weeks of the date of this notice
- Minor application appeals must be made within 8 weeks of the date of this notice
- All other planning appeals must be made within 6 months of the date of this notice.

Certificate of Lawfulness Appeals (Section 195 of the Town and Country Planning Act 1990)

- There is no time limit for submission of an appeal.

Listed Building Consent or Conservation Area Consent Appeals (Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990).

- Appeals must be made within six months of the date of this notice.

Advertisement Consent Appeals (Regulation 17 of the Town and Country Planning (Control of Advertisements) Regulations 2007).

- Appeals must be made within 8 weeks of the date of this notice.

If the local planning authority has failed to determine an application for express consent to display an advertisement or an appeal is being made against the grant of consent subject to conditions to which the applicant objects.

- within 6 months from the date on the decision notice, or within 6 months from the expiry of the period which the local planning authority had to determine the application.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Planning Inspectorate on appeal or on reference to the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

CONTACT DETAILS

If you have any enquiries please do not hesitate to contact **Miss Katie Graham** on **01752 307342**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Katie Graham', written in a cursive style.

Strategic Planning and Infrastructure

PLANNING DECISION NOTICE



APPROVAL OF RESERVED MATTERS

Town and Country Planning Act 1990

**The Town and Country Planning (Development Management Procedure)
(England) Order 2010**

In correspondence please quote application number: **17/00140/REM**

APPLICANT: The Abbeyfield Society

SITE: Plot C2, Millbay Plymouth

PROPOSAL: Revised Reserved Matters application seeking approval of access, appearance, layout, scale, and landscaping for 80 extra care apartments and associated facilities at Plot C2, Millbay

The outline planning application was an Environmental Impact Assessment application and an environmental statement was submitted to the LPA at that time.

Under the provision of the above act, Plymouth City Council hereby grants permission to carry out the development described in your application dated **9 January 2017,**

The development hereby permitted shall be carried out in accordance with the following approved plans:

PLANNING DECISION NOTICE



APPROVAL OF RESERVED MATTERS

1. CONDITION: APPROVED PLANS

General 110753-1003-F Version 1 received 09/01/17
General 110753-1010-E Version 1 received 09/01/17
General 2844_L_GA_0_01 Version 1 received 09/01/17
General 2844_L_SW_3_01 Version 1 received 09/01/17
General 2844_L_SW_3_02 Version 1 received 09/01/17
Site plans 3553-0100 Version 1 received 09/01/17
Site plans 3553-0116 Version 1 received 09/01/17
Site plans 3553-0117 Version 1 received 09/01/17
Floor Plans - Proposed 3553-0120 Version 1 received 09/01/17
Floor Plans - Proposed 3553-0121 Version 1 received 09/01/17
Floor Plans - Proposed 3553-0122 Version 1 received 09/01/17
Floor Plans - Proposed 3553-0123 Version 1 received 09/01/17
Floor Plans - Proposed 3553-0124 Version 1 received 09/01/17
Floor Plans - Proposed 3553-0125 Version 1 received 09/01/17
Floor Plans - Proposed 3553-0126 Version 1 received 09/01/17
Floor Plans - Proposed 3553-0127 Version 1 received 09/01/17
Floor Plans - Proposed 3553-0128 Version 1 received 09/01/17
Elevations - Proposed 3553-0130 Version 1 received 09/01/17
Elevations - Proposed 3553-0131 Version 1 received 09/01/17
Elevations - Proposed 3553-0132 Version 1 received 09/01/17
Elevations - Proposed 3553-0133 Version 1 received 09/01/17
Cross Section 3553-0140 Version 1 received 09/01/17
Cross Section 3553-0141 Version 1 received 09/01/17

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

And also subject to the following conditions;

PLANNING DECISION NOTICE



APPROVAL OF RESERVED MATTERS

2 **CONDITION: TIME LIMIT FOR COMMENCEMENT**

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

3 **CONDITION: SAMPLE PANELS BRICK AND SLATE**

PRE-RELEVANT CONSTRUCTION

Samples panels of the brick and slate shall be constructed and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

4 **CONDITION: : FURTHER DESIGN DETAILS**

PRE-RELEVANT CONSTRUCTION

Detailed drawings of the following items shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.

Details of the final finish of metal cladding including the use of the different colour types

Sample and detail for the timber cladding

Details for the curtain walling system

PLANNING DECISION NOTICE



APPROVAL OF RESERVED MATTERS

Window details (material and finish)
Confirmation of the internal rain water goods

The development shall be completed in accordance with the approved samples before the building is occupied.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66, 109, 110 and 123 of the National Planning Policy Framework 2012 .

5 **CONDITION: DETAILS OF BOUNDARY WALL**

PRE-RELEVANT CONSTRUCTION

The boundary wall shall be constructed using the existing stone unless an alternative design is agreed in writing with the Local Planning Authority. Details of the boundary wall shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the wall. Once approved the development shall be carried out in accordance with these details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

6 **CONDITION: HARD LANDSCAPE DESIGN**

PRE-COMMENCEMENT OF HARD LANDSCAPE WORKS

Prior to the commencement of hard landscape works, details of the specification of the granite , including a laying drawing and a sample of the material to be used, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as

PLANNING DECISION NOTICE



APPROVAL OF RESERVED MATTERS

approved.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

7 **CONDITION: LANDSCAPE**

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Landscape Design and Materials Specification (Jan 2017) and Public Realm Planting Schedule for the site.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, and to enhance the amenity of the area in accordance with Core Strategy policies CS01, CS18, CS34.

8 **CONDITION: BIODIVERSITY**

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Ecological Mitigation and Enhancement Strategy (dated 5th Jan 2017) for the site.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34 and Government advice contained in the NPPF paragraphs 109, 118.

9 **CONDITION: ENERGY STATEMENT**

Heating and cooling systems (with any significant related energy uses) at the site shall be provided and operated in accordance with the details set out in the following documents unless alternative details are first

PLANNING DECISION NOTICE



APPROVAL OF RESERVED MATTERS

submitted to and approved in writing by the Local planning Authority:
Low and Zero Carbon Technologies Feasibility Study Report 4th Jan 2017

Reason:

To reduce carbon emissions from the development as required by policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and paragraph 96 of the National Planning Policy Framework 2012.

10 **CONDITION:EXTRA CARE USE**

The building hereby permitted shall only be used for extra care residential use with ancillary uses (including community uses) and for no other purpose.

Reason:

The Local Planning Authority considers that, in the particular circumstances of the case, the use of the premises for the purpose specified is appropriate, but that a proposal to use the premises for any other purpose would need to be the subject of a separate application to be considered on its merits in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 and 123 of the National Planning Policy Framework 2012.

11 **CONDITION: CONDITIONS REITERATED**

The conditions attached to and specified upon the notice of planning permission no. 14/01448/OUT relating to this development are reiterated and are still in force insofar as the same have not already been discharged to the satisfaction of the Local Planning Authority.

Reason:

Not all the conditions attached to the said planning permission have yet been discharged and this condition is imposed on this present permission in order that it shall be clear to the applicant that the said undischarged conditions are still in force and have to be complied with, in accordance with policy CS34 of the Plymouth Local Development Framework Core

PLANNING DECISION NOTICE



APPROVAL OF RESERVED MATTERS

Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

12 **CONDITION: WINDOW VINYLs**

Unless otherwise previously agreed in writing with the Local Planning Authority, the ground floor café, foyer, hair dresser, hobby room and multi purpose function suite windows/glazed areas hereby permitted shall remain as active windows, unless otherwise agreed in writing by the Local Planning Authority. For the avoidance of doubt at least 75% of the windows shall be constructed so as to permit open views into the unit with no more than 25% of the total window area being obscured in whole or in part by walling, screening, obscure glazing or other such similar fixed or applied screening.

Reason:

In order to maximise the extent of visibly active ground floor uses in the interests of the visual amenity, appearance and character of the building and locality and in accordance with adopted Core Strategy policies CS01, CS02, CS34 of the Plymouth Local Development Framework Core Strategy (2006 - 2021) 2007, Plymouth Plan Policy 33 and the NPPF.

13 **CONDITION: PRESERVATION OF SIGHT LINES**

No structure, erection or other obstruction exceeding 600mm in height shall be placed, and no vegetation shall be allowed to grow above that height, within the approved sight lines to the site access at any time.

Reason:

To preserve adequate visibility for drivers of vehicles at the road junction in the interests of public safety in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

INFORMATIVES

PLANNING DECISION NOTICE



APPROVAL OF RESERVED MATTERS

1 **INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

2 **INFORMATIVE: CONDITIONAL APPROVAL NEGOTIATED**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant [including pre-application discussions] [including a Planning Performance Agreement] and has negotiated amendments to the application to enable the grant of planning permission.

3 **INFORMATIVE: PUBLIC HIGHWAY ENGINEERING**

No work within the public highway should commence until engineering details of the improvements to the public highway have been approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into. The applicant should contact Plymouth Transport and Highways for the necessary approval.

4 The following supporting documents were considered with regards to this application:

- Design and Access Statement
- Flood Risk Assessment
- Ecological and Enhancement Strategy
- Energy Strategy
- Landscape Design and Materials Specification
- Planning Statement
- Public Realm Planting Schedule
- Transport Statement
- Travel Plan

PLANNING DECISION NOTICE



APPROVAL OF RESERVED MATTERS

A handwritten signature in black ink, appearing to read "S. Will".

Strategic Planning and Infrastructure

Dated: 15 February 2017

Your experience of the planning process is important, Plymouth City Council are always looking for ways to improve customer service. We may get in touch with you to find out about your experience once you have a decision on your application.