

INVOLVE...

Keeping you updated with planning Plymouth's future



Issue 17 May - June 2010

DELIVERING THE CITY'S VISION

Plymouth remains open for business, and has been identified as one of only a few cities doing well despite the recession.

For example:

- The city dealt with 108 major planning applications in the last year. In the last quarter it dealt with the same number as Birmingham and more than all the London boroughs.
- The Council's Planning Committee has approved development work worth £615 million in the city.
- The number of planning applications rose by 11% despite the recession and several big developments, along with large infrastructure schemes and community projects were approved.

Planners have reached and exceeded all nationally set targets to ensure that planning applications are processed as quickly as possible in the last year.

Paul Barnard – Assistant Director for Development and Regeneration said 'This is a huge achievement, we have dealt with over 1,221 applications during the last year. This is great news for continuing the growth and improvements in Plymouth.'

The Planning Service has also been chosen to pilot two National Studies. These are for its Annual Monitoring Report (AMR) and planning performance. The AMR reports on development ranging from the amount of completed homes to how many people are currently living in the city each year.

The Annual Monitoring Report can be viewed at www.plymouth.gov.uk/amrs



CUSTOMER FOCUSED

601 people responded to the Customer Survey in December 2009. 78% of respondents rated the Service as Good or Excellent

There is still a lot of room for improvement and many of your suggestions have been included in this year's Business Plan.

We also invited a small number of customers to discuss their concerns and ideas with the Assistant Director of Planning Services.

The service is committed to improving customer service. The new Customer Charter will also be published this month.

Thank you to everyone who completed our survey and who attended the open day. You will have a chance to comment again in our October 2010 survey.

01752 305477

planning@plymouth.gov.uk

www.plymouth.gov.uk/planning

CITY CENTRE AND UNIVERSITY AREA ACTION PLAN ADOPTED

The City Centre and University Area Action Plan was adopted at Full Council on 26 April 2010, with a unanimous vote of approval from local Councillors. The Government Planning Inspector had held a public examination to check the Council's plan was right for the city.

This Area Action Plan looks at future developments in the city centre. It will secure the city's role as a regional shopping and cultural destination as well as serving the needs of an ever expanding population and help to attract investment to the region.

The adoption of the plan follows years of public consultation, talking to landlords, developers, retailers as well as the University of Plymouth and Plymouth College of Art to create a big picture of how they want to see the city centre develop.

The Inspector commended the council's efforts to ensure that development is supportive of the city's unique heritage and the street pattern of the Abercrombie Plan along with its landmark buildings.

This is now the sixth of nine Area Action Plans to reach the adoption stage, and is the first Area Action Plan dealing with an entire City Centre in the country. There is no other Area Action Plan nationally that has passed through the formal stages of submission, examination and adoption so quickly.

We would like to thank people who commented on the Area Action Plan and took time to attend consultations and the public examination. If you would like to see a copy of the plan please go to www.plymouth.gov.uk/citycentreadopted



DEVELOPMENT ENQUIRY SERVICE

We introduced the Development Enquiry Service on 1 April 2010.

- Advice for Householder Applications - £75.00
- Advice for Minor applications - £150.00 per dwelling (max 4) £1,000 (for 5-9 dwellings)
- Advice for Major applications - £3,000
- Advice for Large Major applications – a price will be agreed on application

Fees cover the administration, professional input and research costs for the service.

It is an opportunity to understand how our policies will be applied to your development. This helps you to identify potential problems and sort them out before an application is submitted. This can help prevent costly and time consuming amendments to schemes later.

More information and frequently asked questions on the Development Enquiry Service are available on our website at www.plymouth.gov.uk/developmentenquiry

YOU SAID WE DID...

You said 'It can be difficult to view planning applications on line instead of looking at paper copies'

We Introduced a large screen at our First Stop Planning Enquiry Desk in the Civic Centre to help you view our larger size plans with ease.

You said Make sure the applications you approve create places that are good to live in...

NATURE ONLINE

Did you know that Basking Sharks are the second largest sharks in the world and can be seen off Plymouth's coast most summers?

Don't be alarmed, they only filter plankton, but this is just one of the surprising facts about nature that the City has to offer.

You can find out more by visiting our new, user-friendly **Nature Conservation web pages**. Providing up to date information on Plymouth's nature reserves, geological sites and wildlife, the pages also show some striking images of our wildlife on land and in the sea.

Nature Conservation forms an important part of the Council's Planning Services work, ensuring we protect and enhance Plymouth's biodiversity. To find out more about environmental planning and how we are delivering this through partnership projects such as supporting management of the Tamar estuary, green infrastructure and community engagement go to:

www.plymouth.gov.uk/natureconservation

The web pages have been updated with support from Environmental Science students at Plymouth University. If you would like to contribute photos or have any other suggestions please contact us at wildlife@plymouth.gov.uk

BUSINESS PLAN AND ACHIEVEMENTS REPORT

The Business Plan sets out our work programme for the next 12 months. The Annual Achievements Report celebrates the success and achievements of the Planning Service over the last 12 months.

These documents are available from Planning Services or can be viewed at www.plymouth.gov.uk/aboutplanningservices or at First Stop Planning Desk in the Civic Centre.

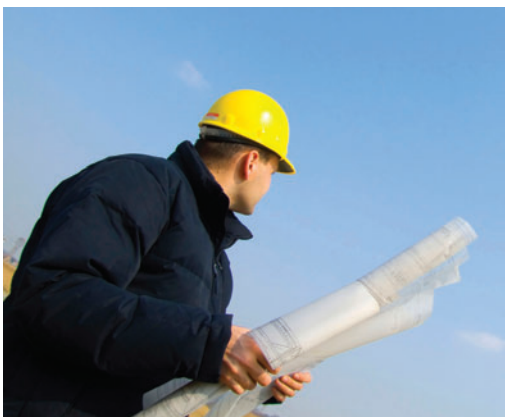


FUTURE CONSULTATIONS

Planning Services has been using an online consultation portal for the Local Development Framework for some time and updates over 5000 people. This is now being used by other Council Services, starting with Transport.

This means you will also receive emails about consultations for major and long-term transport plans. If you would prefer not to hear about transport consultations please let us know by emailing us at ldf@plymouth.gov.uk or calling us on 01752 307893

You can sign up to receive updates from the consultation portal here <http://plymouth.limehouse.co.uk/portal/ldf>



...**We** add value to applications by suggesting changes to developers

UPDATES...

PLYMSTOCK QUARRY UPDATE

The application is going to Planning Committee in the summer

To make sure you were updated before hand we held a community event with developers on 18 May 2010 at Plymstock Community Centre.

You can comment on this application before 1 June. For more information visit www.plymouth.gov.uk/planningapplications.



DERRIFORD AND SEATON AAP UPDATE

To make sure we are developing the best possible option for the future of Derriford we are going to delay the planned consultation until the autumn. More details will be provided in the next newsletter.

KEEP IN TOUCH...

Planning Applications

www.plymouth.gov.uk/planningapplications
planningconsents@plymouth.gov.uk
01752 304366

Local Development Framework

www.plymouth.gov.uk/ldf
ldf@plymouth.gov.uk
01752 305477

Building Control

www.plymouth.gov.uk/buildingcontrol
buildingcontrol@plymouth.gov.uk
01752 304343

Planning Services Plymouth City Council Civic Centre Plymouth PL1 2AA

ADDING VALUE TO PLANNING APPLICATIONS

When a developer approaches the Planning Service with an application, either as a pre-application enquiry or by submitting an application, the Planning Officer always tries to help improve the application to ensure we have good quality developments in the city. Often these improvements can be as a result of peoples' comments on an application.

For example, this month a detailed application was approved for the first phase of a residential site near the airport.

The Planning and Transport Officers negotiated with the developer to reduce the number of houses from **83 to 77** and following the **planning committee's input down to 72** and to make 15 of these lifetime homes. They also encouraged the developer to improve the layout with a public square, plant new hedges, use local natural stone, use solar panels and **reduce the impact on adjoining properties**. **Some local residents still raised objections that it was over-development and out of keeping but the Council decided that the revisions will lead to an acceptable scheme.**

You can look at the application online at www.plymouth.gov.uk/planningapplications and looking up 09/01652/REM

This is just one example of 21 applications that officers added value to in April 2010.

If you would like this newsletter in an alternative format please call 01752 305477