

TRA Residents Association Meeting

1st March 2021



'The Launch of the Clarence' by John Rogers in 1812.

Zoom Etiquette

Please mute your microphones

Cameras are optional

Please do not interrupt the speaker

If you would like to speak, raise your digital
hand and wait until invited

If you have a question - feel free to use the
chat box and we'll answer when convenient

Agenda:

- **Organising the AGM and an appeal for committee members: Chairperson, Secretary, Treasurer and committee members.**
- **The YH Appeal: PPT on how to appeal - Q&A**
- **A.O.B: Items for the agenda for the AGM**

Possible Dates for meeting:

- A) Thursday 18th March**
- B) Monday 22nd March**

1. LOSS OF HISTORIC AND ICONIC WATERFRONT VIEWS

The proposed development will, by virtue of its height and position, substantially block historic and iconic views to and from the Turnchapel Conservation Area that help to define the city and enable a visual and physical connection to the water environment. The proposal will have a negative impact on the character of Turnchapel and the appearance of Plymouth's waterfront; and it is considered contrary to Policies PLY20, DEV20 and DEV21 of the Plymouth and South West

Devon Joint Local Plan 2014-34, Sections 12 and 16 of the National Planning Policy Framework 2019 and Parts C1, C2 and I1 of the National Design Guide 2019.

2. IMPACT ON DESIGNATED HERITAGE ASSETS

The proposed development will, by virtue of its height and position, visually dominate and have a negative impact upon the significance, character, setting and local distinctiveness of designated heritage assets including the Turnchapel Conservation Area and the Grade II listed dwellings on Boringdon Terrace, contrary to Policy DEV21 of the Plymouth and South West Devon Joint Local Plan 2014-34, paragraph 127 and Section 16 of the National Planning Policy Framework 2019 and Parts C1, C2 and I1 of the National Design Guide 2019.

IMPACT ON TOWNSCAPE, LANDSCAPE AND SEASCAPE

The proposed development, by virtue of its design, materials, height and position, will have a negative impact upon the landscape, townscape and seascapes character and cause harm to the South West Coast Path and the historic environment, contrary to Policies DEV20, DEV21 and DEV23 of the Plymouth and South West Devon Joint Local Plan 2014-34, Section 12 of the National Planning Policy Framework 2019 and Parts C1, C2 and I1 of the National Design Guide 2019.

As well as the reasons/policies the planning committee have stated you could also make reference to:

Speculation of public benefits/jobs: Thales has distanced themselves, with no secure tenant the net jobs is not substantiated.

Yacht Haven encroaching on the village form both sides.

There are other sites - Mount Batten/Oceangate

No real justification for roof height

Views from SWCP

You could request a visit

“Harm” to Heritage Assets

<https://www.gov.uk/appeal-planning-decision/comment-on-an-appeal>

Comment on an appeal

Anyone can comment on a planning appeal. [Find the case](#) on the appeals casework portal.

The deadline for comments is 5 weeks after the start date of the appeal, or 6 weeks after the date on the local planning authority's enforcement notice.

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Search for a case

Search by entering the 7 digit case reference number:

Example: APP/A1234/A/99/**1234567**

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[Advanced Search](#)

If the 7 digit case reference starts with a '**4**' use our [beta service](#).

Comment on a case

Simply search for your case and click on the 'Make Representation' button. The best way to comment on an existing case is to register with us first as that makes it easier to track cases and submit comments.

For Householder and Commercial appeals, interested parties are unable to make representations at appeal stage. Any representations made at application stage will be provided by the local planning authority and considered by the Inspector.



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

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3265357

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Reference: APP/N1160/W/20/3265357

Appellant/Applicant
Turnchapel Wharf

Agent
Mr David Seaton

Site Address
Turnchapel Wharf, Barton Road
Plymouth
PL9 9RQ

Draw attention to date for Interested Party Comments due:

Case Details		Dates	
Case Type	Planning Appeal (W)	Start Date	10 Feb 2021
Local Planning Authority	Plymouth City Council	Questionnaire due	17 Feb 2021
Case Summary	Demolition of existing industrial unit and repla...	Statement(s) due	17 Mar 2021
Case Officer	Heather Langridge	Interested Party Comments due	17 Mar 2021
Procedure	Written representations	Appellant/LPA Final Comments due	31 Mar 2021
Status	In Progress	Inquiry Evidence due	N/A
Decision and Outcome	Not yet decided	Event Date	Not arranged
Case Link Status	Not Linked	Decision Date	Not yet decided
Linked Cases	0		

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This form enables you to submit comments on a case to The Planning Inspectorate. Information that you must provide is indicated by *****.

Please note that comments from interested parties need to be made within the timetable. This can be found on the previous 'Case Summary' page. Comments submitted after this date may be considered invalid and returned to the sender.

Case Details

Appeal Reference: [APP/N1160/W/20/3265357](#)

Appeal by: Turnchapel Wharf

Appeal Site Address: Turnchapel Wharf, Barton Road, Plymouth

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Please note that comments from interested parties need to be made within the timetable. This can be found on the previous 'Case Summary' page. Comments submitted after this date may be considered invalid and returned to the sender.

Your Details

In what capacity do you wish to make representations on this case? *

- Agent
- Interested Party / Person
- Land Owner
- Rule 6(6)

Please provide your contact details

Title *

First Name *

Surname *

Email Address *

Use our address finder to complete your details quickly or, if you do not have a postcode, you can enter your details manually.

Property Name or Number

Postcode

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Representation

What kind of representation are you making? *

Interested Party/Person Correspondence

Are you acting on behalf of a company, group or organisation?

e.g. 'Owners of Numbers 1-5 High Street', or 'Mr and Mrs Smith' or 'The executors of Mr Evans' estate'. *

Yes

No

You can enter your comments in the space provided or attach a separate document.

My comments are set out in:*

the box below

And/or

separate documents

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Yes
 No

You can enter your comments in the space provided or attach a separate document.

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the box below

And/or

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I am writing to request a visit to this historic village and especially to east end of Boringdon Road so that you can appreciate the views that may be lost and their context within the conservation area.

I am dumbfounded that Yacht Haven have the audacity to appeal this when it was unanimously turned down by the planning committee and they have not considered any contextually appropriate changes to their design. The money spent on appeal would have been better spent on an architect with more experience in sensitive, historical locations.

Yours sincerely,

Make Representation on Case APP/N1160/W/20/3265357

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The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information about our Data Protection policy can be found on our website under [Privacy Statement](#).

I confirm that all sections of this form have been fully completed and that the details are correct to the best of my knowledge.

I confirm I have read the above.

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Submission of Representation

Thank you for submitting your representation(s) using the Appeals Casework Portal.

Please remember that any supporting documentation needs to be received by us within the appropriate deadline for the case. Anything you send to us must be clearly marked with the case reference number and the site address (including the postcode, where known).

You will shortly receive confirmation to the email address you have provided.

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