

Update

Exciting plans for major residential Plymouth project



IJP represented clients as planning consultants in relation to an Environmental Statement and a Regulation 22 submission for the construction of 142 apartments developed in three separate blocks on land at Millbay Marina, Plymouth's historic waterfront location.

Committee members resolved to grant permission on 12th March, 2015.

The proposals comprise 142 residential apartments with communal facilities in three blocks, with associated car parking, infrastructure, landscaping and remedial works to pier structure.

Changes to planning policy and guidance - what could they mean for you?

A number of significant updates have been made to the Department of Communities and Local Government's planning practice guidance website following a Ministerial Statement in late March. The changes relate to the following:

- Planning Performance Agreements
- Pre-Application Advice
- EIA Screening and Scoping Thresholds
- Housing and Needs Assessments
- Annual Monitoring Reports
- Planning Obligations (Section 106)
- Viability
- Parking
- Flood Risk
- Sustainability / Renewable Energy

The Town and Country Planning (Development Management Procedure) (England) Order 2015

As you may be aware the Development Management Procedure Order (DMPO) sets out the procedural requirements for planning applications (consultation, determination, appeals etc). The latest version of the DMPO came into force in mid-April and replaces the 2010 version and subsequent amendments. One of the key changes is the introduction of 'deemed discharge' in cases where a local authority fails to discharge a planning condition within the prescribed period.

If you wish to discuss the implications of the above in further detail feel free to contact us. ian@ianjewsonplanning.co.uk

Permission for major mixed-use site



IJP represented clients in relation to a large mixed-use site at Parklands, North Somerset. IJP gained outline planning permission for a mixed use development including 1,150 residential dwellings, a 60 bed care home, 60 close care units, a 120 bedroom Hotel and 20,000 square metres of employment space amongst many other benefits to the local area.

IJP was involved in extensive section 106 negotiations with the Council which will also provide many benefits to the area.

Project news in brief



Penns Mount

IJP successfully gained reserved matters approval on behalf of clients for 250 dwellings; public open space; community orchard/garden and associated infrastructure. Construction is now underway.



Wakeboarding Cable, Portishead

IJP has been instructed by a client in relation to proposals for the construction of a Wakeboarding Cable in Portishead Marina.

After undergoing pre-application negotiations with North Somerset Council, IJP has now submitted a formal planning application.

Bath & North East Somerset Council

BANES Appeals

IJP has acted in behalf of clients as expert witness for a number of planning appeals in Bath and North East Somerset.



Cornwall Community Land Initiative

IJP has acted as agent for clients for three applications submitted as part of the Community Land Initiative in Cornwall.

The objectives of this project are to secure the early delivery of mixed tenure housing schemes including affordable housing and the generation of capital receipts which the Council intends to re-invest in additional sites for affordable housing.

Tithebarn approval

IJP successfully gained reserved matters approval on behalf of clients for 350 dwellings in relation to land at Tithebarn, Monkerton in December 2014.

