



#plymplanning



Oversight and Governance

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PLANNING COMMITTEE - ADDENDUMS

Thursday 17 September 2020
4.00 pm
Council House, Plymouth

Members:

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Allen, Mrs Bridgeman, Corvid, Sam Davey, Michael Leaves, Nicholson, Mrs Pengelly, R Smith, Vincent, Ms Watkin and Winter.

Please refer to agenda items 3, 6.1, 6.2, 6.3 and 6.4 attached.

Tracey Lee

Chief Executive

Planning Committee

3. Voting Schedule **(Pages 1 - 2)**
- 6.1. 10 St Johns Close, Plymouth, PL6 8BR - 20/00903/FUL **(Pages 3 - 4)**
- Applicant: Mr and Mrs Arthurs
Ward: Moorview
Recommendation: Grant conditionally
- 6.2. 76 Looseleigh Lane, Plymouth, PL6 5HH - 20/00425/FUL **(Pages 5 - 6)**
- Applicant: Mrs Edwards
Ward: Budshead
Recommendation: Grant conditionally
- 6.3. 8 Admiralty Road, Plymouth, PL5 1NJ - 20/00729/FUL **(Pages 7 - 8)**
- Applicant: Ms Claire Kelly
Ward: St Budeaux
Recommendation: Grant conditionally
- 6.4. Victoria House, Cattedown Road, Plymouth, PL4 0RF - 20/00672/FUL **(Pages 9 - 10)**
- Applicant: Halo Aviation Limited
Ward: Sutton and Mount Gould
Recommendation: Grant conditionally subject to S106 planning obligation with delegated authority to Service Director for Strategic Planning and Infrastructure to refuse if not signed within agreed timeframes.

PLANNING COMMITTEE – 20 August 2020**SCHEDULE OF VOTING**

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.2	<p>95 Plymbridge Road, Plymouth, PL6 7LD - 20/00589/FUL</p> <p>Vote not to defer this item and minded to grant and delegated authority to the Service Director for Strategic Planning and Infrastructure to approve subject to a shadowing study that officers find acceptable in consultation with Councillor Stevens, Councillor Winter, Councillor Nicholson and Ward Councillors.</p> <p>Councillor Nicholson proposed and was seconded by Councillor Corvid.</p> <p>Councillor Stevens declared the vote carried.</p>	Councillors Stevens, Allen, Corvid, Davey, Michael Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Vincent, Ms Watkin and Winter.			Councillor Mrs Bridgeman	Councillor Tuohy
6.3	<p>Turnchapel Wharf, Barton Road, Plymouth, PL9 9RQ - 19/01810/FUL</p> <p>Proposed by Councillor Winter and Seconded by Councillor Stevens.</p> <p>Refused.</p>	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Michael Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Vincent and Winter.			Councillor Ms Watkin	

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ADDENDUM REPORT

Planning Committee



Item Number: 6.1

Site: 10 St Johns Close, Plymouth, PL6 8BR

Planning Application Number: 20/00903/FUL

Applicant: Mr & Mrs Arthurs

Pages: 5-12

Officers would like to refer Members to the following updates in the officer report.
The officer recommendation remains unchanged.

Local Highways Authority Consultation Response

The Local Highways Authority responded to the latest consultation on 8th September 2020 following the inclusion of the boundary wall details to the south of the site along Miller Way and subsequent re-advertisement. The Local Highways Authority response is unchanged and have no objections to the proposal.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: 76 Looseleigh Lane, PL6 5HH

Planning Application Number: 20/00425/FUL

Applicant: Mrs Edwards

Pages: 13-20

1: Clarification on wording

In paragraph 10 it states that the transparent balustrading will not block out unacceptable levels of sunlight. This should read as 'translucent' balustrading as the 1.1 metre balustrading on the south and east facing elevations will be frosted as clarified by the agent on the 14/09/2020. The case officer makes clear that this does not alter the judgement for this aspect of the scheme.

2: Updated plans

A minor drawing error on the revised proposed plans (titled: P1012-02 REV B) relating to the western privacy screen, was spotted on the south-east facing elevation. A final proposed plan (titled: P1012-02 REV C) was received on the 14/09/2020 correcting this error. The final drawing which is viewable online now corresponds with previous negotiations and does not alter the judgement for this aspect of the scheme.

3: Revised letter of representation count

The original consultation period ran from the 7th May, 2020 to the 28th May, 2020. Two letters of objection were received during this period. Following this period the case officer entered into negotiations with the applicant and a second consultation period ran for 14 days from the 26th August, 2020 to the 9th September, 2020. Three letters of objection were received during this period. In summary, the comments are listed as follows:

- the application would set a precedent for the area
- an approval would be inconsistent with a previous position taken by the council
- light pollution
- loss of light
- loss of privacy
- loss of outlook
- noise disturbance
- any screening on the eastern boundary would further contribute to loss of light and outlook

In terms of consistency and setting a precedent in the area, each application is considered on its own merits. The recommendations are consistent with those made on no. 78 due to similar identified amenity issues however they differ from recommendations made for no. 82 as the latter does not have similar amenity issues. All other points made have been addressed in the officer's report, therefore having taken into account the above representations and material planning considerations the officer confirms that their recommendation remains unchanged.

ADDENDUM REPORT

Planning Committee



Item Number: 6.3

Site: 8 Admiralty Road

Planning Application Number: 20/00729/FUL

Applicant: Ms Claire Kelly

Pages: 21-28

An updated plan has been received since completion of the officer's report, in order to correct a minor error on the side elevation drawings. The approved plan is DWG 2 of 2 submitted on 3rd September 2020. This correction has not affected officer analysis.

Three further letters of representation have been received which were received on 5th, 10th, 12th September. These letters are objecting on the following grounds:

Juliette Balcony and window causes loss of privacy to neighbouring garden

Front Porch will cause loss of light to neighbouring property

Proposal will affect light and views to other garden

All points have been reviewed and considered, they are already addressed in the officer's report and no changes are proposed to the officer recommendation.

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ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: Victoria House, Cattedown

Planning Application Number: 20/00672/FUL

Applicant: Mr Tim Barrow, Armada Street Flats Ltd

Pages: 29-66

- I. Members are advised that 1 additional Letter of Representation has been received. This objects to the application and raises the following comments:
 - Further details and assurances are requested in relation to fuel storage and safety measures that will be imposed on the Premises.

In terms of fuel storage, this is controlled by separate legislation managed by the Health and Safety Executive. Notwithstanding, the below condition is recommended to ensure that officers are satisfied with the relevant details to its siting.

In terms of general health and safety on the site, the applicant has provided a draft risk assessment setting out how it intends to operate the site safely. In the event planning permission is granted then the applicant will need to seek the relevant permissions from the Civil Aviation Authority (CAA) in accordance with separate pieces of legislation before being able to operate flights.

Officers have discussed this directly with the CAA who have advised that any operator will need to conduct their own risk assessment before being granted permission to operate in and out of this site. Simply put, if the applicant cannot demonstrate to the CAA that they can operate safely then they will not be able to implement the planning permission if granted. The LPA will not have direct control or monitoring over this as it falls under separate legislation.

Planning conditions have been imposed to control a number of other matters. Highway and pedestrian safety requires details to be agreed before development commences. The Police Architectural Liaison has assessed the secure by design statement which provides good site security which in turn enhances health and safety. A de-confliction agreement has been set up with the Cattewater Harbour Commissioner (CHC) to reduce conflict with moving vessels which is a direct health and safety measure – if this is not followed then officers would expect that the CHC notify the LPA of this so that appropriate action can be taken.

2. In reference to the aforementioned Letter of Representation, members are advised that officers have already agreed with applicant to impose the following condition related fuel storage:

**CONDITON: FUEL STORAGE
PRE-INSTALLATION**

No fuel shall be stored or dispensed at the site until a plan identifying the location of the fuel storage container along with any ancillary equipment and infrastructure has been submitted to and approved in writing by the Local Planning Authority. Evidence of any other legal requirements relating to control of fuel storage and dispensation shall be provided.

Reason:

To ensure that fuel is safely stored and accommodated on site in accordance with relevant legislation so as to protect amenity and wider health and safety matters in accordance with Policies DEVI, DEV2 and DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

3. Members will note in the report that concerns were raised over noise and the possible impacts on Greenergy Staff. Whilst the noise impact assessment concludes that the impacts will not be harmful, and Public Protection Service have not objected, if members were so inclined officers suggest an additional informative could be added to promote a direct line of communication between the applicant and Greenergy to provide advance warning of in-bound and out-bound flights that will traverse the Greenergy site. This will be similar to the de-confliction agreement set up between the applicant and the Cattewater Harbour Commissioner, once again enhancing health and safety issues.

This has been discussed with the applicant who has advised that they have attempted to contact Greenergy to discuss operational matters and would welcome this line of communication.