

Planning Committee

Thursday 27 February 2025

PRESENT:

Councillor Penrose in the Chair.

Councillor Mrs Bridgeman, Vice Chair.

Councillors Darcy, Freeman, Goslin, McNamara, Ney, Raynsford (substituting for McCarty), M. Smith, Sproston and Ms Watkin.

Apologies for absence: Councillors Allen, McCarty and Stevens.

Also in attendance: Kate Saunders (Area Planning Manager), Julie Parkin (Senior Lawyer), Sam Lewis (Planning Officer), Macauley Potter (Planning Officer), Councillor Mrs Beer (Ward Councillor/ Referrer, item 6.2), Linda Elsie (Objector, item 6.2), Councillor Sally Nicholson (Ward Councillor/Referrer, item 6.3), Councillor Patrick Nicholson (Ward Councillor/Referrer, item 6.3), Rosemary Hamly (Objector, item 6.3), Neal Hiscocks (Applicant, item 6.3), Joshua Longstaff (Democratic Support) and Elliot Wearne-Gould (Democratic Support).

The meeting started at 4.00 pm and finished at 5.36 pm.

Note: At a future meeting, the committee will consider the accuracy of these draft minutes, so they may be subject to change. Please check the minutes of that meeting to confirm whether these minutes have been amended.

Appointment of Vice-Chair

Due to the submission of apologies by Councillor Stevens, Councillor Penrose (Vice-Chair), would chair today's meeting.

Councillor Penrose proposed that Councillor Mrs Bridgeman be appointed as Vice-Chair for this particular meeting. This was seconded by Councillor Raynsford, and agreed by the Committee.

71. Declarations of Interest

There were no declarations of interest made.

72. Minutes

The minutes of the meeting held on 23 January 2025 were agreed as an accurate record.

73. Chair's Urgent Business

There were no items of Chair's urgent business.

74. **Questions from Members of the Public**

There was one public question received:

Question:	How many private developments of over 10 properties are 30% Social Rent housing or more?
Answer:	<p>Policy DEV7 of the Plymouth and South West Devon Joint Local Plan requires that for all developments of ten homes or more, at least 30% of the total number of dwellings should be affordable homes without public subsidy, subject to viability. These homes should be provided on-site, except in the case of sites of between 11 and 14 dwellings where the requirement can be met by providing an off-site contribution to deliver affordable housing elsewhere in the City.</p> <p>The Joint Local Plan Supplementary Planning Document provides further guidance on the tenure mix. The Plan Area has a demonstrable need for a range of affordable housing products. For this reason and to help create the mixed and balanced communities that are required by the NPPF, the Local Planning Authorities preference is that the affordable housing tenure mix should be split 65% social rented homes and 35% Affordable Home Ownership tenures, in line with housing needs evidence.</p> <p>Where viability considerations reduce the proportion of affordable housing, it may be possible to consider some of the rented units to be affordable rent in order to increase overall affordable housing delivery or to meet an identified need.</p> <p>Please be advised that current planning policy has only been in place since 2019.</p> <p>If you require specific details about sites that have been delivered in the City over a defined timeframe then we would suggest a Freedom of Information request is submitted.</p>

75. **Planning Applications for Consideration**

The Committee considered the following applications, development proposals by local authorities and statutory consultations submitted under the Town and Country Planning Act, 1990, and the Planning (Listed Buildings and Conservations Areas) Act, 1990.

76. **24/01145/FUL - The Grenville Hotel 82-84 Grenville Road, PL4 9PZ**

Applicant: Mr A Cotterell.

Ward: Sutton and Mount Gould.

Decision: Application Granted Conditionally.

Sam Lewis (Planning Officer) presented the report.

The Chair read a statement on behalf of Sue Dann (Ward Councillor).

Following discussions, the Committee agreed to grant the application, subject to the conditions as set out in the report.

For (10)

Mrs Bridgeman, Darcy, Freeman, Goslin, McNamara, Ney, Penrose, Raynsford, Sproston and Ms Watkin.

Against (1)

Councillor M. Smith

Abstain (0)

Absent/Did Not Vote (0)

77. **24/01479/FUL - The Old Dairy, School Lane, Plympton, PL7 1NQ**

Applicant: Mr Nathan Stonecliffe.

Ward: Plympton Erle Ward.

Decision: Application Deferred.

Sam Lewis (Planning Officer) presented the report.

Councillor Mrs Beer spoke in the capacity of Ward Councillor.

Linda Elsie spoke in the capacity of Objector.

Following discussions, the Committee agreed to defer the application in order to obtain further information to be provided by the Applicant in relation to the structural integrity of the wall and any possible remediation.

This was proposed by Councillor Darcy, seconded by Councillor M. Smith and agreed by the Committee.

For (8)

Councillors Mrs Bridgeman, Darcy, Freeman, Goslin, Penrose, Raynsford, M. Smith, and Ms Watkin.

Against (2)

Councillors Sproston and McNamara.

Abstain (1)

Councillor Ney.

Absent / Did Not Vote (0)

78. **24/01124/FUL - Land at 53, Newnham Road, Plympton, PL7 4AW**

Applicant: Mr Neal Hiscocks.

Ward: Plympton St Mary.

Decision: Application Granted Conditionally subject to S106 agreement.

Macauley Potter (Planning Officer) presented the report.

Councillor S. Nicholson spoke in the capacity of Ward Councillor.

Councillor P. Nicholson spoke in the capacity of Ward Councillor.

Rosemary Hamly spoke in the capacity of objector.

Neal Hiscocks spoke in the capacity of applicant.

A motion to add a pre-occupation boundary treatment condition and informative further highlighting no changes to boundary treatment will be allowed without further consent was introduced by Councillor Darcy and seconded by Mrs Bridgeman. The motion was agreed by the Committee.

For (11)

Mrs Bridgeman, Darcy, Freeman, Goslin, McNamara, Ney, Penrose, Raynsford, M. Smith, Sproston and Ms Watkin.

Against (0)

Abstain (0)

Absent/ Did Not Vote (0)

After further discussion, the application was granted conditionally subject to the following further condition and informative:

1. Notwithstanding the submitted details, a plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Chair, Vice Chair and Ward Councillors to show the positions, design, materials and type of boundary treatments to be erected. The boundary treatments shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details and maintained in perpetuity.
2. The inclusion of an informative in reference to boundary treatment.

For (7)

Councillors Freeman, Goslin, McNamara, Penrose, Raynsford, M. Smith and Ms Watkin.

Against (4)

Councillors Mrs Bridgeman, Darcy, Ney and Sproston.

Abstain (0)

Absent/ Did Not Vote (0)

79. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 14 January 2025 to 17 February 2025.

80. **Appeal Decisions**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate.

81. **Exempt Business**

There were no items of exempt business.