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Planning Committee

Thursday 4 March 2010

PRESENT:

Councillor Lock, in the Chair.

Councillor Mrs Stephens, Vice Chair.

Councillors Mrs Bowyer, Delbridge, Mrs Foster, Nicholson, Roberts, Stevens, Thompson, Tuohy and Wheeler.

Apology for absence: Councillor Vincent

The meeting started at 2.30 pm and finished at 6.40 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.

86. DECLARATIONS OF INTEREST

The following declarations of interest were made in accordance with the Code of Conduct in relation to items under discussion at this meeting –

Name	Minute No. and Subject	Reason	Interest
Councillor Wheeler	90.3 Land at Kinterbury Square, Barne Barton, Plymouth 09/01836/ful	Objector application to	Prejudicial
Councillor Tuohy	90.3 Land at Kinterbury Square, Barne Barton, Plymouth 09/01836/ful	Tenant in North Prospect and involved with regeneration	Personal
Councillor Wheeler	90.4 Land adjacent to Foulston Avenue, Barne Barton, Plymouth 09/01837/ful	Objector application to	Prejudicial
Councillor Tuohy	90.4 Land adjacent to Foulston Avenue, Barne Barton, Plymouth 09/01837/ful	Tenant in North Prospect and involved with regeneration	Personal
Councillor Lock	90.6 Longcause School, Longcause, Plymouth 10/00010/ful	Attended and spoken at public meeting, objector to application.	Prejudicial
Councillor Delbridge	90.11 Plymouth Airport, approach site, Glenfield Road, plymouth 09/01652/rem	Member of Airport Consultative Committee	Prejudicial
Councillor Roberts	90.11 Plymouth Airport, approach site, Glenfield Road, Plymouth 09/01652/rem	Member of Airport Consultative Committee	Prejudicial

87. **MINUTES**

Resolved that the minutes of 4 February 2010 be confirmed as a correct record.

88. **CHAIR'S URGENT BUSINESS**

There were no items of Chairs' urgent business.

89. **QUESTIONS FROM MEMBERS OF THE PUBLIC**

There were no questions from members of the public.

90. **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 Conservation Areas) Act, 1990.

Addendum reports were submitted in respect of minute numbers 90.2, 90.3, 90.4, 90.5, 90.6, 90.8, 90.10 and 90.11.

90.1 30 RAYNHAM ROAD, PLYMOUTH 09/01898/FUL

(Mrs A Hook)

Decision:

Application **GRANTED** conditionally.

90.2 HOLTWOOD, PLYMBRIDGE ROAD, PLYMOUTH 09/01559/FUL

(Mr and Mrs P Mayer)

Decision:

Application **REFUSED** for reasons contained within the report.

The case officer commented that there had been one letter received from the applicant since the publication of the addendum report. The applicant had not been satisfied with officer contact and they had not had sight of statutory consultee responses or been able to respond. The case officer told the committee that consultee responses would not have changed recommendation.

90.3 LAND AT KINTERBURY SQUARE, BARNE BARTON, PLYMOUTH 09/01836/FUL

(Devon & Cornwall Housing Association)

Decision:

Application **MINDED TO GRANT** conditionally subject to S106 Obligation, delegated authority for the Head of Development Management to determine on expiry of consultation period (delegated authority to refuse in event of S106 not being signed by 12th March 2010).

(At the invitation of the Chair, the Committee heard from Councillor Wheeler and Bowie, Ward Members, speaking against the application).

(At the invitation of the Chair, the Committee heard from the applicant).

Councillor Wheeler declared a personal and prejudicial interest in respect of the above item and withdrew from the meeting.

90.4 LAND ADJACENT TO FOULSTON AVENUE, BARNE BARTON,

PLYMOUTH 09/01837/FUL

(Devon & Cornwall Housing Association)

Decision:

Application **MINDED TO GRANT** conditionally subject to S106 Obligation, delegated authority for the Head of Development Management to determine on expiry of consultation period (delegated authority to refuse in event of S106 not being signed by 12th March 2010)

The case officer tabled a further addendum with the following additional condition –

SURFACE WATER DRAINAGE

No development approved by this permission shall be commenced until details of a scheme for the provision of surface water management has been submitted to and approved in writing by the Local Planning Authority. The details shall include:-

- Details of the drainage during the construction phase
- A timetable of construction
- A construction quality control procedure
- Details of the final drainage scheme
- Provision for overland flow routes
- A plan for the future maintenance and management of the system.

Prior to operation of the site it shall be demonstrated to the satisfaction of the Local Planning Authority that relevant parts of the scheme have been completed in accordance with the details agreed. The scheme shall thereafter be managed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

REASON:

To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal in accordance with policies CS21 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

(At the invitation of the Chair, the Committee heard from Councillor Wheeler, Ward Member, speaking against the application).

(At the invitation of the Chair, the Committee heard representations against the application).

(At the invitation of the Chair, the Committee heard from the applicant).

Councillor Wheeler declared a personal prejudicial interest in respect of the above item and withdrew from the meeting.

90.5 82 to 84 VAUXHALL STREET, PLYMOUTH 09/01867/FUL

(Sutton Harbour Property & Regeneration Ltd)

Decision:

Application **GRANTED** conditionally subject to the satisfactory completion of the S106 Obligation. Delegated authority to refuse the application should the S106 Obligation not be signed by the 4th May 2010.

The case officer explained that more time had been given to sign the S106 obligation as the obligation was identified late in the application process.

(At the invitation of the Chair, the Committee heard representations against

the application).

90.6 LONGCAUSE SCHOOL, LONGCAUSE, PLYMOUTH 10/00010/FUL

(Mr Mike Jelly)

Decision:

Application **DEFERRED** for further consideration of the widening of the access road and turning facilities. Authority for approval delegated to Vice Chair and nominated Labour and Conservative planning committee members.

(At the invitation of the Vice-Chair, the Committee heard from Councillor Lock, Ward Member, speaking against the application).

Councillor Lock declared a personal prejudicial interest in respect of the above item and withdrew from the meeting.

Vice Chair Councillor Mrs Stephens took the Chair for the above item.

(Councillor Nicholson's proposal to defer, having been seconded by Councillor Mrs Foster, was put to the vote and declared carried).

90.7 PATERNOSTER HOUSE, EFFORD LANE, EFFORD, PLYMOUTH 09/01749/FUL

(Sarsen Housing Association)

Decision:

Application **GRANTED** conditionally subject to the satisfactory completion of the S106 Obligation. Delegated authority to refuse the application should the 106 Obligation not be signed by the 22nd March 2010.

90.8 52A ORESTON ROAD, PLYMOUTH 09/01801/FUL

(Mr Terry Purdy)

Decision:

Application **GRANTED** conditionally.

90.9 ALSTON HOUSE, 2 PLYMBRIDGE ROAD, PLYMPTON, PLYMOUTH 09/01900/FUL

(Alston Homes Ltd)

Decision:

DEFERRED for site visit.

(Councillor Nicholson's proposal to defer for a site visit, having been seconded by Councillor Roberts, was put to the vote and declared carried).

90.10 LAND BOUNDED BY PLYMBRIDGE LANE, DERRIFORD ROAD AND HOWESON LANE, DERRIFORD PLYMOUTH 09/01888/OUT

(Pillar Land Securities Ltd)

Decision:

Application **GRANTED** conditionally subject to the satisfactory completion of the S106 Obligation. Delegated authority to refuse the application should the S106 Obligation not be signed by the 17th March 2010.

(At the invitation of the Chair, the Committee heard representations against the application).

90.11 PLYMOUTH AIRPORT, APPROACH SITE, GLENFIELD ROAD, PLYMOUTH 09/01652/REM

(Cavanna Homes (Cornwall) Ltd)

Decision:

Application **DEFERRED** for further consideration of household density.

(At the invitation of the Chair, the Committee heard representations against the application).

(At the invitation of the Chair, the Committee heard from the applicant).

Councillors Delbridge and Roberts declared a personal prejudicial interest in respect of the above item and withdrew from the meeting.

91. LOCAL DEVELOPMENT FRAMEWORK 2009 ANNUAL MONITORING REPORT

The Committee received a presentation on the Local development framework annual monitoring report. The spatial planning officer reported on progress toward LDF targets, achievements of the department and committee and future objectives.

Resolved that the committee note the spatial planning officer's report and a electronic copy of the presentation is circulated amongst members.

92. PLANNING APPLICATION DECISIONS ISSUED

The Committee received a report of the Assistant Director of Development (Planning Services) on decisions issued for the period 23 January 2010 to 23 February 2010, including –

- Committee decisions
- Delegated decisions, subject to conditions where so indicated
- Applications withdrawn
- Applications returned as invalid

Resolved that the report be noted.

93. APPEAL DECISIONS

The Committee received a schedule of decisions made by the Planning Inspectorate on appeals arising from the decisions of the City Council.

Resolved that the report be noted.

94. EXEMPT BUSINESS

There were no items of exempt business.

SCHEDULE OF VOTING (Pages 1 - 4)

PLEASE NOTE

A SCHEDULE OF VOTING RELATING TO THE MEETING IS ATTACHED AS A SUPPLEMENT TO THESE MINUTES.

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PLANNING COMMITTEE

DATE OF MEETING – 4th March 2010

SCHEDULE OF VOTING

Minute No.	Voting For	Voting Against	Abstained	Excluded from voting due to Interests Declared	Absent
6.1 Raynham Road, Plymouth 09/01898/ful	Unanimous				Councillor Nicholson
6.2 Holtwood, Plymbridge Road, Plymouth 09/01559/ful	Unanimous				Councillor Nicholson
6.3 Land at Kinterbury Square, Barne Barton, Plymouth 09/01836/ful	Councillors Tuohy, Nicholson, Mrs Foster, Thompson, Mrs Bowyer, Delbridge, Roberts, Mrs Stephens, Lock		Councillor Stevens	Councillor Wheeler	
6.4 Land adjacent to Foulston avenue, Barne Barton, Plymouth 09/01837/FUL	Councillors Nicholson, Mrs Thompson, Mrs Bowyer, Mrs Delbridge, Mrs Stephens, Lock	Councillor Stevens	Councillors Tuohy, Mrs Foster, Roberts	Councillor Wheeler	
6.5 82 to 84 Vauxhall Street, Plymouth 09/01867/ful	Unanimous				Councillor Stevens
6.6 Longcause School, Longcause, Plymouth 10/00010/ful	Unanimous			Councillor Lock	Councillor Stevens

6.7 Paternoster House, Efford Lane, Efford, Plymouth 09/01749/ful	Unanimous				
6.8 Oreston Road, Plymouth 09/01801/ful	Councillors Wheeler, Tuohy, Stevens, Nicholson, Thompson, Mrs Bowyer, Delbridge, Roberts, Mrs Stephens, Lock.		Councillor Mrs Foster		
6.9 Alston House, 2 Plymbridge road, Plympton, Plymouth. 09/01900/ful	Unanimous				
6.10 Land bounded by Plymbridge lane, Derriford Road and Howeson Lane, Derriford Plymouth 09/01888/OUT	Unanimous				Councillor Mrs Foster
6.11 Plymouth Airport, approach site, Glenfield Road, Plymouth. 09/01652/rem	Unanimous			Councillor Delbridge and Roberts	Councillor Mrs Foster