

# Public Document Pack

## Planning Committee

Thursday 12 January 2012

### PRESENT:

Councillor Lock, in the Chair.

Councillor Mrs Bowyer, Vice-Chair.

Councillors Browne, Churchill, Delbridge, Mrs Foster, Mrs Nicholson, Stevens, Tuohy, Vincent, Wheeler and Wildy (substitute for Councillor Williams).

Apology for absence: Councillor Williams

Also in attendance: Peter Ford, Lead Planning Officer, Julie Rundle, Lawyer, and Katey Johns, Democratic Support Officer.

The meeting started at 1pm and finished at 6 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.*

### 80. **DECLARATIONS OF INTEREST**

There were no declarations of interest in accordance with the code of conduct.

### 81. **MINUTES**

The Committee considered the minutes of the meetings held on 15 and 22 December 2011.

Agreed –

- (1) the minutes of 15 December 2011, subject to amendment of the following at Minute 69 – Chair’s Urgent Business -

deletion of “The Lawyer advised that in his opinion it was good practice to notify the committee of changes” and replacement with “The Lawyer advised that, in his opinion, not informing the Lawyer or committee members of changes was not best practice”.

- (2) the minutes of 22 December 2011, as submitted.

(Councillor Steven’s proposal to amend the minutes of the meeting held on 15 December 2011, having been seconded by Councillor Wheeler, was put to the vote and declared carried).

82. **CHAIR'S URGENT BUSINESS**

The Chair extended a warm welcome to councillors and officers from Mid-Devon District Council's Planning Committee who were in attendance to observe proceedings as part of a good-practice sharing exercise.

(In accordance with Section 100(B)(4)(b) of the Local Government Act 1972, the Chair brought forward the above item of business in order to inform Members).

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

There were no questions from members of the public.

84. **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 84.1, 84.2, 84.3, 84.4 and 84.5.

**84.1 FORMER TENNIS COURTS, HOE ROAD-PIER STREET, PLYMOUTH 11/01874/FUL**

(Pier Street Limited)

Decision:

Application **GRANTED** conditionally subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 17 February 2012.

(At the invitation of the Chair, the Committee heard representations against the application from Councillor Tuffin, ward member).

(At the invitation of the Chair, the Committee heard representations against the application from Councillor Penberthy, ward member).

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

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

(Councillor Steven's proposal to amend the officer's recommendation, having been seconded by Councillor Wildy, was put to the vote and declared lost).

**84.2 LAND AT BARTON ROAD, HOOE LAKE, PLYMSTOCK. 11/01250/FUL**

(Barratt Homes Exeter)

Decision:

Application **DEFERRED** for an additional, more comprehensive, site visit and for officers to seek further clarification and report back on –

- the requirements of the ecological and mitigation impact assessment for the proposed new road scheme at Barton Road
- the requirements for sewage
- further negotiations with the developer over the S106 contribution
- highway mitigation measures along Hooe Road, including public transport

(At the invitation of the Chair, the Committee heard representations against the application from Councillor K Foster, ward member).

(At the invitation of the Chair, the Committee heard representations against the application from Councillor Michael Leaves, ward member).

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

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

(Councillor Wheeler’s proposal to amend the officer’s recommendation, having been seconded by Councillor Stevens, was put to the vote and declared carried).

### **84.3 LAND AT 1-56, RAGLAN ROAD, PLYMOUTH. 11/01603/FUL**

(Risesign Ltd)

Decision:

Application **MINDED** to grant conditionally subject to –

- an amendment to Condition (2) so that development commences within 2 years
- an amendment to Condition (8) so that no building construction takes place on a Saturday, due to the already difficult parking conditions around the sports facilities on that day
- a new condition requiring details of the relocation of the “Anchor” landscape feature to be submitted and approved in writing by the Local Planning Authority before work begins on block B
- a new condition requiring details of the boundary treatment next to the new reconfigured footpath and landscape area between numbers 41-44 and 45-47 Raglan Road to be submitted to and approved in writing by the Local Planning Authority before work begins on the reconfigured footpath and block C
- a new informative regarding the need to provide external lighting in the interests of security and safety
- a new informative advising the applicant to consider extending the wall and railings in front of numbers 1-6 Raglan Road in the interests of visual amenity and safety

Should any of the above amendments not be agreed with the applicant, the application will be brought back to Planning Committee for further consideration.

**84.4 LAND TO REAR OF 7-11 UNDERWOOD ROAD, PLYMOUTH. 11/01651/OUT**

(South-West Property Developments Ltd)

Decision:

Application **GRANTED** conditionally.

(At the invitation of the Chair, the Committee heard representations against the application from Councillor Mrs Beer, ward member).

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

**84.5 39 MERAFIELD ROAD, PLYMOUTH. 11/01822/OUT**

(Dr Kathryn Woolaway)

Decision:

Application **REFUSED**.

(At the invitation of the Chair, the Committee heard representations against the application from Councillor Mrs Beer, ward member).

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

**85. OBJECTION TO TREE PRESERVATION ORDER NO.481: LEGACY INTERNATIONAL HOTEL, MARSH MILLS, PLYMOUTH**

The Committee considered the report of the Director for Place.

Agreed that the order be confirmed without modification.

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

**86. OBJECTION TO TREE PRESERVATION ORDER NO.482: CULVER CLOSE (2), PLYMOUTH.**

The Committee considered the report of the Director for Place.

Agreed that the order be confirmed without modification.

**87. PLANNING APPLICATION DECISIONS ISSUED**

The Committee received a report of the Assistant Director of Development (Planning Services) on decisions issued for the period 6 December 2011 to 2 January 2012, including -

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

88. **APPEAL DECISIONS**

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

89. **EXEMPT BUSINESS**

There were no items of exempt business.

**SCHEDULE OF VOTING**

\*\*\*PLEASE NOTE\*\*\*

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

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**PLANNING COMMITTEE – 12 January 2012****SCHEDULE OF VOTING**

<b>Minute number and Application</b>	<b>Voting for</b>	<b>Voting against</b>	<b>Abstained</b>	<b>Absent due to interest declared</b>	<b>Absent</b>
81 Minutes  Amendment as proposed by Councillor Stevens	Councillors Lock, Browne, Churchill, Delbridge, Mrs Foster, Mrs Nicholson, Stevens, Tuohy, Vincent, Wheeler and Wildy		Councillor Mrs Bowyer		
84.1 Former Tennis Courts, Hoe Road-Pier Street, Plymouth 11/01874/FUL  Amendment as proposed by Councillor Stevens  Officer's recommendation	Councillors Stevens, Tuohy, Vincent, Wheeler and Wildy  Councillors Lock, Mrs Bowyer, Browne, Churchill, Delbridge, Mrs Foster and Mrs Nicholson	Councillors Lock, Mrs Bowyer, Browne, Churchill, Delbridge, Mrs Foster and Mrs Nicholson  Councillors Stevens, Tuohy, Vincent, Wheeler and Wildy			
84.2 Land at Barton Road, Hooe Lake, Plymstock, 11/01250/FUL  Amendment as proposed by Councillor Wheeler	Councillors Lock, Browne, Churchill, Delbridge, Mrs Foster, Mrs Nicholson, Stevens, Tuohy, Vincent and Wheeler		Councillors Mrs Bowyer and Wildy		
84.3 Land at 1-56 Raglan Road, Plymouth 11/01603/FUL	Councillors Lock, Mrs Bowyer, Browne, Churchill, Delbridge, Mrs Foster, Tuohy, Vincent, Wheeler and Wildy	Councillors Mrs Nicholson and Stevens			
84.4 Land to Rear of 7-11 Underwood Road, Plymouth 11/01651/OUT	Unanimous				Councillor Wildy

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
84.5 39 Merafield Road, Plymouth 11/01822/OUT	Unanimous				Councillor Wildy
85 Objection to Tree Preservation Order No. 481: Legacy International Hotel, Marsh Mills, Plymouth	Unanimous				Councillors Delbridge and Wildy
86 Objection to Tree Preservation Order No. 482: Culver Close (2), Plymouth	Unanimous				Councillors Delbridge, Wheeler and Wildy