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Planning Committee

Thursday 31 January 2013

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Mrs Bowyer, Churchill (substituting Councillor Darcy), Philippa Davey (substituting Councillor Sam Davey), Mrs Foster, Nicholson, John Smith, Stark, Jon Taylor, Vincent and Wheeler.

Apologies for absence: Councillors Darcy and Sam Davey.

Also in attendance: Peter Ford – Planning Lead Officer, Mark Lawrence – Lawyer and Ross Jago – Democratic Support Officer.

The meeting started at 4.00 pm and finished at 7.25 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.

81. **MINUTES**

Regarding minute 75.4, (Land East and West of Pennycross Close, Plymouth 12/01700/FUL) following the representations made by the applicant, the Lead Planning Officer had confirmed with the applicant that they had received written correspondence from the Planning Authority during the pre-application process.

Agreed the minutes of the meeting held on 3 January 2013.

82. **CHAIR'S URGENT BUSINESS**

The Chair thanked Paul Westrope, Area Planning Manager, who was retiring from the Local Authority after 26 years of service.

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 85.2 and 85.3.

85.1 9 WYNDHAM STREET EAST, PLYMOUTH. 13/00002/FUL
(Mr William Tall)

Decision:

Application **GRANTED** conditionally. Delegated authority to Assistant Director of Planning to consider any additional letters of representation up until the deadline for comments (5th February 2013) and to agree any alternative decisions in consultation with Chair, Vice Chair and Shadow Chair.

85.2 LAND AT JUNCTION OF DALE ROAD AND SIDING ROAD, PLYMOUTH. 12/02008/FUL

(Trathen Properties Ltd)

Decision:

Application **GRANTED** conditionally.

An Informative was added to confirm that the applicant/developer should make the occupiers of Central Park Towers aware that this property lies within a resident parking permit scheme which is currently over-subscribed. As such the development will continue to be excluded from obtaining permits and purchasing visitor tickets for use within the scheme

(The Committee heard representations in support of the application).

85.3 UNITS 3-5 BREWHOUSE, 8 ROYAL WILLIAM YARD, PLYMOUTH. 12/02014/FUL

(Urban Splash)

Decision:

Application **GRANTED** conditionally subject to S106 Obligation with delegated authority to the Assistant Director of Planning to refuse if the S106 obligation is not signed by 28th March 2013 and a further condition as outlined below.

Condition – Prior to commencement of any commercial operation of the type hereby permitted acoustic insulation should be installed within the unit to prevent any unwarranted noise transmission from the commercial unit to residential properties above. Both clauses below should be met:

- a) The noise mitigation level of the ceiling(s) between the development and any residential development should be a minimum of 55dB DnT, W + Ctr for airborne noise;
- b) The insulation installed should allow the properties above to experience the “Good Room Criteria” as set out in

BS8233:1999, such that the noise level experienced within any living room or bedroom is 30dB LA(5minute).

The Lead Planning Officer would ensure that relevant officers liaise over any future alcohol licensing applications for the Brewhouse to consider disturbance issues raised by local residents.

(The Committee heard representations against the application from Councillor Penberthy, ward member).

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

85.4 THE CORNWALL GATE, 71 NORMANDY WAY PLYMOUTH, 12/02000/FUL.

The application was withdrawn.

85.5 27 SPRINGFIELD CLOSE AND LAND TO REAR, PLYMOUTH. 12/02082/FUL

(Senate Properties (SW) Ltd)

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 26th February 2013.

Members noted that there was a typing error on page 66 under Heads of Terms point b, the word “library” should read “health”.

(The Committee heard representations against the application from Councillor Mrs Pengelly and Councillor Wigens ward members).

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

(Councillor Nicholson’s proposal to refuse the application, having been seconded by Councillor Mrs Bowyer, was put to the vote and declared lost).

(Councillor Churchill’s proposal to defer the application, having been seconded by Councillor Mrs Foster, was put to the vote and declared lost).

86. PLANNING APPLICATION DECISIONS ISSUED

The Committee received a report from the Assistant Director, Planning Services, on decisions issued for the period 20 December 2012 to 21 January 2013, including –

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

Members noted the planning applications issued.

87. **APPEAL DECISIONS**

Members noted the appeal decisions.

88. **EXEMPT BUSINESS**

There were no items of exempt business.

SCHEDULE OF VOTING (Pages 1 - 2)

PLEASE NOTE

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

PLANNING COMMITTEE – 31 January 2013

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
85.1 9 WYNDHAM STREET EAST, PLYMOUTH. 13/00002/FUL (Officer's Recommendation)	Councillors Churchill, Stark, Mrs Bowyer, Mrs Foster, Wheeler, P Davey, Vincent, J Smith, J Taylor, Tuohy and Stevens.				Councillor Nicholson.
85.2 LAND AT JUNCTION OF DALE ROAD AND SIDING ROAD, PLYMOUTH. 12/02008/FUL (Officers Recommendation)	Councillors Wheeler, P Davey, Vincent, J Smith, J Taylor, Tuohy and Stevens.	Councillors Churchill, Nicholson, Stark, Mrs Bowyer and Mrs Foster.			
85.3 UNITS 3-5 BREWHOUSE, 8 ROYAL WILLIAM YARD, PLYMOUTH. 12/02014/FUL (Officer's Recommendation)	Councillors Churchill, Nicholson, Stark, Mrs Bowyer, Mrs Foster, Wheeler, P Davey, Vincent, J Smith, J Taylor, Tuohy and Stevens.				
85.5 27 SPRINGFIELD CLOSE AND LAND TO REAR, PLYMOUTH. 12/02082/FUL (Motion for refusal)	Councillors Churchill, Nicholson, Stark, Mrs Bowyer and Mrs Foster.	Councillors Wheeler, P Davey, Vincent, J Smith, J Taylor, Tuohy and Stevens.			
85.5 27 SPRINGFIELD CLOSE AND LAND TO REAR, PLYMOUTH. 12/02082/FUL (Motion for deferral)	Councillors Churchill, Nicholson, Stark, Mrs Bowyer and Mrs Foster.	Councillors Wheeler, P Davey, Vincent, J Smith, J Taylor, Tuohy and Stevens.			
85.5 27 SPRINGFIELD CLOSE AND LAND TO REAR, PLYMOUTH. 12/02082/FUL (Officer's Recommendation)	Councillors Wheeler, P Davey, Vincent, J Smith, J Taylor, Tuohy and Stevens.	Councillors Churchill, Nicholson, Stark, Mrs Bowyer and Mrs Foster.			

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