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Planning Committee

Thursday 15 May 2014

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Mrs Bowyer (substitute for Councillor Nicholson), Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stark, Jon Taylor and Wheeler.

Apologies for absence: Councillor Nicholson.

Also in attendance: Peter Ford (Head of Development Management), Julie Rundle (Senior Lawyer) and Helen Rickman (Democratic Support Officer).

The meeting started at 4.00 pm and finished at 6.55 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.

114. DECLARATIONS OF INTEREST

The following declarations were made by members in accordance with the code of conduct –

Name	Minute Number	Reason	Interest
Councillor Mrs Bowyer	123 – Land off Aberdeen Avenue, Plymouth 14/00152/OUT	She is Ward Councillor however has not been involved in the application. The public speaker for this item is her husband.	Personal
Councillor Sam Davey	123 – Land off Aberdeen Avenue, Plymouth 14/00152/OUT	Public speaker speaking in objection on this item is known to him.	Personal
Councillor Jarvis	123 – Land off Aberdeen Avenue, Plymouth 14/00152/OUT	Public speaker speaking in objection on this item is known to him.	Personal
Councillor John Smith	123 – Land off Aberdeen Avenue, Plymouth 14/00152/OUT	Public speaker speaking in objection on this item is known to him.	Personal
Councillor Stark	123 – Land off Aberdeen Avenue, Plymouth	He lives on Manadon Drive and the only exit is onto St Peter's Road	Personal

	I4/00152/OUT	which is affected by the application.	
Councillor Stevens	I23 – Land off Aberdeen Avenue, Plymouth I4/00152/OUT	Public speaker speaking in objection on this item is known to him.	Personal
Councillor Jon Taylor	I23 – Land off Aberdeen Avenue, Plymouth I4/00152/OUT	Public speaker speaking in objection on this item is known to him.	Personal
Peter Ford (Head of Development Management)	I23 – Land off Aberdeen Avenue, Plymouth I4/00152/OUT.	He is a friend of a Director of Clifton Emery Design who prepared the plans for the application.	Personal

115. **MINUTES**

Agreed the minutes of the meeting held on 24 April 2014.

116. **CHAIR'S URGENT BUSINESS**

The Chair advised Members that there were two items of Chair's urgent business regarding the Drake's Island application and the Land at Billacombe Green Village Green application.

Peter Ford (Head of Development Management) advised Members that following the Planning Committee site visit to Drake's Island on 28 April 2014 officers continued negotiations with the applicant with a view to finding an acceptable scheme. Officers were hoping to bring a report to this Planning Committee, however there are still some outstanding issues relating to the Habitats Regulation Assessment and the protection of the heritage assets. For this reason officers have advised the applicant that the application was not ready to present to Members at this stage and both applicant and officers were now working to a target date of 19 June 2014 Planning Committee.

Julie Rundle (Senior Lawyer) advised Members that the inquiry for the Land at Billacombe Green Village Green application was due to start on Tuesday 13 May 2014. The Applicant, Mrs F. Tongue, decided that she didn't want to pursue the application at the Inquiry and requested that the application be withdrawn. This request was made on the 22 April 2014. All objectors and the witnesses that had completed evidence questionnaires in support of the village green application were contacted to see if they objected to the proposed withdrawal or if anyone was willing to take up the application and present it at the Inquiry. There were no objections to the withdrawal or anyone willing to present the application at the Inquiry. In light of this Plymouth City Council as the Registration Authority considered that it was reasonable to accept the request to withdraw the application. Therefore, the Inquiry was cancelled.

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

There were no questions from members of the public.

118. **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.

119. **33 SPENCER ROAD, PLYMOUTH 14/00618/FUL**

Mr & Mrs Donald

Decision:

Application **GRANTED** conditionally.

(Councillor Stark was absent for this item.)

120. **8 ALBEMARLE VILLAS, PLYMOUTH 14/00479/FUL**

Dr Wai Tse

Decision:

Application **GRANTED** conditionally.

(Councillor Stark was absent for this item.)

121. **8 ALBEMARLE VILLAS, PLYMOUTH 14/00480/LBC**

Dr Wai Tse

Decision:

Application **GRANTED** conditionally.

(Councillor Stark was absent for this item.)

122. **140 UNION STREET, PLYMOUTH 14/00683/FUL**

(Mr Roland Sloggett)

Decision:

Application **GRANTED** conditionally.

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

123. **31 FURZEHATT WAY, PLYMOUTH 14/00093/FUL**

Mr Roland Ward

Decision:

Application **REFUSED** on the grounds of Core Strategy Policy 34:4 relating to the height of the fencing that creates an unacceptable impact on the amenity of the neighbouring property.

(The Committee heard representations against the application).

(A Planning Committee site visit was held on 14 May 2014 in respect of this item).

(Councillor Darcy's proposal to refuse the application on the grounds of Core Strategy 34 sub section 4 relating to height, seconded by Councillor Mrs Bowyer was put to the vote and declared carried)

124. **LAND OFF ABERDEEN AVENUE, PLYMOUTH 14/00152/OUT**

(Beavertail Ltd)

Decision:

Application: **DEFERRED** for further discussion regarding the following grounds: the possible alternative access that could allow a better access for vehicles from St. Peter's Road; the possibility of negotiating a higher percentage of affordable housing; to allow officers to liaise with Sport England regarding their objections and for written legal advice from officers regarding the issue of abandonment of the playing pitches; further consideration of the education provision being used for improvements to Manadon Vale Primary School; further opportunity for the Police to comment if they wish on traffic safety concerns; and the feasibility of traffic lights from St Peter's Road onto Manadon roundabout.

(The Committee heard representations against the application).

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

(A Planning Committee site visit was held on 14 May 2014 in respect of this item).

(Councillor Jarvis' proposal to defer the application for further discussion, was seconded by Councillor Stevens, put to the vote and declared carried.)

125. **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 April 2014 to 1 May 2014.

126. **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 – 15 May 2014

SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
119	33 Spencer Road, Plymouth 14/00618/FUL	Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stevens, Jon Taylor, Tuohy and Wheeler.				Councillor Stark
120	8 Albemarle Villas, Plymouth, 14/00479/FUL	Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stevens, Jon Taylor, Tuohy and Wheeler.				Councillor Stark
121	8 Albemarle Villas, Plymouth, 14/00480/LBC	Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stevens, Jon Taylor, Tuohy and Wheeler.				Councillor Stark
122	140 Union Street, Plymouth 14/00683/FUL	Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stevens, Jon Taylor, Tuohy and Wheeler.		Councillor Stark		
123	31 Furzehatt Way, Plymouth 14/00093/FUL	Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stark, Stevens, Jon Taylor, Tuohy and Wheeler.				
124	Land Off Aberdeen Avenue, Plymouth 14/00152/OUT Motion to Defer:	Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, John Smith, Stark, Stevens, Jon Taylor, Tuohy and Wheeler.				

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