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Planning Committee

Thursday 17 July 2014

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Jarvis, Morris, Nicholson, Stark, Jon Taylor, Kate Taylor and Wheeler.

Also in attendance: Peter Ford (Head of Development Manager), Julie Rundle (Senior Lawyer), Helen Rickman and Lynn Young (Democratic Support Officers).

The meeting started at 4.00 pm and finished at 7.55 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.

14. DECLARATIONS OF INTEREST

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

Name	Minute Number	Reason	Interest
Peter Ford	6.1 – Land off Aberdeen Avenue, Plymouth 14/00152/OUT	Public speaker speaking in objection on this item is known to him	Personal
Councillor Jarvis	6.2 – 9 Pethill Close, Plymouth 14/01004/FUL	Applicant is known to him	Personal
Councillor Morris	6.2 – 9 Pethill Close, Plymouth 14/01004/FUL	Applicant is known to him	Personal
Councillor Stark	6.1 – Land off Aberdeen Avenue, Plymouth 14/00152/OUT	Resident of road abutting St Peters Road	Personal
Councillor Stevens	6.1 – Land off Aberdeen Avenue, Plymouth 14/00152/OUT	Public speaker speaking in objection on this item is known to him	Personal
Councillor Stevens	6.2 – 9 Pethill	Applicant is known	Personal

	Close, Plymouth 14/01004/FUL	to him	
Councillor Stevens	6.5 – Speedway, Coypool, Plymouth 14/00932/FUL	Public speaker speaking on this item is known to him	Personal
Councillor Jon Taylor	6.2 – 9 Pethill Close, Plymouth 14/01004/FUL	Applicant is known to him	Personal
Councillor Kate Taylor	6.2 – 9 Pethill Close, Plymouth 14/01004/FUL	Applicant is known to her	Personal
Councillor Tuohy	6.2 – 9 Pethill Close, Plymouth 14/01004/FUL	Applicant is known to her	Personal
Councillor Wheeler	6.1- Land off Aberdeen Avenue, Plymouth 14/00152/OUT	Public speaker speaking in objection on this item is known to him	Personal
Councillor Wheeler	6.2 – 9 Pethill Close, Plymouth 14/01004/FUL	Applicant is known to him	Personal

15. **MINUTES**

Agreed the minutes of the meeting held on 19 June 2014.

16. **CHAIR'S URGENT BUSINESS**

There were no items of Chair's urgent business.

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

The following question was received from a member of the public, in accordance with paragraph 10 of the Constitution.

Question No	Question by	Cabinet Member or Committee chair	Subject
Q1 14/15	Mr Hillier	Chair of Planning Committee	The plan for disposal of Incinerator Bottom Ash (IBA)
Question:			

As the start up date of the MVV incinerator is early 2015 a plan for the disposal of the IBA must be in place.

Will the Planning Committee now make public all the details of the plan including the transport and storage (if any) of the IBA within Plymouth?

Response:

The requirements under Condition Number 8 – Recycling Waste Industrial Bottom Ash (IBA) that must be met prior to operation have not been complied with in full, with formal notification of the facility that will be used to process IBA still outstanding. There is no requirement included in the permission that was granted by the Conservative Cllrs for the Local Planning Authority to approve the facility to be used.

We have asked for a position statement from MVV. We received the following:

“A definitive plan is in place but cannot be shared with the public or PCC Planning Committee at this stage as the details of the commercial agreements underlying it are being finalised. Processing and managing the IBA is the sole responsibility of MVV but the Planning Committee can be assured that the associated planning obligations will be complied with, in that at least 95% of the IBA will be recycled and MVV will try to develop local markets for this product. More information will be provided in due course when appropriate.

As we now have an open, cooperative Council, once we have been provided with this information I can confirm that it will be publically available.

18. **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.

18.1 LAND OFF ABERDEEN AVENUE, PLYMOUTH

14/00152/OUT

Beavertail Ltd

Decision:

Application **DEFERRED** to seek clarification from the applicant regarding the feasibility of vehicular access via St Peters Road only.

(The Committee heard from Councillor Bowyer, ward member, speaking against the application)

(The Committee heard representations against the application)

(The Committee heard representations in support of the application)

(Councillor Wheeler’s proposal to defer the application to seek clarification from the applicant regarding the feasibility of vehicular access via St Peters Road only, seconded by Councillor Stevens, was

put to the vote and declared carried.)

18.2 9 PETHILL CLOSE, PLYMOUTH, 14/01004/FUL

Mr & Mrs M Fox

Decision:

Application **GRANTED** conditionally.

18.3 55 NORTH ROAD EAST, PLYMOUTH, 14/00969/FUL

Mr Dean Tucker

Decision:

Application **GRANTED** conditionally with an additional condition for the provision of adequate bin storage and amendments to condition 5 to include “No more than seven rooms at the property shall be used as bedrooms. Only the rooms labelled “bedroom” on the approved plans shall be used as bedrooms, unless the Local Planning Authority gives written approval to any variation of this requirement” and condition 6 to be amended so that the second sentence reads “Construction or demolition work will only be carried out between 08.00 hours to 18.00 hours Mondays to Fridays and 08.30 hours to 13.00 hours Saturdays”.

(The Committee heard from Councillor Ricketts, ward member, speaking against the application)

(Councillor Nicholson’s proposal to include an amendment to provide sufficient storage for waste receptacles, seconded by Councillor Darcy, was put to the vote and declared carried)

18.4 3 THE ARGYLE, SUTHERLAND ROAD, PLYMOUTH, 14/00818/FUL

Mr Sergio Shemetras

Decision:

Application **GRANTED** conditionally.

(The Committee heard from Councillor Ricketts, ward member, speaking against the application)

(A Planning Committee site visit was held on 16 July 2014 in respect of this application)

(Councillor Stark left the meeting during this item)

18.5 SPEEDWAY, COYPOOL, PLYMOUTH, 14/00932/FUL

Peninsula Developments

Decision:

Application minded to **GRANT** conditionally subject to a section 106 planning obligation with delegated authority to the Assistant Director of Strategic Planning and Infrastructure to determine the application following consideration of any further letters of representation and consultation with the Chair, Vice Chair and

Conservative representative.

Members requested that they be invited to attend a site visit to help officers monitor the arrangements for the meeting on 9 August, in accordance with Condition 14, and that officers give due consideration to any observations Members make in their decision on Condition 14.

The Committee heard from Councillor Mrs Beer, ward member, speaking against the application

The Committee heard representations against the application)

The Committee heard representations in support of the application)

(Councillor Stark was not present for this item)

(Councillor Kate Taylor left during this item)

(Councillor Nicholson's proposal to refuse the application due to the impact on the highways and continuing noise issues and subject to the period of representation ending on 22 July the decision is delegated to the Assistant Director for Planning and Infrastructure and the Chair and Vice Chair of Planning Committee, seconded by Councillor Darcy, was put to the vote and overturned

19. **PLANNING APPLICATION DECISIONS ISSUED**

In relation to item number 82, Councillor Darcy sought an explanation of the decision for this application.

Peter Ford explained to Councillor Darcy that the decision was to assess whether an Environmental Impact Assessment was required under environmental assessment requirements.

In relation to item number 83, Councillor Wheeler sought clarification of the decision for this application.

Agreed that Peter Ford would check the decision and let Councillor Wheeler know at the earliest opportunity.

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 9 June 2014 to 6 July 2014.

20. **APPEAL DECISIONS**

In relation to application 13/01068 FUL, 15 Greenbank Terrace, Plymouth, Councillor Darcy sought clarification on the figures used.

Peter Ford advised that it was incumbent upon the applicant to supply any additional information relating to the HMO numbers, and a specific percentage of HMOs was not provided. The Inspector felt that taking into account the impact on the wider area that the change of use was deemed acceptable.

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

21. **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.

PLANNING COMMITTEE – 17 July 2014

SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
18.1	Land off Aberdeen Avenue, Plymouth 14/00152/OUT Proposal to defer the application to seek clarification from the applicant regarding feasibility of vehicular access via St Peters Road	Councillors Morris, Stevens, Kate Taylor, Tuohy and Wheeler		Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Jarvis, Nicholson, Stark and Jon Taylor		
18.2	9 Pethill Close, Plymouth 14/01004/FUL	Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Jarvis, Morris, Nicholson, Stark, Stevens, Jon Taylor, Tuohy and Wheeler				Councillor Kate Taylor
18.3	55 North Road East, Plymouth 14/00969/FUL Vote 1 – proposal to include an amendment to provide adequate bin storage Vote 2 – original recommendation with additional conditions and amendments	Unanimous Councillors Mrs Bowyer, Darcy, Mrs Foster, Jarvis, Morris, Stevens, Jon Taylor, Kate Taylor, Tuohy and Wheeler		Councillors K Foster, Nicholson and Stark		
18.4	3 The Argyle, Sutherland Road, Plymouth 14/00818/FUL	Councillors Jarvis, Morris, Stevens, Jon Taylor, Kate Taylor, Tuohy and Wheeler	Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster and Nicholson			Councillor Stark
18.5	Speedway, Coypool, Plymouth 14/00932/FUL Vote 1 – proposal to refuse application due to the impact on	Councillors Jarvis, Morris, Stevens, Jon	Councillors Mrs Bowyer, Darcy, K			Councillors Stark and Kate Taylor

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
<p>the highways and continuing noise issues and subject to the period of representation ending on 22 July the decision is delegated to the Assistant Director of Planning and Infrastructure and Chair and Vice Chair of Planning Committee</p> <p>Vote 2 – recommendation as per the Addendum</p>	<p>Taylor, Tuohy and Wheeler</p> <p>Councillors Jarvis, Morris, Stevens, Jon Taylor, Tuohy and Wheeler</p>	<p>Foster, Mrs Foster and Nicholson</p> <p>Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster and Nicholson</p>			