

Planning Committee

Thursday 12 March 2015

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice- Chair.

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

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

The meeting started at 4 pm and finished at 9.10 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.

91. **DECLARATIONS OF INTEREST**

All members declared a personal interest in respect of minute no. 96.2 as one of the speakers on the application was known to them.

92. **MINUTES**

Agreed the minutes of the meeting held on 12 February 2015.

CHAIR'S URGENT BUSINESS

93. **Drake's Island**

At the invitation of the Chair, the Planning Committee Lead Officer provided an update in respect of the Drake's Island application. Members were reminded that the application had been deferred pending further negotiations with the applicant on various matters, one being submission of a mitigation plan in relation to the island's egrets (a protected species of bird). Mr Ford reported that the applicant had employed ecological specialists who were currently producing a mitigation plan which, following consultation, was anticipated would be brought to Committee on 23 April 2015.

94. **'Ship' Building, Derriford Business Park**

Members were informed that the Council had received notification of the proposed demolition of the former Western Morning News building located within Derriford Business Park. Whilst the Council could not prevent the building from being demolished it could control the method of demolition and stipulate how the site was to be left by advising the applicant that prior approval on those matters was

required. Officers would therefore be issuing a letter to the applicant on Monday 16 March advising them that prior approval would be required. If the Council did not respond by Monday 16 March (the end of the 28 day notice period) the applicant could proceed to demolish the building without conditions and with immediate effect.

In addition, alongside this, the 20th Century Society had submitted a request to English Heritage to list the building which, if successful, would protect the building from demolition as it would require listed building consent to do so. The Council was not itself party to discussions with English Heritage on the listing, however, if individual members wished to support the request they could do so by making direct contact with English Heritage.

Agreed that –

- (1) should a listed building application to English Heritage be successful, any subsequent application to demolish the building would be dealt with in accordance with normal planning procedures;
- (2) any decision on the demolition notification to be considered in consultation with the Chair, Vice-Chair and opposition spokesperson.

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

There were no questions from members of the public.

96. **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. Addendum reports were submitted in respect of minute numbers 96.1 and 96.2.

96.1 MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE, PLYMOUTH 14/01103/FUL

Linden Homes Ltd.

Decision:

GRANTED conditionally subject further negotiation on overage and a S016 agreement, delegated to the Assistant Director for Strategic Planning and Infrastructure, in consultation with the Chair, Vice-Chair, opposition spokesperson and ward councillors, to refuse if not signed by target date or other date agreed through an extension time.

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

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

(Councillor Nicholson's proposal to defer for further negotiations on overage and affordable housing contribution, having been seconded by Councillor K Foster, was put to the vote and declared lost).

(Councillor Jon Taylor's proposal to include consultation on the overage clause in the S106 agreement with Chair, Vice-Chair, opposition spokesperson and ward councillors, having been seconded by Councillor Stevens, was put to the vote and declared carried).

(A Planning Committee site visit was held on 11 March 2015 in respect of this application).

(The meeting adjourned at 5.40 pm for officers to talk to the applicant on overage and the affordable housing contribution).

(The meeting reconvened at 5.50 pm).

96.2 165 ARMADA WAY, PLYMOUTH I5/00006/FUL

Plymouth City Council

The case officer provided a verbal update confirming that the Environment Agency would be willing to remove their concerns raised about surface water, subject to inclusion of an extra condition and informative regarding surface water drainage issues.

Decision:

GRANTED conditionally, subject to the additional conditions and informative relating to surface water drainage and vehicle charging points.

(The Committee heard from Councillor Penberthy, ward member, speaking in support of the application).

(The Committee heard representations against the application).

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

(Councillor Morris's proposal to include provision in the new public car park for vehicle charging points, having been seconded by Councillor Stevens, was put to the vote and declared carried).

(Councillor Stark was absent for the conclusion of this item and therefore did not take part in the vote).

(A Planning Committee site visit was held on 11 March 2015 in respect of this application).

96.3 THE BROADWAY, PLYMOUTH I4/02409/FUL

Great End Properties Ltd

Decision:

GRANTED conditionally.

The Committee heard from Councillor Michael Leaves, ward member, speaking against the application).

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

(Councillor Stark was absent for consideration of this item).

(A Planning Committee site visit was held on 11 March 2015 in respect of this application).

96.4 19 HILL PARK CRESCENT, PLYMOUTH 15/00012/FUL

Mr P Harker

Decision:

Application **REFUSED** on the grounds of insufficient outdoor amenity space in accordance with Core Strategy Policy CS34.

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

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

(Councillor Stark was absent for consideration of this item).

(Councillor Stevens' proposal to defer the application for further negotiation on the size of the communal living space, having been seconded by Councillor Kate Taylor, was put to the vote and declared lost).

(Peter Ford, Lead Officer, reminded members that, should they be minded to refuse the application on the basis of internal room sizes, there was a high possibility that the Council could incur costs as a result of any subsequent appeal by the applicant (paragraph 14.9 of the Planning Committee Code of Good Practice)).

(Councillor Morris's proposal to refuse the application, having been seconded by Councillor Darcy, in relation to CS34.6 and CS34.4 and the lack of outdoor amenity space, was put to the vote and declared carried).

97. PLANNING APPLICATION DECISIONS ISSUED

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 2 February to 1 March 2015.

98. APPEAL DECISIONS

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

99. EXEMPT BUSINESS

There were no items of exempt business.

SCHEDULE OF VOTING (Pages 5 - 6)

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 March 2015

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
<p>96.1 Millbay Marina Village, Custom House Lane, Plymouth 14/01103/FUL</p> <p>Adjournment</p> <p>Proposal to Defer</p> <p>Proposal to amend recommendation to include consultation with Chair, Vice-Chair, Opposition Spokesperson and ward members</p> <p>Officer Recommendation</p>	<p>Councillors Stevens, Tuohy, Sam Davey, Jarvis, Morris, Jon Taylor and Kate Taylor.</p> <p>Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Nicholson and Stark.</p> <p>Unanimous</p> <p>Councillors Stevens, Tuohy, Sam Davey, Jarvis, Morris, Jon Taylor and Kate Taylor.</p>	<p>Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Nicholson and Stark.</p> <p>Councillors Stevens, Tuohy, Sam Davey, Jarvis, Morris, Jon Taylor and Kate Taylor.</p>	<p>Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Nicholson and Stark.</p>		
<p>96.2 165 Armada Way, Plymouth 15/00006/FUL</p> <p>Combined vote - proposal to amend recommendation submitted to include the additional condition and informative regarding surface water drainage and an extra condition relating to provision of vehicle charging points – and vote on officer recommendation</p>	<p>Councillors Stevens, Tuohy, Sam Davey, Jarvis, Morris, Jon Taylor and Kate Taylor.</p>	<p>Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster and Nicholson.</p>			<p>Councillor Stark</p>

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
96.3	The Broadway, Plymouth 14/02409/FUL Recommendation as submitted	Councillors Stevens, Tuohy, Sam Davey, Jarvis, Morris, Jon Taylor and Kate Taylor.	Councillors K Foster, Mrs Foster and Nicholson.	Councillors Mrs Bowyer and Darcy		Councillor Stark
96.4	19 Hill Park Crescent, Plymouth 15/00012/FUL Proposal to Defer	Councillors Stevens, Tuohy, Jon Taylor and Kate Taylor.	Councillors Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, Morris and Nicholson.			Councillor Stark
	Proposal to Refuse	Councillors Mrs Bowyer, Darcy, K Foster, Mrs Foster, Jarvis, Morris, Nicholson and Kate Taylor.	Councillors Sam Davey, Stevens and Tuohy.	Councillor Jon Taylor.		Councillor Stark.