

Public Document Pack

Planning Committee

Thursday 2 July 2015

PRESENT:

Councillor Nicholson, Joint Chair.

Councillor Stevens, Joint Chair.

Councillors Mrs Aspinall (substitute for Councillor Jon Taylor), Mrs Bowyer, Mrs Bridgeman, Sam Davey, Jarvis, Kelly, Michael Leaves (substitute for Councillor Ken Foster), Mrs Nicholson (substitute for Councillor Darcy) Ricketts, Kate Taylor and Tuohy.

Apologies for absence: Councillors Darcy, Ken Foster and Jon Taylor.

Also in attendance: Peter Ford (Lead Officer), Helen Rickman (Democratic Support Officer) and Dave Shepperd (AD and Head of Legal Services).

The meeting started at 4.00 pm and finished at 5.55 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.

9. **DECLARATIONS OF INTEREST**

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

10. **MINUTES**

Agreed the minutes of the meeting held on 4 June 2015.

11. **CHAIR'S URGENT BUSINESS**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

13. **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.

14. **45 FURZEHATT ROAD, PLYMOUTH 15/00732/PRDE**

Keith Pierce

Decision:

Application Issue Certificate – Lawful Use Certificate (Ex) GRANTED conditionally.

15. **108 GREEN PARK ROAD, PLYMOUTH 15/00884/PRDE**

Mr and Mrs J & M Clark

Decision:

Application Issue Certificate – Lawful Use Certificate (Pro) GRANTED conditionally.

16. **81 UNDERLANE, PLYMPTON, PLYMOUTH 15/00780/FUL**

Mr and Mrs T Ripping

Decision:

Application GRANTED conditionally.

17. **UPDATE ON DRAKE'S ISLAND 14/00001/FUL AND 14/00002/LBC**

Matthew Coombe (Urban Designer) provided Members with an update on the Drakes Island Planning application (14/00001/FUL and 14/00002/LBC). Peter Ford (Planning Lead Officer) reminded Members that this was an update therefore Members should be mindful of predetermination issues when discussing this item.

Members were advised that –

- (a) on 15 January 2015 the Planning Committee was minded to grant the Drake's Island planning application and deferred the item until March 2015 to allow negotiations to continue to resolve outstanding issues in respect of the following:
 - flood risk
 - impacts on the Special Protection Area (SPA) and impact on the Special Area of Conservation (SAC)
 - for officers to prepare and consult upon a Habitat Regulations Assessment;
- (b) Planning Committee Members were provided with an update at 12 March 2015 Committee meeting and were reminded that the application had been deferred pending further negotiations with the applicant regarding the previous areas of concerns including the submission of a mitigation plan in relation to the island's little egret colony; a further update was scheduled for 23 April 2015 Planning Committee, however this was not possible; negotiations continued;
- (c) the Environment Agency (EA) was initially concerned that wave actions on the proposed 'torpedo room' on the Drake's Island Development could result in a flood risk; the applicant had since amended the plans, changing the use of the torpedo room from a bedroom to a living room and therefore alleviating

concerns. The EA submitted a new formal consultation response confirming they no longer had objections to the development and recommended a set of conditions mitigating other areas of risk;

- (d) Natural England maintained its objection to the application as it considered it was not possible to ascertain that the proposal would not result in adverse effects on the integrity of the Tamar Estuaries Complex Special Protection Area (SPA). With regards to the Special Area of Conservation (SAC), Officers had worked with the applicant and Natural England, to overcome Natural England's outstanding concern with regards to potential damage to the eelgrass beds from boats approaching the island. It had been agreed that the applicant would enter into a legal agreement to fund the creation of a by-law that would control the moorings should the twelve month voluntary period of management and monitoring fail in respect of the moorings, boat movements and eelgrass;
- (e) the issue surrounding the impact of the proposed development upon the little egret colony was still ongoing; further field work assessing the situation was required during the summer months.

In response to questions raised it was reported that –

- (f) the applicant had agreed in principle to the onsite work sought by Natural England to assess noise impacts on the little egret colony on the island however dates had not yet been decided;
- (g) Natural England are statutory consultees; if they, as a statutory body, continued to have objections to the Drake's Island planning application then it was possible for the final decision on the application to be made by the Secretary of State other than Members of Plymouth City Council;
- (h) it was not known if Drake's Island was inhabited by the little egret colony before the island was vacated several years ago; there were other sites in and around Plymouth where the little egrets populate.

The Chair thanked Officers for their hard work in trying to resolve the outstanding issues for the Drake's Island planning application.

Members agreed to note the report.

18. **PLYMOUTH PLAN**

Jonathan Bell (Head of Development Planning) and Richard Grant (Local Planning Manager) provided Members with an update on the Plymouth Plan.

Members were advised that –

- (a) the ambitious vision for the Plymouth Plan was supported at Cabinet on 11 September 2012 whereby the aim was to consolidate a number of plans and strategies into one overarching holistic plan for the city; the plan would be

reviewed every five years;

- (b) the Plymouth Plan would contain approximately 140 plans and strategies including the statutory development plan, the local transport plan, the health & wellbeing strategy and the local economic strategy;
- (c) the plan was being prepared in two parts with the first dealing with the overarching strategy and the second with more site specific detail;
- (d) the plan itself was set out in a modular format which was interactive, easy to navigate and organised in themes;
- (e) discussions with the community and partners as well as evidence collation was undertaken during 2013/2014 with final adoption expected in 2017.

In response to questions raised it was reported that –

- (f) the supplementary planning document was being considered as part of part two of the Plymouth Plan – Members would have the opportunity to have an input in this document;
- (g) Officers were aware of the difficulty around the five year supply of land for housing. They confirmed that Planning Inspectors were unwilling to give weight to new housing needs figures until a development plan had been adopted;
- (h) Officers had done extensive research when planning the Plymouth Plan and looked at model types across the country but specifically focused on The Portland Plan (USA) where they had also adopted a holistic approach;
- (i) Officers had worked closely with the Environment Agency when developing the Plymouth Plan, specifically with regards to flood risk; it was important for the plan to be aspirational but equally realistic;
- (j) Officers appreciated that health, specifically in regards to disability, was an important part of the plan;
- (k) the Plymouth Plan was trying to achieve a variety of things for the city including works around the History Centre, the Forder Valley Link Road, Integrated Health and Social Care and the electrification of the main railway line; it was therefore difficult for Officers to set the Plan's top three priorities.

The Chair thanked Officers for their attendance at the meeting.

Members agreed to note the update on the Plymouth Plan.

19. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 25 May to 21 June 2015.

20. **APPEAL DECISIONS**

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.

This page is intentionally left blank

PLANNING COMMITTEE – 2 July 2015**SCHEDULE OF VOTING**

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	45 FURZEHATT ROAD, PLYMOUTH 15/00732/PRDE	Unanimous				
6.2	108 GREEN PARK ROAD, PLYMOUTH 15/00884/PRDE	Unanimous				
6.3	81 UNDERLANE, PLYMPTON, PLYMOUTH 15/00780/FUL	Unanimous				

This page is intentionally left blank