

Planning Committee

Thursday 5 April 2018

PRESENT:

Councillor Wigen, in the Chair.

Councillor Mrs Bridgeman, Vice Chair.

Councillors Ball, Sam Davey, Fletcher, Kelly, Lowry, Mrs Pengelly, Riley, Stevens, Tuffin (substitute for Councillor Morris) and Tuohy.

Apologies for absence: Councillor Morris

Also in attendance: Peter Ford (Head of Development Management, Strategic Planning & Infrastructure), Julie Parkin (Senior Lawyer), Helen Rickman (Democratic Adviser) and Jamie Sheldon (Democratic Adviser).

The meeting started at 2.00 pm and finished at 6.00 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.

100. Declarations of Interest

The following declarations of interest were made in accordance with the code of conduct:

Name	Minute Number and Item	Reason	Interest
Councillor Sam Davey	Minute: 22 Grand Parade, Plymouth, PLI 3DF - 17/02379/FUL	Objector registered to speak on this application is known to him.	Personal
Councillor Mrs Bridgeman	Minute: From Estover Close to National Trust Land Adjacent to Elizabeth Cottage - WCA.008	Ward Councillor speaking in opposition to an item and also Vice Chair on the Planning Committee.	Open Declaration
Julie Parkin	Minute: 22 Grand Parade, Plymouth, PLI 3DF - 17/02379/FUL	Speaker supporting the application is known to her.	Personal

	Minute: From Estover Close to National Trust Land Adjacent to Elizabeth Cottage – WCA.008	Speaker objecting to the application is known to her.	Personal
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101. **Minutes**

Agreed the minutes of the meeting held on 8 February 2018.

102. **Chair's Urgent Business**

Under this item Paul Barnard (Service Director for Strategic Planning and Infrastructure) provided Members with an update on the Joint Local Plan (JLP) as outlined below:

- The Examination Hearings into the Joint Local Plan commenced on 30th January 2018. After 10 and a half sitting days (and a postponement due to snow), the Inspectors formally closed the Examination Hearings on 22nd March 2018;
- The Hearings closed on a very positive note, with the Inspectors setting out that at this time, they consider that the JLP can be made sound through amendments to be made through Main Modifications, and that therefore they will not be finding the plan unsound;
- However, we must be clear that we are still in the Examination Process and that the Inspectors have not made any formal decisions as yet on the soundness of the plan. Until we receive the final Inspectors' Report and have adopted the plan, we are not in a position to make any announcements regarding the soundness of the plan, and we still need to be mindful of the advice in the National Planning Policy Framework regarding the amount of weight we can give to policies in the JLP as decision makers;
- The Inspectors have set out that they will be producing an Interim Report on their findings so far, which will set out the Main Modifications that need to be made to the JLP. Although they were unable to give us a firm date for this report, they did say they will produce it as soon as possible. Officers estimate that we may receive the Interim Report in May;
- This report is likely to set out the Inspectors findings on a number of matters which were discussed during the Hearings – including overall housing targets, the JLP spatial strategy, 5 year supplies of land for housing and the Plymouth Airport safeguarding policy. Once we receive this report we will brief Members on the detail and implications of what it says;
- In the meantime, there is no change to the weight that can be attached to the JLP for decision making. The text that is currently contained in planning

committee reports will not change.

103. **Questions from Members of the Public**

There were no questions from members of the public.

104. **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.

105. **Abbey Hall, Catherine Street, Plymouth, PLI 2AD - 18/00129/LBC**

Abbey Hall Management Committee

Decision:

Application GRANTED conditionally.

106. **Former Quality Hotel Cliff Road Plymouth PLI 3BE - 18/00234/S73**

Henley Real Estate Developments Ltd

Decision:

Application GRANTED conditionally subject to completion of a Section 106 agreement, with delegated authority to the Service Director for Strategic Planning and Infrastructure to refuse in the S106 agreement is not signed within agreed timescales. Pre-commencement condition 3 relating to the delivery management plan to be discharged by the Service Director for Strategic Planning and Infrastructure in consultation with the Planning Committee Chair, Vice Chair, Lead Opposition Member responsible for Planning as well as the three Ward Councillors.

(The Committee heard from the Applicant)

(A Planning Committee site visit was held on 4 April 2018 in respect of this application)

(Councillor Stevens' proposal for the discharge of pre-commencement condition 3 relating to the delivery management plan to be made in consultation with the Planning Committee Chair, Vice Chair, Lead Opposition Member responsible for Planning as well as the three Ward Councillors, having been seconded by Councillor Lowry, was put to the vote and declared carried)

107. **95 Durnford Street, Plymouth, PLI 3QW - 17/02444/FUL**

Dominic Robinson

Decision:

Application DEFERRED for further discussions on the management plan and further consultation on the concentration of similar uses in the area.

(The Committee heard from Councillor McDonald, ward councillor, speaking against this application)

(The Committee heard representations against this application)

(The Committee heard representations in support of this application)

(Councillor Ball's proposal to defer the application, seconded by Councillor Mrs Pengelly was put to the vote and declared carried)

108. **22 Grand Parade, Plymouth, PL1 3DF - I7/02379/FUL**

Mr Andrew Welch

Decision:

Application GRANTED conditionally with delegated authority to the Service Director for Strategic Planning and Infrastructure to add additional conditions as necessary following receipt of the MoD consultation response.

(A Planning Committee site visit was held on 4 April 2018 in respect of this application)

(The Committee heard from Councillor McDonald, ward councillor, speaking against this application)

(The Committee heard from Councillor Penberthy, ward councillor, speaking in support of this application)

(The Committee heard representations against this application)

(The Committee heard from the Applicant)

109. **From Estover Close to National Trust Land Adjacent to Elizabeth Cottage - WCA.008**

Mrs Carol Launder

Decision:

Application approved.

(The Committee heard from Councillor Mrs Bridgeman, ward councillor, speaking against this application)

(The Committee heard representations against this application)

(The Committee heard from the Applicant)

110. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure regarding decisions determined since the last committee.

111. **Appeal Decisions**

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

Under this item the Chair thanked Officers for their support throughout the last municipal year and also thanked Members of the Planning Committee for their attendance.

The Chair was thanked by Committee Members for his Chairmanship for the municipal year.

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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SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	<p>Minute 105 Abbey Hall, Catherine Street, Plymouth, PL1 2AD - 18/00129/LBC</p> <p>Members unanimously voted to Grant Conditionally.</p>	<p>Unanimous (Councillors Ball, Mrs Bridgeman, Sam Davey, Fletcher, Kelly, Lowry, Mrs Pengelly, Riley, Stevens, Tuffin (<i>substitute for Councillor Morris</i>), Tuohy, Wigens)</p>				<p>Councillor Winter.</p> <p>Councillor Morris (sent substitute)</p>
6.2	<p>Minute 106 Former Quality Hotel Cliff Road Plymouth PL1 3BE - 18/00234/S73</p> <p>Members voted to Grant Conditionally subject to the agreement of product specification of apartment building balconies balustrades and subject to the completion of a Section 106 agreement. Members also agreed to the pre-commencement condition 3 relating to the delivery management plan is also to be made in consultation with the Planning Committee Chair, Vice Chair, Lead Opposition Member responsible for Planning as well as the three Ward Councillors.</p>	<p>Unanimous (Councillors Ball, Mrs Bridgeman, Sam Davey, Fletcher, Kelly, Lowry, Mrs Pengelly, Riley, Stevens, Tuffin (<i>substitute for Councillor Morris</i>), Tuohy, Wigens)</p>				<p>Councillor Winter.</p> <p>Councillor Morris (sent substitute)</p>

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.3	Minute 107 95 Durnford Street, Plymouth, PL1 3QW - 17/02444/FUL Members voted to defer this item.	Councillors Ball, Mrs Bridgeman, Sam Davey, Fletcher, Lowry, Mrs Pengelly, Riley, Stevens, Tuffin (<i>substitute for Councillor Morris</i>), Tuohy, Wigens		Councillor Kelly	Councillor Winter. Councillor Morris (sent substitute)
6.4	Minute 108 22 Grand Parade, Plymouth, PL1 3DF - 17/02379/FUL Members voted to Grant Conditionally.	Councillors Ball, Mrs Bridgeman, Sam Davey, Fletcher, Kelly, Lowry, Mrs Pengelly, Riley, Stevens, Tuohy, Wigens	Councillor Tuffin		Councillor Winter. Councillor Morris (sent substitute)
6.5	Minute 109 From Estover Close to National Trust Land Adjacent to Elizabeth Cottage - WCA.008 Application approved.	Councillors Sam Davey, Fletcher, Riley, Stevens, Tuffin (<i>substitute for Councillor Morris</i>), Tuohy, Wigens)	Councillors Ball, Kelly and Mrs Pengelly	Councillor Lowry	Councillor Mrs Bridgeman declared an Open declaration for this application. Councillor Winter. Councillor Morris (sent substitute)