

Planning Committee

Thursday 10 December 2020

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Allen, Mrs Bridgeman, Corvid, Sam Davey, Michael Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.

Also in attendance: Peter Ford (Head of Development Management, Strategic Planning and infrastructure), Julie Parkin (Senior Lawyer), Josephine Maddick (Planning Officer), Mike Stone (Planning Officer), Abbey Edwards (Planning Officer), Amy Thompson (Planning Officer), Gary Lester (Transport Planning Officer) and Amelia Boulter (Democratic Advisor).

The meeting started at 4.00 pm and finished at 6.30 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.

66. **Declarations of Interest**

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

Name	Minute	Reason	Interest
Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.	Minute 72	Know the applicant Mr Tony Carson.	Private Interest.

67. **Minutes**

Agreed the minutes of the meeting held on 12 November 2020.

68. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

Five questions were received by the Chair from members of the public.

The following question was submitted by Mr Dart:

Question:

Should an application to Plymouth City Council for change of use to provide "Extra care supported housing for people under the age of 65, who will have ongoing support needs related to their mental illness or condition" include some or all of speech marked words in site notice?

Answer:

The description of a Planning Application should be a brief summary of the development that applicant is seeking including reference to the Use Class Orders where relevant. The description does not have to specify the user group unless it is relevant to defining the Use Class. Residential care homes, hospitals and nursing homes fall under use Class C2, whilst a single household of up to 6 people falls within Use Class C3.

The following question was submitted by Mr and Mrs Van Rensburg:

Question:

20/01487/FUL

Have any Officers or members of the Planning Committee made a site visit, to acquaint them with the quiet, secluded and child-friendly residential environment where this proposed commercial activity would be located?

Answer:

The Planning Officer carried out a site visit on 6 October 2020 and a site visit took place with Members of the Planning Committee on 9 December 2020.

The following question was submitted by Mr Cooper:

Question:

Regarding 23 Boston Close. Why have Highways not expressed concern about access to the proposed parking area, in planning application 19/00085/FUL for the initial extension to this property they queried the access for one extra vehicle? Now 9 or more vehicles a day will have to use the same access.

Answer:

Highway matters are addressed in paragraphs 8.15 to 8.20 of the officer report and comments regarding Highways officers have been referred to the relevant Portfolio Holder.

The following question was submitted by Mr and Mrs Trevanion:

Question:

Application 20/01099/FUL was granted with a specific condition. It's been immediately followed by application 20/01487/FUL to rescind that condition. If this application is approved is there not a risk that the planning process may appear to have been used inconsistently?

Answer:

No, as the applicant has the right to do this. Due process has been followed and the application has been judged on its merits.

The following question was submitted by Mrs Partridge:

Question:
20/01487/FUL

Linked granted application was retrospective with the stipulation around usage. We must respect the concerned residents, to ensure the integrity of the planning process and confidence has been maintained. If successful what steps/observations will be taken to prevent further disregard and the increased commercial use or alternative commercial use.

Answer:
If the question is around a change of use in contravention of Planning legislation, any allegations should be reported to the City Council who will investigate and take any action that may be necessary and reasonable.

70. **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.

71. **170 Hemerdon Heights, Plymouth PL7 2TY - 20/01190/FUL**

Mr and Mrs Sharp
Decision:
Application Grant conditionally.

72. **68 Compton Avenue, Plymouth PL3 5DB - 20/01181/FUL**

Mr Tony Carson
Decision:
Application Granted conditionally.

(A site visit was held on 9 December 2020 in respect of this item).

73. **23 Boston Close, Plymouth PL9 7NR - 20/01487/FUL**

Mr and Mrs May
Decision:
Application Granted conditionally. The Planning Officer to negotiate an additional condition that designates a parking space for customer parking.

(The Committee heard from Councillor Ms Watkin, Ward Councillor).
(The Committee heard from Mr Cooper, in objection to the application).
(The Committee heard from Mrs May, the applicant).
(A site visit took place on 9 December 2020 in respect of this item).

74. **24 Looe Street, Plymouth PL4 0EA - 20/01355/S73**

Miss Kayleigh Bullock

Decision:

Application Granted conditionally.

(The Committee heard from Councillor Tuffin, Ward Councillor and took no part in the discussion or vote).

(The Committee heard from Miss Kayleigh Bullock, the applicant).

75. **Site Of Former E Block, The Quadrangle, Craigie Drive, The Millfields, Plymouth - 20/00253/FUL**

Platinum Developments South West Ltd

Decision:

Application Granted conditionally subject to S106 agree with delegated authority to the Service Director for Strategic Planning and Infrastructure to refuse if not signed within the agreed timescales. An informative to be added that emphasises the importance of providing sufficient EV charging points as part of condition 9. In the event that officers do not receive a satisfactory response from the applicant with regard to a satisfactory travel plan and in particular in regard EV charging points in the discharge process for condition 9 the discharge application should be referred to the Planning Committee.

(The Committee heard from Louis Dulling, on behalf of the applicant).

(A site visit was held on 9 December 2020 in respect of this item).

76. **Planning Enforcement**

Members noted the Planning Enforcement Report. The Chair asked that relevant officers to be thanked for their continued good work on enforcement.

77. **Planning Application Decisions Issued**

The Committee noted the report from the Service Director for Strategic Planning and Infrastructure on decisions issued since the last meeting. Councillor Vincent sought clarification on 7 Lipson Terrace, it was reported that 20/00434/LBC a listed building application was granted but 20/00433/FUL application was refused.

78. **Appeal Decisions**

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

VOTING SCHEDULE 10 DECEMBER 2020 (Pages 5 - 6)

PLANNING COMMITTEE – 10 December 2020**SCHEDULE OF VOTING**

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	170 Hemerdon Heights, Plymouth PL7 2TY - 20/01190/FUL Application granted conditionally.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.				
6.2	68 Compton Avenue, Plymouth PL3 5DB - 20/01181/FUL Application granted conditionally.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.				
6.3	23 Boston Close, Plymouth PL9 7NR - 20/01487/FUL Application Granted conditionally. The Planning Officer to negotiate an additional condition that designates a parking space for customer parking.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.	Councillors Mike Leaves, Nicholson,			
6.4	24 Looe Street, Plymouth PL4 0EA - 20/01355/S73 Application Granted conditionally.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs				Councillor Tuffin

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
	Pengelly, Rebecca Smith, Vincent and Winter.				
6.5	<p>Site Of Former E Block, The Quadrangle, Craigie Drive, The Millfields, Plymouth - 20/00253/FUL</p> <p>Application Granted conditionally subject to S106 agree with delegated authority to the Service Director for Strategic Planning and Infrastructure to refuse if not signed within the agreed timescales. An informative to be added that emphasises the importance of providing sufficient EV charging points as part of condition 9. In the event that officers do not receive a satisfactory response from the applicant with regard to a satisfactory travel plan and in particular in regard EV charging points in the discharge process for condition 9 the discharge application should be referred to the Planning Committee.</p>	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Vincent and Winter.		Councillor Tuffin	