

Planning Committee

Thursday 8 April 2021

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Allen, Mrs Bridgeman, Corvid, Sam Davey, Michael Leaves, Morris (substitute for Councillor Winter), Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.

Apologies for absence: Councillor Winter.

Also in attendance: Peter Ford (Head of Development Management, Strategic Planning and Infrastructure), Julie Parkin (Senior Lawyer), Natalie Gloyn (Lawyer), Peter Lambert (Planning Officer), Jo Maddick (Planning Officer), Mike Stone (Planning Officer), Sarah Foque (Natural Infrastructure Officer) and Amelia Boulter (Democratic Advisor).

The meeting started at 4.00 pm and finished at 7.15 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.

110. Declarations of Interest

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

Name	Minute	Reasons	Interest
Councillor Nicholson	Minute 115	Knows the applicant	Private Interest
Amelia Boulter (Democratic Advisor)	Minute 118	Lives on the estate and used the green space	Personal Interest
Councillor Michael Leaves	Minute 120	Former employee lives near this property	Private Interest

111. Minutes

Agreed the minutes of the meeting held on 11 March 2021.

112. Chair's Urgent Business

As this was the last municipal meeting the Chair wanted to give thanks to colleagues as this would be their last meeting. A big thank you to Councillor Sam Davey and Councillor Mike Leaves for their service at the council. The Chair wished Peter Ford good luck in his new role at the Planning Advisory Service and for support provided over the years as well as his contribution to the successful running of the Planning Committee.

Councillor Nicholson seconded the Chair and also gave thanks to Peter Ford for his 24 years of service and thanks to Councillor Sam Davey and Councillor Mike Leaves for a sterling service to the Planning Committee and they would be missed as members of the council.

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

There were no questions from members of the public.

114. **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.

115. **55 South Down Road, Plymouth, PL2 3HP - 21/00277/FUL**

Mr Mark Stephens

Decision:

Application GRANTED conditionally.

(This item was moved up the agenda).

116. **170 Hemerdon Heights, Plymouth, PL7 2TY - 21/00357/FUL**

Mr and Mrs Sharp

Decision:

Application deferred for further negotiation and delegated to the Service Director for Strategic Planning and Infrastructure, in consultation with the Chair, Vice-Chair and Lead Opposition Member to make the final determination. Proposed by Councillor Nicholson and seconded by Councillor Stevens.

(The Committee heard from Mr Sharp, the applicant).

(A site visit took place on 7 April 2021 in respect of this item).

(Councillor Nicholson declared a private interest in respect of this item).

117. **34 Powisland Road, Plymouth, PL6 6AB- 21/00264/FUL**

Mr and Mrs Constantinou

Decision:

Application GRANTED conditionally to include the following condition: A 2 metre high wooden privacy fence on the north facing side of the garden shall be installed prior to first use of the proposed terrace and remain in-situ thereafter in perpetuity. Officers to negotiate the practicalities of the pre-commencement condition with the applicant. Proposed by Councillor Nicholson and seconded by Councillor Morris.

(The Committee heard from Councillor Jon Taylor, Ward Councillor).

(A site visit took place on 7 April 2021 in respect of this item).

118. **32 Radford Park Road, Plymouth, PL9 9DP- 21/00196/FUL**

Councillor Ms Watkin withdrew the Member referral and therefore the application will be determined under delegated powers.

119. **14 Cameron Way, Plymouth, PL6 5WB - 20/00492/FUL**

Mr John Purchase

Decision: Refuse on the following grounds:

The site proposed for a change of use and construction of a boundary wall is located within 'Land at Cameron Way City Green Space', designated as a City Green Space under the Plymouth Policy Area Open Space Assessment and its appendix, and is subsequently safeguarded through the adoption of the Joint Local Plan and policy DEV27 (Green and Place Spaces). The proposal is unable to meet any of the three tests in determining the acceptability of the loss of green space, as required by point 2 of policy DEV27, in accordance with paragraph 97 of the NPPF 2019. The Green Space is not considered surplus to requirements as it forms a key local provision providing the only local play area within this part of the City. The 'Land at Cameron Way City Green Space' is the only amenity greenspace in the area with City Green Space status, meaning it delivers more functions for its size than any of the Neighbourhood Green Spaces in the wider context. The loss of the green space would cause an already existing pinch point within the greenspace to become even narrower; start to separate the North-western part of the green space from its south-eastern area; and reduce natural surveillance. There is no evidence that the current alignment of the wall results in behavioural issues and therefore limited weight has been given to the view that the re-alignment will resolve any such issues. The reduced extent of green space lost compared to the previously refused application 19/02045/FUL and original drawings submitted as part of the current application, and the inclusion of planting along the boundary wall, is not considered to mitigate the loss of green space. No proposals have been submitted for alternative sports and recreation provision. The scheme is deemed to conflict with the functions and characteristics of the greenspace as it turns currently publicly accessible land into private inaccessible land with no commensurate benefit to the wider public and its amenity. For the reasons stated above, the proposal is deemed contrary to policy DEV27 (Green and Play spaces) of the Plymouth and South West Devon Joint Local Plan 2014- 2034 (2019) and paragraphs 97 and 127 of the National Planning Policy Framework 2019.

(The Committee heard from Councillor Mrs Bowyer, Ward Councillor).

(The Committee heard from Mr Nicholas Jewel, in objection to the application).

(The Committee heard from Mr John Purchase, the applicant).

(A site visit took place on 7 April 2021 in respect of this item).

120. **48 Grand Parade, Plymouth, PL1 3DJ - 21/00039/FUL**

Mr Charles Dougall

Decision:

Defer decision to consider the proposal made by the Applicant during public speaking at the committee relating to setting back the development. The decision to be delegated to the Service Director for Strategic Planning and Infrastructure in

consultation with ward councillors. Proposed by Councillor Tuffin and seconded by Councillor Nicholson.

(The Committee heard from Councillor McDonald, Ward Councillor).
(The Committee heard from Mr Anthony Caeshu, in objection to this application).
(The Committee heard from Mr Charles Dougall, applicant).
(Councillor Mrs Bridgeman was not present for this item).
(Councillor Michael Leaves declared a private interest).

121. **Crosshill, Plymouth, PL2 IRT 21/00339/16**

Mr Will Osborne

Decision:

Prior approval required Not Given based on the siting of the mast and with reference to Policy DEV20.

(The Committee heard from Councillor Coker, Ward Councillor).
(The Committee heard from Mr Rory Hollings, on behalf of the applicant).
(Councillor Nicholson left partway through this item).
(Councillor Mrs Bridgeman was not present for this item).

122. **Planning Enforcement**

The Head of Development Management, Strategic Planning and Infrastructure reported that the department managed to close 67 cases in the last month. The Chair gave thanks to the team.

123. **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.

124. **Appeal Decisions**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate. It was reported that both appeals were allowed but there were no concerns by officers on the soundness of the JLP policies or SPD.

VOTING SCHEDULE 8 APRIL 2021 (Pages 5 - 9)

PLANNING COMMITTEE – 8 April 2021**SCHEDULE OF VOTING**

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.6	55 South Down Road, Plymouth, PL2 3HP – 21/00277/FUL GRANTED conditionally.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Morris, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.				
6.1	170 Hemerdon Heights, Plymouth, PL7 2TY – 21/00357/FUL Application deferred for further negotiation and delegated to the Service Director for Strategic Planning and Infrastructure, in consultation with the Chair, Vice-Chair and Lead Opposition Member to make the final determination. Proposed by Councillor Nicholson and seconded by Councillor Stevens.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.	Councillor Morris			
6.2	24 Powisland Road, Plymouth, PL6 6AB - 21/00264/FUL Application GRANTED conditionally to include the following condition: A 2 metre high wooden privacy fence on the north facing side of the garden shall be installed prior to first use of the proposed terrace and remain in-situ thereafter in perpetuity. Officers	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Morris, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.				

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
to negotiate the practicalities of the pre-commencement condition with the applicant. Proposed by Councillor Nicholson and seconded by Councillor Morris.					
6.3 32 Radford Park Road, Plymouth, PL9 9DP – 21/00196/FUL Councillor Ms Watkin withdrew the Member referral and therefore the application will be determined under delegated powers.					
6.4 14 Cameron Way, Plymouth, PL6 5WB – 20/00492/FUL Refuse on the following grounds: The site proposed for a change of use and construction of a boundary wall is located within 'Land at Cameron Way City Green Space', designated as a City Green Space under the Plymouth Policy Area Open Space Assessment and its appendix, and is subsequently safeguarded through the adoption of the Joint Local Plan and policy DEV27 (Green and Place Spaces). The proposal is unable to meet any of the three tests in determining the acceptability of the loss of green space, as required by point 2 of policy DEV27, in accordance with paragraph 97 of the NPPF 2019. The Green	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Morris, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.				

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<p>Space is not considered surplus to requirements as it forms a key local provision providing the only local play area within this part of the City. The 'Land at Cameron Way City Green Space' is the only amenity greenspace in the area with City Green Space status, meaning it delivers more functions for its size than any of the Neighbourhood Green Spaces in the wider context. The loss of the green space would cause an already existing pinch point within the greenspace to become even narrower; start to separate the North-western part of the green space from its south-eastern area; and reduce natural surveillance. There is no evidence that the current alignment of the wall results in behavioural issues and therefore limited weight has been given to the view that the re-alignment will resolve any such issues. The reduced extent of green space lost compared to the previously refused application 19/02045/FUL and original drawings submitted as part of the current application, and the inclusion of planting along the boundary wall, is not considered to mitigate the loss of green</p>					

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<p>space. No proposals have been submitted for alternative sports and recreation provision. The scheme is deemed to conflict with the functions and characteristics of the greenspace as it turns currently publicly accessible land into private inaccessible land with no commensurate benefit to the wider public and its amenity. For the reasons stated above, the proposal is deemed contrary to policy DEV27 (Green and Play spaces) of the Plymouth and South West Devon Joint Local Plan 2014- 2034 (2019) and paragraphs 97 and 127 of the National Planning Policy Framework 2019.</p>					
<p>6.5 48 Grand Parade, Plymouth, PL1 3DJ – 21/00039/FUL</p> <p>Defer decision to consider the proposal made by the Applicant during public speaking at the committee relating to setting back the development. The decision to be delegated to the Service Director for Strategic Planning and Infrastructure in consultation with ward councillors. Proposed by Councillor Tuffin and seconded by Councillor Nicholson.</p>	<p>Councillors Stevens, Tuohy, Allen, Corvid, Davey, Mike Leaves, Nicholson, Morris, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.</p>				<p>Councillor Mrs Bridgeman</p>

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.7	Crosshill, Plymouth, PL2 IRT – 21/00339/16 Prior approval required Not Given based on the siting of the mast and with reference to Policy DEV20.	Councillors Stevens, Tuohy, Allen, Corvid, Davey, Mike Leaves, Morris, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.				Councillors Mrs Bridgeman and Nicholson.

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