

PLANNING COMMITTEE

Thursday 28 September 2006

P 35 06/07

PRESENT:

Councillor Wildy, in the Chair.

Councillor Simmonds, Vice Chair.

Councillors Mrs Aspinall, Bowyer, K Foster, Kerswell (substitute for Councillor Stevens), Martin Leaves, Lock, McDonald (substitute for Councillor Vincent), Nicholson, Mrs Nicholson and Wheeler.

Apologies for absence: Councillors Stevens and Vincent

The meeting commenced at 4.30 pm and concluded at 7.30 pm.

46. APPOINTMENT OF VICE-CHAIR FOR THIS MEETING

Resolved that Councillor Simmonds be appointed Vice-Chair for this meeting of the Committee.

47. DECLARATIONS OF INTEREST

The following declarations of interest were made in accordance with the Code of Conduct –

Name	Minute No. and Subject	Reason	Interest
Councillor Nicholson	Minute 49 Sir John Hunt Community College and Whitleigh Primary School, Lancaster Gardens, Whitleigh	School Governor	Prejudicial
Councillor K Foster	Minute 51 Item 6 Radford Quarry, Lower Saltram, Hooe	Member of Local Access Forum	Personal
	Item 9 Land at (formerly Wolseley House), Melville Road, Ford, Stoke	Member of Retail Co-op	Personal
Councillor Wheeler	Minute 51 Item 6 Radford Quarry, Lower Saltram, Hooe	Member of the Local Access Forum	Personal
	Item 9 Land at (formerly Wolseley House), Melville Road, Ford, Stoke	Member of Retail Co-op	Personal

Councillor Mrs Aspinall Councillor Kerswell Councillor McDonald Councillor Mrs Nicholson Councillor Simmonds	Minute 51 Item 9 Land at (formerly Wolseley House), Melville Road, Ford, Stoke	Members of Retail Co-op	Personal
Councillor Wildy	Minute 51 Item 9 Land at (formerly Wolseley House), Melville Road, Ford, Stoke	Director of Wolseley Trust Member of Retail Co-op	Personal Personal

48. **MINUTES**

The minutes of the meeting held on 7 September 2006 (P 30 06/07) were submitted for approval and the following amendments were requested –

Minute 44, resolution (1)

Remove the footnote which states that Councillor Mrs Nicholson abstained from voting and amend the voting schedule to indicate that she voted for the application. (Democratic Support Unit Officer to check the record of the meeting.)

Minute 44, resolution (5)

The footnote be amended to indicate that Councillor Martin Leaves (not Councillor Michael Leaves) requested to defer the application until a site and play area layout had been finalised ...

Resolved that the minutes be brought back to the next meeting for approval.

49. **CHAIR'S URGENT BUSINESS**

Whitleigh School Campus

The Chair advised that, following advice at the last Planning Committee that all spoil material from the new access would be retained on site, the applicants had now advised that 75% would be moved off site. It was proposed that this issue would be covered by way of the Code of Construction Condition.

All Members expressed their concern that the applicants had changed the advice on this and insisted in very strong terms that the Code of Construction Condition should include the following requirements to avoid complaints –

- (i) no traffic to use Lancaster Gardens;
- (ii) all vehicles to be cleaned (wheel washes) prior to leaving the site;
- (iii) all vehicles to be sheeted;
- (iv) regular inspection of compliance and enforcement where breached.

Resolved that the Code of Construction Condition be applied, to include (i) to (iv) above.

(Councillor Nicholson declared a prejudicial interest in respect of the above item and withdrew from the meeting.)

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

There were no questions from members of the public.

51. **PLANNING APPLICATIONS**

The Committee considered the following planning applications, development proposals by local authorities and statutory consultations submitted under the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990 (P 31 06/07).

Addendum report (P 34 06/07) was circulated relating to item numbers 4, 6, 7, 8 and 9.

Resolved that –

- (1) 06/00932/FUL (Nicola Beverley)
21 The Knoll

Decision:
Grant Conditionally.

- (2) 06/01098/FUL (Wykeham Inns Ltd)
The Dome, Hoe Road, The Hoe

Decision:
Grant Conditionally.

- (3) 06/01107/REM (Care UK Afrox Healthcare Ltd)
Unit D, Plymouth International Medical and Technology Park, Brest Road, Derriford

Decision:
Grant Conditionally.

- (4) 06/01139/FUL (University of Plymouth)
2-12 Endsleigh Place, North Hill

Decision:
Grant Conditionally subject to variation to the Public Use of the Restaurant/Café condition with the opening hours of the café for the public being equal to university opening hours of the café. (See Addendum Report.)

(The request of Councillor Nicholson to amend the recommendation to include a requirement for S106 contribution, not use of lease, was put to the vote and declared lost.)

- (5) 06/012336/FUL (Colesbourne Asset Management Ltd)
New George Street, Market Avenue, Western Approach and land at and adjoining Colin Campbell Court

Decision:
Defer pending further consideration and consultation. (See Addendum Report.)

- (6) 06/01246/FUL (Wainhomes (SW) Holdings Ltd)
Radford Quarry, Lower Saltram, Hooe

Decision:
Defer for site visit. (See Addendum Report).

(At the invitation of the Chair, the Committee heard from an objector to the above item (6).)

(The Chair moved that the item be deferred for a site visit, seconded by Councillor Nicholson, and that such site visit was requested subject to criteria 1 of the Code of Good Practice; this was put to the vote and declared carried.)

(Councillors K Foster and Wheeler declared personal interests in the above item (6).)

- (7) 06/01297/FUL (Barratt Exeter)
Warehouse and Depot, Brentor Road, St Judes

Decision:

Grant Subject to S106 Obligation, but delegated authority to refuse if Section 106 Obligation not completed before application deadline expires – Full. (See Addendum Report.)

(The request of Councillor Nicholson to defer the application to allow officers to negotiate an improved scheme was put to the vote and declared lost.)

(Councillor Mrs Aspinall abstained from voting on the above item (7).)

- (8) 06/01346/FUL (Mr and Mrs Sheppard)
9 Morley Close, Plympton

Application withdrawn by applicants. (See Addendum Report.)

- (9) 06/01396/FUL (LIDL UK GmBH)
Land at (formerly Wolseley House), Melville Road, Ford

Decision:

Grant subject to S106 Obligation, but delegated authority to refuse if S106 Obligation not completed before application deadline expires – Full. (See Addendum Report.)

(At the invitation of the Chair, the Committee heard from a representative of the applicant in support of the above item (9).)

(At the invitation of the Chair, the Committee heard from an objector to the above item (9).)

(Councillors Mrs Aspinall, K Foster, Kerswell, McDonald, Mrs Nicholson, Simmonds, Wheeler and Wildy declared personal interests in the above item (9).)

52. DECISIONS ON PLANNING APPLICATIONS

The Committee received a report (P 32 06/07) of the Head of Planning and Regeneration on decisions issued for the period 24 August 2006 to 13 September 2006 including –

- Committee decisions;
- Delegated decisions, subject to conditions where so indicated;
- Withdrawn applications;
- Returned applications.

Resolved that the report be noted.

53. APPEAL DECISIONS

The Committee received a schedule of decisions made by the Planning Inspectorate on appeals arising from the decisions of the City Council (P 32 06/07).

Resolved that the report be noted.

VOTING SCHEDULE (Pages 1 - 2)

*** PLEASE NOTE ***

A SCHEDULE OF VOTING RELATING TO THE MEETING IS ATTACHED AS A SUPPLEMENT TO THE MINUTES.

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PLANNING COMMITTEE**DATE OF MEETING – 28 SEPTEMBER 2006****SCHEDULE OF VOTING**

Minute No.	Voting For	Voting Against	Abstained	Excluded from voting due to Interests Declared
51 (1) Recommendation	Unanimous	None	None	None
51 (2) Recommendation	Unanimous	None	None	None
51 (3) Recommendation	Unanimous	None	None	None
51 (4) Request for additional condition on S106 contribution for adjoining reservoir site. Recommendation	Councillors Bowyer, K Foster, Martin Leaves, Nicholson and Mrs Nicholson Unanimous	Councillors Kerswell, Mrs Aspinall, Lock, Simmonds, McDonald, Wheeler and Wildy	None	None
51 (5) Amended Recommendation: Defer for further consultation	Unanimous		None	None
51 (6) Amended Recommendation: Defer for site visit	Unanimous		None	None

Minute No.	Voting For	Voting Against	Abstained	Excluded from voting due to Interests Declared
<p>51 (7)</p> <p>Amended Recommendation:</p> <p>Defer to negotiate an improved scheme</p> <p>Recommendation</p>	<p>Councillors Bowyer, K Foster, Martin Leaves, Nicholson and Mrs Nicholson</p> <p>Councillors Kerswell, Lock, Simmonds, McDonald, Wheeler and Wildy</p>	<p>Councillors Mrs Aspinall, Kerswell, Lock, Simmonds, McDonald, Wheeler and Wildy</p> <p>Councillors Bowyer, K Foster, Martin Leaves, Nicholson and Mrs Nicholson</p>	<p>Councillor Mrs Aspinall</p>	<p>None</p>
<p>51 (8)</p> <p>Withdrawn by Applicant – no vote taken</p>				
<p>51 (9)</p> <p>Recommendation</p>	<p>Councillors Aspinall, Bowyer, Lock, Simmonds, McDonald, Wheeler and Wildy</p>	<p>Councillors Kerswell, K Foster, Martin Leaves, Nicholson and Mrs Nicholson</p>	<p>None</p>	