

Planning Committee

Thursday 5 April 2007

P 86 06/07

PRESENT:

Councillor Wildy, in the Chair.

Councillor Stevens, Vice Chair.

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

Apology for absence: Councillors Bowyer.

The meeting commenced at 4.30 pm and concluded at 6.20 pm.

122. DECLARATIONS OF INTEREST

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

Name	Minute No. and Subject	Reason	Interest
Councillor Stevens	Minute 126.5 The Jarvis Grand Hotel, Elliot Street	Owner of property in Hoe Conservation Area	Personal
Councillor Nicholson	Minute 126.9 Notre Dame Roman Catholic School, Notre Dame Close, Derriford	School Governor	Personal
Councillor Mrs Aspinall	Minute 126.10 Beaumont Hall, 19 Green Bank Avenue, St Judes	Chair of Premises Committee for and Vice-Chair of Sutton & Devonport Constituency Labour Party	Prejudicial
Councillor Stevens	Minute 126.10 Beaumont Hall, 19 Green Bank Avenue, St Judes	Chair of Plymouth Sutton & Devonport Constituency Labour Party	Prejudicial
Councillor Vincent	Minute 126.10 Beaumont Hall, 19 Green Bank Avenue, St Judes	Member of Sutton & Devonport Constituency Labour Party	Prejudicial
Councillor Wildy	Minute 126.10 Beaumont Hall, 19 Green Bank Avenue, St Judes	Deputy Treasurer of Sutton & Devonport Constituency Labour Party	Prejudicial

123. MINUTES

Resolved that the minutes of 15 March 2007 (P 79 06/07) be confirmed as a correct record.

124. CHAIR'S URGENT BUSINESS

There were no items of Chair's Urgent Business.

125. QUESTIONS FROM MEMBERS OF THE PUBLIC

There were no questions from members of the public.

126. **PLANNING APPLICATIONS FOR CONSIDERATION**

The Committee considered the following planning applications, development proposals by local authorities and statutory consultations submitted under the Town and Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990 (P 80 06/07).

Addendum reports were circulated relating to items 6.2, 6.7, 6.11 and 6.12.

- .1 KAWASAKI PRECISION MACHINERY UK LTD, ERNESETTLE LANE, ERNESETTLE 06/01983/FUL (Kawasaki Precision Machinery UK Ltd)
Decision:
Application **GRANTED**, subject to the conditions set out in the report.
- .2 PLYMOUTH ALBION RUGBY CLUB, BRICKFIELDS RECREATION GROUND, MADDEN ROAD, DEVONPORT, 07/00193/FUL (Plymouth Albion Rugby Club)
The application was withdrawn by the applicants.
- .3 1 BELLIVER WAY, ROBOROUGH, 07/00048/FUL (Devon Enterprise Facility)
Decision:
Application **GRANTED**, subject to the conditions set out in the report.
- .4 26 MOUNT TAMAR CLOSE, ST BUDEAUX, 06/02067/FUL (Stoke Damerel Primary School)
Decision:
Application **DEFERRED** for a Site Visit.

(The request of the Chair that the item be deferred for a site visit under criteria 1 was put to the vote and declared carried.)

- .5 THE JARVIS GRAND HOTEL, ELLIOT STREET, 06/00714/LBC (Devington Homes Ltd)
Decision:
The application be **REFUSED** for the following reasons:

Insufficient information has been submitted to enable the Local Planning Authority to determine the application and its affect on the appearance, character and integrity of the Listed Building and the appearance and character of The Hoe Conservation Area, in accordance with Adopted City of Plymouth Local Plan policies AEV14, AEV15, AEV16, AEV19, AEV20, Core Strategy policies CS02, CS03 and PPG15.

Reasons for Refusal:

- (1) Insufficient details have been submitted in relation to:
 - a. design, materials, finish and method of construction of all new internal and external doors;
 - b. design, materials and finish of any new and replacement windows;
 - c. all new and replacement skirting, cornicing, architraves and moulding;
 - d. design, materials and finish of all rainwater goods;
 - e. the siting, design, materials and finish of the rear courtyard gates together with details of the proposed rear courtyard hard surfacing materials;
 - f. the siting, design, materials and finish of the proposed roof terrace enclosure to apartment 3;
 - g. the siting, design, method of construction, materials and finish of any new enclosure or privacy screens to the verandahs on the front of the building;

h. a schedule of repair for the repair and refurbishment of Staircase 2 and design, material and finish of the third floor extension to Staircase 1.

- (2) Insufficient details of the siting, design, materials, finish and lighting of the proposed external terrace together with siting, design and materials of any proposed terrace access steps, ramp or lift, method of enclosure and main entrance gates and all external surfacing materials.
- (3) Details of any new or replacement external ventilation extracts, flues and other external extract/ventilation fittings proposed for the building.
- (4) Insufficient details of soft landscape works to include proposed finished levels or contours; pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures; retained historic landscape features and proposals for restoration.

(Councillor Stevens declared a personal interest in respect of the above item.)

.6 PLYMOUTH FRUIT SALES, SUTTON ROAD, COXSIDE

Decision:

Application **REFUSED** for the reasons set out in the report.

.7 POCKLINGTON RISE, GEORGE LANE, PLYMPTON, 06/02059/FUL
(Thomas Pocklington Trust)

Decision:

Application **GRANTED**, subject to the conditions and S106 Obligation - Full set out in the report and addendum report.

.8 HMNB DEVONPORT, 07/00034/FUL (Serco Defence and Aerospace)

Decision:

Application **GRANTED** subject to the conditions set out in the report.

.9 NOTRE DAME ROMAN CATHOLIC SCHOOL, NOTRE DAME CLOSE,
DERRIFORD, 07/00046/FUL (Plymouth Diocese)

The application was withdrawn by the applicants.

.10 BEAUMONT HALL, 19 GREENBANK AVENUE, ST JUDES, 07/00224/FUL
(Sutton and Devonport Constituency Labour Party)

Decision:

Application **GRANTED** subject to the conditions set out in the report and the following additional condition:

Condition no. (5)

Grampian condition to require provision of a bus stop prior to the commencement of development.

(Councillors Mrs Aspinall, Stevens, Vincent and Wildy declared prejudicial interests in the above item and withdrew from the meeting.)

(Councillor Nicholson was appointed as Chair for the above item.)

.11 MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE, MILLBAY,
07/00009/FUL (Midas Homes Ltd & Pinwood Homes Ltd)

Decision:

Application **GRANTED** subject to the conditions and S106 Obligation – Full set out in the report and addendum report, and subject to the following additions and amendments:

S106 Obligation regarding the addition of a 10 per cent admin fee and an additional clause to require a management agency to impose

interior lighting controls for future residents in accordance with Queen's Harbour Master requirements.

Condition (13) – last sentence of first paragraph to read 'No **dwelling**s shall be ...'

Condition (14) – to read '... (the Approved plan for a maximum of **147** cars...).

Condition (16) – to read '... for **40** bicycles to be parked.'

(The request of Councillor Nicholson that the item be deferred for a site visit under criteria 1 was put to the vote and declared lost.)

(At the invitation of the Chair, the Committee heard from the applicant's agent in respect of the above item (.11).)

(At the invitation of the Chair, the Committee heard from an objector in respect of the above item (.11).)

.12 LAND FORMERLY 2 TO 32 ALMA ROAD, PENNYCOMEQUICK,
07/00309/OUT (The Act Foundation)

Decision:

Application **REFUSED** for the reasons set out in the report and addendum report.

127. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee received a report (P 81 06/07) of the Assistant Director of Development (Planning and Regeneration) on decisions issued for the period 1 March 2007 to 21 March 2007 including –

- Committee decisions;
- Delegated decisions, subject to conditions where so indicated;
- Applications withdrawn;
- Applications returned as invalid.

Resolved that the report be noted.

128. **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 82 06/07).

The following amendment was made to the submitted schedule –

Appeal Synopsis: The final sentence to include the following words '... but suggested this could be addressed by a condition but that the overall scale of the development was appropriate and would balance out the original house. The Inspector concluded that he did not find the proposal harmful to the character or appearance of the streetscene.'

VOTING SCHEDULE

*** PLEASE NOTE ***

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

PLANNING COMMITTEE

DATE OF MEETING – 5 April 2007

SCHEDULE OF VOTING

Minute No.	Voting For	Voting Against	Abstained	Excluded from voting due to Interests Declared	Absent for the item
126.1 Recommendation	Unanimous				
126.2 Withdrawn by applicant – no vote taken.					
126.3 Recommendation	Unanimous				
126.4 Amended recommendation: Deferred for site visit (criteria 1)	Unanimous				
126.5 Recommendation	Councillors Stevens, Simmonds and Wheeler	Councillors Mrs Aspinall, K Foster, Mrs W Foster, Martin Leaves, Lock, Nicholson, Mrs Nicholson and Vincent	Councillor Wildy		
126.6 Recommendation	Councillors Mrs Aspinall, Stevens, Simmonds, Vincent, Wheeler and Wildy Casting Vote Councillor Wildy	Councillors K Foster, Mrs W Foster, Martin Leaves, Lock, Nicholson and Mrs Nicholson			
127.7 Recommendation	Unanimous				

Minute No.	Voting For	Voting Against	Abstained	Excluded from voting due to Interests Declared	Absent for the item
127.8 Recommendation	Unanimous				
127.9 Withdrawn by applicant – no vote taken					
127.10 Recommendation with additional condition	Councillors K Foster, Mrs W Foster, Martin Leaves, Lock, Nicholson, Mrs Nicholson, Simmonds and Wheeler			Councillors Mrs Aspinall, Stevens, Vincent and Wildy	
127.11 Amended Recommendation to Defer for a site visit: Recommendation with additional S106	Councillors K Foster, Mrs W Foster, Martin Leaves, Lock, Nicholson, Mrs Nicholson Councillors Mrs Aspinall, Stevens, Simmonds, Vincent, Wheeler and Wildy Casting Vote Councillor Wildy	Councillors Mrs Aspinall, Stevens, Simmonds, Vincent, Wheeler and Wildy Casting Vote Councillor Wildy Councillors K Foster, Mrs W Foster, Martin Leaves, Lock, Nicholson, Mrs Nicholson			
127.12 Recommendation	Unanimous				