

**QUESTION BY COUNCILLOR**

**Question submitted by:** Councillor Chaz Singh

**To Cabinet Member:** Councillor Rebecca Smith, Cabinet Member for Strategic Planning, Homes and Communities

**Question:**

“Why was this application not referred to the planning committee?” This is in relation to the property at 51 Ridge Park Avenue. Something is clearly wrong here as the council put up all the yellow planning notices on the lamp posts for people to read and have the opportunity to object, twenty nine objections ignored seems wrong to me. Can you also tell me how this was missed out and that the residents are now upset with the way openness and transparency is with the Council. These are genuine concerns that have been raised by more than 29 residents.

**Response:** ( for completion by City Council officers and Cabinet Members)

The question relates to application 22/01870/FUL for ‘Change of use from dwelling house (Class C3) to a 4-bed HMO (Class C4) (retrospective)’ at 51 Ridge Park Avenue Plymouth PL4 6QB. The application was validated 06 December 2022 and Granted conditionally by Officers under delegated authority on 27 January 2023.

The Councils Constitution, Part E, Pages 78-80 set out the terms of reference for Planning Committee. Para 2.2.3 sets out the specific circumstances in which planning applications will be referred to planning committee for determination. The above application was not referred to planning committee for determination because it did not meet any of the specified criteria. While there were 29 letters of representation, this does not automatically refer the application to Planning Committee unless it is a Major Planning Application (+10 dwellings or 1000sqm floorspace). The item was not referred to planning committee by Ward Members or by the Service Director.

However, this does not mean that the public representations were ignored in the decision making process. The Officers Report provides a detailed analysis of the material planning matters raised by objectors and balances this against policy and all other material planning considerations before arriving at a recommendation. All documents related to the application are published on the Councils website and open for public viewing.

**Signed:**

**Dated:** 17 February 2023