

Planning Committee

Thursday 24 July 2025

PRESENT:

Councillor Stevens, in the Chair.

Councillor Penrose, Vice Chair.

Councillors Allen, Mrs Bridgeman, Freeman, Goslin, Loveridge, McCarty, McNamara, P.Nicholson, M.Smith and Tuohy.

Also in attendance: Stuart Wingfield (Head of Development Management), Julie Parkin (Senior Lawyer), Alan Rowe (Natural Infrastructure Officer), Elliot Wearne-Gould (Democratic Advisor), Jake Metcalfe (Democratic Advisor), Mr Flemming (Objector, 6.1), Mr Sean McCarthy (Objector 6.2), and Elizabeth Bricknell (Agent of Applicant, 6.2).

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.

11. Declarations of Interest

There were two declarations of interest in respect of items on this agenda:

Councillor	Minute No.	Interest	Description
Freeman	17	Open	Spoke to the item as Ward Councillor
P.Nicholson	17	Pecuniary	Employee of Babcock

12. Minutes

The minutes of the meeting held on 26 June 2025 were agreed as a correct record.

13. Chair's Urgent Business

There were no items of Chair's urgent business.

14. Questions from Members of the Public

There were no questions from members of the public.

15. 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.

16. **24/00371/FUL - Land Adj. To Wilmot Gardens Plymouth PL5 3TP**

Applicant: Mr Darren Wills

Ward Honicknowle

Decision: REFUSED in accordance with Paragraph 11(d)(ii) of the NPPF. The adverse impacts include the unacceptable loss of public open space contrary to Paragraph 104 of the NPPF and Policy DEV27 of the Local Plan, and the loss of high amenity value trees contrary to Paragraph 136 of the NPPF and DEV28 of the Local Plan.

Macauley Potter (Planning Officer) presented the report.

Mr Matt Flemming spoke to the application as an objector.

Councillor P.Nicholson proposed a motion to defer the application to a future meeting to enable a site visit to be conducted. This was seconded by Cllr Loveridge. The motion was not passed:

For (4)

Councillors P.Nicholson, Bridgeman, Loveridge and McCarty.

Against (8)

Councillors Stevens, Tuohy, Goslin, Allen, Penrose, McNamara, Freeman and M.Smith.

Abstained (0)

Absent/Did Not Vote (1)

Councillor Darcy.

In response to questions from the Committee, contributions were made by Stuart Wingfield (Head of Development Management) and Alan Rowe (Natural Infrastructure Officer).

Following discussions, Councillor P.Nicholson proposed a motion to defer the application to a future meeting to enable the determination of the Tree Preservation Order (TPO). This was seconded by Cllr Bridgeman.

The motion was not passed:

For (3)

Councillors: Bridgeman, Loveridge and P.Nicholson.

Against (8)

Councillors: Allen, Goslin, M.Smith, McCarty, McNamara, Penrose, Stevens and Tuohy.

Abstained (1)
Councillor Freeman

Absent/Did Not Vote (1)
Councillor Darcy

Following further discussions, the Committee refused the application in accordance with Paragraph 11(d)(ii) of the NPPF because the adverse impacts of the development would significantly and demonstrably outweigh the benefits of the proposal for affordable homes when assessed against the policies in the NPPF taken as a whole. The adverse impacts included the unacceptable loss of public open space contrary to Paragraph 104 of the NPPF and Policy DEV27 of the Local Plan, and the loss of high amenity value trees contrary to Paragraph 136 of the NPPF and DEV28 of the Local Plan.

For refusal (10)
Councillors: Bridgeman, Freeman, Loveridge, P.Nicholson, Allen, Goslin, M.Smith, McCarty, Stevens and Tuohy.

Against refusal (2)
Councillors McNamara and Penrose.

Abstained (0)

Absent/Did Not Vote (1)
Councillor Darcy

(The Committee agreed to adjourn at 5:52 pm for a comfort break. The Committee reconvened at 6:00 pm)

17. **25/00236/S73 - 186 - 190 Keyham Road Plymouth PL2 1RB**

Applicant: Liam Lynch
Ward: Devonport
Decision: GRANTED CONDITIONALLY

(Councillor Freeman declared an 'open' interest and left her seat for the duration of the item, as she would speak to the application in the capacity of Ward Councillor.)

Daniel Thorning (Planning Officer) presented the report.

Councillor Freeman spoke to the application as Ward Councillor.

Mr McCarthy spoke to the application as an objector.

Elizabeth Bricknell spoke to the application as agent of the applicant.

(Councillor P.Nicholson declared a pecuniary interest and left his seat for the remainder of this item.)

The Committee agreed to request that an update on progress of the ongoing enforcement action was brought to a future meeting.

Following discussions, the Committee agreed to grant the application per the conditions set out in the report, subject to the amendment of condition 5, 'Hours of operation' to:

'No machinery shall be operated, no process shall be carried out other than administrative functions, and no deliveries taken at or despatched from the site outside the following times: 07:00 to 19:00 hours Monday to Friday inclusive, 09:00 to 13:00 hours Saturday, and at no time on Sundays and Bank or Public Holidays.'

For (10)

Councillors: Bridgeman, Loveridge, McNamara, Allen, Goslin, M.Smith, McCarty, Stevens, Penrose and Tuohy.

Against (0)

Abstained (0)

Absent/Did Not Vote (3)

Councillors: Darcy, Freeman and P.Nicholson

18. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 17/06/2025 to 11/07/2025, including –

- 1) Committee decisions;
- 2) Delegated decisions, subject to conditions where so indicated;
- 3) Applications withdrawn;
- 4) Applications returned as invalid.

19. **Appeal Decisions**

The Committee noted that there had been no appeal decisions made by the Planning Inspectorate since the last meeting.

20. **Exempt Business**

There were no items of exempt business.