

Planning Committee

Thursday 26 August 2010

PRESENT:

Councillor Lock, in the Chair.
Councillor Roberts, Vice Chair.
Councillors Mrs Bowyer, Browne, Delbridge, Mrs Foster, Mrs Stephens, Stevens, Thompson, Tuohy, Vincent and Wheeler.

Also in attendance: Peter Ford, Lead Officer, and Mark Lawrence, Legal Representative.

The meeting started at 1pm and finished at 4.20pm.

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.

27. DECLARATIONS OF INTEREST

The following declarations of interest were made in accordance with the Code of Conduct in relation to items under discussion at this meeting –

Name	Minute No. and Subject	Reason	Interest
Councillors Wheeler, Vincent, Stevens, Mrs. Foster and Tuohy.	31.10 – Land at Bell Close (East of Parkstone Lane), Newnham Industrial Estate, Plympton, Plymouth 10/00174/FUL	Own a nominal shareholding in the Co-op who are objecting to the application as an adjacent landowner	Personal

28. MINUTES

Agreed the minutes of the meeting held on 29 July, 2010.

29. CHAIR'S URGENT BUSINESS

There were no items of Chair's urgent business.

30. QUESTIONS FROM MEMBERS OF THE PUBLIC

In accordance with Part 2, Paragraph 10, of the Constitution, the following question was submitted –

Question No. 01 10/11

Question by: Mr. Brown
<p>Will the Council confirm:</p> <p>That the modelling/studies have proved that:</p> <ul style="list-style-type: none"> a. Richmond Walk b. The roundabout from Richmond Walk onto Devonport Hill/Stonehouse Bridge <p>Can take the extra traffic they will experience during the build and then ongoing load from the new housing planned in the southern section of the proposed build.</p> <p>Planning Application 10/01271/OUT</p>
Response:
<p><u>Richmond Walk</u></p> <p>Based upon the level of trip generation associated with the existing uses on the site (which includes the use of an existing 60 space car park) along with a programme of highway alterations to provide improved access for both vehicles and pedestrians , a total of 91 units could be permitted to be accessed off Richmond Walk. Of those 91 units only 49 can be accommodated before improvement works to Richmond Walk are required as set out in the application and required under the previous decision.</p> <p>With regard to the issue of construction traffic, that particular issue is addressed through a Code of Practice during Construction condition. As with any new development there will undoubtedly be a certain amount of disruption arising from the development works but we can control/monitor this through the above-mentioned condition.</p> <p><u>Stonehouse Bridge/Devonport Hill Junction</u></p> <p>The Transport Assessment submitted in support of the planning application highlighted that the roundabout will operate satisfactorily in both the am and pm peak traffic hours with a 2-lane discharge from the junction. PCC has since commissioned a study which produced a revised layout plan for the roundabout which indicates that a suitable layout can be provided which does not impact upon highway safety requirements yet can accommodate the planned increase in development traffic arising from South Yard Enclave, Mount Wise and part of the Millbay Developments.</p>

Agreed that a copy of the written response, as outlined above, be provided to the elector.

31. **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 Conservation Areas) Act, 1990.

Addendum reports were submitted in respect of minute numbers 31.9, 31.10, 31.12, 31.14, 31.15, 31.16, 31.17 and 31.18.

**31.1 49 LYMPNE AVENUE, ERNESETTLE, PLYMOUTH
09/01832/FUL**

(Mr. Steve Gascoyne)

Decision:

Application **GRANTED** conditionally.

31.2 61 GREEN PARK ROAD, PLYMOUTH 10/01234/FUL

(Mr. & Mrs. J. James)

Decision:

Application **GRANTED** conditionally.

31.3 7 TORR VIEW AVENUE, PLYMOUTH 10/00951/FUL

(Mr. D. Boseley)

Decision:

Application **GRANTED** conditionally.

31.4 11 GLENEAGLE ROAD, PLYMOUTH 10/00915/FUL

(Mr. M. Willcox)

Decision:

Application **GRANTED** conditionally.

31.5 11 ORESTON ROAD, PLYMOUTH 10/01077/FUL

(Dr. & Mrs. J. Chilton)

Decision:

Application **GRANTED** conditionally.

**31.6 93 ROCHFORD CRESCENT, ERNESETTLE, PLYMOUTH
10/01200/FUL**

(Mr. & Mrs. Davies)

Decision:

Application **GRANTED** conditionally.

31.7 1 ARLINGTON ROAD, PLYMOUTH 10/01180/FUL

(Mrs. Sherain Al Subiai)

Decision:

Application **GRANTED** conditionally.

31.8 5 MAIDENWELL ROAD, PLYMOUTH 10/01035/FUL

(Mr. Stephen Foster)

Decision:

Application **GRANTED** conditionally.

31.9 25 COLTNESS ROAD, PLYMOUTH 10/00776/REM

(Mr. A. Nutbean)

Decision:

Application **GRANTED** conditionally, including the additional conditions (3) and (4) and the informative set out in the addendum report.

**31.10 LAND AT BELL CLOSE (EAST OF PARKSTONE LANE),
NEWNHAM INDUSTRIAL ESTATE, PLYMPTON, PLYMOUTH
10/00174/FUL**

(Mr. & Mrs. S. Rowland)

Decision:

Application **REFUSED** on the grounds that the development would result in the loss of existing industrial land and therefore contrary to Core Strategy Policy CS05 (Development of existing sites) and provide an unacceptable living environment by virtue of the new and existing industrial uses. Therefore the development is also contrary to Core Strategy Policies CS22(1) (Pollution) and CS34 (4) (Planning application considerations).

(At the invitation of the Chair, the Committee heard from Councillor Nicholson, Ward Member, speaking against the application).

(At the invitation of the Chair, the Committee heard representations against the application).

(At the invitation of the Chair, the Committee heard from the applicant's agent).

(Councillors Wheeler, Vincent, Stevens, Mrs. Foster and Tuohy declared personal interests in respect of the above item).

**31.11 LAND TO THE REAR OF 7-11 UNDERWOOD ROAD,
PLYMOUTH 10/00711/OUT**

(South-West Property Developments Ltd.)

Decision:

Application **REFUSED**.

(At the invitation of the Chair, the Committee heard from Councillor Mrs. Beer, Ward Member, speaking against the application).

(At the invitation of the Chair, the Committee heard from the applicant).

(Councillor Wheeler abstained from voting on the above item).

31.12 FORMER TOTHILL SIDINGS, LAND SOUTH OF KNIGHTON ROAD, PLYMOUTH 10/00851/OUT

(Mr. H. Shibl)

Decision:

Application **GRANTED** conditionally, including the additional conditions (21) and (22) set out in the addendum report, subject to S106 Obligation, delegated authority to refuse if not signed by 31 August, 2010.

(At the invitation of the Chair, the Committee heard from the applicant's agent).

31.13 FROBISHER HOUSE AND FLEET HOUSE, 64-66 EBRINGTON STREET AND 15 HEWERS ROW, PLYMOUTH 10/00847/FUL

(Saltire Property Developments Ltd.)

Decision:

Application **GRANTED** conditionally subject to S106 Obligation, delegated authority to refuse if not signed by 27 August, 2010.

31.14 FORMER SITE OF BARNE BARTON PRIMARY SCHOOL, POOLE PARK ROAD, PLYMOUTH 10/00681/FUL

(BDW Trading Ltd.)

Decision:

Application **GRANTED** conditionally subject to S106 Obligation, delegated authority to refuse if not signed by 27 August, 2010.

31.15 THE FELLOWSHIP INN, TREVITHICK ROAD, PLYMOUTH 10/00853/FUL

(Colourcolt Ltd.)

Decision:

Application **GRANTED** conditionally subject to S106 Obligation, delegated authority to refuse if not signed by 10 September, 2010.

Members requested that officers investigate the installation of signage at the entrance to Bayard Close to warn drivers of its narrowness and of the fact that it was not a through road.

31.16 23 MARLBOROUGH STREET, PLYMOUTH 10/01022/FUL

(Mr. M. O'Brien)

Decision:

Application **GRANTED** conditionally.

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

31.17 FORMER MOD SITE, MOUNT WISE, PLYMOUTH 10/00670/OUT

(Mount Wise (Guernsey) Ltd.)

Decision:
Application **GRANTED** conditionally subject to S106 Obligation,
delegated authority to refuse if not signed by 15 October, 2010.

(At the invitation of the Chair, the Committee heard
representations against the application).

(At the invitation of the Chair, the Committee heard from the
applicant's agent).

(This item and the following item were considered together).

**31.18 FORMER MOD SITE, MOUNT WISE, DEVONPORT,
PLYMOUTH 10/01271/OUT**

(Mount Wise (Guernsey) Ltd.)

Decision:

Application **GRANTED** conditionally subject to S106 Obligation,
delegated authority to refuse if not signed by 15 October, 2010.

(This item and the item above were considered together).

**31.19 FORMER MOD SITE, MOUNT WISE, DEVONPORT,
PLYMOUTH 10/00671/LBC**

(Mount Wise (Guernsey) Ltd.)

Decision:

Application **GRANTED** conditionally.

(This item and the following item were considered together).

**31.20 FORMER MOD SITE, MOUNT WISE, DEVONPORT,
PLYMOUTH 10/01272/LBC**

(Mount Wise (Guernsey) Ltd.)

Decision:

Application **GRANTED** conditionally.

(This item and the above item were considered together).

32. PLANNING APPLICATION DECISIONS ISSUED

The Committee received a report of the Assistant Director of Development
(Planning Services) on decisions issued for the period 20 July to 16 August,
2010, including –

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

33. **APPEAL DECISIONS**

The Committee received a schedule of decisions made by the Planning Inspectorate on appeals arising from the decisions of the City Council

34. **EXEMPT BUSINESS**

There were no items of exempt business.

SCHEDULE OF VOTING (Pages 1 - 4)

PLEASE NOTE

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