

Planning Committee

Thursday 6 October 2011

PRESENT:

Councillor Lock, in the Chair.

Councillor Mrs Bowyer, Vice Chair.

Councillors Browne, Churchill, Delbridge, Mrs Foster, Mrs Nicholson, Stevens, Tuohy, Vincent, Wheeler and Williams.

Also in attendance: Peter Ford, Head of Development Management, Julie Rundle, Lawyer, Paul Barnard, Assistant Director of Development (Planning Services) and Katey Johns, Democratic Support Officer.

The meeting started at 1 pm and finished at 4.05 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.

45. DECLARATIONS OF INTEREST

The following declarations of interest were made by Councillors in accordance with the code of conduct in relation to items under discussion at this meeting –

Name	Minute No. and Subject	Reason	Interest
Councillor Wheeler	49.2 - Former Tennis Courts, Hoe Road-Pier Street, Plymouth 11/01146/CAC	Personal	Member of Local Access Forum
Councillor Churchill	49.2 - Former Tennis Courts, Hoe Road-Pier Street, Plymouth 11/01146/CAC	Personal	Member of Local Access Forum

46. MINUTES

Agreed the minutes of the meeting held on 22 September 2011.

47. CHAIR'S URGENT BUSINESS

There were no items of Chair's urgent business.

48. QUESTIONS FROM MEMBERS OF THE PUBLIC

There were no questions from members of the public.

49. **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.

49.1 FORMER TENNIS COURTS, HOE ROAD-PIER STREET, PLYMOUTH 11/01145/FUL

(Pier St Limited)

Decision:

Application **REFUSED** for the following reasons –

(1) Adverse impact on residential properties (Pier Street only)

The proposed development would have a significant adverse impact upon the residential amenity of neighbouring properties on Pier Street, by virtue of the close proximity, dominant scale, height and massing of the building to neighbouring properties to the rear of the site. Such development is contrary to adopted policies CS01, CS02 and CS34, adopted Development Guidelines Supplementary Planning Document (2009), together with Government guidance contained in PPS1;

(2) Adverse impact on Hoe Conservation Area

The proposed development would have a negative impact upon the historic appearance and locally distinctive character of the Hoe Conservation Area by virtue of its dominant scale, height and massing with relation to the rear properties on Pier Street. Such development is contrary to adopted policies CS01, CS02, CS03 and CS34, together with Government guidance contained in PPS1 and PPS5;

(3) Adverse impact on Public Space

The proposed development would have a significant adverse impact upon a local amenity feature within an area of public space within West Hoe Park by virtue of its dominant scale. Such development is contrary to adopted policies CS01, CS02 and CS34, together with Government guidance contained in PPS1 and PPG17.

(At the invitation of the Chair, the Committee heard representations against the application from Ward Councillor McDonald).

(At the invitation of the Chair, the Committee heard representations against the application from Ward Councillor Penberthy).

(At the invitation of the Chair, the Committee heard representations against the application from Ward Councillor Tuffin).

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

(At the invitation of the Chair, the Committee heard representations in support of the application from the applicant).

(Councillor Wheeler's proposal to refuse the application, having been seconded by Councillor Stevens, was put to the vote and declared carried).

49.2 FORMER TENNIS COURTS, HOE ROAD-PIER STREET, PLYMOUTH II/01146/CAC

(Pier St Limited)

Decision:

Application **GRANTED** conditionally, subject to inclusion of a third condition as follows –

- (3) the existing public access steps from Pier Street service lane to West Hoe Park shall not be demolished, or closed to the public, until the new pedestrian access steps from Pier Street service lane to West Hoe Park have been constructed in accordance with plans which have previously been submitted to and approved by the local planning authority.

(At the invitation of the Chair, the Committee heard representations against the application from Ward Councillor McDonald).

(At the invitation of the Chair, the Committee heard representations against the application from Ward Councillor Penberthy).

(At the invitation of the Chair, the Committee heard representations against the application from Ward Councillor Tuffin).

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

(Councillors Wheeler and Churchill declared personal interests in respect of this item).

(Councillor Wheeler's proposal for the inclusion of a third condition, having been seconded by Councillor Mrs Bowyer, was put to the vote and declared carried).

50. **EXEMPT BUSINESS**

There were no items of exempt business.

SCHEDULE OF VOTING

PLEASE NOTE

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

