

Planning Committee

Thursday 17 November 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: Ray Williams, Lead Officer, Mark Lawrence, Lawyer, and Katey Johns, Democratic Support Officer.

The meeting started at 1 pm and finished at 4.30 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.

59. 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
Councillor Tuohy	63.1 North Prospect Road, Plymouth 11/01384/REM	Tenant and Representative on Design Group for Developer	Prejudicial
Councillor Williams	63.1 North Prospect Road, Plymouth 11/01384/REM	Plymouth Community Homes Board Member	Personal
Councillor Stevens	63.2 67 Ebrington Street, Plymouth 11/01598/FUL	Knows the applicant	Personal
Councillor Lock	63.4 28 Ridge Road, Plymouth 11/01260//FUL	Publicly stated position on the application	Prejudicial

60. MINUTES

Agreed the minutes of the meeting held on 20 October 2011.

61. CHAIR'S URGENT BUSINESS

There were no items of Chair's urgent business.

62. **QUESTIONS FROM MEMBERS OF THE PUBLIC**

There were no questions from members of the public.

63. **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 63.1, 63.3, 63.4 and 63.5.

63.1 NORTH PROSPECT ROAD, PLYMOUTH 11/01384/REM

(Barratt Homes Exeter)

Decision:

Application **GRANTED** conditionally, subject to inclusion of the additional conditions and informative set out in the addendum report and an additional informative relating to the replacement of the removed chestnut tree elsewhere on the development site.

(Councillor Tuohy, having declared a prejudicial interest in respect of the above item, withdrew from the meeting).

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

(At the invitation of the Chair, the Committee heard representations in support of the application from Councillor Evans, ward member).

63.2 67 EBRINGTON STREET, PLYMOUTH 11/01598/FUL

(Mr Mohamed El Mohamdi)

Decision:

Application **WITHDRAWN**.

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

63.3 SOUTHWAY COMMUNITY COLLEGE, ROCKFIELD AVENUE, PLYMOUTH 11/01586/FUL

(Everything Everywhere Ltd)

Decision:

The Area Planning Manager highlighted an error in the report concerning the item's referral to Committee. Members were advised that the matter had been referred by the ward member as a result of concerns raised by residents and not his own personal concerns as reported.

Application **GRANTED** conditionally, subject to the inclusion of an additional condition relating to noise as set out below –

NOISE

(5) Noise from the telecommunication equipment within the cabinets at the base of the mast shall not exceed 5dB above the background level at the façade of any neighbouring noise sensitive properties on Skerries Road. The measurements and assessment shall be made in accordance to BS 4142:1997. If the noise levels are identified as exceeding this level, then noise mitigation measures shall be implemented on site within a month of the noise level recording, in accordance with details which shall have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of the nearby residents in accordance with policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

(Councillor Mrs. Bowyer's proposal to include an additional condition relating to noise, having been seconded by Councillor Delbridge, was put to the vote and declared carried).

63.4 28 RIDGE ROAD, PLYMOUTH I1/01260/FUL

(Mr A Reilly)

Decision:

Application **REFUSED** for the following reason –

IMPACT ON CHARACTER AND RESIDENTIAL AMENITY

(1) In the opinion of the Local Planning Authority, the use of the site for the parking of a 10 tonne lorry would result in regular and frequent comings and goings of the vehicle, that would be detrimental to the character of the area, and lead to conditions of noise and disturbance that would be harmful to the amenities and living conditions of neighbours of the site, as well as persons occupying the site. The use of the site for the parking of a 10 tonne lorry would also be harmful to the amenities and living conditions of neighbours, because of the vehicle's visual impact. The proposal is therefore contrary to policies CS17 and CS 34 of the Core strategy of Plymouth's Local Development Framework 2007 and the Development Guidelines Supplementary Planning Document 2009.

INFORMATIVE

The applicant is reminded that all conditions imposed on the planning permission granted under appeal reference APP/N1160/A/09/2118855 are still in force.

(Councillor Lock, having declared a prejudicial interest in respect of the above item, withdrew from the meeting).

(The Vice-Chair took the Chair for this item).

(At the invitation of the Chair, the Committee heard representations against the application from Councillors Mrs Beer and Lock, ward members).

(At the invitation of the Chair, the Committee heard representations against the application from a third party objector).

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

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

**63.5 THE TOWN HOUSE, 32 HARWELL STREET, PLYMOUTH.
11/01410/FUL**

(Town House (Plymouth) Ltd)

Decision:

Application **MINDED TO GRANT** conditionally, subject to a S106 Obligation, defer for further negotiation with developer and ward councilors (to include assessment of option of contribution toward community facilities, delegated to Assistant Director of Development (Planning Services) in consultation with Chair, Vice-Chair and Councillor Stevens.

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

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

(Councillor Wheeler's proposal to enter into further negotiation with the developer over the Section 106 Obligation, having been seconded by Councillor Williams, was put to the vote and declared carried).

**63.6 FORMER PLYMOUTH SUPERBOWL, COT HILL, PLYMOUTH
11/01492/FUL**

(Morston Assets Ltd)

Decision:

Application **GRANTED** conditionally.

63.7 ROLAND LEVINSKY BUILDING, UNIVERSITY OF PLYMOUTH

The Assistant Director of Development (Planning Services) informed the Committee that the timeframe for spending part of the S106 money received in connection with this application relating to public transport works was due to expire in December 2011. The Assistant Director indicated that officers in the Highways and Transport Service had indicated that they were in discussions with the University of Plymouth over extending the time period for the use of these funds.

64. PLANNING APPLICATION DECISIONS ISSUED

The Committee received a report of the Assistant Director of Development (Planning Services) on decisions issued for the period 8 October to 6 November 2011, including –

- Committee decisions
- Delegated decisions, subject to conditions where so indicated

- Applications withdrawn
- Applications returned as invalid

65. **APPEAL DECISIONS**

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

66. **EXEMPT BUSINESS**

There were no items of exempt business.

SCHEDULE OF VOTING (Pages 1 - 2)

PLEASE NOTE

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