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Planning Committee

Thursday 7 November 2013

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Mrs Bowyer (substitute for Councillor Darcy), Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Stark, Jon Taylor and Wheeler.

Apology for absence: Councillor Darcy

Also in attendance: Peter Ford, Lead Planning Officer, Julie Rundle, Senior Lawyer and Katey Johns, Democratic Support Officer.

The meeting started at 4 pm and finished at 8.10 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.

57. DECLARATIONS OF INTEREST

The following declaration of interest was made in accordance with the code of conduct –

Name	Minute No. and Subject	Reason	Interest
Councillor Mrs Bowyer	61.5 – Land at Seaton Neighbourhood, Plymouth 12/02027/OUT	Has engaged with Eggbuckland residents on the application	Open Declaration

58. MINUTES

Agreed the minutes of the meetings held on 10 and 24 October 2013.

59. CHAIR'S URGENT BUSINESS

There were no items of Chair's urgent business.

60. QUESTIONS FROM MEMBERS OF THE PUBLIC

The following questions were received from members of the public, in accordance with paragraph 10 of the Constitution.

Question No	Question By	Cabinet Member or Committee Chair	Subject
Q4 13/14	Mrs L Haydon	Chair of Planning Committee	Weston Mill Incinerator (11/00750/FUL)
Question: When planning permission was granted did Plymouth City Council planning officials know what MVV's Plan B was in case Whitecleaves application was refused?			
Response: The planning permission granted in 2011 when the Planning Committee was under Conservative control was in the light of the applicant's statement that apart from Buckfastleigh there were other sites which were capable of handling IBA within or with minor modifications to their current planning consents and environmental permits, and which do not change the basis of the statements made in the EfW CHP plant planning application. This statement was given in full in the Planning Committee report (page 13). The Council did not need to consider in detail where the IBA facility was going to be located as this was not a material planning consideration, when determining the planning application. It was the issue of achieving the 95% diversion of the IBA from landfill which was the planning priority. The issue of the location of the IBA facility is the sole responsibility for the applicant, as upheld in the subsequent Judicial Review.			

Question No	Question By	Cabinet Member or Committee Chair	Subject
Q5 13/14	Ms S Hillman	Chair of Planning Committee	Energy from Waste Plant
Question: What safeguards did the planning officer include in the planning permission granted to ensure the condition attached to it, re the 95% IBA recycling was met before the plant becomes operational and that meets it's legal obligations as a planning authority?			
Response: Planning permission for the incinerator was granted in 2011 before I became Chair. Questions on the granting of that permission should therefore be directed to those who voted for it: Councillors Nigel Churchill, Ken Foster, Wendy Foster and Lynda Bowyer, and former Councillors Tom Browne, Edward Delbridge and John Lock. The IBA will not arise until the plant is operational but the scheme for monitoring and managing the 95% requirement had to be agreed by the local planning authority prior to the main building being built. This was achieved by the application to discharge the condition which was submitted on the 19th July with addendum on 2nd August 2012. This application was considered, assessed and approved on the 9th August 2012.			

61. **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 61.2, 61.3, 61.6, 61.7 and 61.8.

61.1 7 LOOSELEIGH PARK, PLYMOUTH 13/01819/FUL

(Mr Graham Clark)

Decision

GRANTED conditionally

61.2 KING GEORGE V MEMORIAL PLAYING FIELDS, HAYE ROAD, PLYMOUTH 13/01545/FUL

(Old Plymothians and Mannameadians (OPMS) Rugby Football Club)

Decision:

Application **GRANTED** conditionally, subject to an amendment to condition (4) and the addition of condition (7):

HOURS OF OPERATION

(4) The movable floodlights hereby permitted shall not be operated outside the following times:

Floodlight positions on the three northern most pitches: 1600 hours to 2100 hours Monday to Saturday inclusive; nor at any time on Sundays and Bank or Public Holidays.

Floodlight positions on the most southerly pitch: 1600 hours to 2000 hours Monday to Saturday inclusive; nor at any time on Sundays and Bank or Public Holidays.

COLOUR OF STORAGE CONTAINER

(7) Colour of the storage container to be agreed prior to installation on site.

(Councillor Nicholson's proposal to add a new condition (7), having been seconded by Councillor Wheeler, was put to the vote and declared carried).

(Councillor Wheeler's proposal to amend condition (4), having been seconded by Councillor Jon Taylor, was put to the vote and declared carried).

61.3 91 LANGLEY CRESCENT, PLYMOUTH 13/01796/FUL

(Mr & Mrs John Mellor)

Decision:

GRANTED conditionally

61.4 61.4 5 COLLEGE PARK PLACE, PLYMOUTH 13/01755/FUL

(Miss Liza Barry)

Decision:

Application **DEFERRED** for further negotiations on modifications to its overall length and height, prior to it being brought back to Committee for determination

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

(A Planning Committee site visit was held on 7 November 2013 in respect of this item).

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

61.5 LAND AT SEATON NEIGHBOURHOOD, PLYMOUTH 12/02027/OUT

(KDR (Forder Valley) Ltd)

Decision:

Application **GRANTED** conditionally subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 31 January 2014

(Councillor Mrs Bowyer made an open declaration in respect of this item).

(The Committee heard representations in support of the application).

61.6 LONGFIELD HOUSE, GREENBANK ROAD, PLYMOUTH 13/01103/FUL

(ALDI Stores Limited)

Decision:

Application **GRANTED** conditionally, subject to the following amendment to condition (14) and inclusion of an additional informative (8):

MANAGEMENT OF STUDENT ACCOMMODATION

(14) Before occupation of the accommodation hereby approved, a management plan for the operation of the accommodation, which shall include contact details (including postal address, email address and telephone number) of the person to be contacted regarding any issues arising from the use of the building or its curtilage and shall include a commitment to keep this information up to date, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall thereafter be adhered to strictly at all times.

INFORMATIVE: LAND WITHIN THE BLUE LINE

(8) The Local Planning Authority notes the area of land to the north-west of the development site, that lies within the blue line on the site location plan, is derelict and would encourage the applicant to consider the redevelopment of this site to the benefit of local residents.

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

(Councillor Nicholson's proposal to amend condition (14), having been seconded by Councillor Stevens, was put to the vote and declared carried).

(Councillor Nicholson's proposal for an additional informative (8), having been seconded by Councillor Stevens, was put to the vote and declared carried).

(A Planning Committee site visit was held on 7 November 2013 in respect of this item).

**61.7 LONGFIELD HOUSE, GREENBANK ROAD, PLYMOUTH
13/01104/LBC**

(ALDI Stores Limited)

Decision:

Application **GRANTED** conditionally

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

(A Planning Committee site visit was held on 7 November 2013 in respect of this item).

61.8 5 HILL LANE, PLYMOUTH 13/01363/FUL

(Leander Developments Ltd.)

Decision:

Application **GRANTED** conditionally.

(The Committee heard representations from Councillor Ball, ward member).

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

(Councillor Nicholson's proposal to refuse the application, having been seconded by Councillor K Foster, was put to the vote and declared lost).

(A Planning Committee site visit was held on 7 November 2013 in respect of this item).

62. PLANNING APPLICATION DECISIONS ISSUED

The Committee received a report from the Assistant Director Planning Services on decisions issued for the period 1 to 28 October 2013, including –

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

- Applications withdrawn
- Applications returned as invalid

The Lead Planning Officer reported on an error in the delegated decisions schedule relating to the Sherford New Community (application number 06/02036/OUT). This application had not yet been determined.

Members noted the planning applications issued.

63. **APPEAL DECISIONS**

Members noted the appeal decisions.

64. **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.

PLANNING COMMITTEE – 7 November 2013

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
61.1 7 LOOSELEIGH PARK, PLYMOUTH 13/01819/FUL Officer's Recommendation	Councillors Stevens, Tuohy, Mrs Bowyer, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Jon Taylor and Wheeler				Councillor Stark
61.2 KING GEORGE V MEMORIAL PLAYING FIELDS, HAYE ROAD, PLYMOUTH 13/01545/FUL Amendment to Condition (3) Amendment to Condition (4) Officer's Recommendation	Councillors Stevens, Tuohy, Mrs Bowyer, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Jon Taylor and Wheeler Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith, Jon Taylor and Wheeler Councillors Stevens, Tuohy, Mrs Bowyer, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Jon Taylor and Wheeler	Councillor K Foster	Councillor Stark Councillors Mrs Bowyer, Mrs Foster, Nicholson and Stark Councillor Stark		
61.3 91 LANGLEY CRESCENT, PLYMOUTH 13/01796/FUL Officer's Recommendation	Unanimous				

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
61.4 5 COLLEGE PARK PLACE, PLYMOUTH 13/01755/FUL Deferral	Unanimous				
61.5 LAND AT SEATON NEIGHBOURHOOD, PLYMOUTH 12/02027/OUT Officer's Recommendation	Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith, Stark, Jon Taylor and Wheeler		Councillors Mrs Foster, K Foster and Nicholson	Councillor Mrs Bowyer	
61.6 LONGFIELD HOUSE, GREENBANK ROAD, PLYMOUTH 13/01103/FUL Amendment to Condition (14) Additional Informative (8) Officer's Recommendation	Unanimous Unanimous Unanimous				
61.7 LONGFIELD HOUSE, GREENBANK ROAD, PLYMOUTH 13/01104/LBC Officer's Recommendation	Unanimous				
61.8 5 HILL LANE, PLYMOUTH 13/01363/FUL Proposal to Refuse Officer's Recommendation	Councillors Mrs Bowyer, Mrs Foster, K Foster, Nicholson and Stark Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith, Jon Taylor and Wheeler	Councillors Stevens, Tuohy, Sam Davey, Jarvis, John Smith, Jon Taylor and Wheeler Councillors Mrs Bowyer, Mrs Foster, K Foster, Nicholson and Stark			