

# Public Document Pack

## Planning Committee

Thursday 15 January 2015

### PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

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

Apologies for absence: Councillors Jarvis and Stark.

Also in attendance: Peter Ford (Lead Officer), Mark Lawrence (Lawyer) and Katey Johns (Democratic Support Officer).

The meeting started at 4 pm and finished at 8.26 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.*

### 75. DECLARATIONS OF INTEREST

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

Name	Minute No and Item	Reason	Interest
Councillor Patrick Nicholson	79.3 – 311 Hemerdon Heights, Plymouth 14/02054/FUL	Referred item to committee	Personal

### 76. MINUTES

Agreed the minutes of the meeting held on 4 December 2014.

### 77. CHAIR'S URGENT BUSINESS

There were no items of Chair's urgent business.

### 78. QUESTIONS FROM MEMBERS OF THE PUBLIC

There were no questions from members of the public.

### 79. 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. Addendum reports were submitted in respect of minute numbers 79.3, 79.4 and 79.5.

**79.1 20 ST JOHNS DRIVE, PLYMOUTH I4/02148/FUL**

Mr John Douglas

Decision:

Application **GRANTED** conditionally.

**79.2 SOUTHVIEW, WOODSIDE, PLYMOUTH I4/02158/FUL**

Mr Romuald Boco

Decision:

Application **REFUSED** on the grounds of unsatisfactory levels of amenity for future occupiers and the development not being compatible with the character of the area in terms of siting and layout. This relates to Core Strategy Policies CS34.4 and CS15.5.

(The Committee heard from Councillor Ricketts, ward member, speaking against the application).

(The Committee heard representations against the application).

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

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

(A Planning Committee site visit was held on 14 January 2015 in respect of this application).

**79.3 311 HEMERDON HEIGHTS, PLYMOUTH I4/02054/FUL**

Mr Mark Secker

Decision:

Application **DEFERRED** for further negotiation in respect of the following –

- (1) bringing the proposed development off the boundary with 310 Hemerdon Heights by 600mm;
- (2) including an additional condition relating to retention of the boundary hedge;
- (3) considering alternative options for the roof pitch of the single-storey rear extension.

Where satisfactory agreement is reached on the above matters, approval to be delegated to the Assistant Director for Strategic Planning and Infrastructure, in consultation with Chair, Vice-Chair and Councillor Darcy. Where agreement cannot be resolved, the application to be brought back to Committee for determination.

(The Committee heard from Councillor Patrick Nicholson, ward member, speaking against the application).

(The Committee heard representations against the application).

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

(Councillor Patrick Nicholson declared a personal interest in the above item and did not participate in the debate).

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

(A Planning Committee site visit was held on 14 January 2015 in respect of this application).

(A brief adjournment of the meeting took place immediately after consideration of this item at 6 pm and the meeting reconvened at 6.08 pm).

#### **79.4 FORMER MEGABOWL, PLYMOUTH ROAD, PLYMOUTH 14/01281/FUL**

Lidl UK

Decision:

Application **GRANTED** conditionally, subject to the following –

- (1) an additional condition requiring the applicant to undertake a review of the impact on the highway after 12 months' of operation in order to establish the effectiveness of the proposed traffic management system;
- (2) an amendment to Condition 3 to include the junction of Great Woodford Drive within the traffic signal upgrade;
- (3) an amendment to Condition 12 to include, at the end of the condition, the words ' ... and will not be implemented until after the work is complete'.

(The Committee heard from Councillor Mrs Beer, ward member, speaking in support of the application).

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

(Councillor Patrick Nicholson's proposal to add/amend conditions, having been seconded by the Chair, was put to the vote and declared carried).

(A Planning Committee site visit was held on 14 January 2015 in respect of this application).

**79.5 DRAKE'S ISLAND, PLYMOUTH I4/00001/FUL AND I4/00002/LBC**

Rotolok (Holdings) Ltd.

Decision:

Application **MINDED TO GRANT**, defer until a March 2015 Planning Committee to allow negotiations to continue to resolve outstanding issues in respect of flood risk, impacts on the Special Protection Area (SPA) and impacts on the Special Area of Conservation (SAC) and for officers to prepare and consult upon a Habitat Regulations Assessment.

(The Committee heard representations against the application).

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

(Councillor Patrick Nicholson's proposal to amend the officer's recommendation to reflect the Committee being Minded to Grant the application, having been seconded by the Chair, was put to the vote and declared carried).

**80. PLANNING APPLICATION DECISIONS ISSUED**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 24 November 2014 to 4 January 2015.

**81. APPEAL DECISIONS**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate.

**82. EXEMPT BUSINESS**

There were no items of exempt business.

**SCHEDULE OF VOTING** (Pages 5 - 6)

\*\*\*PLEASE NOTE\*\*\*

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

**PLANNING COMMITTEE –15 January 2015****SCHEDULE OF VOTING**

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
79.1	20 St Johns Drive, Plymouth 14/02148/FUL	Unanimous				
79.2	Southview, Woodside, Plymouth 14/02158/FUL  Amended Recommendation - Proposal to Refuse	Councillors Stevens, Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Morris, Mrs Nicholson, Patrick Nicholson, John Smith and Kate Taylor.	Councillors Jon Taylor and Tuohy			
79.3	311 Hemerdon Heights, Plymouth 14/02054/?FUL  Amended Recommendation – Proposal to Defer	Councillors Stevens, Tuohy, Mrs Bowyer, Darcy, Sam Davey, K Foster, Mrs Foster, Mrs Nicholson, John Smith, Jon Taylor and Kate Taylor.	Councillor Morris		Councillor Nicholson	
79.4	Former Megabowl, Plymouth Road, Plymouth 14/01281/FUL  Amended Recommendation – Proposal to add / change conditions	Unanimous				
79.5	Drakes Island, Plymouth 14/00001/FUL 14/00002/LBC  Amended Recommendation – Proposal to be Minded to Grant etc.	Unanimous				

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