

## **Planning Committee**

**Thursday 7 April 2016**

### **PRESENT:**

Councillor Nicholson, Joint Chair in the Chair.

Councillor Stevens, Joint Chair.

Councillors Mrs Aspinall, Mrs Bowyer, Mrs Bridgeman, Darcy, Sam Davey, K Foster, Jarvis, Kelly, Nicholson, Ricketts, Stevens, Jon Taylor and Kate Taylor.

Also in attendance: Kristin Barnes (Democratic Support Officer), Mark Lawrence (Lawyer) Peter Ford (Head of Development Management, Strategic Planning and infrastructure).

The meeting started at 4.00 pm and finished at 7.20 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.*

#### 128. **Declarations of Interest**

There were no declarations of interest in respect of items on this agenda.

#### 129. **Minutes**

Agreed the minutes of the meeting held on 10 March subject to an amendment showing that Councillor K Foster abstained from voting on agenda item 6.4 – Drake's Island.

#### 130. **Chair's Urgent Business**

Councillor Nicholson raised that as this was the last meeting it was usual to give an overview of the committee's performance for the preceding 12 months. 95% of major, 91% minor and 96% of "other" planning applications were determined in time. Councillor Nicholson expressed his appreciation to the department and the Committee for contributing to this performance. The Council has been nationally recognised for its excellent work by winning the Planning Resource Planning Team of the Year award and Strategic Planning award for the Plymouth Plan.

Councillor Nicholson also voiced his appreciation to Councillor Stevens as his co-chair.

Councillor Stevens echoed Councillor Nicholson's words.

Councillor Darcy agreed that this year has been unique and has been a positive and productive year.

131. **Questions from Members of the Public**

There were no questions from members of the public.

132. **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.

133. **47 Hemerdon Heights, Plymouth - I6/00196/FUL**

Mr Nick Cox

Decision:

Application GRANTED conditionally.

134. **51 Furzehill Road, Plymouth - I6/00260/FUL**

Mr Andrew Chan

Decision:

Application Refused due to the overconcentration of Houses of Multiple Occupation (HMOs) in the area.

135. **Derrys Department Store, 88 Royal Parade, Plymouth - I6/00030/FUL**

Thames Bank Property Company Ltd

Decision:

Application **GRANTED** conditionally subject to S106 Obligation – approval subject to the completion of a S106 agreement delegated to the Assistant Director for Strategic Planning and Infrastructure to refuse if not signed by target date (11 April 2016) or other date agreed through an extension of time.

Paragraph 5 of the report deleted as not relevant to the application.

Conditions 3, 19, 20, 25 and 27 amended to clarify that the conditions do not relate to existing occupiers of the retail units.

(The Committee heard representations against the application)

(The Committee heard representations in support of the application)

(Councillor Nicholson's proposal to amend the conditions of the application, having been seconded by Councillor Stevens, was put to the vote and declared carried)

136. **Derrys Department Store, 88 Royal Parade, Plymouth - I6/00028/FUL**

Thames Bank Property Company Ltd

Decision:

Application **GRANTED** conditionally subject to a S106 Obligation – approval subject to the completion of a S106 agreement delegated to the Assistant Director for Strategic Planning & Infrastructure to refuse if not signed by target date (11 April 2016) or other date agreed through an extension of time.

Paragraph 5 of the report deleted as not relevant to the application.

Conditions 3, 19, 20, 25 and 27 amended to clarify that the conditions do not relate to existing occupiers of the retail units.

(The Committee heard representations against the application)

(The Committee heard representations in support of the application)

(Councillor Nicholson's proposal to amend the conditions of the application, having been seconded by Councillor Stevens, was put to the vote and declared carried)

137. **282 Outland Road, Plymouth - I5/01619/FUL**

WM Morrison Supermarkets Plc

Decision:

Application **Deferred** to ask the applicant to amend the description to state that delivery hours should only be amended to 0700 to 2130 Monday to Friday and for the current delivery hours on Saturday to remain the same. Delegated authority to the Assistant Director of Strategic Planning and Infrastructure to determine subject to any further letters of representation received. If the applicant is not willing to amend the description delegated to the Assistant Director of Strategic Planning and Infrastructure to refuse.

(The Committee heard from Councillor John Mahony, ward councillor, speaking against the application)

(Councillor Nicholson's proposal to defer for the applicant to consider amending the description of the application, having been seconded by Councillor Darcy, was put to the vote and declared carried)

138. **Former Downham Special School, Horn Lane, Plymouth - I5/01520/FUL**

Rebecca Millman

Decision:

Application **Deferred** for the Applicant to consider a reduction in height or repositioning of the three story units within the development.

(The Committee heard from Councillor Michael Leaves, ward councillor, speaking against the application)

(The Committee heard representations against the application)

(The Committee heard representations in support of the application)

139. **Former Hooe Lake Quarry, Land off Barton Road, Plymouth - I6/00175/FUL**

Barratt David Wilson

Decision:

Application **GRANTED** Conditionally subject to a S106 Obligation in accordance with agreed timescales. Delegated authority to the Assistant Director of Strategic Planning & Infrastructure to refuse if not met.

(The Committee heard representations against the application)

(The Committee heard representations in support of the application)

140. **Longroom, I Pound Street, Plymouth - I5/01729/FUL**

Miss Lorna Rice

Decision:

Application **GRANTED** conditionally

An additional condition to be added to state that the new gates to the car-parking area shall remain closed at all times when not in use.

(The Committee heard from Councillor Tuffin, ward councillor, speaking against the application)

(A Planning Committee site visit was held on Wednesday 6 April 2016 in respect of this application)

141. **Longroom, I Pound Street, Plymouth - I5/01730/LBC**

Miss Lorna Rice

Decision:

Application **GRANTED** conditionally

(A Planning Committee site visit was held on Wednesday 6 April 2016 in respect of this application)

142. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 1 March 2016 to 23 March 2016.

143. **Appeal Decisions**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate. Peter Ford brought to Members' attention that the appeal at Cundy Close (15/00414/FUL) was dismissed and therefore the condition relating to photo voltaic cells will need to be implemented by the developer. Also the appeal at Aberdeen Avenue (15/01380/FUL) was upheld and full costs have been awarded against the Council.

**SCHEDULE OF VOTING**

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## PLANNING COMMITTEE – 7 April 2016

## SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	47 Hemerdon Heights, Plymouth - 16/00196/FUL  Grant Conditionally	Unanimous				
6.2	51 Furzehill Road, Plymouth - 16/00260/FUL  Refuse	Unanimous				
6.3	Derrys Department Store, 88 Royal Parade, Plymouth - 16/00028/FUL  Grant conditionally subject to S106 Obligation - approval subject to the completion of a S106 agreement delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if not signed by target date (11th April 2016) or other date agreed through an extension of time	Councillors Mrs Aspinall, Mrs Bowyer, Bridgeman, Darcy, Sam Davey, Ken Foster, Jarvis Kelly, Nicholson, Jon Taylor, Kate Taylor, Stevens		Councillor Ricketts		
6.4	Derrys Department Store, 88 Royal Parade, Plymouth - 16/00030/FUL  Grant conditionally subject to S106 Obligation - approval subject to the completion of a S106 agreement delegated to Assistant Director for Strategic Planning and Infrastructure to refuse if not signed by target date (11th April 2016) or other date agreed through an extension of time	Councillors Mrs Aspinall, Mrs Bowyer, Bridgeman, Darcy, Sam Davey, Foster, Jarvis Kelly, Nicholson, Jon Taylor, Kate Taylor & Stevens		Councillor Ricketts		

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.5 282 Outland Road, Plymouth - 15/01619/FUL  Defer for the Applicant to consider amending the description of their application. Delegated authority to the Assistant Director of Strategic Planning & Infrastructure to refuse if applicants are unwilling to amend the description.	Unanimous				
6.6 Former Downham Special School, Horn Lane, Plymouth - 15/01520/FUL  Deferred for the Applicant to consider a reduction in height or repositioning of the three story units within the development.	Councillors Mrs Bowyer, Mrs Bridgeman, Darcy, Foster, Kelly, Nicholson, , & Ricketts	Councillors Mrs Aspinall, Sam Davey, Jarvis, Stevens & Kate Taylor	Jon Taylor		
6.7 Former Hooe Lake Quarry, Land off Barton Road, Plymouth - 16/00175/FUL  Grant Conditionally Subject to a S106 Obligation in accordance with agreed timescales. Delegated authority to the Assistant Director of Strategic Planning & Infrastructure to refuse if not met	Councillors Mrs Aspinall, Mrs Bowyer, Bridgeman, Sam Davey, Jarvis, Kelly, Nicholson, Stevens, Jon Taylor, Kate Taylor	Councillors Ricketts and Foster			
6.8 Longroom, 1 Pound Street, Plymouth - 15/01729/FUL  Grant Conditionally	Councillors Mrs Aspinall, Mrs Bridgeman Darcy, Jarvis, Davey, Nicholson, Stevens, Jon Taylor, Kate Taylor	Councillor Mrs Bowyer	Councillors Ricketts, Foster & Kelly		
6.9 Longroom, 1 Pound Street, Plymouth - 15/01730/LBC  Grant Conditionally	Councillors Mrs Aspinall, Mrs Bridgeman, Darcy, Sam Davey, Jarvis, Nicholson, Stevens, Jon Taylor, Kate Taylor		Councillors Mrs Bowyer, Foster, Kelly, Ricketts		