

Planning Committee

Thursday 27 July 2017

PRESENT:

Councillor Wogens, in the Chair.
Councillor Mrs Bridgeman, Vice Chair.
Councillors Ball, Cook, Sam Davey, Fry (substitute for Councillor Fletcher), Kelly, Morris (substitute for Councillor Winter), Mrs Pengelly, Sparling, Stevens and Tuohy.

Apologies for absence: Councillors Fletcher and Winter.

Also in attendance: Peter Ford (Head of Development Management, Strategic Planning and Infrastructure), Julie Parkin (Senior Lawyer) and Lynn Young (Democratic Support Officer).

The meeting started at 2.00 pm and finished at 7.25 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.

21. **Declarations of Interest**

There were no declarations of interest made by Councillors in accordance with the code of conduct.

22. **Minutes**

Agreed the minutes of the meeting held on 29 June 2017.

23. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

The following question was received from a member of the public for this meeting, in accordance with part B, paragraph 11 of the Constitution.

Question No.	Question by	Committee Chair	Subject
Q1 17/18	Mr Ben Bolgar	Councillor Wogens	Sherford Review Panel
Question: Does the committee think removing the Sherford Review Panel (the expert panel			

formed to uphold design standards) and removing significant mandatory elements of the Town Code (retail/building materials) will substantially increase car journeys and allow for the dumbing down of design quality? If not can they evidence the response?

Response:

The application is not seeking to undermine the overall vision for the new community, and indeed, the existing conditions and obligations that control the spatial vision for the development would be retained. Whilst a number of mandatory requirements from the existing code are proposed to be removed, this is to enable more flexible solutions at the site, to enable Sherford to respond to demands and external influences. The application proposes alternative means and processes to ensure that subsequent design standards are achieved and must be agreed before work on the detailed designs can begin.

The application is on the Planning Committee agenda for Members to consider the appropriateness of removing the Sherford Review Panel and revisions to the Town Code.

25. **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.

26. **7 Dean Road, Plymouth, PL7 4HE - 17/01289/FUL**

Mrs Naomi Cook

Decision:

Application **GRANTED** conditionally.

27. **Former Quality Hotel, Cliff Road, Plymouth, PL1 3BE - 17/00952/FUL**

Henley Real Estate Developments Ltd

Decision:

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

- (1) Include a Planning Obligation in the Section 106 - Priority for the £1M contribution for off-site affordable housing to be used in the St Peter & The Waterfront ward, however if there is not the opportunity to use the monies in this ward, it should be used for priority sites elsewhere in the city;
- (2) The final wording of Condition 3 to be delegated to the Assistant Director for Strategic Planning & Infrastructure in consultation with the Chair, Vice Chair and lead opposition member, and the matter to be referred back to Planning Committee if an agreement cannot be reached.

(The Committee heard from Councillor Chris Penberthy, ward councillor, speaking against this application)

(The Committee heard representations against this application)

(The Committee heard from the applicant)

(A Planning Committee site visit was held on Monday 24 July 2017 in respect of this application)

(A brief adjournment of the meeting took place immediately after consideration of this item at 4.40 pm and the meeting reconvened at 4.50 pm)

28. **Legacy Plymouth International Hotel, 270 Plymouth Road, Plymouth, PL6 8NH - 17/01167/S73**

Eop II Prop Co I S.A.R.L

Decision:

Application **GRANTED** conditionally.

(The Committee heard from the applicant's agent)

29. **"Sherford New Community", Land South/Southwest of A38 Deep Lane and East of Hays Road, Elburton, Plymouth - 17/00998/S73**

Sherford New Community Consortium

Decision:

Application **REFUSED** on the grounds that it was contrary to Policy CS02 (of the Core Strategy) and Policy PLY48 (of the Joint Local Plan).

(The Committee heard representations against this application)

(The Committee heard from the applicant's agent)

(Councillor Stevens' proposal to defer the application to allow the applicant the opportunity to retain the Sherford Review Panel, undertake a meaningful public consultation, and allow changes to the Town Code that allow flexibility in the building type, having been seconded by Councillor Morris, was put to the vote and lost)

(Councillor Kelly's proposal to refuse the application on the grounds that it was contrary to Policy CS02 and Policy PLY48 (of the Joint Local Plan), having been seconded by Councillor Mrs Pengelly, was put to the vote and declared carried)

30. **I Magdalen Gardens, Plymouth, PL7 INX - 17/01252/FUL**

Mr & Mrs Lindsay

Decision:

Application **GRANTED** conditionally.

(The Committee heard from the applicant)

(A Planning Committee site visit was held on Monday 24 July 2017 in respect of this application)

31. **Kingfisher Way, Plymstock - TPO 513**

The Committee considered the report of the Strategic Director for Place regarding objections to Tree Preservation Order No. 513 at Kingfisher Way.

Agreed that Tree Preservation Order No. 513 is confirmed without modification.

(The Committee heard representations in support of this application)

(Councillor Fry left the meeting part way through this agenda item)

32. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions determined since last Committee.

33. **Appeal Decisions**

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

Schedule of Voting

Please note

A schedule of voting relating to the meeting is attached as a supplement to these minutes.

Planning Committee – 27 July 2017

Schedule Of Voting

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
26	7 Dean Road, Plymouth, PL7 4HE – 17/01289/FUL	Unanimous				
27	Former Quality Hotel, Cliff Road, Plymouth, PL1 3BE – 17/00952/FUL	Councillors Ball, Mrs Bridgeman, Cook, S Davey, Fry, Kelly, Mrs Pengelly, Sparling, Stevens, Tuohy and Wigans	Councillor Morris			
28	Legacy Plymouth International Hotel, 270 Plymouth Road, Plymouth, PL6 8NH – 17/01167/S73	Unanimous				
29	Sherford New Community, Land South/south West of A38 Deep Lane and East of Hays Road, Elburton, Plymouth – 17/00998/S73					
	Amended recommendation 1 – DEFER <i>(NB Chair used his casting vote to vote against this recommendation)</i>	Councillors Mrs Bridgeman, S Davey, Morris, Sparling, Stevens and Tuohy	Councillors Ball, Cook, Fry, Kelly, Mrs Pengelly and Wigans			
	Amended recommendation 2 – REFUSE <i>(NB Councillor Tuohy did not vote on this recommendation)</i>	Councillors Ball, Mrs Bridgeman, Cook, Fry, Kelly, Mrs Pengelly and Wigans	Councillors S Davey, Morris and Stevens	Councillor Sparling		

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
30	I Magdalen Gardens, Plymouth, PL7 INX – 17/01252/FUL	Unanimous				
31	Kingfisher Way, Plymstock – TPO 513	Councillors Ball, Mrs Bridgeman, Cook, S Davey, Kelly, Morris, Mrs Pengelly, Sparling, Stevens, Tuohy and Wigans				Councillor Fry