

# Planning Committee

Thursday 13 December 2018

## PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Churchill (substitute for Councillor Rebecca Smith), Corvid, Derrick, Mrs Johnson, Kelly, Loveridge, Morris, Nicholson, Mrs Pengelly, Tuffin and Winter.

Apologies for absence: Councillor Rebecca Smith

Also in attendance: Mark Lawrence (Lawyer), Chris Watson (Planning Consents & Compliance Manager), Helen Rickman (Democratic Advisor) and Jamie Sheldon (Democratic Advisor).

The meeting started at 4.00 pm and finished at 6.20 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.*

## 57. **Declarations of Interest**

There were no declarations in accordance with the code of conduct.

## 58. **Minutes**

Agreed the minutes of the meeting held on 8 November 2018.

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

There were no items of Chair's urgent business.

## 60. **Questions from Members of the Public**

There were no questions from members of the public.

## 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 Conservations Areas) Act, 1990.

62. **I Ronsdale Close, Plymouth, PL9 7QZ**

Mrs Sharon Reeves

Decision:

Granted Conditionally.

63. **53 Valley Road, Plymouth, PL7 1RF**

Conrad Energy (Developments) Limited

Decision:

Delegated authority to the Service Director for Service Director for Strategic Planning & Infrastructure, in consultation with Chair, Vice Chair and Shadow Planning Lead, to grant planning permission subject to additional, and amended conditions, and with delegated authority to refuse the application if the Applicant does not accept the amended hours of operation condition.

1. That the noise level of the plant does not increase to louder than the background noise at any residential property when measured from the outside of those properties (CS22 and CS34, policy dev 1 and dev 2)
2. All equipment installed on site as a result of this approval shall be regularly serviced and maintained in accordance with the manufacturer's specifications including any systems designed to control emissions to air. In the event of their being any site failure which results in noticeable increase in emissions to air or within one month of a written request from the local planning authority, an assessment of the air quality impact associated with the operation of the site shall submitted to the local planning authority. (CS22 and CS34)
3. Specific hours of operation and limitation of the plant are delegated to the Service Director for Planning & Infrastructure in consultation with the Chair, Vice Chair and Opposition Lead for Planning.
4. That the Code of Practice forms part of the conditions of the application.

(A Planning Committee site visit was held on 12 November 2018 in respect of this application).

(The Committee heard from Councillor Mrs Beer, Plympton Erle Ward Councillor)

(The Committee heard a representation against this application)

(The Committee heard from the applicant's agent).

64. **Planning Enforcement**

Chris Watson (Planning Consents & Compliance Manager) provided members with an update on planning enforcement.

The following key points were highlighted:

- (a) Plymouth City Council's approach to planning compliance accorded with advice from National Planning Policy Framework 2018, the National Planning Policy Guidance 2016 and the Council's own Planning Enforcement Policy 2017;
- (b) key components of planning compliance included the remedying of situations via negotiation; discretionary action via an assessment of harm; proportionate action and the imposition of penalties if required;
- (c) enforcement action should be taken for planning reasons and not used to duplicate areas of legal control;
- (d) all complaints reported to the planning enforcement team were investigated however, due to the size of the team, timescales were dependent on priorities;
- (e) officers had been undertaking proactive initiatives with regards to untidy store development sites and untidy historic buildings in Union Street; eight untidy land notices had been issued in November 2018. Owners would then have three months to carry out the works requested otherwise legal proceedings could be initiated;
- (f) the impact of inconsiderate construction practices upon local surroundings and residents, including parking and noise, was referred to in the Council's Code of Construction however wording was due to be reassessed to help tackle concerns.

Comments and questions relating to the following areas were highlighted by Members:

In response to questions raised it was reported that:

- (g) owners of rented properties were, by law, able to display a genuine 'to-let' sign advertising the premises for 14 days after the property had been let however it was considered that signs were left displayed in excess of this period of time to advertise their company/ business other than the advertisement of the property itself; Officers were actively looking to tackle this issue and several removal notices had been sent out;
- (h) Officers would reassess the tone of the language used within the document, specifically with regards to protocol, anonymity and investigation timescales;
- (i) Officers took on board comments regarding the suggestion for the developers to display a contact number for local residents to call if problems occurred.

Members thanked Chris and his team for the report and the hard work undertaken to date.

65. **Planning Application Decisions Issued**

The Committee noted the report from the Service Director for Strategic Planning and Infrastructure on decisions issued since the last meeting.

66. **Appeal Decisions**

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

67. **Exempt Business**

There were no items of exempt business.

**Voting Schedule**

(Pages 5 - 6)

\*\*\* Please note \*\*\*

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

**PLANNING COMMITTEE – 13 December 2018****SCHEDULE OF VOTING**

<b>Minute number and Application</b>		<b>Voting for</b>	<b>Voting against</b>	<b>Abstained</b>	<b>Absent due to interest declared</b>	<b>Absent</b>
6.1	Minute 62  1 Ronsdale Close, Plymouth, PL9 7QZ	Unanimous				
6.2	Minute 63  53 Valley Road, Plymouth, PL7 1RF	Councillors Stevens, Tuohy, Tuffin, Winter, Corvid, Morris, Derrick.	Councillors Mrs Johnson, Loveridge, Nicholson, Mrs Pengelly, Churchill.	Councillor Kelly		

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