

PLANNING COMMITTEE

20th October 2022

Present: Councillor Chris Mitchell in the Chair

Councillors Agar (Vice-Chair), Barnes, Bisset, Cleary, Desayrah, Lawrance (in place of Councillor Allcott), Lewing and Roberts

Apologies: Councillors Allcott and Amos

56 Declarations of Interest

None.

57 Minutes of Previous Planning Committee

RESOLVED: That the minutes of the meeting held on 29th September 2022 be approved as a correct record and signed by the Chair.

58 Minutes of Previous Conservation Advisory Panel

RESOLVED: That the minutes of the Conservation Advisory Panel be received.

59 Site Visits

There were no site visits.

60 Public Participation

None.

61 Public Representation

None.

62 Application 22/00405/FUL - Pitmaston House, Malvern Road

Introduction

The Committee considered an application for the proposed change of use from C3 residential to C1 hotel/guest house use at Pitmaston House, Malvern Road.

Reason Why Being Considered by Planning Committee

The application had been referred to Planning Committee at the request of Councillor Amos.

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the site itself, relevant policies, planning history and representations and consultations where applicable.

The Committee's attention was drawn to the late papers which related to the following:

- The amendment of condition 2 following the submission of revised floor plans;
- Amendment to the Officer recommendation following the associated withdrawal of application 22/00586/LB; and
- Comments received from Councillor Amos, local ward Member, who was unable to attend the meeting.

Officer Presentation

Then information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation for the item.

Public Representations

There had been no one registered to speak on the application.

Key Points of Debate

- In response to a question as to why the Listed Building application had been withdrawn from the agenda, the Development Management Service Manager confirmed that the Listed Building consent is only required for alterations to the building, as this application was purely for change of use, Listed Building consent was not required at this time.
- Members commented that the access road is shared with the school and the restriction on the hours of deliveries was questioned. The Planning Officer identified that condition 7 identifies some restrictions namely no deliveries outside 9.00am and 5.00pm, Monday to Saturday. Although acknowledging this, it was pointed out that there would be lunchtime and part-time staff to consider.
- Although the access referred to is not the main access for teachers and pupils, the Development Management Service Manager suggested that if Members agreed delegated authority could be given to the Chair and Vice Chair to double check whether the condition is accurate in terms of this access point, and if it is an issue the hours could be amended. This was agreed by Committee Members.
- The hours of use of the terrace and pool as raised by the local Ward Member, were of concern to residents and also referred to by Members, considering the previous history of the site.

The Development Management Service Manager in response stated that the proposal is for a hotel which will be staffed 24 hours and that conditions 10, 11 and 12 require the submission of a noise management plan for the site which will be monitored and investigated if need be.

- In referring to conditions 11 and 12 relating to the outside terrace area hours of use and no music to be played, it was considered by Members that the applicant may wish to change this particularly in the summer weather. The Development Management Service Manager in response stated that the agent for the applicant has been cognisant of what the committee and neighbours have said previously and are happy with the conditions proposed. It may be that in 12 months they change their minds, but an application would need to come back to committee for determination.
- Members considered this to be an important building and conditions have been a concern previously, but consider these have now been vastly improved providing they are adhered to. The Chair stated that the noise management plan for the premises gives that reassurance.
- Members asked if the Blue Plaque could be retained and maintained, which was noted by the Development Management Service Manager.

A proposal to approve the application had been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who was eligible to vote. Following the recording of the votes the proposal to approve was agreed as follows, subject to the amendment of condition 2 as set out in the late paper and the investigation of condition 7, relating to deliveries, to ensure there is no conflict with school traffic.

For - 9
Against - 0
Abstentions - 0

RESOLVED: That the Committee

- 1. grant planning permission subject to the conditions set out in section 9 of the report, amendment of condition 2 as set out in the late paper and to the investigation of condition 7 (relating to deliveries) to ensure there is no conflict with school traffic; and**
- 2. delegates authority to the Corporate Director – Planning and Governance, subject to consultation with the Chair and Vice Chair of the Planning Committee, to confirm the final wording of the above and issue the Decision Notice.**

63 Application 22/00586/LB - Pitmaston House, Malvern Road

The application was not considered by Planning Committee as it had been withdrawn by the agent (see previous minute).

64 **Annual Review of Planning Decisions**

The Committee received a report to agree the arrangements for the annual site inspection of a sample of implemented planning decisions for all Councillors.

Section 13 of the 'Good Practice Protocol for Councillors and Employees Dealing with Planning Matters' (Part 12 of the Council's Constitution) recommends that Councillors visit a sample of sites where planning permissions have been implemented in order to assess the quality of those decisions and outcomes on the ground. Whilst this should be done annually, this has not been possible over the last few years.

Previously organised site visits have focused on a cross-section of development types. All Councillors will be encouraged to take this opportunity to view the selection of implemented developments across the City.

The recommended sites visits by officers were highlighted at paragraph 3.1 of the report and it was proposed that a maximum of six sites would be visited to make the inspections manageable on the day. Members were encouraged to suggest other sites for inclusion and to let the Head of Planning know by Friday 28th October.

Committee Members were informed that the suggested date and time for the site visits was Thursday 8th December 2022 commencing at 10.00am, subject to the availability of transport and the availability of Members.

RESOLVED: That the Committee agree the recommended site visits and to the suggested date and time of Thursday 8th December 2022 commencing at 10.00am.

65 **Any Other Business**

None.

Duration of the meeting: 1.30p.m. to 2.10p.m.

Chair at the meeting on
24th November 2022