
PLANNING AND RIGHTS OF WAY PANEL
MINUTES OF THE MEETING HELD ON 23 NOVEMBER 2021

Present: Councillors L Harris (Chair), Prior (Vice-Chair), Coombs, Magee, Savage and Windle

Apologies: Councillors Vaughan

40. **MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)**

RESOLVED: that the minutes for the Panel meeting on 2 November 2021 be approved and signed as a correct record.

41. **PLANNING APPLICATION - 21/01027/FUL - 140 ABOVE BAR (UNIT 5)**

RESOLVED The Panel noted that this item had been withdrawn from consideration at this meeting at the Applicant's request.

42. **PLANNING APPLICATION - 21/01285/FUL - 243 PORTSWOOD ROAD**

The Panel considered the report of the Head of Planning and Economic Development recommending that conditional planning permission be granted in respect of an application for a proposed development at the above address.

Change of use to hot food takeaway including the installation of an extract flue to the rear elevation and a replacement roller shutter to the shopfront (amended after validation to include flue)

Jane Jameson (local resident objecting) and Sheraz Ahmed (applicant), were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported a change to the description of development to remove reference to the replacement roller shutter.

The Panel members voted on a proposal from Councillor Savage and seconded by Councillor Harris that the condition related to hours should be amended. Upon being put to the vote this motion was lost.

RECORDED VOTE for the proposed change to opening hours

FOR: Councillors L Harris and Savage

AGAINST: Councillors Coombs, Magee, Prior and Windle

Following questions by Panel members, officers agreed that Conditions 3 and 5 should be amended, as set out below, in order to address concerns from residents in regard to noise and bin storage and updated their recommendation accordingly.

Upon being put to the vote the recommendation to grant conditional planning permission, with the amended conditions, was carried unanimously.

RESOLVED that planning permission be approved subject to the conditions set out within the report and any additional or amended conditions set out below:

Amended Conditions

Condition 3 Extract Ventilation (Pre-commencement condition)

Prior to commencement of the hot food takeaway use hereby approved, further details of the siting, appearance and operation of the proposed kitchen extract ventilation system, including measures for the control of noise, fumes and odours from extractor fans and other equipment, shall be submitted to and approved in writing by the Local Authority. The approved extract system and any other measures for the control of noise fumes and odours shall then be installed and implemented in accordance with the approved details prior to commencement of the hot food takeaway use hereby approved and shall be retained and maintained in full operation for the life of the development. The installed extraction fan system shall be switched off each night within 30 minutes after the end of food service.

REASON: To protect the amenities of the occupiers of existing nearby properties and to clarify the development in the interests of proper planning.

Condition 5 Refuse & Recycling (Performance)

Before the development hereby approved first comes into occupation, the storage for refuse and recycling shall be provided in accordance with the plans hereby approved and thereafter retained as approved. With the exception of collection days only, no refuse or recycling bins, shall be left on the shared service road to the rear of the unit and bins shall, instead, be stored in accordance with the approved drawings.

REASON: In the interest of visual and residential amenity and to ensure that the service land remains free from obstruction.

43. **DEVELOPMENT MANAGEMENT PERFORMANCE**

The Panel considered the report of the Head of Planning of Economic Development detailing the Planning Department's performance against key planning metrics.

RESOLVED:

- (i) That the report be noted;
- (ii) That given the continued excellent performance of Development Control the Panel would receive the information on annual basis, unless there was a change to the department's performance against Government metrics.