

PLANNING

Date: Monday 22 July 2019
Time: 5.30 pm
Venue: Rennes Room, Civic Centre, Paris Street, Exeter

Members are invited to attend the above meeting to consider the items of business.

If you have an enquiry regarding any items on this agenda, please contact Howard Bassett, Democratic Services Officer (Committees) on 01392 265107.

Entry to the Civic Centre can be gained through the Customer Service Centre, Paris Street.

Membership -

Councillors Lyons (Chair), Williams (Deputy Chair), Bialyk, Branston, Foale, Ghusain, Harvey, Mrs Henson, Mitchell, M, Morse, Pierce, Sheldon and Sutton

Agenda

Part I: Items suggested for discussion with the press and public present

9 Update Sheet

(Pages 3 -
4)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 29 July 2019** at 5.30 pm in the Civic Centre.

Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Democratic Services Officer (Committees) on (01392) 265107 for further information.

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**SPECIAL PLANNING COMMITTEE
22 JULY 2019**

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

**Item 4 – Pages 5-45 – App Ref 18/0368/OUT
WPD Depot, Moor Lane**

An updated response has not been received from the Local Highway Authority, Devon County Council, regarding the revised Transport Assessment and other highways information submitted on 9 July 2019. DCC highways officers will attend the planning committee and will be able to provide a verbal update.

NB. An error was made in the report regarding the maximum CIL liability for the development, as it was calculated on the basis of the proposed new floorspace and not the net new floorspace accounting for the existing buildings on the site. The floorspace of the existing buildings has not been provided in the application, so the maximum CIL liability cannot be calculated. This information has been requested from the agent.

**Item 5 – Pages 47-88 – App Ref 18/0983/OUT
B&Q, Avocet Road**

It is understood that discussions are ongoing between the applicant's agents and Devon County Council highways officers and Exeter City Council environmental health officers to resolve reasons for refusal 1 and 2. However, no new information has been submitted to the Council to form part of the application.

The applicant has asked officers to defer the application, so that it can be revised by removing the proposed mezzanine within the Class A1 element, resulting in a reduction of 5,899 sq m Class A1 floorspace. The maximum Class A1 floorspace would therefore be 8,175 sq m instead of 14,074 sq m.

Given the significant change in floor area and length of time the application has been pending, officers have advised the applicant that this change should be subject to a new planning application and accompanied by revised assessment reports accordingly. However, the decision on whether to defer the application to allow the application to be revised in this way will need to be made by the Planning Committee when the application is determined.

NB. An error was made in the report regarding the maximum CIL liability for the development, as it was calculated on the basis of the proposed new floorspace and not the net new floorspace accounting for the existing building on the site. The correct maximum CIL liability for the development is £1,121,192.28.

**Item 6 – Pages 89-126 – App Ref 18/1007/FUL
Police Headquarters, Devon And Cornwall Constabulary Police Training College**

This application was formally withdrawn by the applicants on 16 July 2019.

**Item 7 – Pages 127-172 – App Ref 18/1330/OUT
Land North of Honiton Road and West of Fitzroy Road**

A letter of support was received from Exeter Science Park on 11 July, which is available to view in the 'Documents' section of the application case file on the Council's website.

A revised Parameters Plan and illustrative Site Layout Plan were submitted on 12 July. The plans show a revised car park layout with additional landscaping, trees and the incorporation of a public open space with seating provision. A 3D drawing showing the public open space was also submitted. A further revised Parameters Plan and illustrative Site Layout Plan were submitted on 16 July incorporating the above changes, as well as an increase in the number of electric vehicle charging points to 40 and a cycle hire point adjacent to the public open space. These plans are available to view in the 'Documents' section of the application case file on the Council's website. Accordingly the Proposed Site Parameters Plan drawing number in conditions 3, 35, 36 and 37 is hereby updated to 15049_PL06 F.

Items 4, 5 and 7

A representation has been submitted by East Devon District Council on 19 July relating to all the proposed retail park applications remaining stating that in their opinion each of the applications should be considering Cranbrook Town Centre in terms of both the sequential test and impact test in the National Planning Policy Framework and Planning Practice Guidance, which does not appear to have been done in all cases. It goes on to say that Cranbrook Town Centre is now defined in the policies map within the Cranbrook Plan Development Plan Document, which has been agreed by the Council for submission to the Secretary of State for examination imminently and should be afforded appropriate weight.

The full representation is available to view in the 'Documents' section of the application case files on the Council's website. It confirms the Cranbrook Plan Development Plan Document has not been adopted, although it is at a reasonably advanced stage in its preparation. Advice has been sought from the Council's retail consultant and solicitor as to how much weight this should be given in the determination of the applications and will be reported verbally at the committee meeting.