

PLANNING

Date: Monday 29 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

12 Update Sheet

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Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 2 September 2019** at 5.30 pm in the Civic Centre.

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PLANNING COMMITTEE

29 JULY 2019

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

Item 5 : Planning Application No. 19/0543/OUT - Land north of Newcourt Road, Topsham

No additional information to report.

Item 6 : Planning Application No. 19/0315/OUT - Exeter College of Further Education, Hele Road Campus, Exeter

Officers have considered the £475k contribution requested by Devon County Council towards a scheme to turn the Clock Tower roundabout into a T junction with increased public open space and works to widen the existing pelican crossing at the junction of Hele Road and New North Road (£15k). Officers have also considered Exeter College's offer to pay a contribution of £62,700 towards works to improve the Clock Tower roundabout based on the increase in cyclists predicted to use the roundabout and £15k to upgrade the pelican crossing. Exeter College have also produced an alternative pedestrian/cycling improvement scheme for the roundabout not involving any additional public open space, which they say could be delivered for the contribution they have offered.

The Local Highway Authority has referred to a previous application (14/0899/FUL – Student accommodation comprising 132 studio rooms and associated works in former car park – PER 15.05.2015) on Queen Street in close proximity to the roundabout where a contribution of £35k was secured towards the improvement of pedestrian safety measures along New North Road in the vicinity of the roundabout, and argued that the requested contribution is justified when comparing the number of students in this scheme with the predicted uplift in students generated by the masterplan. It also stated that the T junction scheme will not be delivered if the contribution offered by Exeter College is accepted. In addition, Exeter College's plan does not reflect the ambitions of the County Council in facilitating the prioritisation of pedestrians and cyclists travelling between the Hele Road Campus and Queen Street/City Centre. It also does not address the poor visibility caused by the Clock Tower itself.

The contribution secured for application ref. 14/0899/FUL was to address the pedestrian desire line between the site on Queen Street and Elm Grove Road leading to the University, i.e. east of the roundabout. The contribution required for the Exeter College masterplan application is to address the desire line of staff and students walking between the Hele Road Campus and other College sites on Queen Street and the City Centre, i.e. west of the roundabout. Officers therefore consider that the contributions offered by the College are fair and reasonable in terms of the 'tests' for

planning obligations set out in the CIL Regulations and paragraph 56 of the NPPF, as they are generally comparable in scale and kind to the contribution secured for the 2014 application. Officers therefore recommend that these contributions are secured in a s106 legal agreement. As there is an existing highways safety issue, the contributions should be paid prior to the occupation of the first phase of the masterplan.

Officers consider that if the Local Highway Authority is intent on delivering a scheme which includes additional public realm improvements, then other sources of funding should be identified one of which could potentially be an application for CIL funding.

The following additional conditions have been drafted and shared with the applicant. No comments have been received and should any be received these shall be reported verbally at committee.

Information Requirements for Reserved Matters Applications

6. Design and Heritage Statements

Unless otherwise agreed in writing by the Local Planning Authority, a Design and Heritage Statement shall be submitted to and approved in writing by the Local Planning Authority as a part of the reserved matters submissions required by condition 2. The statements shall explain how the reserved matters have been designed to accord with the parameters plans approved under condition 3 and the Design Code approved under condition 5, or in the case of the latter the reason(s) why this was not possible, in which case the design rationale for the reserved matters shall be included. The statement shall also explain the impact of the reserved matters on the significance of any heritage assets on the site of the reserved matters application and/or in the surrounding area that will be affected by the reserved matters in terms of their settings.

Reason: In the interests of design/landscape quality in accordance with Policies CP16 and CP17 of the Core Strategy and saved Policy DG1 of the Exeter Local Plan First Review; the preservation/enhancement of the character or appearance of the conservation area in accordance with saved Policy C1 of the Exeter Local Plan First Review; the preservation/enhancement of listed buildings/locally listed buildings or their settings that are affected by the reserved matters in accordance with saved Policies C2 and C3 of the Exeter Local Plan First Review; and the preservation/recording of any archaeological remains that may be present on the site of the reserved matters in accordance with saved Policy C5 of the Exeter Local Plan First Review.

7. Waste Audit Statements

Unless otherwise agreed in writing by the Local Planning Authority, a Waste Audit Statement shall be submitted to and approved in writing by the Local Planning Authority as a part of the reserved matters submissions required by condition 2. The statements shall include all information outlined in the waste audit template provided in Devon County Council's Waste Management and Infrastructure Supplementary Planning Document (July 2015). The development shall be carried out in accordance with the approved statement.

Reason: To minimise the amount of waste produced and promote sustainable methods of waste management in accordance with Policy W4 of the Devon Waste Plan and the Waste Management and Infrastructure Supplementary Planning Document.

8. Up-to-date Tree Survey/Arboricultural Impact Assessment/Tree Protection Plans

Unless otherwise agreed in writing by the Local Planning Authority, an Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the Local Planning Authority as a part of the reserved matters submissions required by condition 2. The AIA and TPP will be based on and accompanied by a Tree Survey covering the site of the reserved matters application carried out within the 12 month period preceding the submission of the application. The approved TPP shall be implemented throughout the construction of the development approved by the reserved matters application.

Reason: To protect the trees to be retained on or adjacent to the site of the reserved matters application in accordance with saved Policies LS4 and DG1(c) of the Exeter Local Plan First Review, and the Trees in Relation to Development Supplementary Planning Document (September 2009).

9. Sustainable Urban Drainage Systems (SUDS) Statements

Unless otherwise agreed in writing by the Local Planning Authority, a Sustainable Urban Drainage Systems (SUDS) Statement shall be submitted to and approved in writing by the Local Planning Authority in consultation with Devon County Council as the Lead Local Flood Authority as a part of the reserved matters submissions required by condition 2. The SUDS Statement shall include a plan showing the design of the permanent surface water drainage management system for the site of the reserved matters application approved under condition 15 and include details of the additional SUDS management techniques that shall be incorporated in the development based on Table 5 of the submitted FRA & Masterplan Drainage Strategy (Clarkebond, 18.02.2019). The details in the approved SUDS Statement shall be implemented prior to the first use/occupation of the development approved by the reserved matters application.

Reason: To ensure that surface water runoff from the development is discharged as high up the drainage hierarchy as is feasible by incorporating SUDS management techniques in accordance with Policy CP12 of the Core Strategy and taking into account paragraph 165 of the NPPF.

10. District Heating Network Statements

Unless otherwise agreed in writing by the Local Planning Authority, a District Heating Network Statement shall be submitted to and approved in writing by the Local Planning Authority as a part of the reserved matters submissions required by condition 2. The statements shall explain how the reserved matters have been designed to fulfil the requirement of condition 26.

Reason: In the interests of delivering sustainable development and reducing the impacts of climate change, taking into account Policy CP13 of the Core Strategy, paragraph 153 of the NPPF and the information submitted with the application.

11. BREEAM Design Stage Assessment Report (for new buildings)

A BREEAM Design Stage Assessment Report shall be submitted to and approved in writing by the Local Planning Authority as a part of the reserved matters submissions

required by condition 2 where the reserved matters relate to a new building. The BREEAM Design Stage Assessment Report shall be written by a licensed BREEAM assessor and set out the BREEAM score expected to be achieved by the building and the equivalent BREEAM standard to which this score relates. Unless otherwise agreed in writing by the Local Planning Authority, the building shall achieve a BREEAM 'excellent' standard as a minimum. The building shall be constructed in accordance with the approved BREEAM Design Stage Assessment Report and within three months of substantial completion of the building a BREEAM post-completion report of the building shall be carried out by a licensed BREEAM assessor setting out the BREEAM score achieved by the building and the equivalent BREEAM standard to which the score relates.

Reason: To ensure that the buildings in the development comply with Policy CP15 of the Core Strategy and in the interests of delivering sustainable development.

12. Noise Impact Assessments

Unless otherwise agreed in writing by the Local Planning Authority, a Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority as a part of the reserved matters submissions required by condition 2. The reports shall consider the impact of noise from the development on local receptors, including noise from plant and equipment, deliveries, students and events. If, following the above assessment, the Local Planning Authority concludes that noise mitigation measures are required, a scheme of works shall be submitted to and approved in writing by the Local Planning Authority to ensure that the development will not have a significant adverse impact on local amenity. The approved works shall be implemented prior to the first use/occupation of the development approved by the reserved matters application and maintained at all times thereafter.

Reason: To avoid noise giving rise to significant adverse impacts on the health and quality of life of local receptors in accordance with saved Policy EN5 of the Exeter Local Plan First Review and paragraph 180 a) of the NPPF.

13. Cycling Facilities

Unless otherwise agreed in writing by the Local Planning Authority, details of cycling facilities shall be submitted to and approved in writing by the Local Planning Authority as a part of the reserved matters submissions required by condition 2. The details shall show the location and design of cycle parking facilities for staff, students and visitors in accordance with chapter 5 of the Sustainable Transport Supplementary Planning Document (March 2013), including showers, lockers and space to dry clothes. The details shall also accord with any approval given under condition 25. The approved facilities shall be provided prior to the first use/occupation of the development approved by the reserved matters application and maintained at all times thereafter.

Reason: To encourage cycling as a sustainable mode of travel in accordance with saved Policies T1 and T3 of the Exeter Local Plan First Review, and the Sustainable Transport Supplementary Planning Document.

Pre-commencement Details

14. Protected Species Surveys

No development (including ground works) or vegetation clearance works shall take place until the further survey work in Table 9 of the submitted Preliminary Ecological Appraisal Report (Acorn Ecology, January 2019) has been carried out and the results have been submitted to and approved in writing by the Local Planning Authority. The recommendations of the surveys shall be implemented in full.

Reason: To ensure that the implications of the development on biodiversity are fully understood and any measures necessary to mitigate the impact of the development on protected species are identified and carried out at the appropriate time in accordance with saved Policy LS4 of the Exeter Local Plan First Review and paragraph 175 of the NPPF. These details are required pre-commencement as specified to ensure that protected species are not killed or otherwise harmed by building operations.

15. Permanent Surface Water Drainage Management System – Detailed Design

No part of the development hereby permitted shall be commenced until the detailed design of the proposed permanent surface water drainage management system for the site has been submitted to and approved in writing by the Local Planning Authority in consultation with Devon County Council as the Lead Local Flood Authority. The design of this permanent surface water drainage management system will be in accordance with the principles of sustainable drainage systems and those set out in the submitted FRA & Masterplan Drainage Strategy (Clarkebond, 18.02.2019). The permanent surface water drainage management system shall be implemented as approved, unless modified by the details approved under condition 9.

Reason: To ensure that surface water runoff from the development is managed in accordance with the principles of sustainable drainage systems. A detailed permanent surface water drainage management plan is required prior to commencement of any works to demonstrate that the plan fits within the site layout, manages surface water safely and does not increase flood risk downstream. (Advice: Refer to Devon County Council's Sustainable Drainage Guidance.)

16. Permanent Surface Water Drainage Management System – Adoption/Maintenance Arrangements

No part of the development hereby permitted shall be commenced until the full details of the adoption and maintenance arrangements for the proposed permanent surface water drainage management system have been submitted to and approved in writing by the Local Planning Authority in consultation with Devon County Council as the Lead Local Flood Authority. The permanent surface water drainage management system shall be adopted and maintained as approved.

Reason: To ensure that the development's permanent surface water drainage management systems will remain fully operational throughout the lifetime of the development. These details need to be submitted prior to commencement of any works to ensure that suitable plans are in place for the maintenance of the permanent surface water drainage management plan.

Pre-commencement Details – Individual Phases

17. Extended Phase 1 Habitat Re-Surveys (and Protected Species Re-Surveys if necessary)

Prior to the commencement of development in any phase of the development in accordance with a Phasing Plan approved under condition 4, an Extended Phase 1 Habitat Survey of the phase shall be carried out and the results of the survey shall be submitted to and approved in writing by the Local Planning Authority, unless such a survey has already been carried out and been approved in writing by the Local Planning Authority in the preceding three years. The recommendations of the surveys shall be implemented in full, including further survey work in which case no development shall take place in the phase until the further survey work has been carried out and the results have been submitted to and approved in writing by the Local Planning Authority. The recommendations of the further surveys shall be implemented in full.

Reason: To ensure that the implications of the development on biodiversity are fully understood for each phase based on up-to-date surveys given the 15 year time period to submit reserved matters applications under condition 1 and any measures necessary to mitigate the impact of the development on protected species are identified and carried out at the appropriate time in accordance with saved Policy LS4 of the Exeter Local Plan First Review and paragraph 175 of the NPPF. Natural England's Standing Advice states that Local Planning Authorities can ask for extra surveys to be done as a condition of planning permission for outline or multi-phased developments to make sure protected species aren't affected at each stage. These details are required pre-commencement as specified to ensure that protected species are not killed or otherwise harmed by building operations.

18. Conservation Action Statements

Prior to the commencement of development in any phase of the development in accordance with a Phasing Plan approved under condition 4, a Conservation Action Statement for the phase shall be submitted to and approved in writing by the Local Planning Authority. The Conservation Action Statements shall be based on the Interim Conservation Action Statement in Appendix 5 of the submitted Preliminary Ecological Appraisal Report (Acorn Ecology, January 2019) and take into account the results of any surveys required by conditions 14 and 17. The approved Conservation Action Statements shall be implemented for any development works carried out in the phases.

Reason: To provide clear methods to avoid, mitigate and/or compensate biodiversity impacts in each phase of the development, as well as measures to enhance biodiversity in each phase, in accordance with saved Policy LS4 of the Exeter Local Plan First Review and paragraph 175 of the NPPF. These details are required pre-commencement as specified to ensure there are measures in place to avoid, mitigate and compensate biodiversity impacts during the construction of the development in each phase.

19. Contaminated Land Investigations

Prior to the commencement of development in any phase of the development in accordance with a Phasing Plan approved under condition 4, a full investigation of the land within the phase to determine the extent of and risk posed by any contamination of the land shall be carried out, and the results together with any remedial works necessary shall be submitted to and approved in writing by the Local Planning Authority. The building(s) in any phase shall not be occupied until the approved remedial works have been implemented and a remediation statement has been

submitted to the Local Planning Authority detailing what contamination has been found and how it has been dealt with together with confirmation that no unacceptable risks remain.

Reason: In the interests of the amenity of the users and occupiers of the development hereby approved. This information is required pre-commencement as specified to ensure that any remedial works are properly considered and addressed at the appropriate stage.

20. Construction Method Statements

Prior to the commencement of development in any phase of the development in accordance with a Phasing Plan approved under condition 4, a Construction Method Statement for the works in the phase shall be submitted to and approved in writing by the Local Planning Authority. The statements shall provide for:

- a) The site access point(s) of all vehicles to the site during the construction phase.
- b) The parking of vehicles of site operatives and visitors.
- c) The areas for loading and unloading plant and materials.
- d) Storage areas of plant and materials used in constructing the development.
- e) The erection and maintenance of securing hoarding, if appropriate.
- f) Wheel washing facilities.
- g) Measures to control the emission of dust and dirt during construction.
- h) No burning on site during construction or site preparation works.
- i) Measures to minimise noise nuisance to neighbours from plant and machinery.
- j) Construction working hours and deliveries from 8:00 to 18:00 Monday to Friday, 8:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.

The approved statements shall be strictly adhered to throughout the construction period of the development.

Reason: To ensure that the construction works are carried out in an appropriate manner to minimise the impact on the amenity of neighbouring uses and in the interests of the safety and convenience of highway users. These details are required pre-commencement as specified to ensure that building operations are carried out in an appropriate manner.

Pre-specific Works

21. Bird Nesting Season

No tree works or felling, cutting or removal of hedgerows or other vegetation clearance works shall be carried out on the site during the bird nesting season from March to August, inclusive. If this period cannot be avoided, these works shall not be carried out unless they are overseen by a suitably qualified ecologist and the reasons why have previously been submitted to and approved in writing by the Local Planning Authority, including the date of the intended works and the name and contact details of the ecologist. If nesting birds are found or suspected during the works, the works shall cease until the ecologist is satisfied that the nest sites have become inactive.

Reason: To protect nesting birds in accordance with Policy LS4 of the Exeter Local Plan First Review and paragraph 175 of the NPPF.

22. External Lighting Details

No external lighting shall be installed on the site or on the buildings hereby permitted unless details of the lighting have previously been submitted to and approved in writing by the Local Planning Authority (including location, type and specification). The details shall demonstrate how the lighting has been designed to minimise impacts on local amenity and wildlife (including isoline drawings of lighting levels and mitigation if necessary). The lighting shall be installed in accordance with the approved details.

Reason: To ensure lighting is well designed to protect the amenities of the area and wildlife.

23. Kitchen Extraction

Before any catering kitchen becomes operational, a scheme for the installation of equipment to control the emission of fumes and odour from the kitchen shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full. All equipment installed as part of the scheme shall be operated and maintained in accordance with the manufacturer's instructions thereafter.

Reason: To protect the amenities of people in the area from fumes and odours emitted from the kitchen.

Pre-occupation

24. Site Wide Travel Plan

No part of the development shall be occupied until a Travel Plan (including recommendations and arrangements for monitoring and review) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. Thereafter the recommendations of the Travel Plan shall be implemented, monitored and reviewed in accordance with the approved document, or any amended document subsequently approved in writing by the Local Planning Authority.

Reason: To encourage travel by sustainable means, in accordance with saved Policy T3 of the Local Plan First Review and the Sustainable Transport Supplementary Planning Document.

25. Site Wide Cycle Parking Scheme

Prior to the first occupation or use of the development hereby permitted, a Cycle Parking Scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the general location and number of cycle parking facilities on the site, and provide examples of the types of cycle parking facility that will be appropriate in each location. The scheme shall accord with the minimum standards and guidance in Chapter 5 of the Sustainable Transport Supplementary Planning Document (March 2013).

Reason: To ensure that a 'masterplanning approach' is taken in the consideration of the provision of cycle parking facilities on the site, as opposed to a piecemeal approach, and that the minimum standards contained in Chapter 5 of the Sustainable Transport Supplementary Planning Document are met or exceeded for the development as a whole. In addition, to encourage cycling as a sustainable mode of

travel in accordance with saved Policies T1 and T3 of the Exeter Local Plan First Review, and the Sustainable Transport Supplementary Planning Document.

Pre-occupation – Final Phase

26. District Heating Network Completion

Prior to the first occupation or use of the development in the final phase of the development in accordance with a Phasing Plan approved under condition 4, a decentralised energy (district heating) network shall be completed on the site, which is capable of connection to an offsite decentralised energy (district heat) network.

Reason: In the interests of delivering sustainable development and reducing the impacts of climate change, taking into account Policy CP13 of the Core Strategy, paragraph 153 of the NPPF and the information submitted with the application.

Item 7 : Planning Application No. 18/1610/FUL - St Andrews Yard, Willeys Avenue

Councillor Diana Moore is unable to attend the meeting and has asked that the following objection is reported to Members.

OBJECTION

I have been working with residents for a number of months about their concerns on this planning application.

Residents do not object to the site being developed and welcome housing on the site. The developer has responded to a number of issues raised during the consultation and made alterations.

Residents have made thoughtful and relevant objections to the development, including relevant Local planning documentation references, which I support.

I would like to bring to your attention a number of serious issues which have not been properly addressed. I believe these will be seriously detrimental: socially, environmentally and to the neighbourhood if the development proceeds:

1. **Size and Mass:** The size, height and mass of the development is out of keeping and scale on both the plot and in its location in Willy's Avenue as an established residential area. The nature of the three story block adjacent to the terrace row is oppressive in its design and mass in relation to the residential area of terrace houses adjacent and opposite.
2. **The loss of privacy, sunlight and daylight to neighbouring properties:** the development has an elevated position in relation to the neighbouring properties and will lead to a loss of privacy, sunlight and daylight to neighbouring properties in four ways:
 - a. Directly block light to the end of terrace house, and its gable end window and access in particular.
 - b. Roof terraces and balconies to the front and rear of the property are not acceptable in this residential context and will cause a significant loss of privacy.

- c. Neighbouring gardens and rooms will be overlooked and seriously overshadowed with a loss of sunlight.
 - d. Habitable rooms with windows on several properties on Willey's Avenue and the corner of Isca Road will be overlooked.
- I understand that a shadowing projection was requested from the developer but not forthcoming.

3. Detrimental to the character of the road:

- a. Most of Willey's Avenue is Edwardian terraced houses – both opposite and adjacent to the site. The former Cannings building further along, and very separate from the terraces, is now redeveloped into flats and in keeping with the industrial heritage of the area. The appearance and design of this development and materials proposed is not in keeping - especially the beige brickwork and, for example does not reference the Cannings building, nor the terraces,
- b. The development does not relate well to the character of the street or neighbouring properties, in particular the height of the eaves or roof heights do not align with the adjacent terrace.
- c. Fig 10 in the DAS shows how the development significantly disrupts the line of the street, being set forward at different stages across the site.
- d. Figure 11 in the DAS, with the view down Isca Road, particularly shows the poor quality design and just how out of keeping it is with the area. It should be noted that 3 storey flats have been built in Willeys Court, which front onto Willey's Ave in a manner that is in keeping, but the proposed block would be a serious detriment to the area.

- 4. Ecology:** A Welcome Street resident has informed me she regularly sees hedgehogs along the bank adjacent to the site and has studied them over a period of time. No assessment of the ecological impact on hedgehogs has been considered. Hedgehogs are listed as a Priority Species for conservation action under the UK Biodiversity Action Plan, and protected from harm in the UK under Schedule 6 of the Wildlife and Countryside Act 1981. Under the NERC Act 2006, the hedgehog is categorised as a 'Species of Principal Importance' for biodiversity. Listing as a Biodiversity Action Plan priority and 'Principal Importance' species reflects concerns that hedgehog numbers are in decline and that some protection should be afforded to hedgehogs habitat through the planning system.

Cllr Diana Moore
St David's Ward Councillor

Planning Application No. 19/0287/FUL - Application Land between Hollow Lane and Harts Lane

The Committee Report identified 4 matters where an update to Members would be provided:-

Transport Matters

The Transport Assessment that has been submitted with the application made comparisons with the Assessment previously approved under the 2014 consent and drew on other national and Devon wide data to make predictions about likely traffic impacts arising from this school. Following a meeting of the Delegation Briefing on 2 July 2019, where Members expressed concerns about the amount, and management, of traffic attracted to the site and its impact on local roads, the applicant's transport experts returned to the 2011 census to obtain information specifically relating to existing schools in Exeter. These data suggest that the proportion of trips to the school by car involving pupils are lower than national and county averages. The lowest are St Thomas Primary School and Montgomery Primary School at 6-8%, the highest Exwick Heights Primary School and Willowbrook School at 32-38% with Bowhill Primary School and Redhills Primary School being in the region of 15-20%. As a result, the applicant's highway experts have concluded that it is reasonable to expect that the number of car trips attracted to the site would be lower than those predicted in the Transport Assessment (which was 39.5%).

In coming to a conclusion on these matters, Officers have taken on board the following key points. The location of the school was selected to ensure it was at the heart of the Monkerton urban extension, and therefore within a reasonable walking distance from the houses that have been, or are currently being, built. In 2014 a planning permission was granted for a school for up to 630 pupils that would have resulted in higher traffic movements than would be the case for one involving 420 (plus 60 at nursery). The applicant's highway experts have submitted additional information that suggests that they may have overestimated the number of car trips attracted to the school given that the available data from Exeter schools shows lower usage of cars than is the case more broadly at the county and national levels. There is no objection to the traffic impacts of the proposed school from the Local Highway Authority at Devon County Council. In these circumstances, it is considered that there are no strong arguments for refusing planning permission on these grounds.

Sustainable Drainage System (SUDS)

Discussions are continuing on this matter between the developer's drainage expert, the Local Planning Authority and the Lead Local Flood Authority at Devon County Council. In broad terms, there is an optimism amongst the parties that a SUDS scheme can be designed for the site, despite the difficult soil conditions. However, additional time is required to work through the details. Therefore, for the time being, the Lead Local Flood Authority has not lifted its objection but there is a reasonable likelihood that it will do so in the near future.

Landscaping

Officers are continuing to work with the developer's agent on the details of the proposed landscaping scheme. One of the key outstanding concerns relates to the possibility of an Attenuation Tank being located adjacent to the hedgerow on the southern boundary, which both Officers and the developer want to see retained, and how it would be constructed without damage to this important landscape feature. On the assumption that the finalised SUDS scheme retains the need for an Attenuation Tank in this area, the Council will need to understand the implications of this development on the hedgerow. Officers have also asked for further information on how the alteration to the ground levels on the site will affect existing boundary hedgerows.

Officers have requested that the Landscaping Plan includes the recommendations of the submitted Ecological Assessment. It is currently seeking to ensure that the seed mix includes wildflowers, rather than the proposed variety of grasses, in order to enhance opportunities for insects and thus foraging for other species. The scheme now includes proposals for amphibian refuges/hibernacula but the precise details are not provided. It is therefore recommended that a further additional condition is added as follows:-

19) The biodiversity enhancements on the site shall include amphibian refuges/hibernacula. Details of these shall first be submitted to, and approved by, the Local Planning Authority. The refuges/hibernacula shall thereafter be installed in accordance with these approved details as part of the implementation of the wider landscaping scheme approved by this permission. Reason: In the interests of biodiversity and the overall design quality of the development.

Noise

An amended Environmental Noise Assessment has been submitted with the application. This proposes that a 2.4 metres high sound barrier is erected in the south eastern corner of the site to protect the neighbouring dwelling from noise emanating from the play areas. Further details of the appearance of this barrier have been requested in order that an assessment can be made on whether the proposal strikes the right balance between its visual impact and protecting neighbouring occupiers.

Revised Recommendation

The School represents a key piece of infrastructure that is required to support the Monkerton urban extension. Given this, it is important that the School is built and opened as soon as possible. The applicant's agent has indicated that the timetable is already becoming very tight to deliver the school by September 2020 and that it is currently behind schedule. However, it is also the case that there are a number of outstanding matters to resolve. Given this, and to avoid the need for the application to return to the next Committee meeting on 2 September 2019, it is recommended that Members give delegated authority to Officers to grant planning permission subject to the satisfactory resolution of items relating to SUDS, landscaping and noise.