

## PLANNING

Date: Monday 28 October 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 December 2019** at 5.30 pm in the Civic Centre.

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## PLANNING COMMITTEE

28<sup>th</sup> OCTOBER 2019

### ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

#### Item 5 : Planning Application No. 19/0770/FUL – Police HQ Devon and Cornwall Constabulary Police Training College, Middlemoor.

Following the preparation of the main report the applicant has responded to the outstanding matters referred to by the provision of the following additional information –

*“Thanks for your email and opportunity to respond. As you know, we are really anxious about parking being significantly reduced on this site and the impact it will have not only on police operations, but local residents as our staff and officers will inevitably try to park in the surrounding streets. I hope the reply to your concerns will prevent the decision on the temporary car park being deferred any further as things are becoming time critical in terms of the operations on the Middlemoor site:*

1) *Drainage Matters*

*We have some Site Investigation work being carried out by South West Geotechnical Ltd to ensure the area of land which we have identified for the temporary car park is underlain by soil with a good contaminant attenuation potential to mitigate the risk of pollution to the ground water. We are happy for the planning consent to be fully conditioned on this basis and the results from this investigation work should be available within the next two weeks.*

2) *Transportation Matters*

*I have attached the latest Force Travel Plan I have. In addition to this, we are doing what we can to encourage more sustainable forms of travel on site, such as more bike parking and the creation of a Bike Workshop for staff to have bikes repaired and serviced during the working day. As a force we are also due to be rolling out Mobile Policing which is a term used to describe how staff and officers will be able to work remotely or from home without the need to travel back to their base station. This work is currently in progress with HR, our ICT team, the unions, police federation and staff associations but we anticipate rolling out the technology and policies to support this in early 2021. This should tie in with the loss of the temporary car park since the requirement for parking here will be significantly reduced.*

3) *Environmental Health Officer’s comments (email on 8th)*

*In addition to the Travel Plan above, we would like to emphasise that the proposal of the temporary car park is not to manage an increase in vehicles to the site. The new Exeter Police Station car park actually removes several hundred existing spaces available for general Headquarters use (by removing our pool car park, by creating the custody rear yard and by forming a new operational vehicle yard). The planning application for the Exeter Police Station accounted for the increase in officer parking from Heavitree Road but didn’t account for the loss of spaces by utilising that land. We are now looking at the potential loss of further parking as we plan to demolish 3 redundant buildings on the northern part of our site. This will leave these areas which include parking spaces cordoned off, losing a total of 155 spaces (misquoted in the Connect report at 104). This is due to take place in Spring 2020 subject to approvals (prior notification due to be submitted in the next 7 days by our architect).*

*We are happy with the proposed wording on the Environmental Health condition.*

*4) Heavitree Road existing parking*

*There are currently 135 spaces at Heavitree Road.*

*5) Number of spaces that exist on the proposed temporary car park*

*Currently there are approximately 50 car parking spaces on the site of the temporary car park and these are not included in the 104 number that was quoted in the Connect report. Therefore, in total we will be losing 205 spaces. This means the application is really for around 80 new spaces. I hope this puts things in perspective."*

This information clarifies that the new development (Custody Centre/Police Hub) actually resulted in the loss of several hundred parking spaces previously available for general headquarters use. It also states that the demolition of the 3 redundant buildings on the northern part of the site (i.e. that part benefiting from the extant consent for a retail store) will result in a total loss of 155 available parking spaces across the entire site, as opposed to the 104 spaces previously stated in error. Furthermore it also clarifies that there are currently approximately 50 existing parking spaces on the site of the proposed temporary car park. Together these total 205 spaces. Thereby the net increase in number of parking spaces across the site arising from the temporary car park proposed would be 82 spaces. It is also clarified that there are approximately 135 parking spaces at the Heavitree Road site that will no longer be available to the Police once it vacates that site.

The Travel Plan that accompanied this late information is actually a generic Framework Travel Plan covering the entire Force area. It is also dated April 2014 having last been reviewed late in 2013. It also pre-dates the construction of the new Custody Centre/Police Hub and potential redevelopment of surplus land to the north of the Middlemoor complex.

However, the clarification of the forthcoming loss of parking spaces, and the fact the temporary car park proposed would only result in a net increase of 82 spaces puts the current proposal into a clearer context. Permission for the temporary car park is only sought for a 3 year period. Taking these matters into account it is considered that subject to an additional condition requiring the submission and approval of a bespoke Travel Plan focused on the Middlemoor complex itself, the proposal is acceptable in planning terms from a transportation issue perspective. The condition would also require a particular focus on measures to be implemented during the lifetime of the temporary consent to reduce parking demand through the promotion of sustainable transport initiatives and revised working practices, to ensure that the temporary car park is no longer required beyond the 3 year period for which consent is sought.

Turning to drainage matters, the issue of potential impact on groundwater source is considered fundamental to the acceptability of the proposal and therefore not suitable to be conditioned. Therefore it is suggested that no approval be granted until satisfactory information clarifying the suitability of the underlying ground conditions to ensure there is no potential groundwater source pollution arising from the proposal has been submitted and agreed by the LLFA.

#### Conclusion

In the light of the additional information provided the revised recommendation is that following satisfactory clarification in respect of the potential groundwater contamination issue, permission is granted for the temporary period sought subject to conditions 1) from the main report as amended below, condition no. 2) as set out in the main report and the following additional condition relating to the submission and approval of a Green Travel Plan –

1) The development to which this permission relates must be begun not later than the expiration of one year beginning with the date on which this permission is granted and the applicant shall notify the Local Planning Authority of the intended date of the commencement of works to implement the permission prior to work commencing.

Reason: To ensure compliance with sections 91 and 92 of the Town and Country Planning Act 1990 and to enable the Local Planning Authority to monitor the period of the temporary consent hereby approved.

3) Within 9 months of the date of commencement of works to implement this temporary consent, a bespoke Green Travel Plan relating to the Middlemoor complex and all activities carried out therein shall be submitted to, and be approved in writing by, the Local Planning Authority. The Green Travel Plan shall specifically address the measures to be implemented to ensure that the temporary car park is no longer required beyond the temporary 3 year period hereby approved.

Reason – To encourage and promote the use of sustainable modes of transport in preference to the use of the private motor vehicles, and working practices that minimise the demand for parking at the site in the interests of sustainable development.

**Item 6 : Planning Application No. 19/1047/FUL – Land off St Leonards Road, Exeter.**

Nothing further to report

**Item 7 : Planning Application 19/0360/FUL – Land adjacent to 17 New North Road, Exeter.**

Four additional representations have been received objecting to the proposal on the basis of the issues already identified in the committee report.

**Item 8 : Planning Application No. 19/0458/ECC – Green Lane Solar Farm.**

Nothing further to report

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