

PLANNING

Date: Monday 22 February 2021

Time: 5.30 pm

Venue: Legislation has been passed that allows Council's to conduct Committee meetings remotely

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 Morse (Chair), Williams (Deputy Chair), Bialyk, Branston, Foale, Hannaford, Harvey, Mrs Henson, Martin, A, Mitchell, M, Sparkes and Sutton

Agenda

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

11 Update Sheet

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Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 29 March 2021** 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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PLANNING COMMITTEE

22 February 2021

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

Item 5 : Planning Application No. 20/0849/RES - Land at Clyst Road, Topsham, Exeter

Nothing to Update.

Item 6 : Planning Application No. 20/0803/FUL - Globe Inn, 39 Clifton Road, Exeter

At the end of January 2021, the Council received reports that somebody had moved into The Globe, thus triggering concerns that implementation of the proposed use had commenced ahead of any planning decision. Whilst it is the case that a person is currently living on the top floor of the building, that person is not someone who would need the services of a registered children's home. Therefore, the proposed use has not been implemented.

The applicant had understood that using the upper floor for a residential purpose was not a planning breach as the existing lawful use of the floor was residential. In the Council's view the residential accommodation on the upper floor was ancillary to the use of the building as a public house and therefore there is a technical breach. However, the applicant's agent has advised that the matter will resolve itself by the end of February as the person will be moving elsewhere. Consequently, no enforcement action is to be taken.

Having seen the Committee report on this item, one objector has contacted the Case Officer to express concern that there has been no objective assessment of the viability of the public house. It is worth underlining that there is no policy to retain public houses in the current development plan. Whilst the National Planning Policy Framework refers to the need to "guard against the unnecessary loss of valued facilities and services" it does not state that public houses must be protected and that proposed changes to other types of community facilities should be resisted. Therefore, even if the public house was a viable business, it is not clear on what policy grounds permission could be refused for this scheme. The property has gone through a marketing process and no takers were found for the continued use of the building as a pub. Officers were contacted on a number of occasions during this period but all proposals were for residential developments. The current scheme was the only one presented that would secure both the existing building and its continued use as a community facility.

Local communities can seek to register buildings, such as public houses, as Assets of Community Value, thus giving them the first opportunity to bid for a building when it goes on the market. This property is not an Asset of Community Value.

Item 7 : Planning Application No. 19/1465/OUT - Land Adjoining Exeter Road, Topsham, Exeter

Nothing to update.

Item 8: Planning Application No. 20/0321/FUL - Land at Broom Park Nurseries and Five Acres, Exeter Road

Nothing to update.