

PLANNING

Date: Monday 15 November 2021
Time: 5.30 pm
Venue: Guildhall, High 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 Morse (Chair), Williams (Deputy Chair), Bialyk, Branston, Buswell, Denning, Hannaford, Mrs Henson, Lights, Martin, A, Mitchell, M, Moore, D, Sparkes and Sutton

Agenda

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

- 5 **Planning Application No. 21/1104/FUL - The Harlequin Centre, Paul Street, Exeter**
- To consider the report of the Deputy Chief Executive. (Pages 3 - 58)
- 6 **Planning Application No. 21/1119/FUL - The Mews, Bowling Green Road, Riversmeet, Tospham, Exeter**
- To consider the report of the Deputy Chief Executive. (Pages 59 - 82)
- 7 **Planning Application No. 21/1054/RES - Land for Residential Development at Hill Barton Farm, Hill Barton Road, Exeter**
- To consider the report of the Deputy Chief Executive. (Pages 83 - 106)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 13 December 2021** at 5.30 pm.

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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Exeter City Council
Planning Committee
15 November 2021



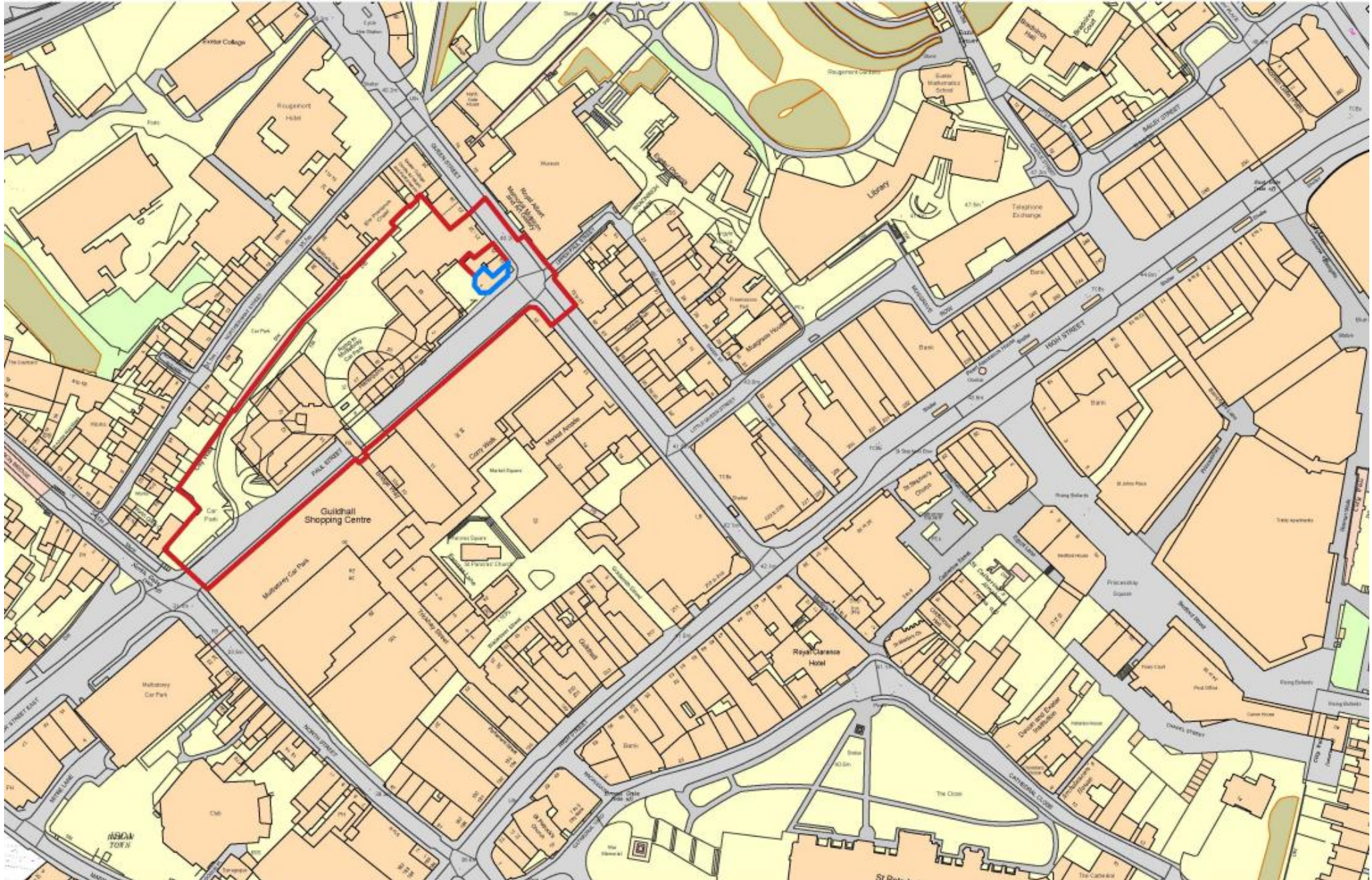
Application 21/1104/FUL

Site: The Harlequin Centre, Paul Street

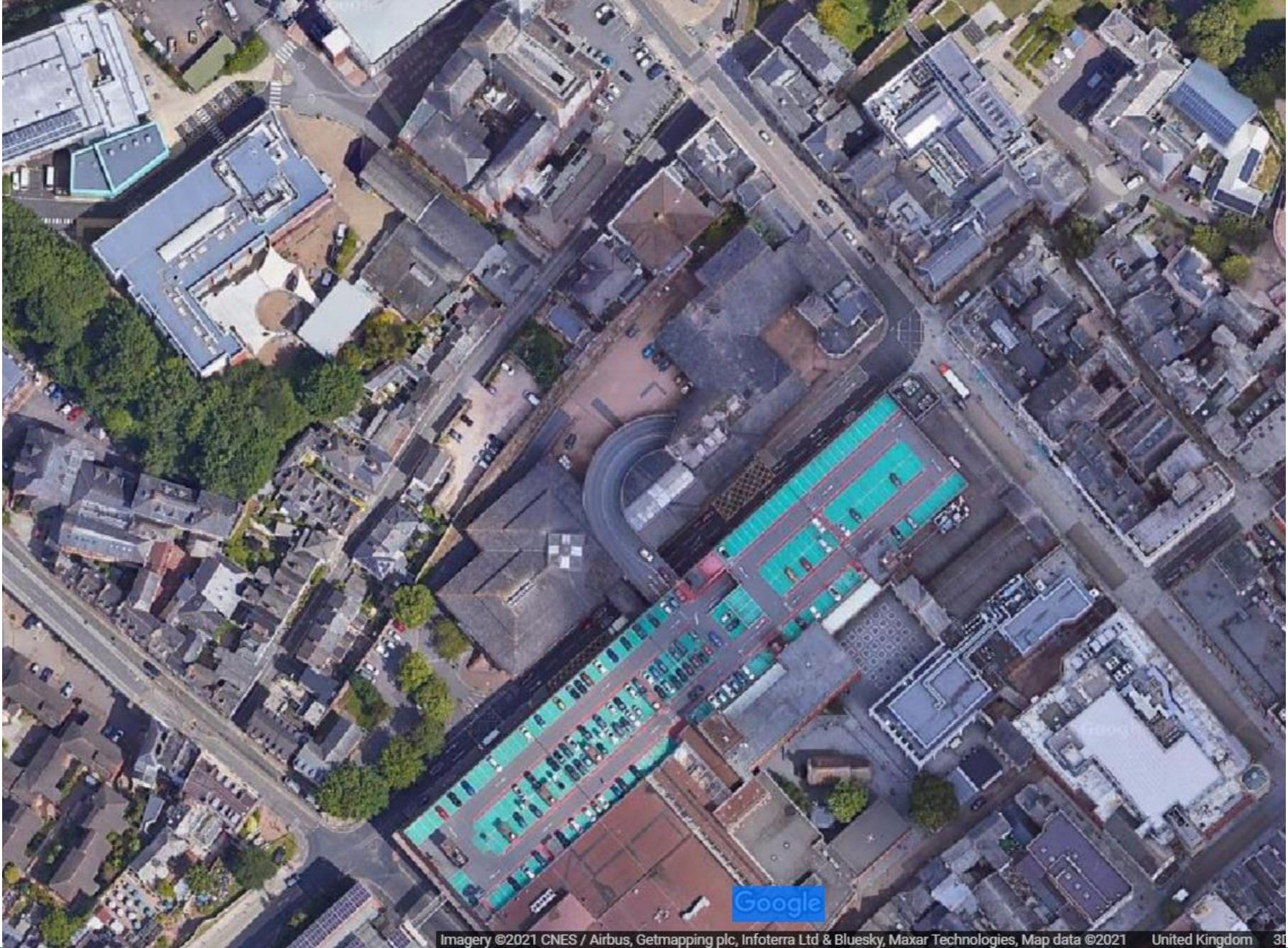
Applicant: Curlew Alternatives Property LP

Proposal: Development of two Co-Living (Sui Generis) accommodation blocks, following demolition of existing shopping centre and pedestrian bridge, change of use of upper floors of 21-22 Queen Street to Co-Living (Sui Generis), and all associated works including parking, landscaping, amenity areas, public realm improvements, new pedestrian bridge and provision of heritage interpretation kiosk. (Revised)

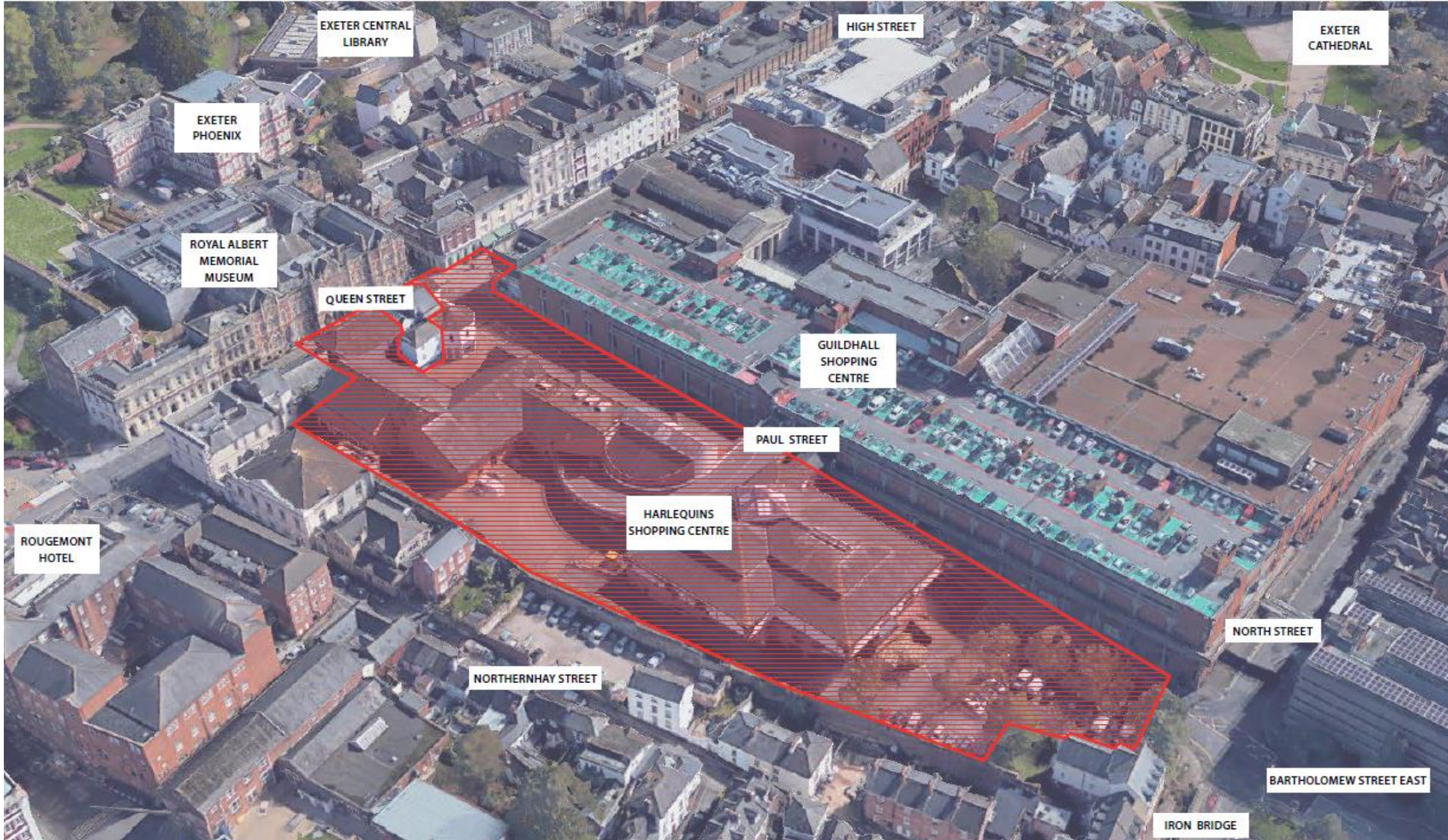
Case Officer: Matthew Diamond



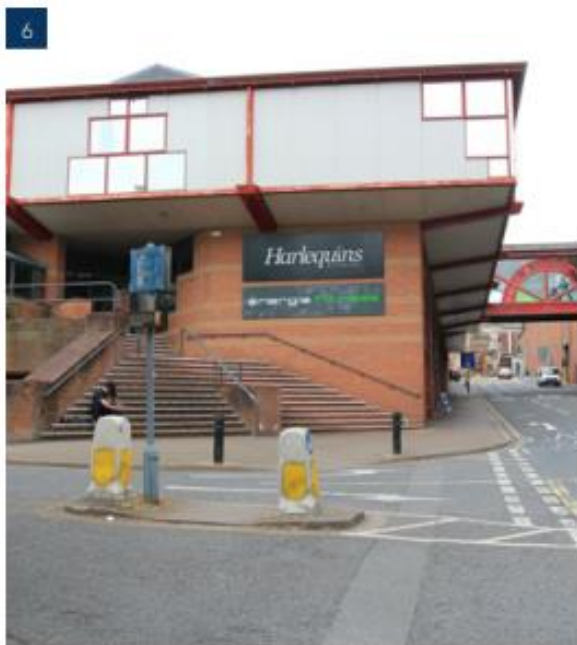
SITE LOCATION PLAN



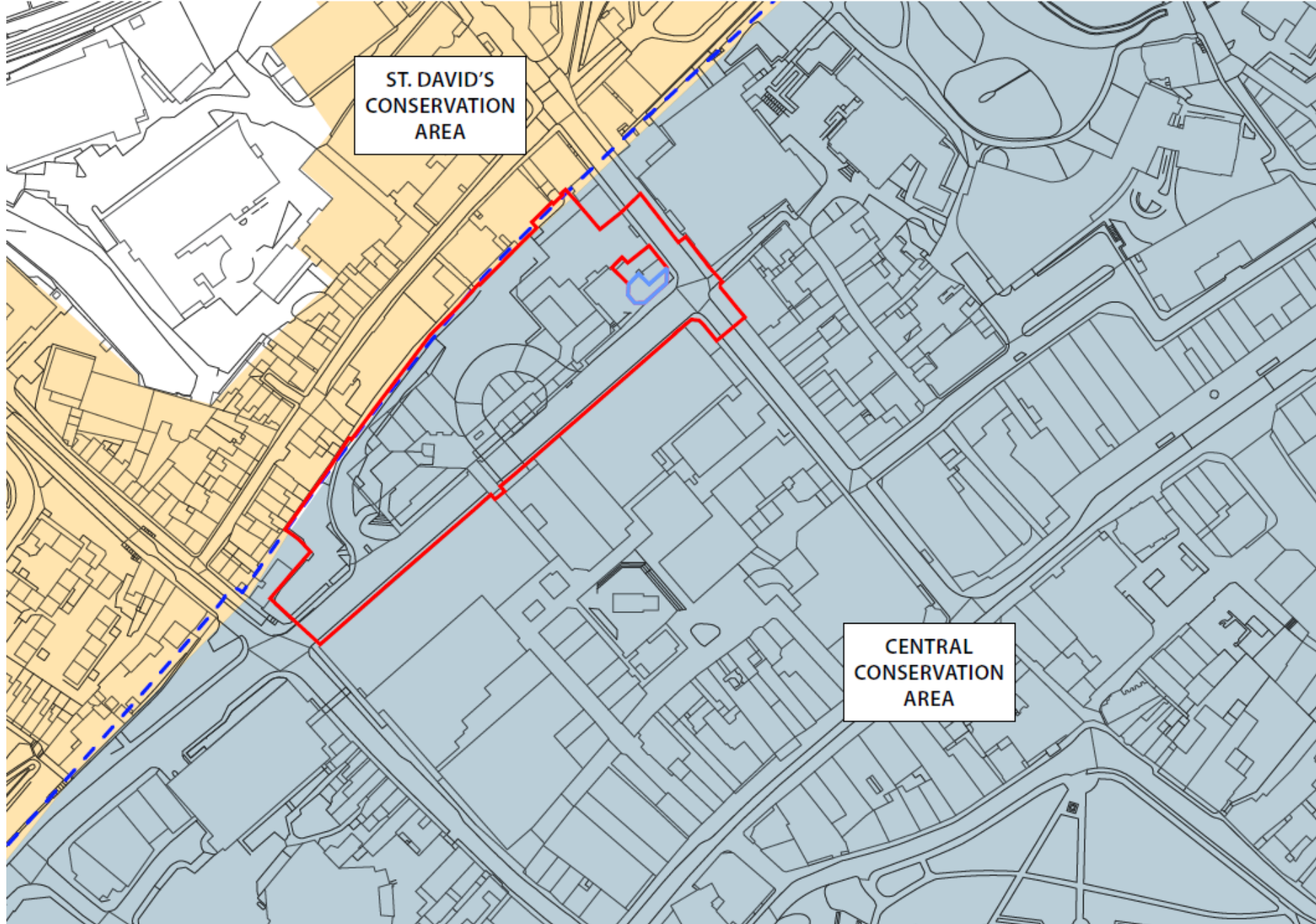
AERIAL VIEW



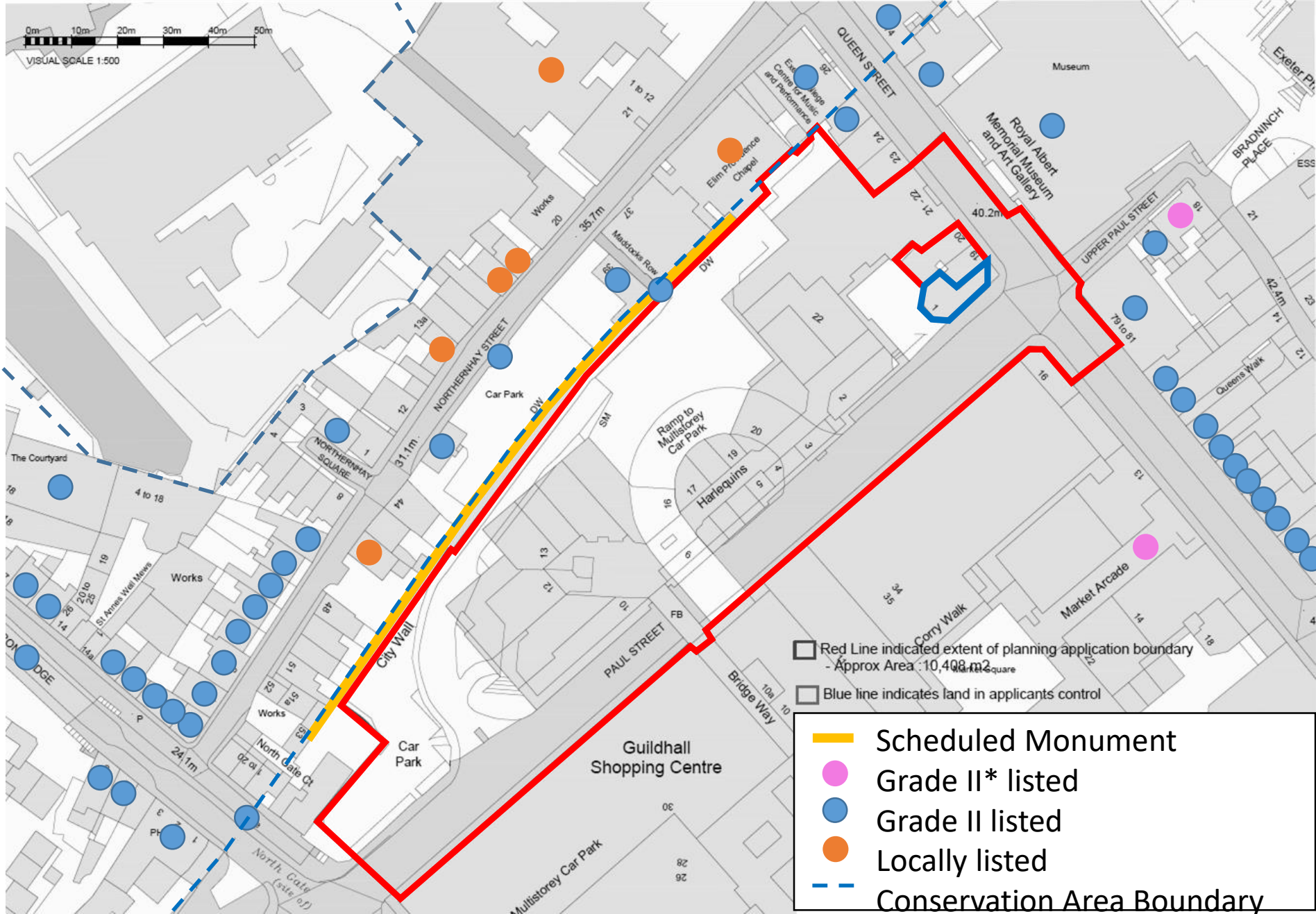
AERIAL VIEW



PHOTOS



CONSTRAINTS



CONSTRAINTS

- Demolition of existing 1980s shopping centre
- 2 blocks of co-living accommodation plus change of use of upper two floors of 21-22 Queen Street into co-living accommodation
- Total 383 bedspaces (132 more than previous scheme for co-living block and hotel)
- Block 1: 138 studios and 18 cluster flats with 107 bedrooms
- Block 2: 133 studios
- 21-22 Queen Street: 5 studios
- 20% affordable housing: 55 studios and 21 cluster bedrooms (priority to essential local workers)
- New landscaped square and 'pocket park'
- Paul Street narrowed to two lanes; wider foot/cycleways; public cycle parking
- Removal of 91 car parking spaces (retention of 9 spaces for local businesses); 2 disabled spaces and 2 EV car club spaces for co-living use

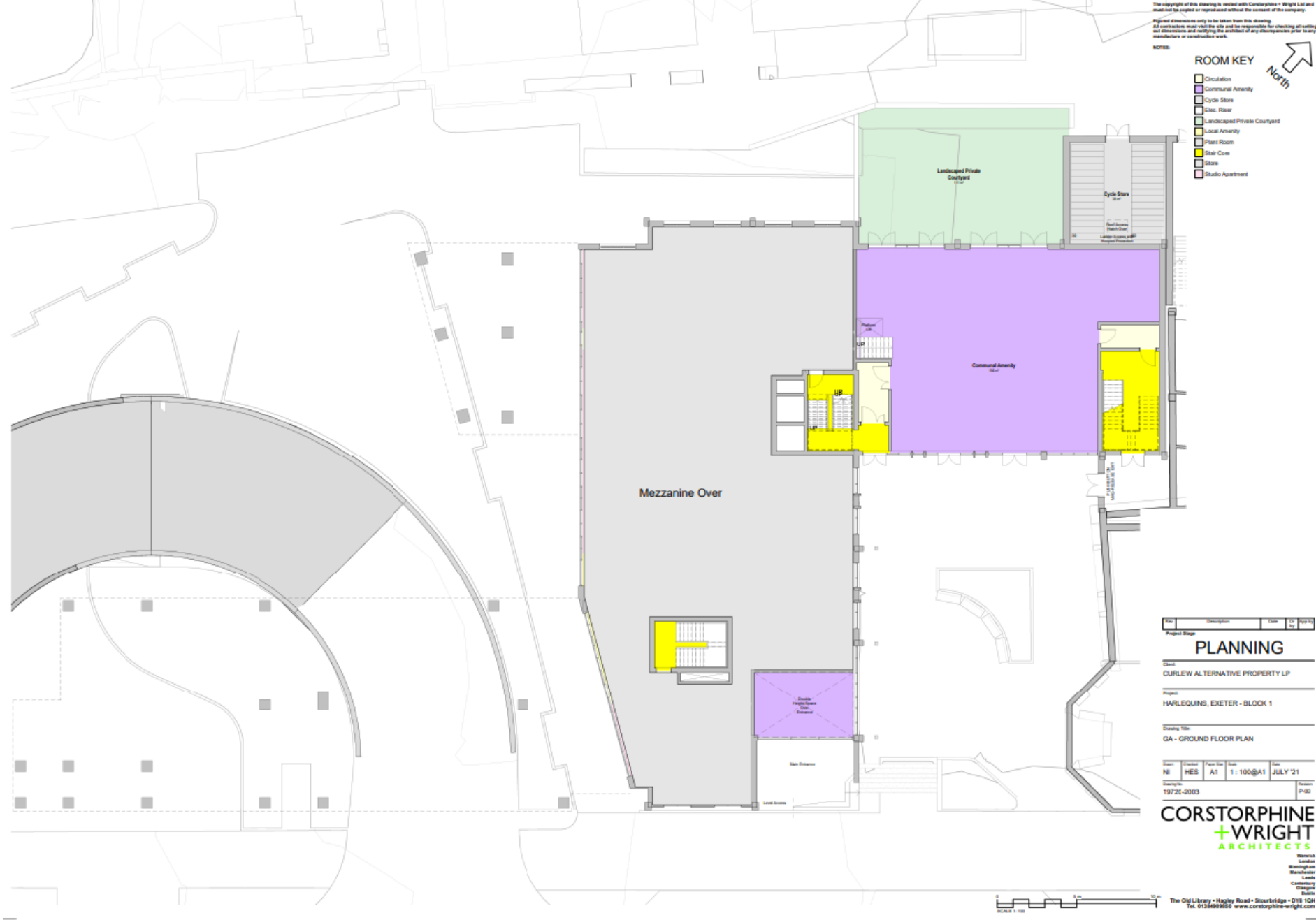
PROPOSAL OVERVIEW



PROPOSED SITE PLAN



BLOCK 1 – LOWER GROUND FLOOR



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All contractors must visit the site and be responsible for checking all settings and dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

- NOTES:
- ROOM KEY**
- Circulation
 - Communal Amenity
 - Cycle Store
 - Elec. Riser
 - Landscaped Private Courtyard
 - Local Amenity
 - Plant Room
 - Stair Core
 - Stair
 - Studio Apartment

No.	Description	Date	By	Rev. No.
Project Stage				

PLANNING

Client
CURLEW ALTERNATIVE PROPERTY LP

Project
HARLEQUINS, EXETER - BLOCK 1

Drawing Title
GA - GROUND FLOOR PLAN

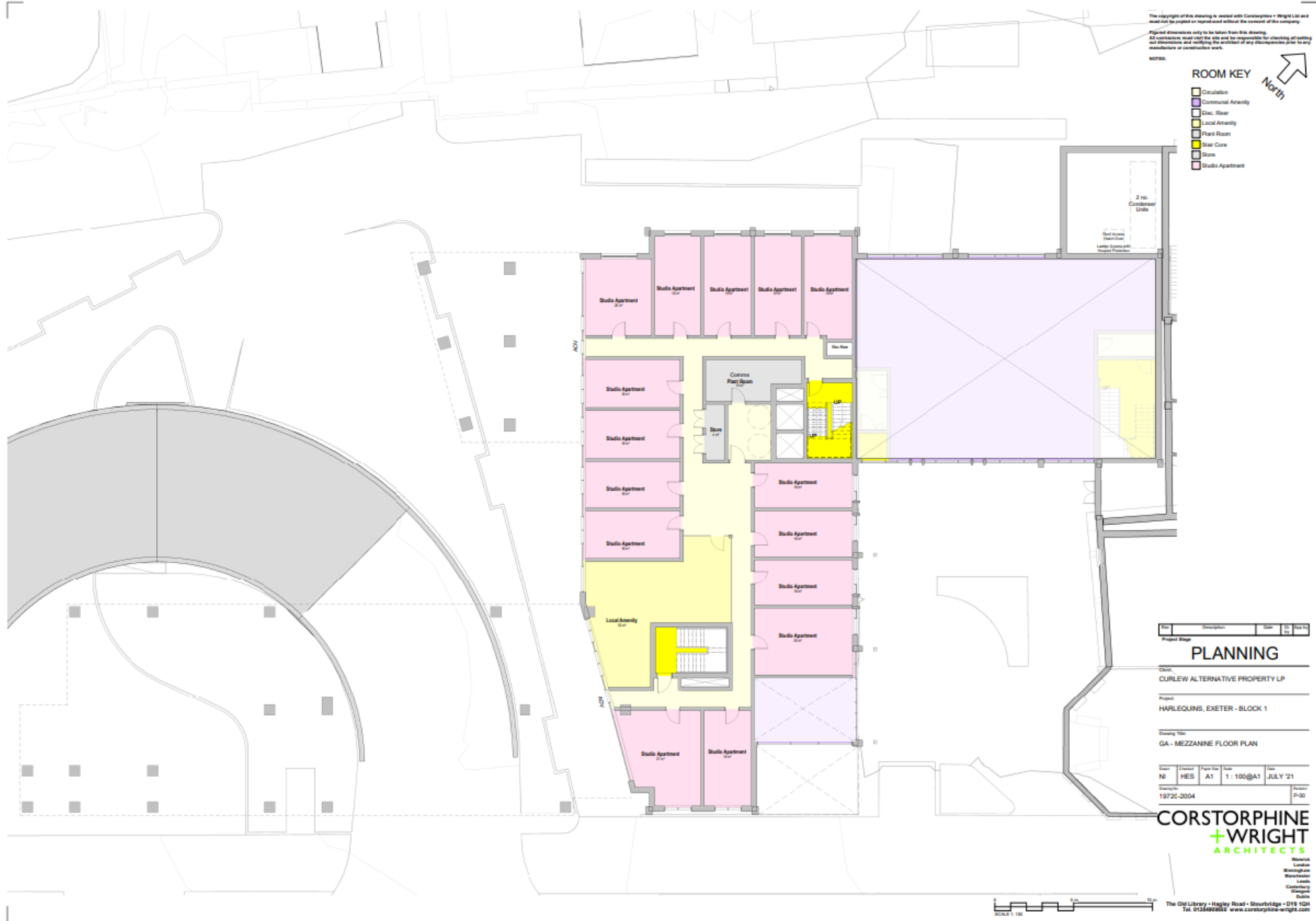
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BLOCK 1 – GROUND FLOOR



BLOCK 1 – MEZZANINE



BLOCK 1 – FIRST FLOOR



BLOCK 1 – SECOND FLOOR



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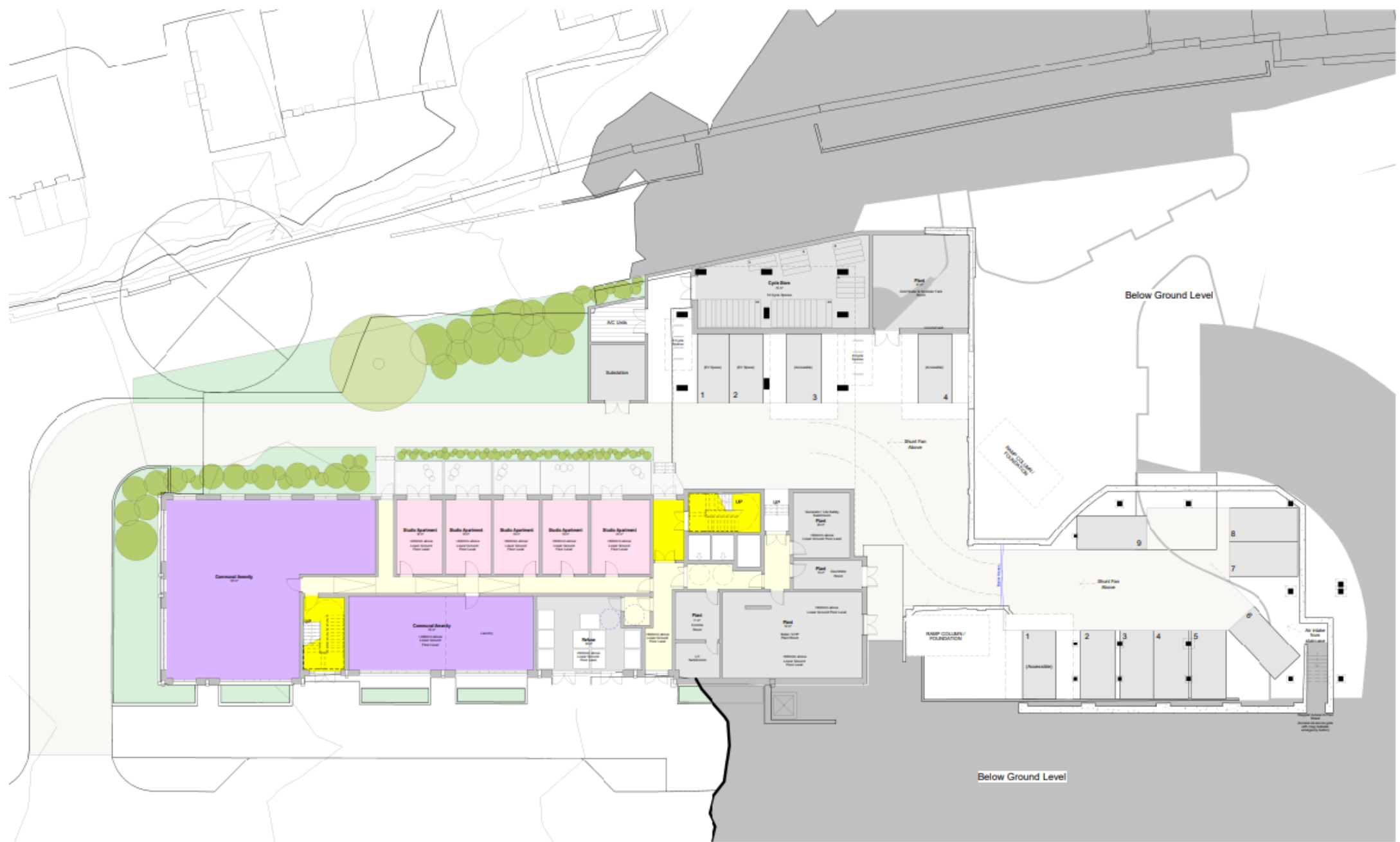
BLOCK 1 – THIRD FLOOR



BLOCK 1 – FOURTH FLOOR



BLOCK 1 – FIFTH FLOOR



BLOCK 2 – LOWER GROUND FLOOR



BLOCK 2 – GROUND FLOOR



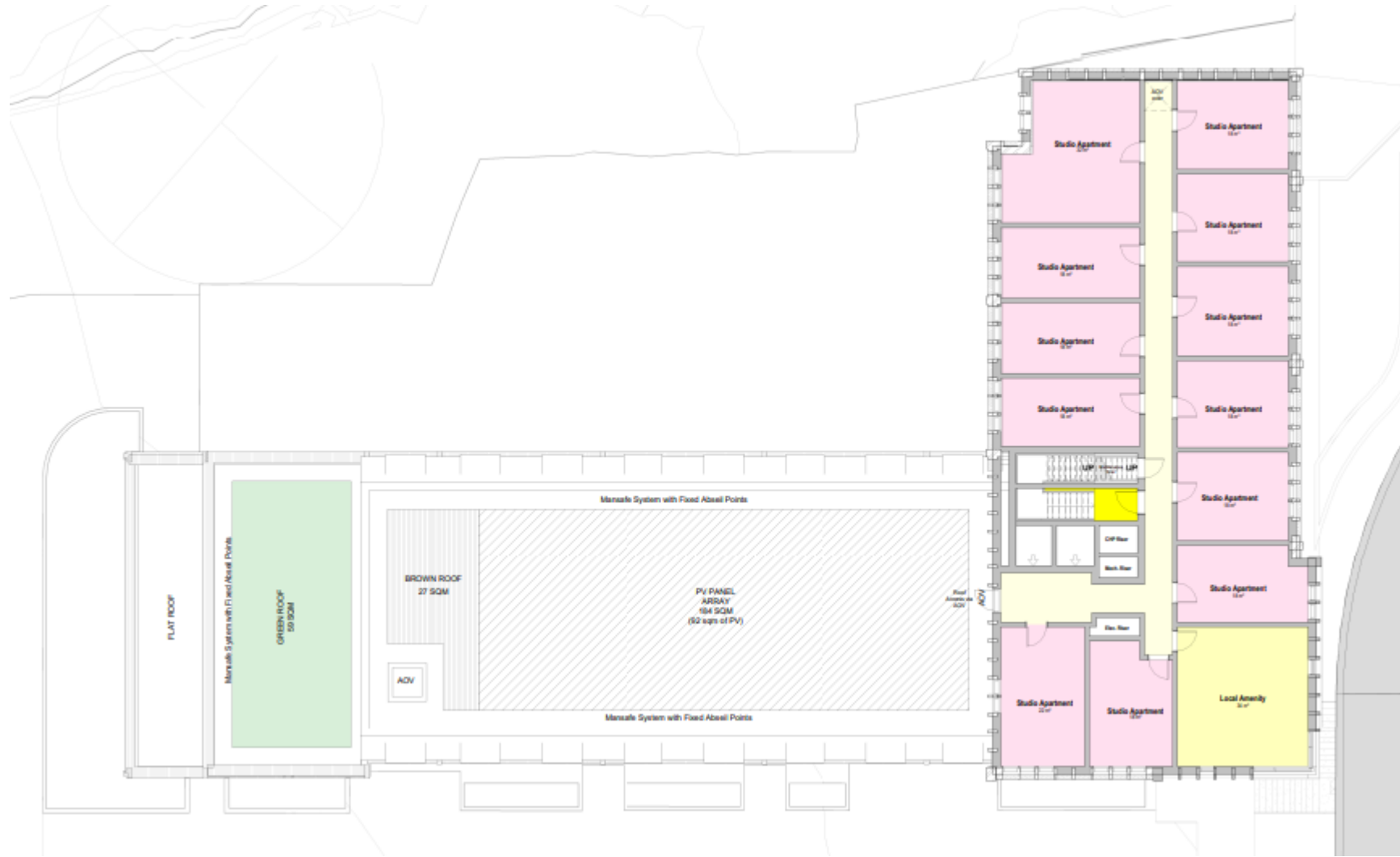
BLOCK 2 – FIRST FLOOR



BLOCK 2 – SECOND FLOOR



BLOCK 2 – THIRD FLOOR



BLOCK 2 – FOURTH FLOOR



Page 27



STREETSCENES

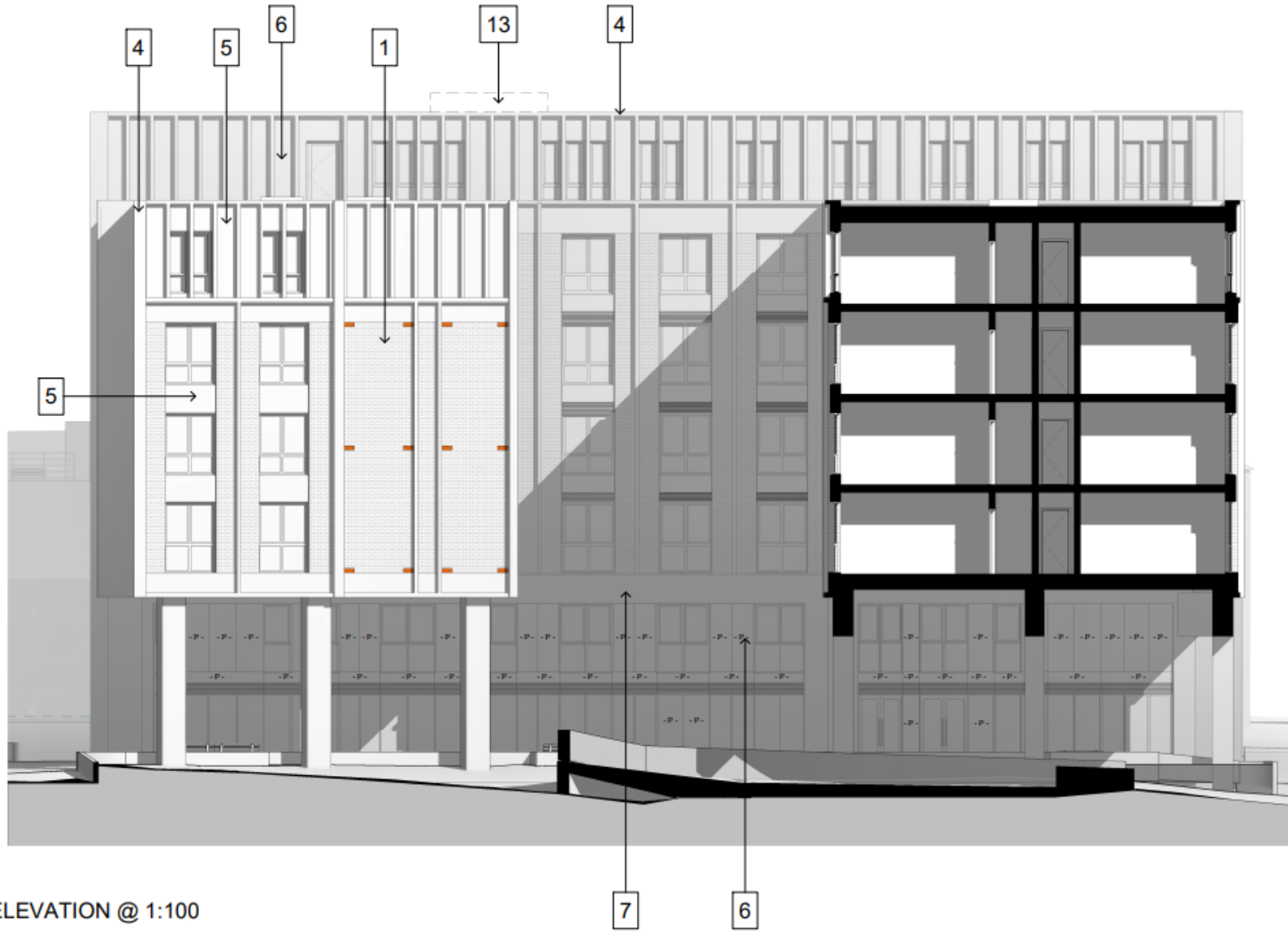


STREET SCENE - QUEEN STREET @ 1:200

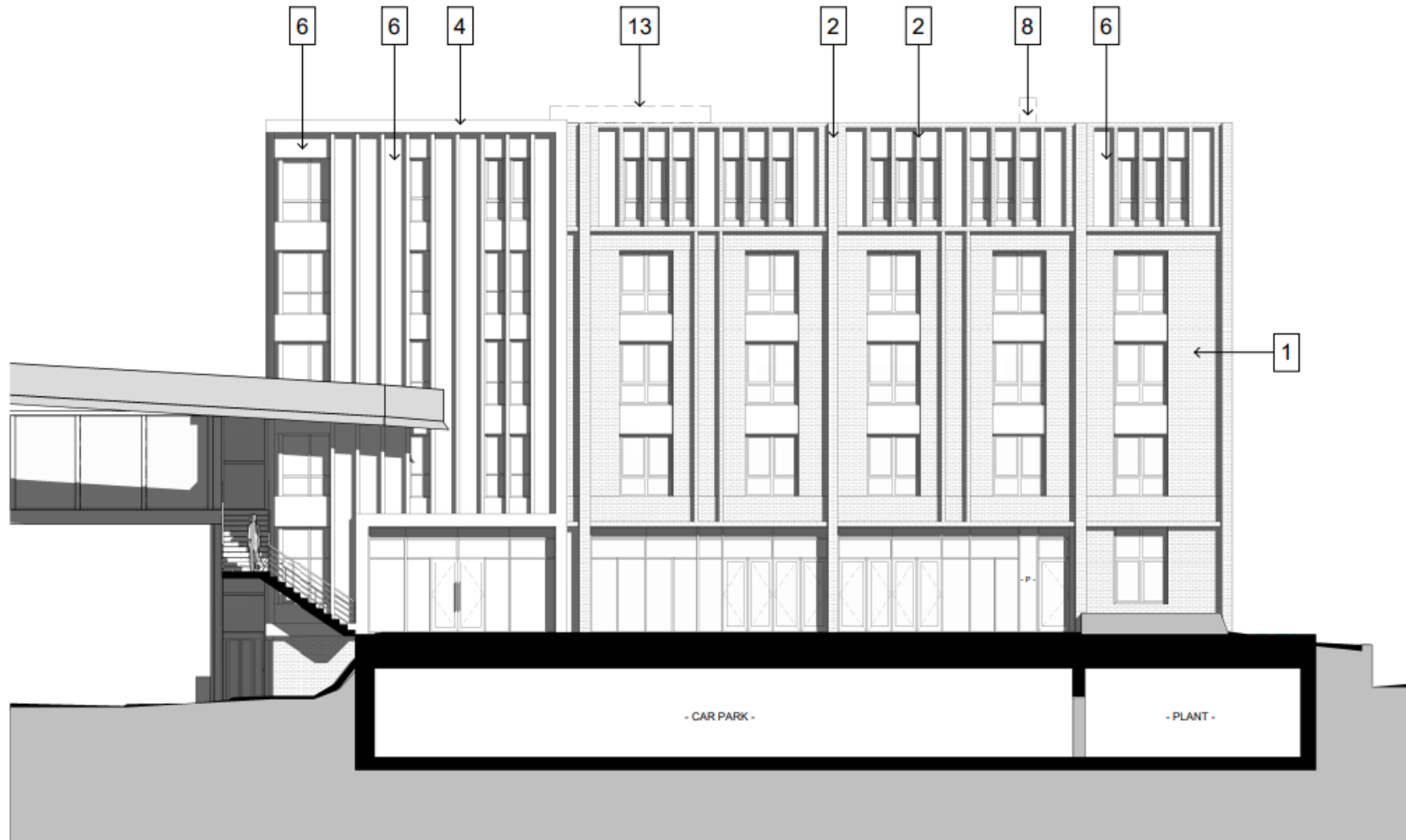


STREET SCENE - CAR PARK ACCESS (IRON BRIDGE) @ 1:200

STREETSCENES



BLOCK 1 – LANDSCAPED GARDENS ELEVATION



BLOCK 2 – LANDSCAPED GARDENS ELEVATION



HARDWORKS PLAN



HARDWORKS PLAN (ZOOMED) – LANDSCAPED GARDENS



Plant Name	Quantity	Notes
1. No. Sambucus racemosa 'Substantia Gold'	1	
2. No. Anemone hepatica	1	
3. No. Chamaerops humilis	1	
4. No. Carex silvaticum 'Bodnant'	1	
5. No. Musa basjoo	1	
6. No. Dideria antarctica	1	
7. No. Fatsia japonica	1	
8. No. Phlox paniculata	1	
9. No. Phlox subulata	1	
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NOTES:

LANDSCAPE IMPLEMENTATION AND MANAGEMENT
 All planting works to be carried out by a competent landscape contractor.

TIME OF YEAR FOR PLANTING
 Trees: Late autumn and early spring.
 Herbaceous plants: September/October or March/April.
 Climaxer green plants: At any time if ground and weather conditions are favourable.

CLIMATIC CONDITIONS
 General: Carry out the work while soil and weather conditions are suitable. Do not plant in strong winds.

TOPSOIL
 Check the soil to be used. Any additional topsoil to be used in accordance with BS 3883:2013 multiple-use (2).
 A 100mm deep layer of topsoil to BS 3883 to be applied to all shrub and herbaceous planting areas.
 Planted plants to be lifted with topsoil as shown on the layout planting detail as shown.

TREE PLANTING
 Bare-root trees to be planted with a depth of 200mm.
 Rooted trees to be planted with a depth of 200mm.
 Apply 50mm bark chippings to all shrub and herbaceous planting areas.
 Lay in tree stems vertically with slight gap away from stem pipe. This length to ensure a clear 50mm in the tree pit.
 Connect both ends of pipe ensuring the plastic tree protection is not.
 Top soil to be placed slightly above finished ground level.
 Rooted trees: Carefully remove in layers.

WATERING
 Quantity: One full depth of topsoil.
 Application: Once and without watering or displacing plants or soil.
 Frequency: As necessary to ensure establishment and continued thriving of plants.

FAILURES OF PLANTING
 Defects due to materials or workmanship not in accordance with the Contract.
 Plants lower standards than those listed in the Contract.
 Defects due to material damage after completion.
 Replacement: Replace with equivalent plants to those shown.
 Replacements: To match size of adjacent or nearby plants of same species or make original replacement, substitute in background.
 Timing of re-planting: During the next suitable planting season.

GENERAL MAINTENANCE
 All landscape maintenance to be undertaken by a competent landscape contractor from completion of planting until the end of the rectification period.
 Frequency of maintenance visits to be agreed with agreed maintenance schedule and sufficient to ensure successful establishment.

WEED CONTROL
 Monitor weed free areas around each tree and shrub.
 Control: Immediate. The layer of 100mm of soil surface of original planting pit.
 Heavy planting beds close to roads: By maintaining full thickness of mulch.
 Planted areas: First year beds as necessary to help soil settle, with gentle watering and no herbicide. Take care not to reduce depth or effect of mulch.
 Maintenance: Ensure that trees and shrubs are not damaged by use of mowers or other rotary cutters and similar powered tools.
 Timing: Carry out during the next suitable planting season.
 Straighten leaning trees/shrubs.
 Trees: Slowing down when in leaf during winter months.
 Timing: After each.
 Tree assessment: Check condition of stakes, ties, girths and irrigation and ventilation systems.
 Broken or missing stakes: Replace.
 Loose stakes: Fix into the ground or replace as necessary to provide support to the tree.
 Loose girths: Re-tie and/or girths and adjust as necessary to provide support to the tree.
 Tree: Adjust to accommodate growth and prevent constriction or abrasion.
 Damage to bark: Call back weekly with strong tools. Prevent further damage.
 Frequency of checks: At least 4-weekly until established.
 Watering: As required for healthy establishment, depending on weather.

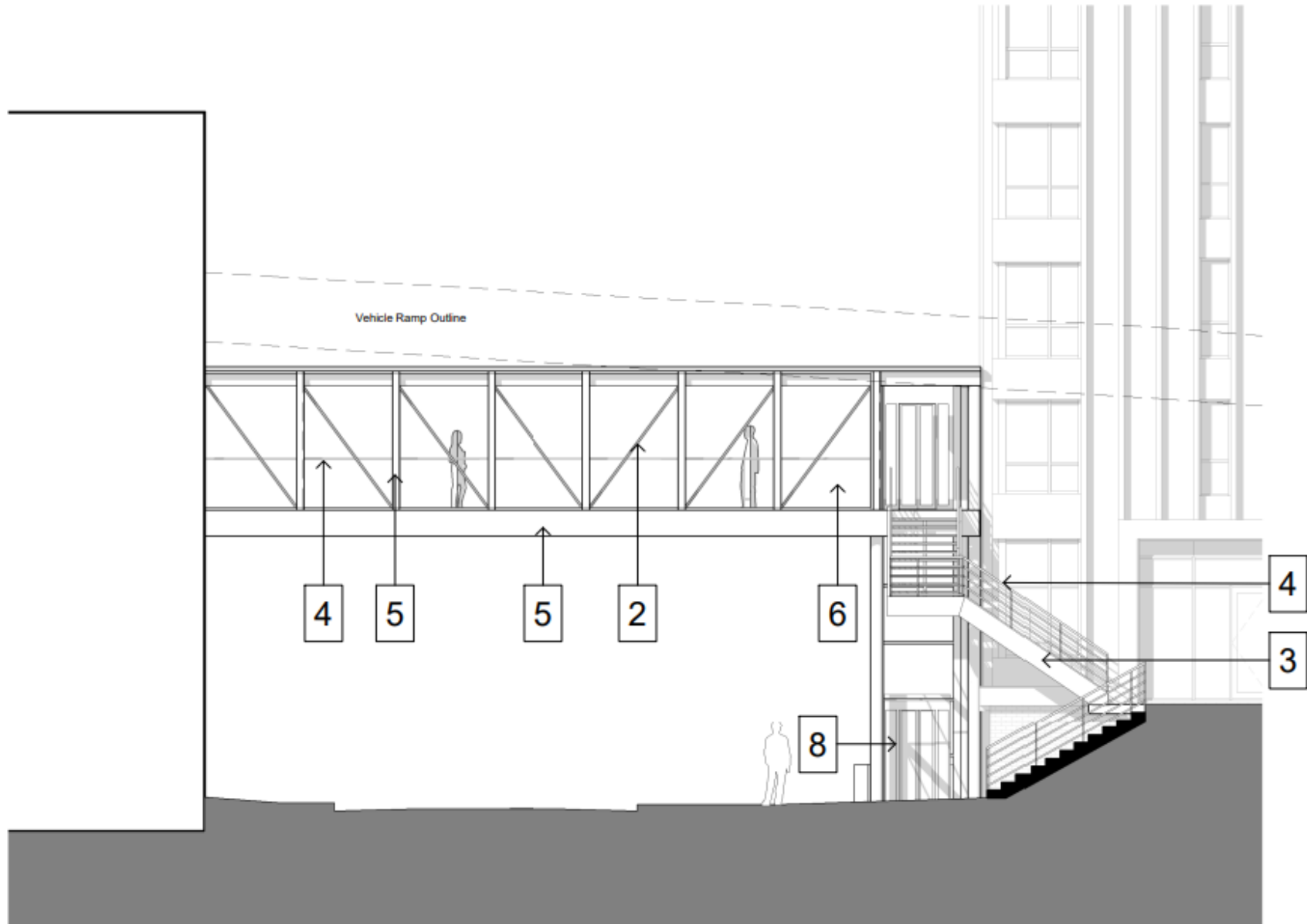
SOFTWARES PLAN



SOFTWORKS PLAN (ZOOMED) – POCKET PARK



INTERPRETATION CENTRE



NEW FOOTBRIDGE



LVIA VIEWS – UPPER PAUL STREET



LVA VIEWS – QUEEN STREET



LVIA VIEWS – QUEEN STREET



LIVIA VIEWS – QUEEN STREET



LVA VIEWS – BARTHOLOMEW STREET WEST



LVIA VIEWS – BARTHOLOMEW STREET EAST



LVA VIEWS – IRON BRIDGE



LIVIA VIEWS – IRON BRIDGE



LVA VIEWS – IRON BRIDGE



LVIA VIEWS – NORTHERNHAY STREET



LVIA VIEWS – NORTHERNHAY STREET



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LVIA VIEWS – NORTHERNHAY STREET



LVIA VIEWS – PROPOSED LANDSCAPED GARDENS



LVIA VIEWS – PROPOSED LANDSCAPED GARDENS

A. DELEGATE TO DEPUTY CHIEF EXECUTIVE TO GRANT PERMISSION SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE THE FOLLOWING:

- Co-living Management Plan/Monitoring
- 20% of the dwellings (55 studios and 21 cluster bedrooms) will be affordable private rented with first priority to essential local workers
- £252,546 habitats mitigation
- £25,000 towards management, maintenance, repair and promotion of City Wall
- £175,000 for maintenance/upgrade of off-site public open spaces.
- £45,000 for maintenance/upgrade of off-site play areas.
- £98,048 to improve facilities at either Barnfield Hill Medical Practice, Southernhay Medical Practice or St Leonards Medical Centre
- £10,000 towards traffic regulation orders in the area.
- Details of VMS/signage to manage the use of the Guildhall car park
- Details of the type of materials used on the highway (section 44 of the Highways Act 1980)
- Management Plan to ensure no parking is associated with the development and to ensure the operational facilities of the loading bays (in conjunction with the Guildhall)
- Rights of access for all users for the new footbridge over the highway
- Public access to the open space on the site and to the City Wall

All S106 contributions should be index linked from the date of resolution.

And the following conditions: (See Additional Information Sheet)

B. REFUSE PERMISSION FOR THE REASONS SET OUT BELOW IF THE LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) IS NOT COMPLETED BY 15 MAY 2022 OR SUCH EXTENDED TIME AS AGREED BY THE CITY DEVELOPMENT MANAGER

In the absence of a Section 106 legal agreement in terms that are satisfactory to the Local Planning Authority being completed within an appropriate timescale, and which makes provision for the following matters –

- Co-living Management Plan/Monitoring
- 20% of the dwellings (55 studios and 21 cluster bedrooms) will be affordable private rented with first priority to essential local workers
- £252,546 habitats mitigation
- £25,000 towards management, maintenance, repair and promotion of City Wall
- £175,000 for maintenance/upgrade of off-site public open spaces.
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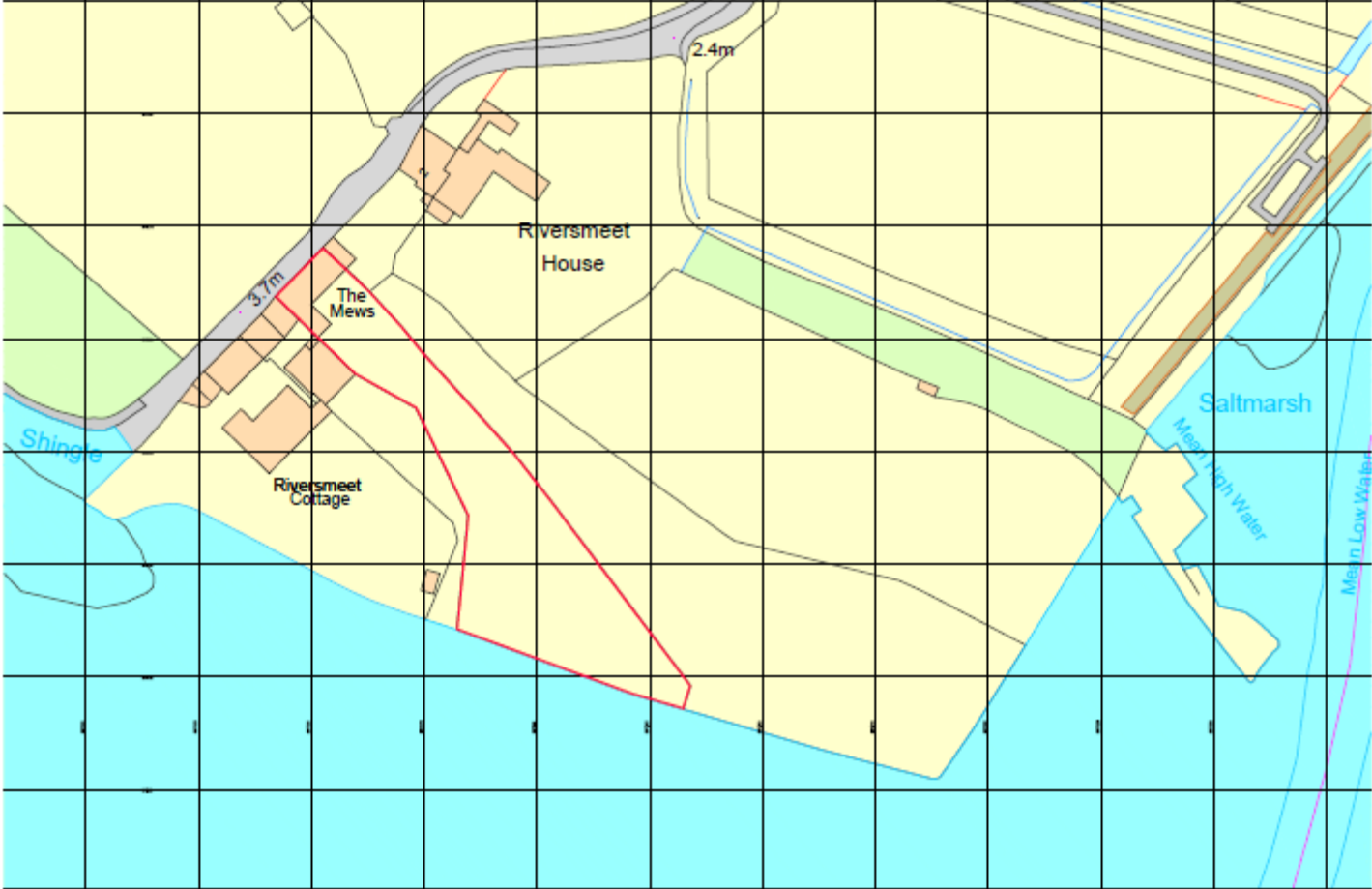
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- Rights of access for all users for the new footbridge over the highway
- Public access to the open space on the site and to the City Wall

the proposal is contrary to Exeter Local Development Framework Core Strategy 2012 Objectives 1, 3, 5, 6, 8 and 10, and policies CP4, CP7, CP9, CP10, CP16, CP17 and CP18, Exeter Local Plan First Review 1995-2011 saved policies TM5, L4, T1, C5, LS2, LS3 and DG1, Exeter City Council Affordable Housing Supplementary Planning Document 2014, Exeter City Council Sustainable Transport Supplementary Planning Document 2013 and Exeter City Council Public Open Space Supplementary Planning Document 2005.

RECOMMENDATION (CONT.)

21/1119/FUL - The Mews, Bowling Green Road, Riversmeet, Topsham

Proposed extension and alterations.
Planning Committee 15 November 2021



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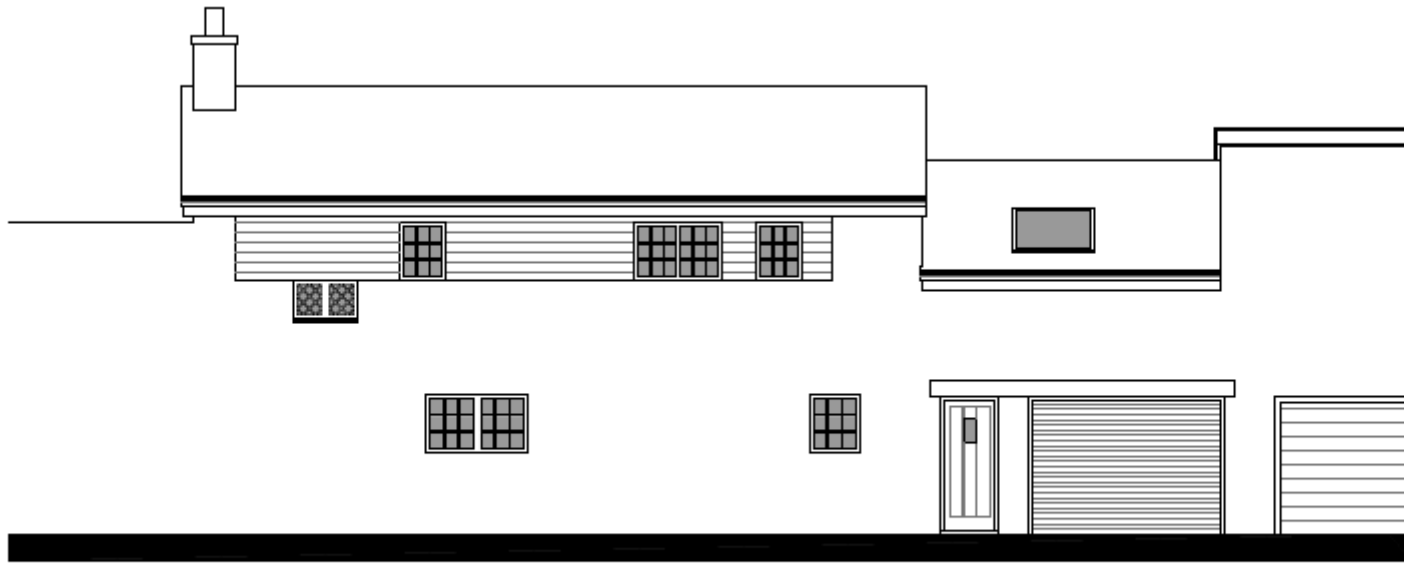
**The Coach House Bowling
Green Road, Topsham, EX3 0BE**



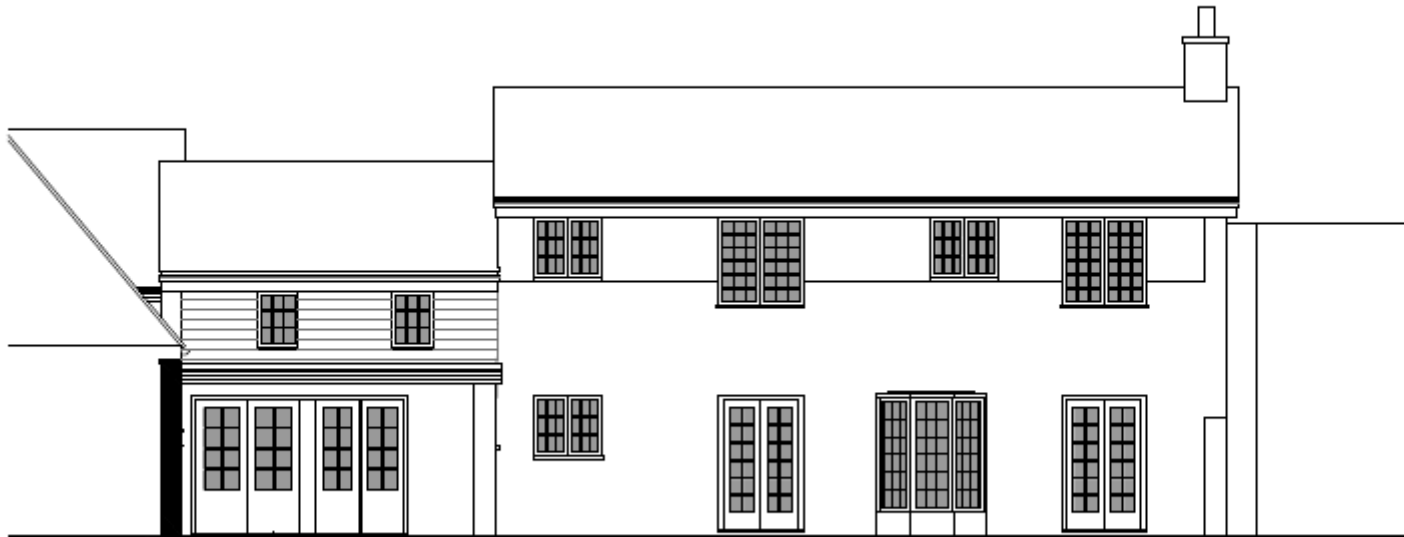

The Coach House Bowling
Green Road, Topsham, EX3 0BE



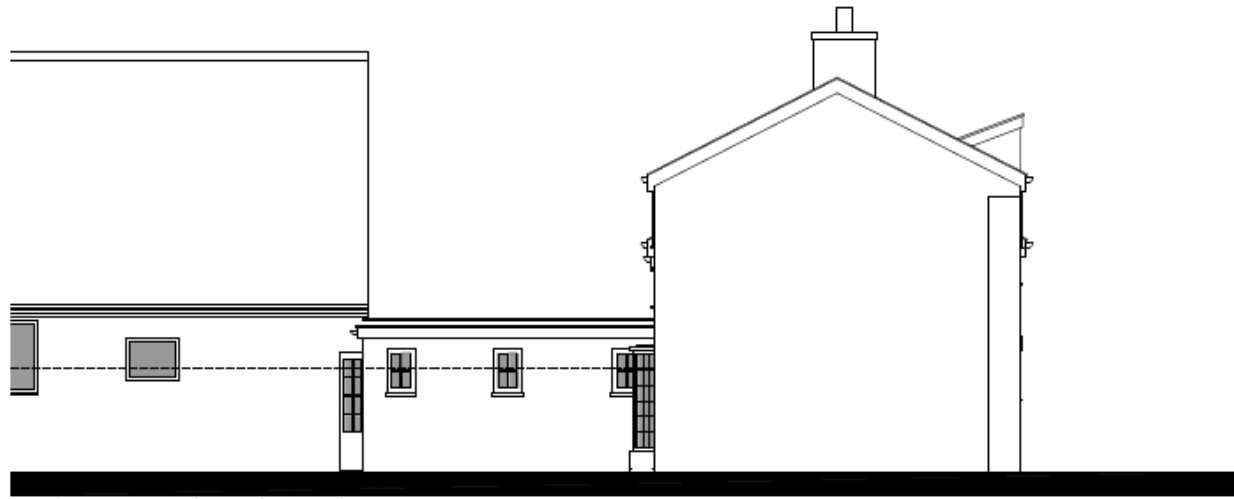




Existing front (north west) elevation



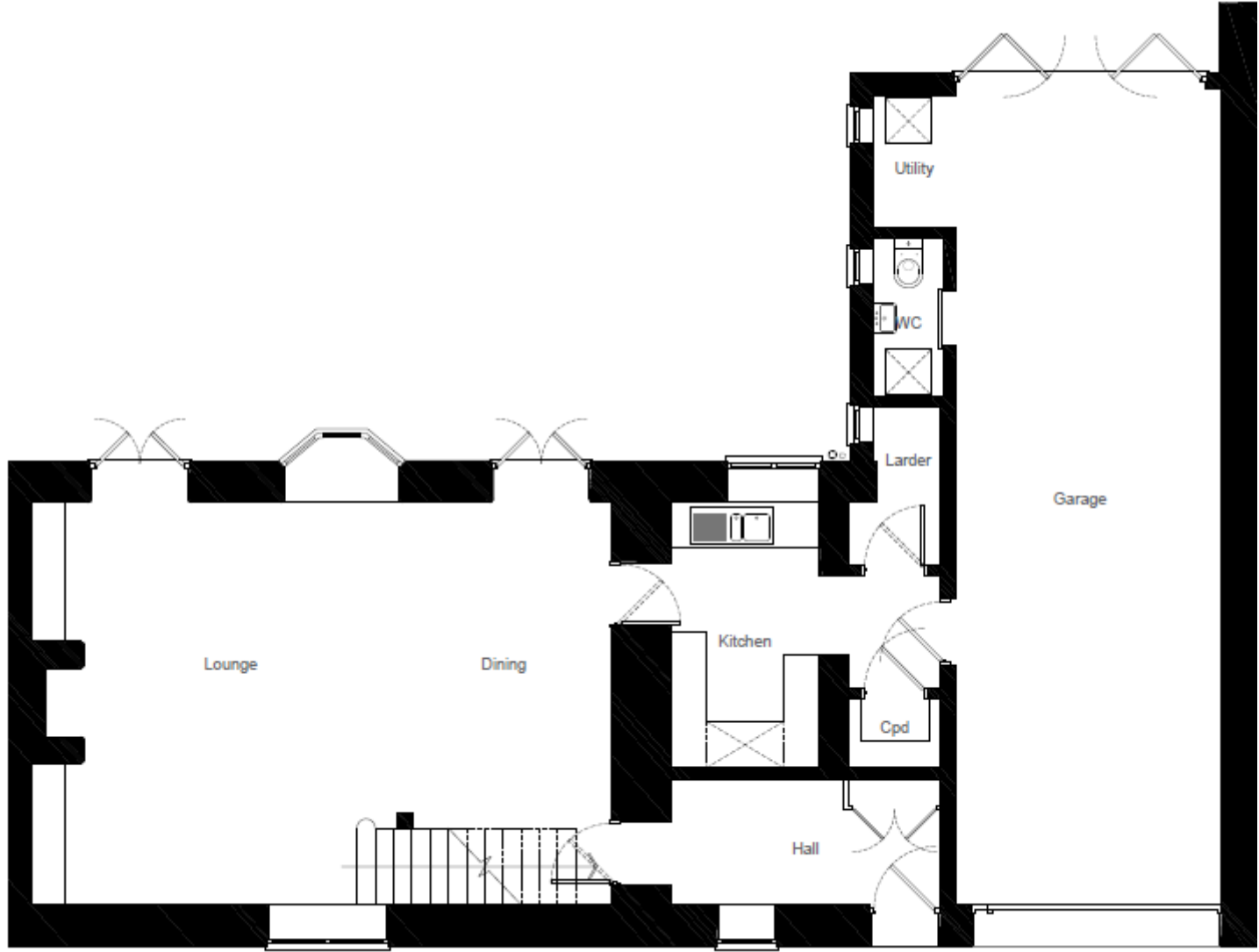
Existing rear (south east) elevation



Existing side (north east) elevation



Existing side (south west) elevation / section

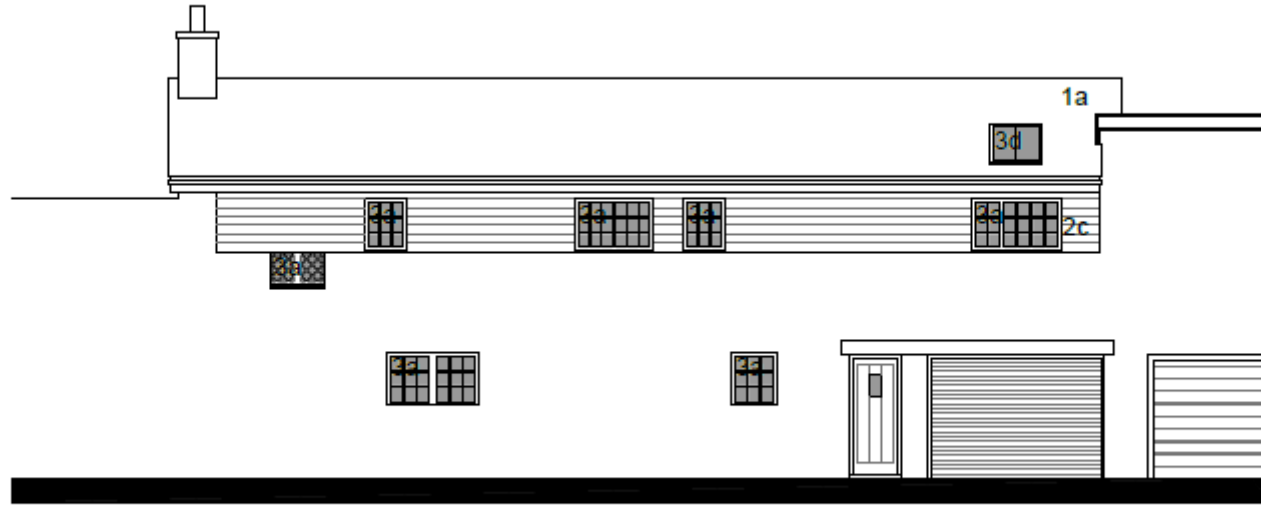




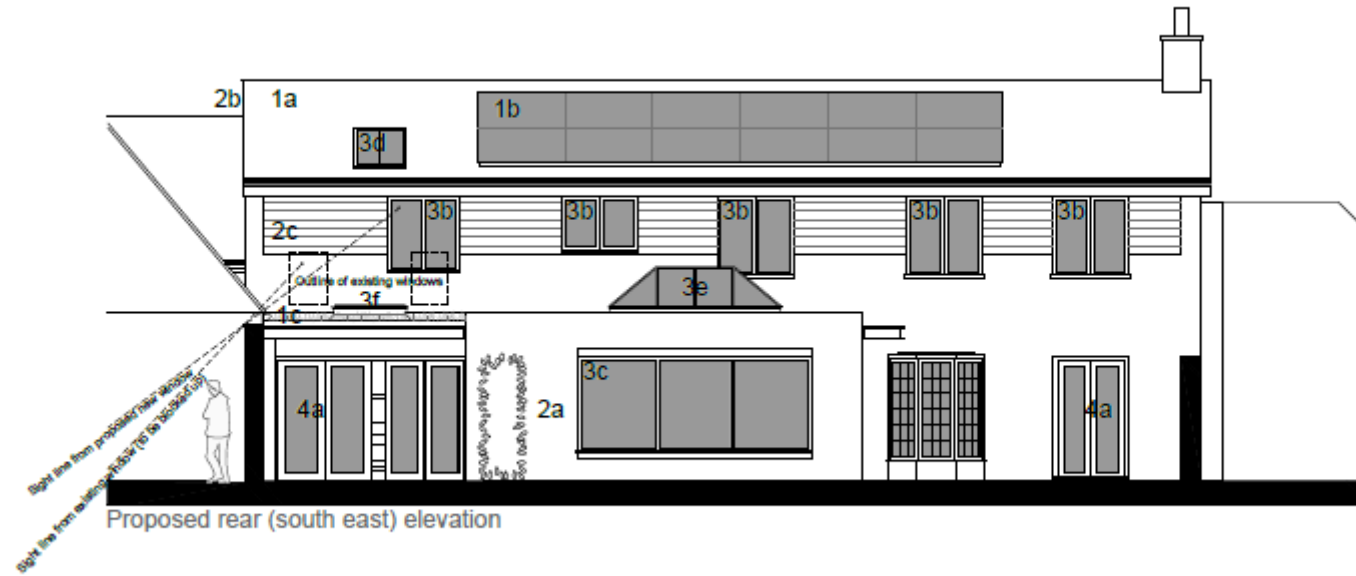


Proposal

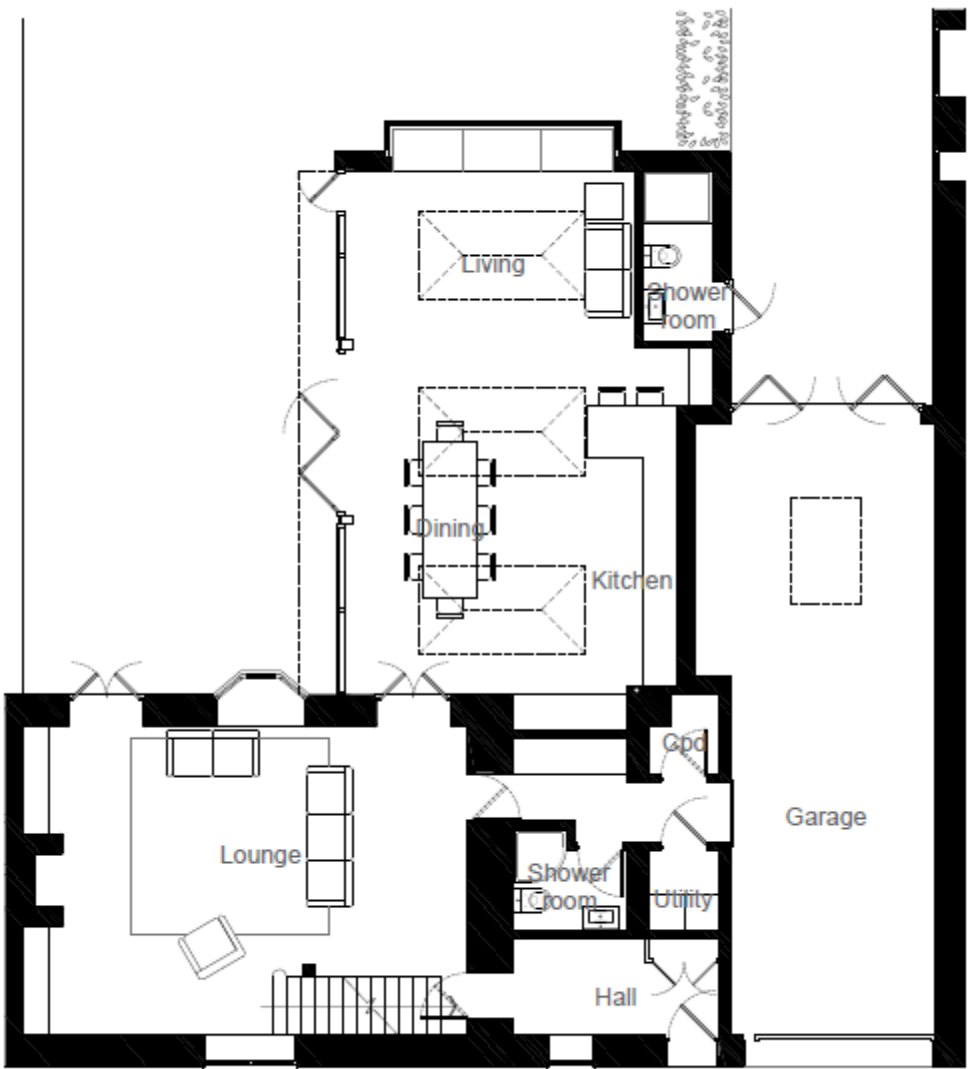
- Single storey rear extension
- Raised roofline above garage
 - window in rear elevation moved away from boundary with Coach House
- Solar panels and conservation rooflight in rear roof slope
- New windows inserted into front roof and first floor elevation
- Timber cladding to replace tile hanging at the first-floor level

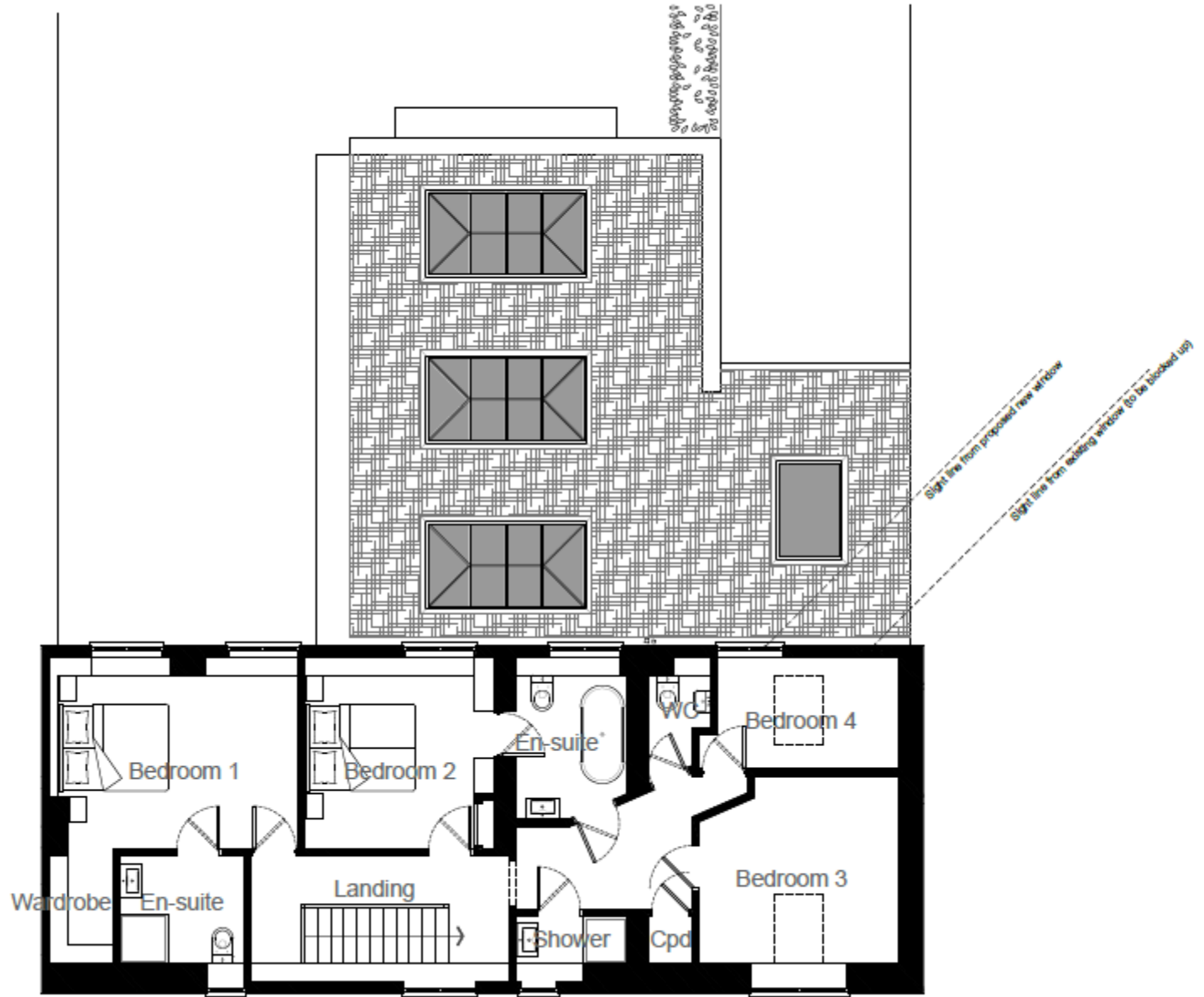


Proposed front (north west) elevation



Proposed rear (south east) elevation







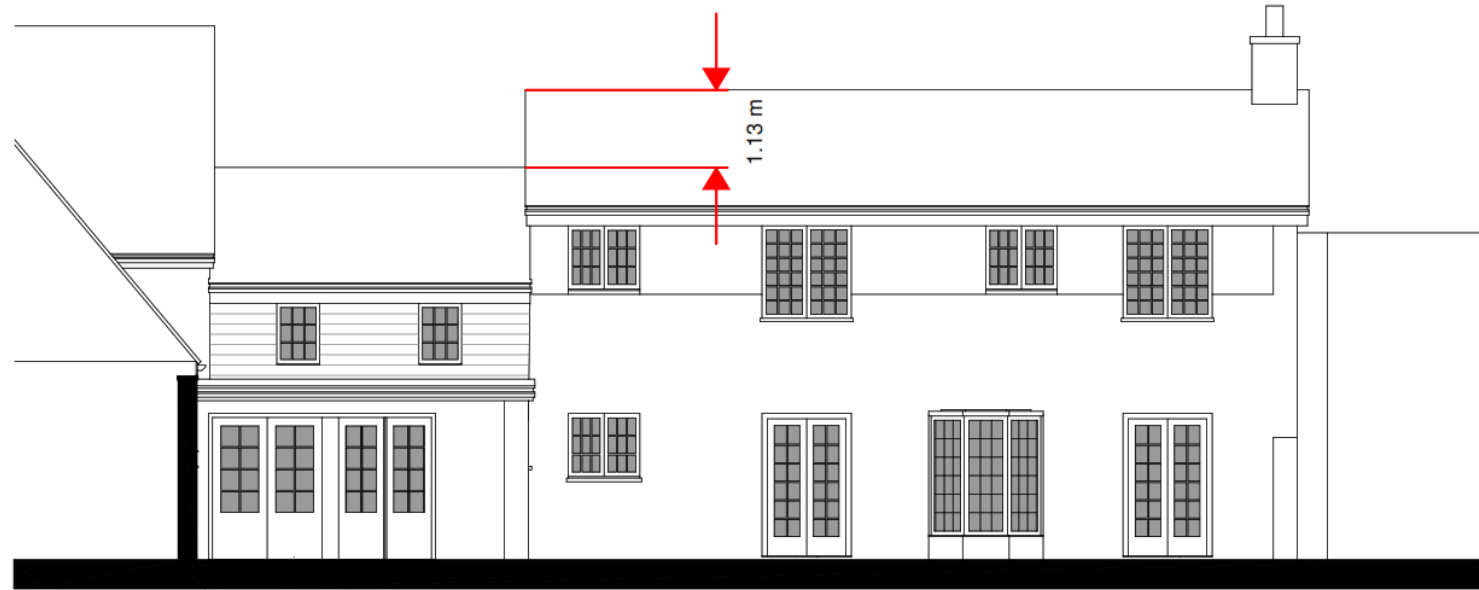


Existing View



Proposed View

Correction and clarification



Existing rear (south east) elevation



Objection

- Principal planning reasons, relating mainly to raised roofline above garage and relocated window:
 - Overbearing
 - Overlooking
 - Overshadowing



Coach
House
garage

Mews over-
garage
existing
extension

Mews
main
house



proposed new window height

current window height



Conclusion and recommendation

- There will undoubtedly be some impact as the result of the raised roof on the amenity of the neighbour at the Coach House. However, this is not considered sufficiently severe as to justify a refusal.
- The recommendation is therefore for approval.

Exeter City Council Planning Committee 15th November 2021



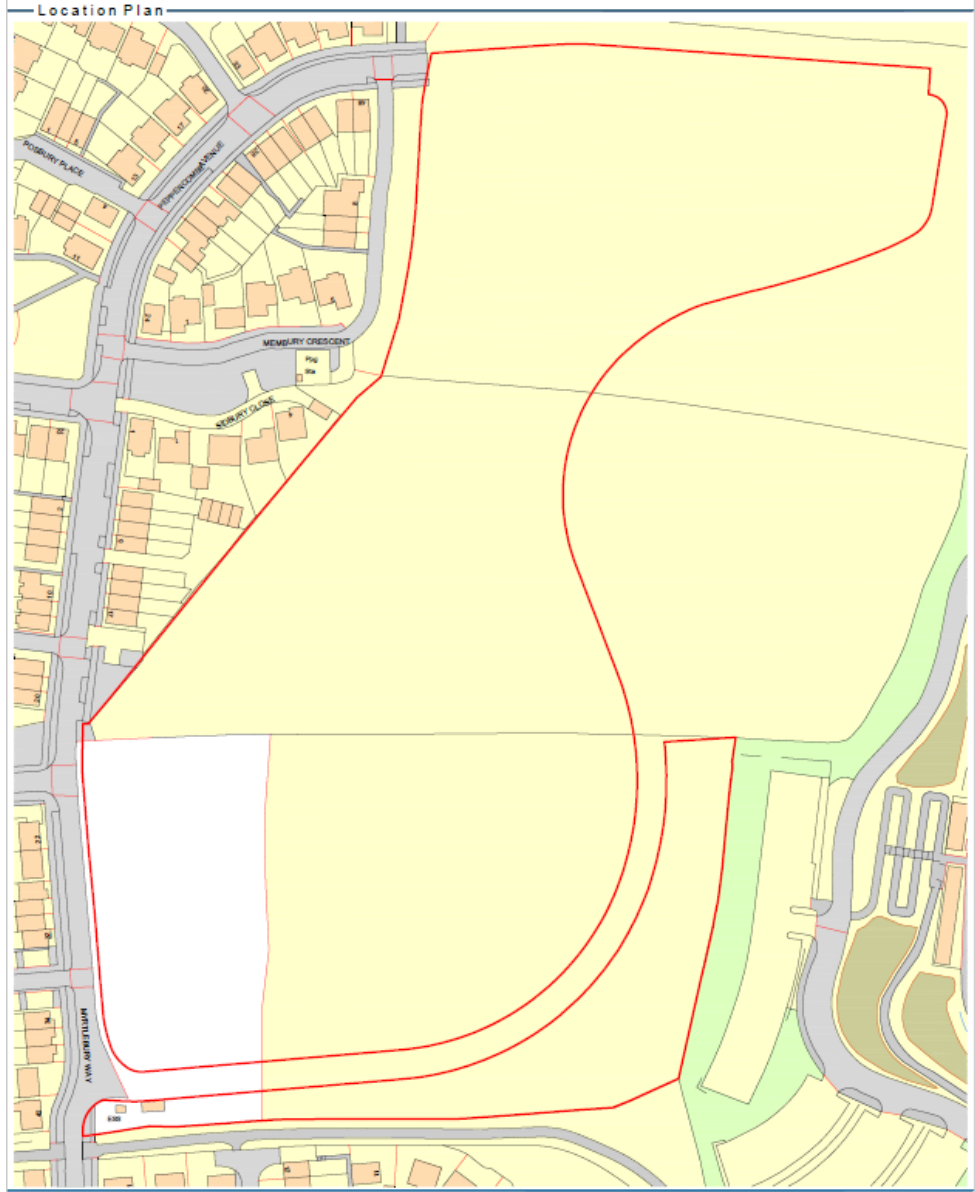
Application no. 21/1054/RES

Approval of reserved matters of layout, scale, appearance and landscaping of planning permission ref. 19/1375/OUT - Outline application for up to 200 dwellings.

Land For Residential Development At Hill Barton Farm Hill Barton Road Exeter.

Applicant: Vistry Plc/H B Land Ltd

Case Officer: Michael Higgins



	Project:	Hill Barton, Exeter
	Title:	Location Plan
	Client:	Vistry Group
	Date:	Feb 2021
	Drawn by:	DMA
	Checked by:	DMA
Scale:	1:1000 @ A3	
Drawing No.:	20019 LP 01	
	Rev.:	

Vistry Group

SITE LOCATION PLAN



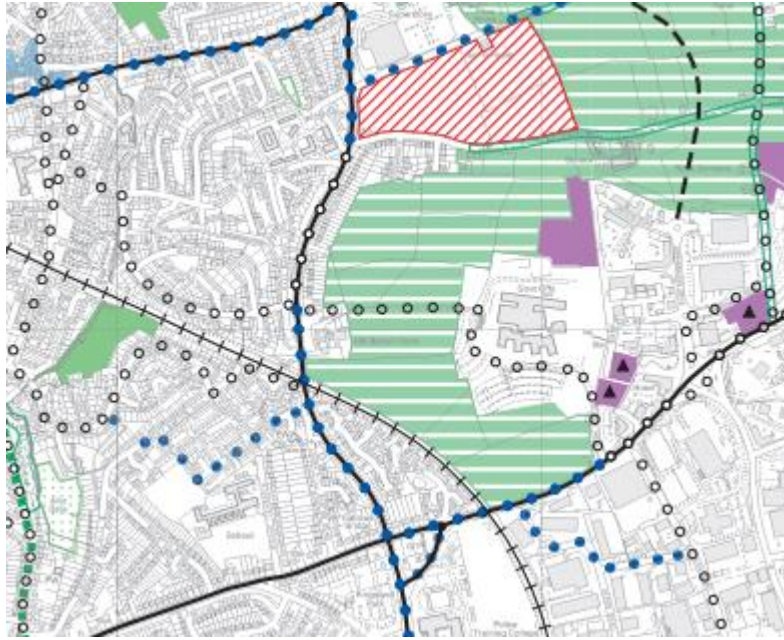
AERIAL VIEW



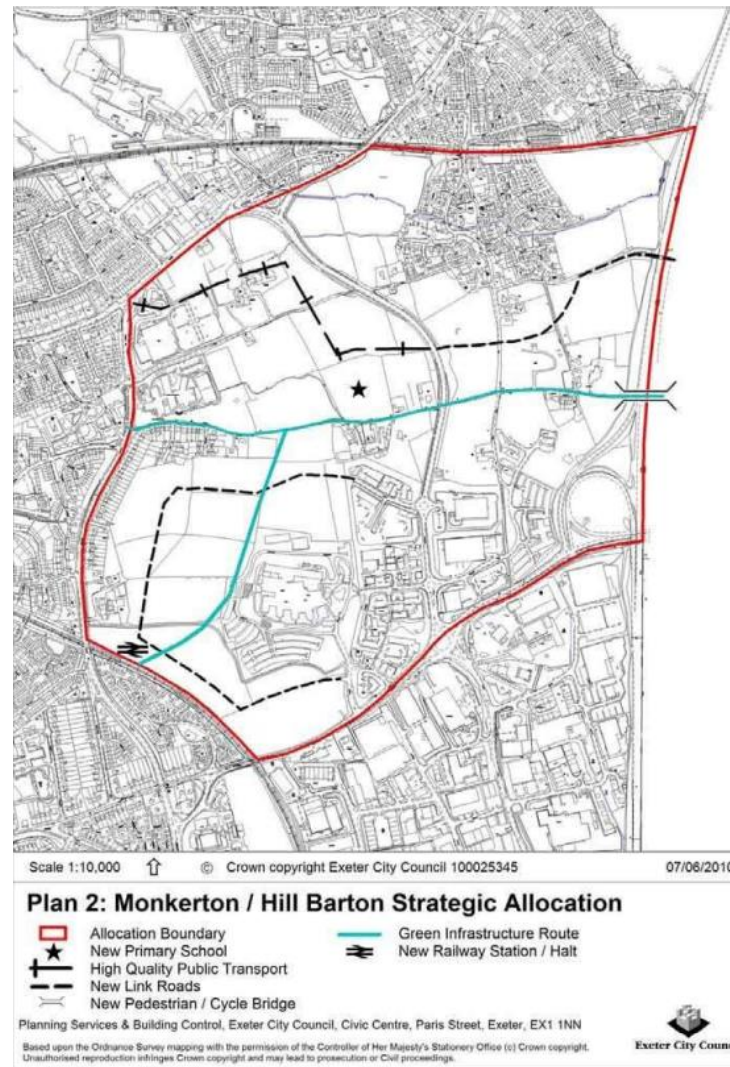








Local Plan First Review 1995-2011
Proposals Map
• **Landscape Setting designation (Policy LS1)**



**Exeter Local Development Framework Core Strategy
(Adopted 21 February 2012) – Plan 2: Monkerton/Hill
Barton Strategic Allocation Policy CP19**



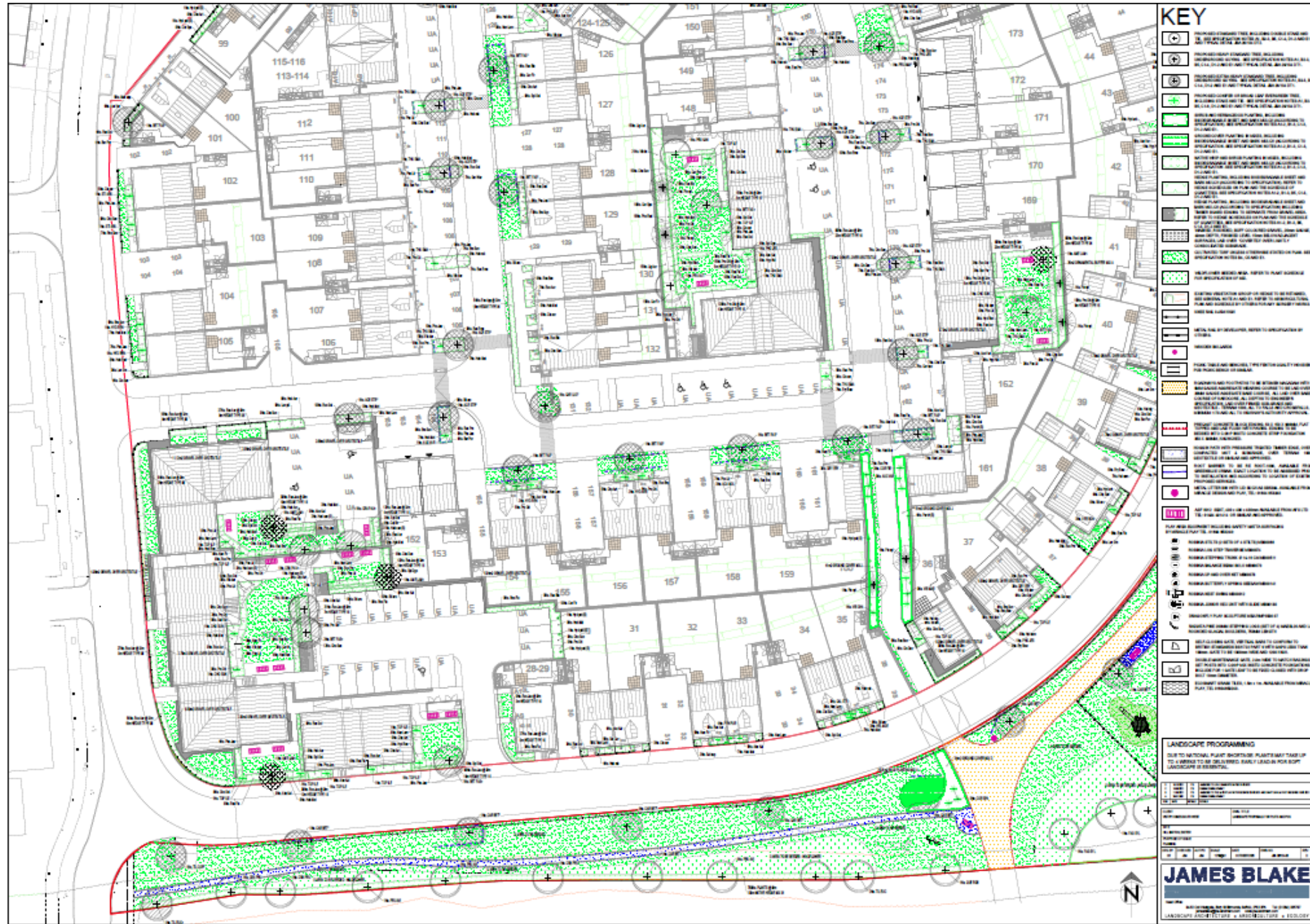
PROPOSED SITE PLAN



	Project:	Hill Station, Keston
	Title:	Proposed Apartment Site Plan
	Client:	Vistry Homes
	Date:	06/21
	Drawn by:	DC
	Checked by:	DMA
Scale:	1:100 @ A1	
Drawing No.:	20210-VA-APP-016-Part 02 Rev.0	

Vistry Group

PROPOSED part layout apartments



PROPOSED open space

Play Area

Orientation of site has not been checked, design subject to check before installation

Glacial Boulders



Dragonfly Sculpture

MB00066



SB5057

MWB-LBDWB



Fallen Log



MB00012



MB00141

MB00511



MB00074



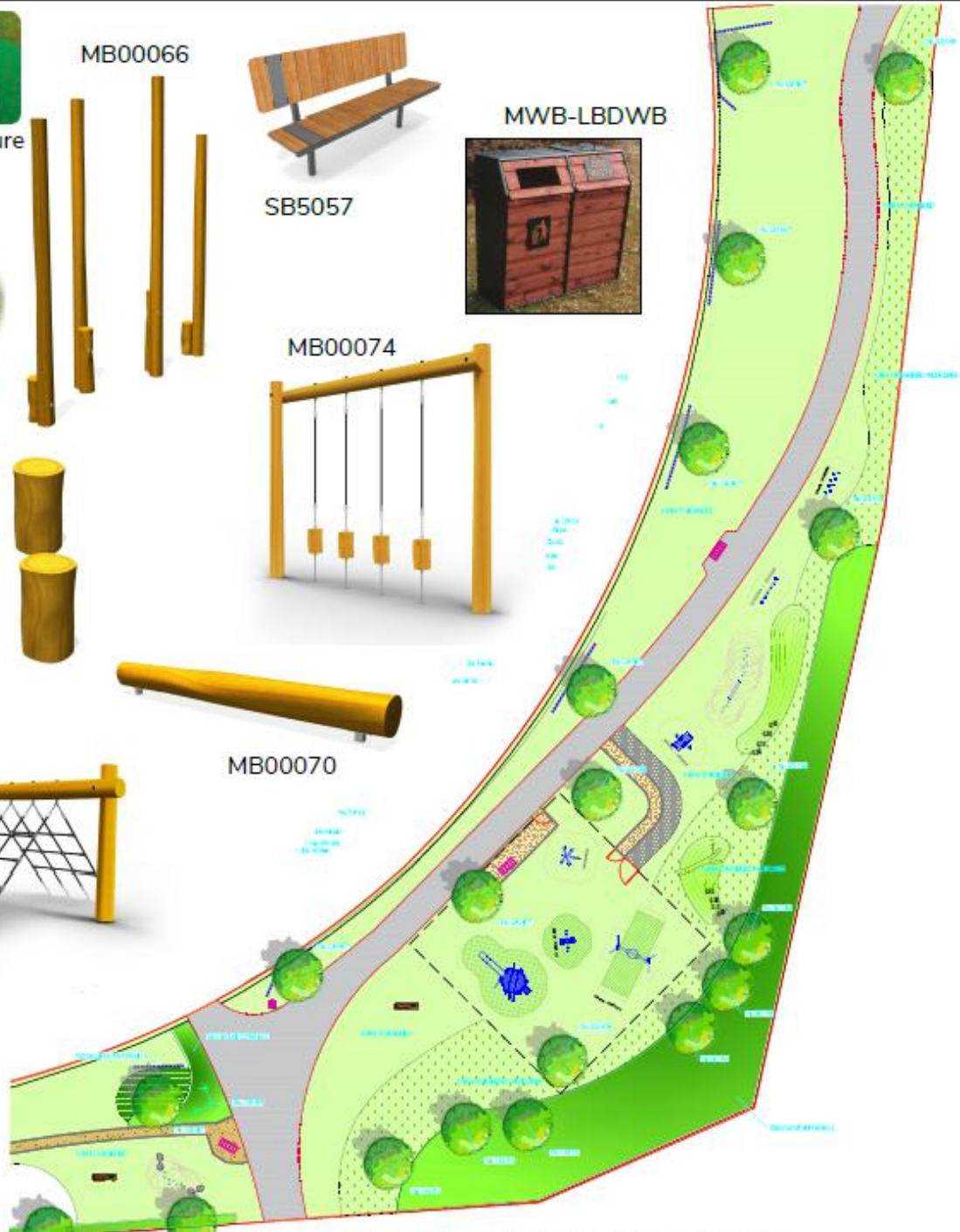
MB00070



MB00078



MB00180



M
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PROJECT TITLE: Hill Barton

DATE: Proposal

- NOTES:
- 1. All High, Low and Medium Height Climbing Frames, Slides, Swings and Seesaws must be installed on a level surface.
 - 2. All High, Low and Medium Height Climbing Frames, Slides, Swings and Seesaws must be installed on a level surface.
 - 3. All High Height Climbing Frames, Slides, Swings and Seesaws must be installed on a level surface.

- LANDSCAPING:
- Tree by Client
 - Plant Log
 - Plant Boulder

- REVISIONS:
- | Rev | Description | Date |
|-----|---------------------------------------|----------|
| D | Design refined as per latest JDA plan | 15/10/20 |
| C | Design refined as per latest JDA plan | 15/09/20 |
| B | Design refined as per LPA cost notes | 16/04/20 |
| A | Design refined as per latest JDA plan | 30/10/19 |

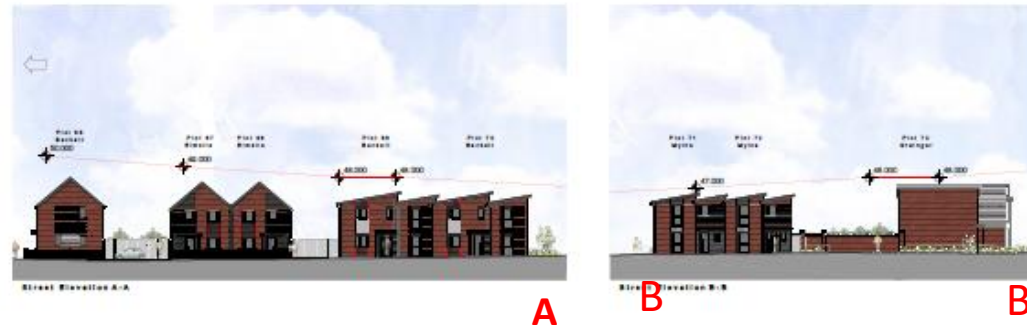
Client: G. Medina
 Scale: 1:200 @ A1 Plot: D
 Drawing: Q7015_D
 Date: 12/10/20
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EXACT LOCATION OF EQUIPMENT TO BE AGREED ON SITE. ALL SURFACING TO BE FLAT AND LEVEL. ANY DISCREPANCIES IN LEVELS TO BE REPORTED TO MIRACLE DESIGN & PLAY IMMEDIATELY.

Elevations to loop road in three sections A-A



Page 98



Elevation facing road to north of site



ILLUSTRATIVE IMAGE – Street scenes

Elevations to streets within site



D
Street Elevation D-D



Street Elevation D-D



E
Street Elevation E-E



F
Street Elevation F-F



G
Street Elevation G-G





**Myne & Apartment Block
Street Scene 1**

Myne

Myne

Apartment F03L

Apartment F01L



**Apartment Block
Street Scene 2**



**Site Orientation Plan
Scenes : 1 - 2**

Street Scene 3



Site Orientation Plan
Scenes : 3 - 5



Street Scene 4

Street Scene 5





Street Scene 6



Street Scene 7



Site Orientation Plan
Scenes : 6 - 7



Street Scene 8



Site Orientation Plan
Scenes : 8 - 9

Elmslie

Dart A24L

Dart A24L

Fletcher

Grainger

Elmslie

Becket



Street Scene 9

Street Scene 10



Aslin

Elmalie

Aslin

Elmalie

Teign (A10L)



Street scene 11



Site Orientation Plan
Scenes : 10 - 11

Approval of Reserved Matters subject to Conditions

Conditions 1 to 10 as set out in the main report (apart from condition no 3 as amended in update sheet)

4 Additional conditions as set out in update sheet (condition Nos. 11 to 14).

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