

PLANNING

Date: Monday 20 February 2023

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 Morse (Chair), Sutton (Deputy Chair), Asvachin, Bennett, Bialyk, Branston, Foale, Hannaford, Jobson, Lights, Mitchell, M, Moore, D, Newby and Snow

Agenda

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

4 Planning Application No. 21/1564/OUT - Former Police Station and Magistrates Court, Heavitree Road, Exeter

To consider the report of the Director City Development.

(Pages 3 -
24)

5 Planning Application No. 21/1940/FUL - Land adjacent to Newcourt Road, Topsham, Exeter

To consider the report of the Director City Development.

(Pages 25
- 44)

6 Planning Application No 21/1710/FUL - Exwick Changing Rooms, Western Road, Exeter

To consider the report of the Director City Development.

(Pages 45
- 64)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 27 March 2023** 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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Exeter City Council Planning Committee 20 February 2023



Exeter
City Council

Application 21/1564/OUT

Site: Former Police Station and Magistrates Court, Heavitree Road

Applicant: Police and Crime Commissioner for Devon and Cornwall and PBSA Heavitree Road S.A.R.L

Proposal: Outline planning application with all matters considered in detail except landscaping, for the demolition of the existing buildings and construction of mixed-use development comprising Purpose-Built Student Accommodation (Sui Generis) and Co-Living (Sui Generis) with associated infrastructure. (Revised plans received)

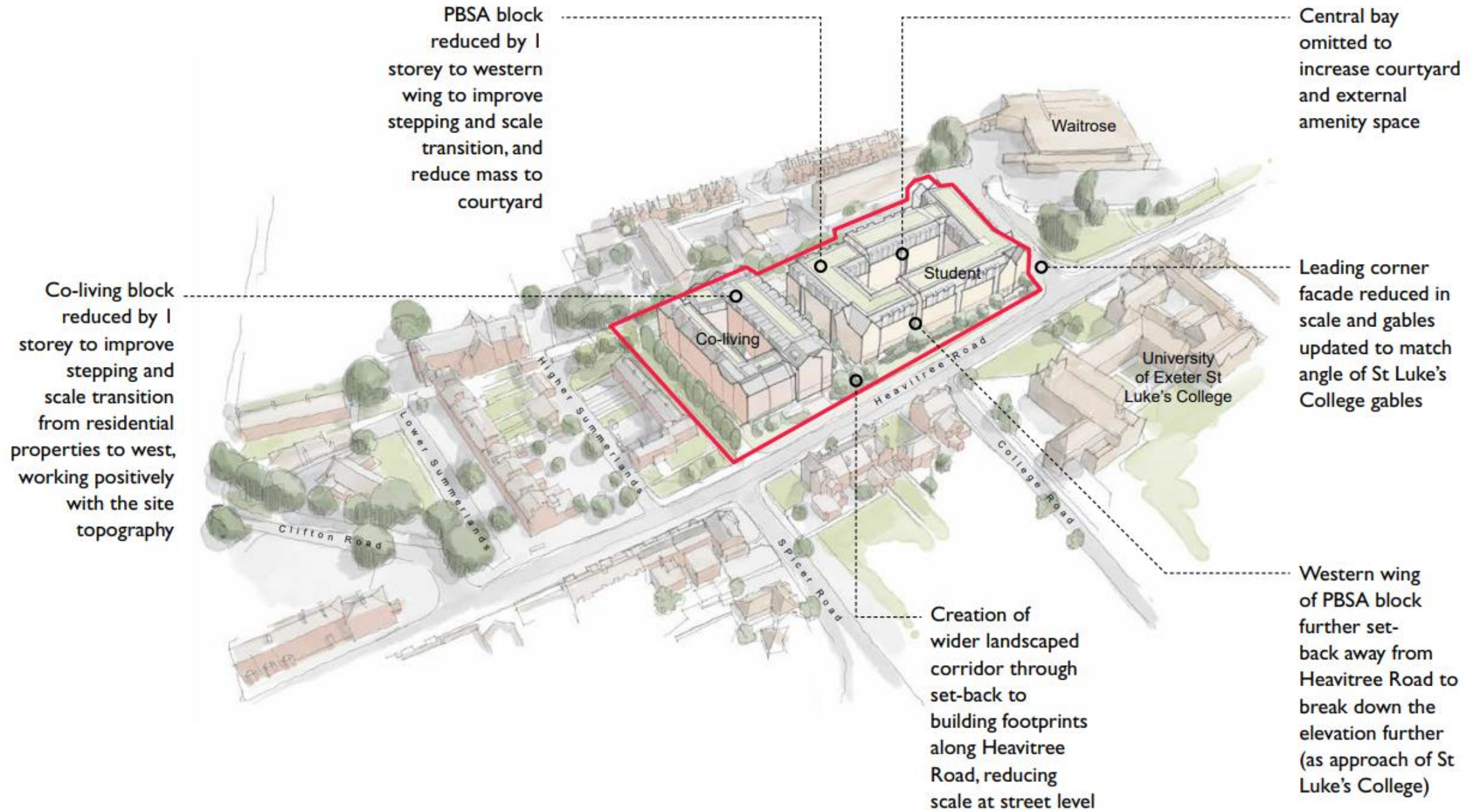
Case Officer: Matthew Diamond



SITE LOCATION

- Number of rooms in PBSA building reduced from 677 to 640.
- Number of rooms in Co-living building reduced from 358 to 315.
- Sixth floor of co-living building removed.
- Part of fifth floor of PBSA building removed to west.
- Floor to ceiling heights reduced in both buildings to reduce overall height.
- Both buildings setback further away from Heavitree Road.
- Privacy film applied to co-living ground/first floor windows facing Higher Summerlands.
- Central wing of PBSA building removed creating one, larger courtyard instead of two.
- Co-living courtyard elevated from lower ground to ground floor improving daylight.
- Amount of external landscaped space increased from 5,600 sq m to 7,200 sq m.
- Amount of communal amenity space in co-living block increased from 2.5 sq m per room to 5 sq m per room, which accords with the Greater London Authority's draft guidance on Large-scale Purpose-built Shared Living (January 2022).
- Five existing trees along Heavitree Road retained: T10 (11m Silver Birch), T14 (7.5m Hawthorn), T16 (15m Silver Birch), T17 (16m Beech) and T20 (14m Silver Birch).

KEY CHANGES

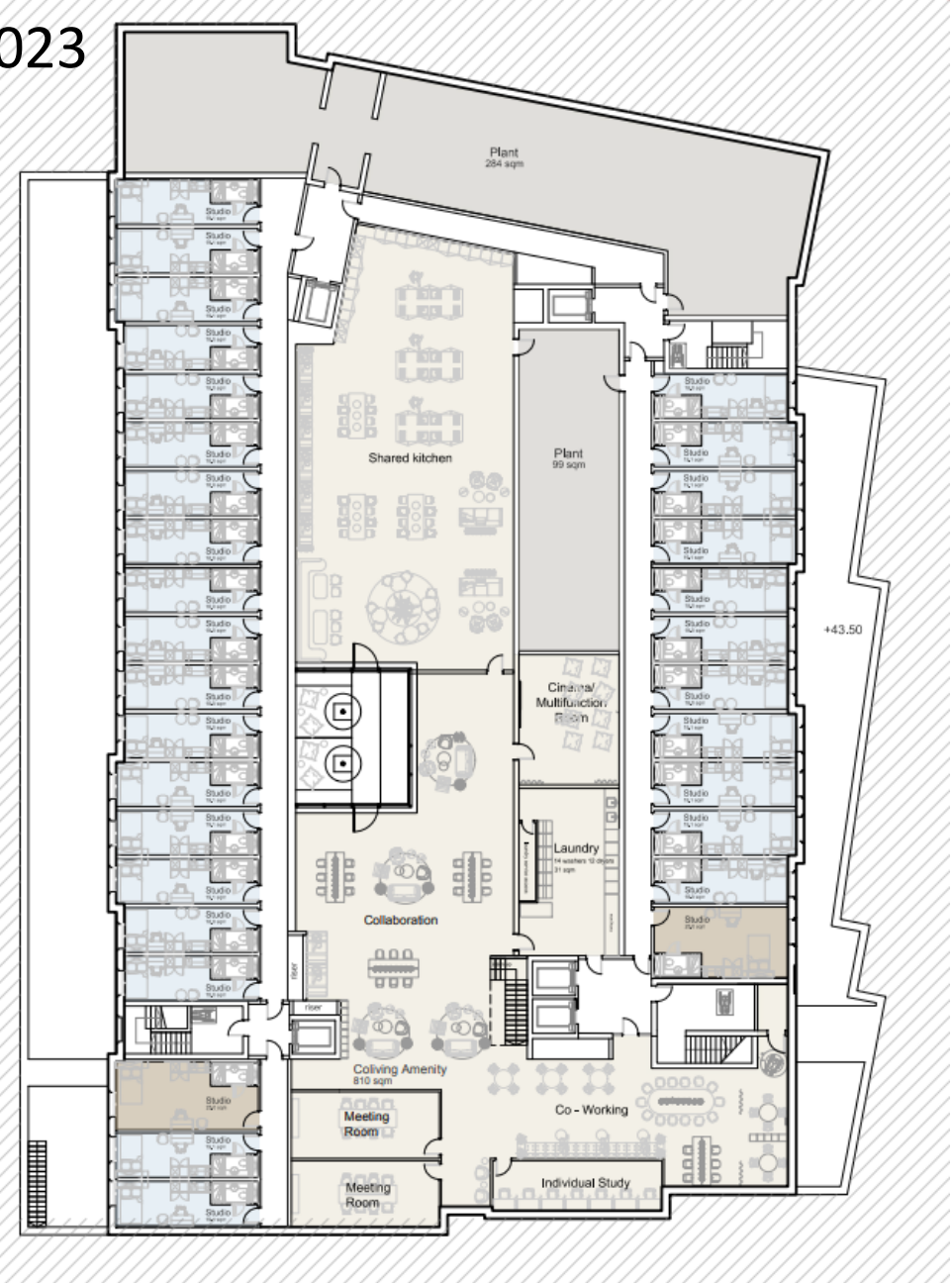


LOCATION OF KEY CHANGES

SEPT 2022



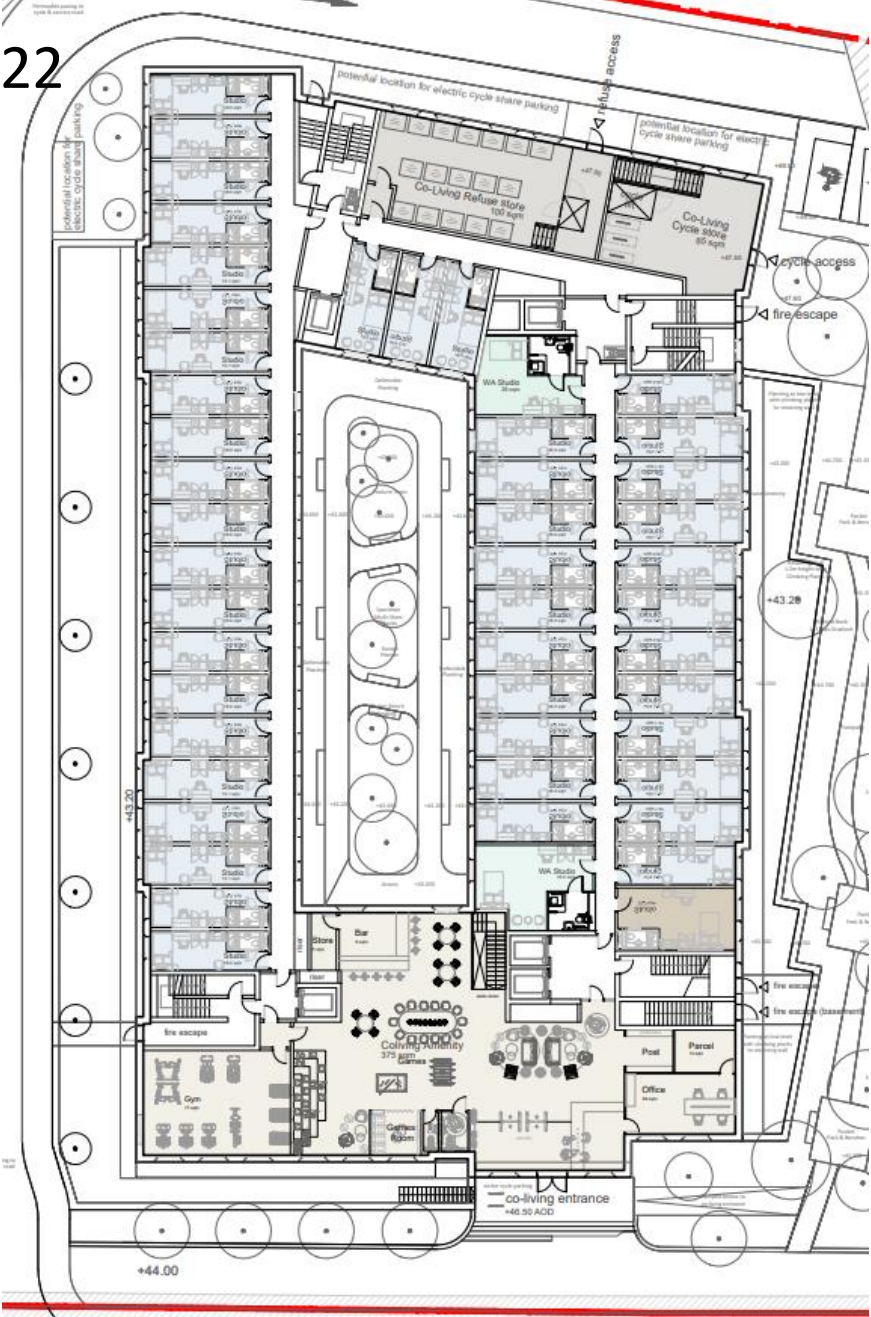
FEB 2023



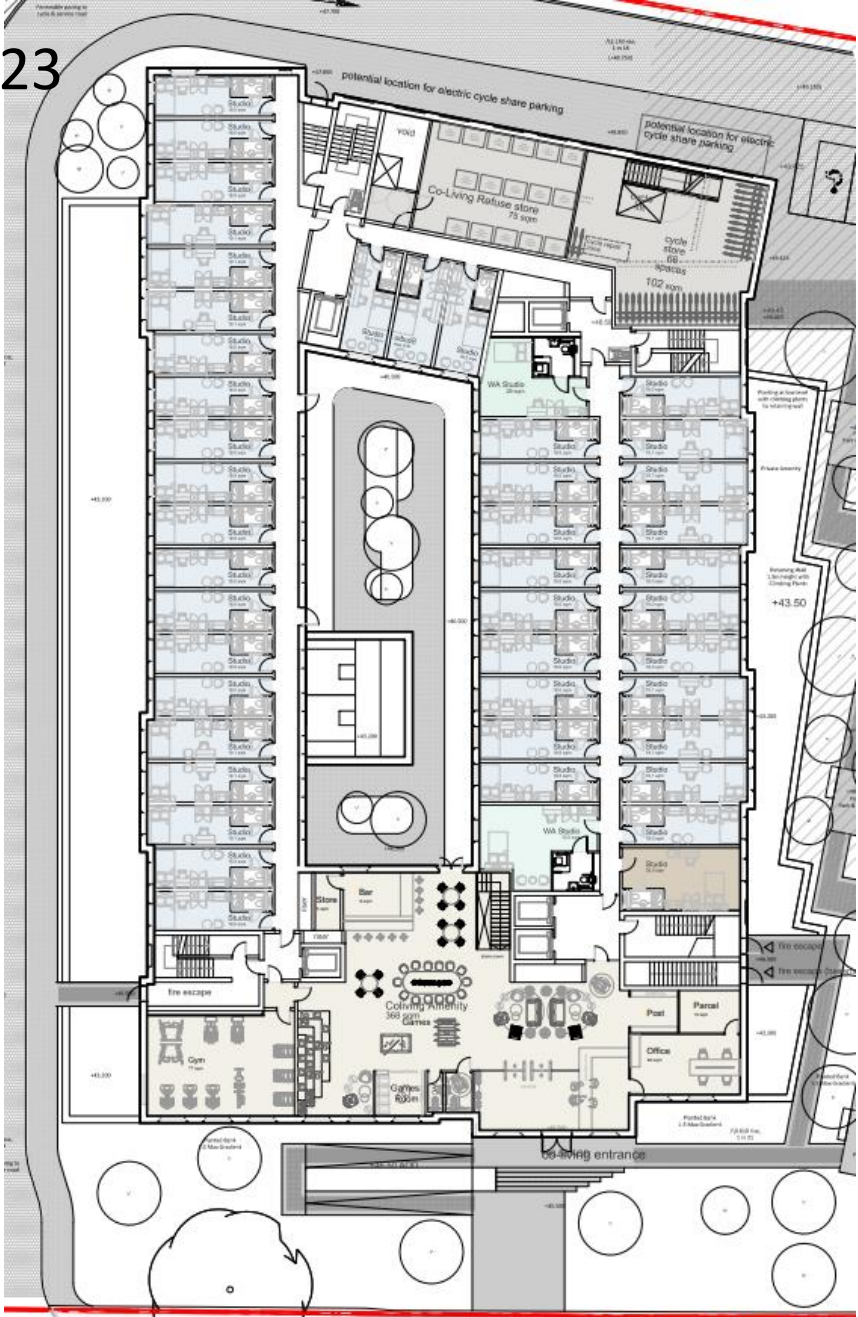
CO-LIVING LOWER GROUND

SEPT 2022

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FEB 2023

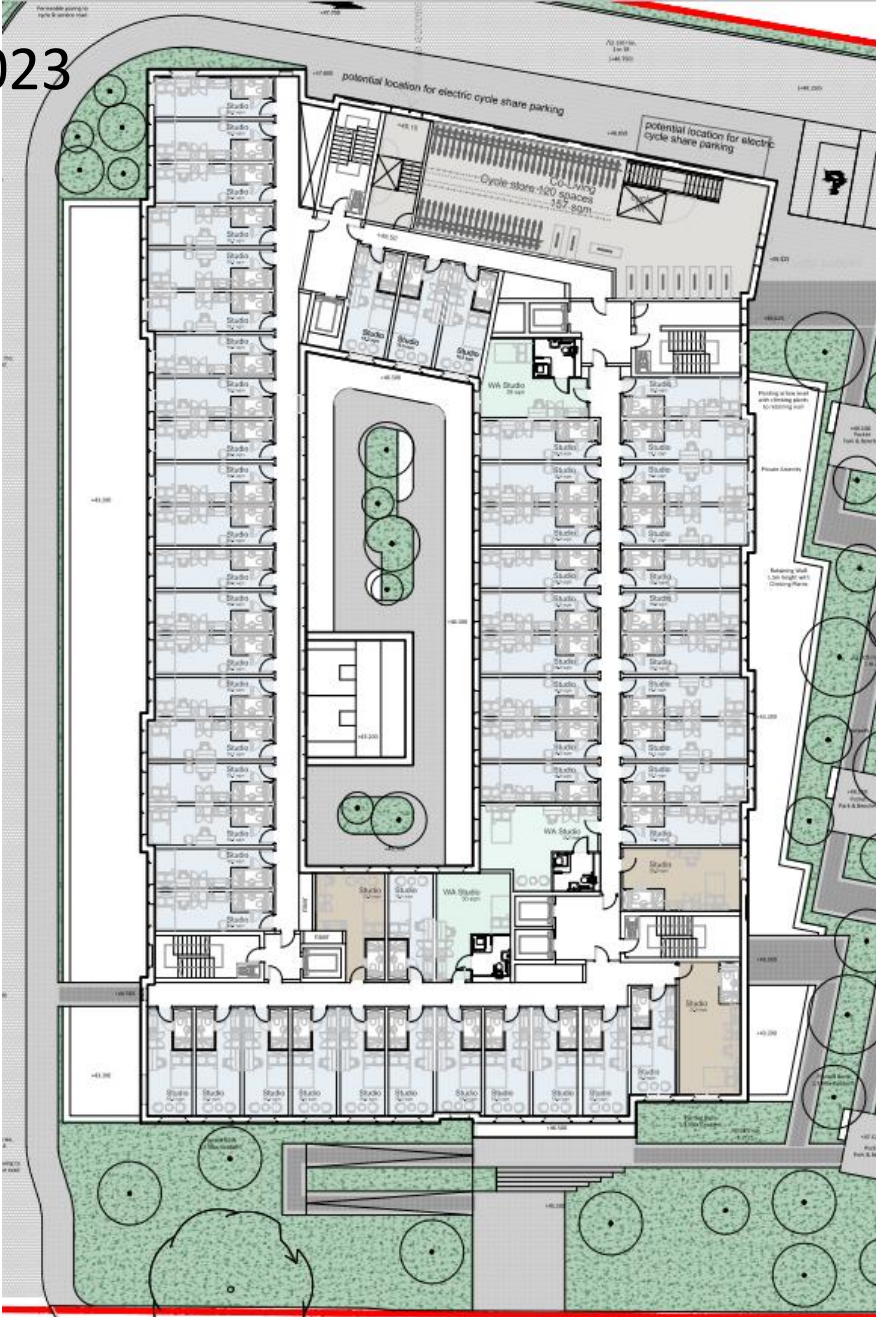


CO-LIVING GROUND

SEPT 2022



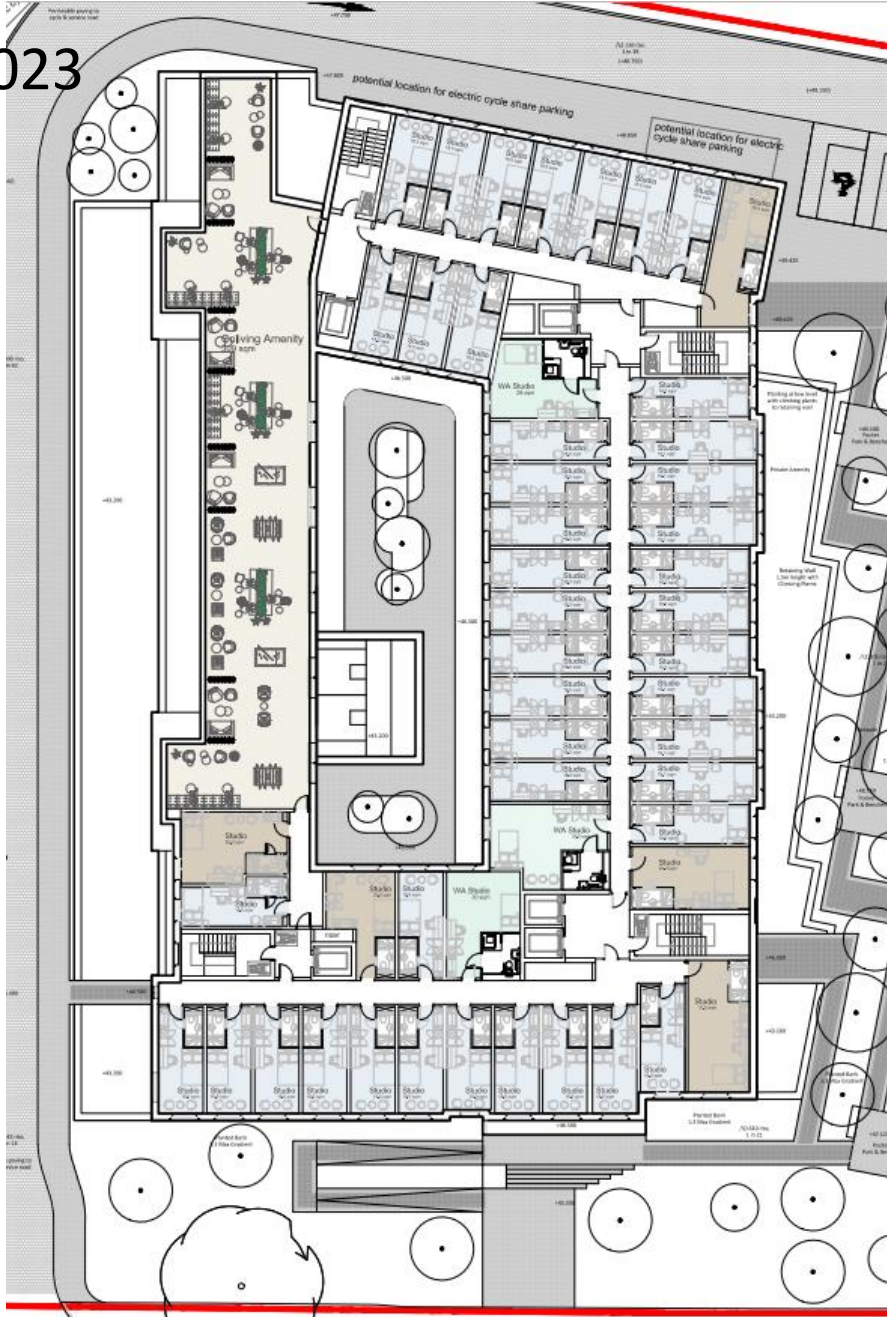
FEB 2023



CO-LIVING FIRST

SEPT 2022

FEB 2023

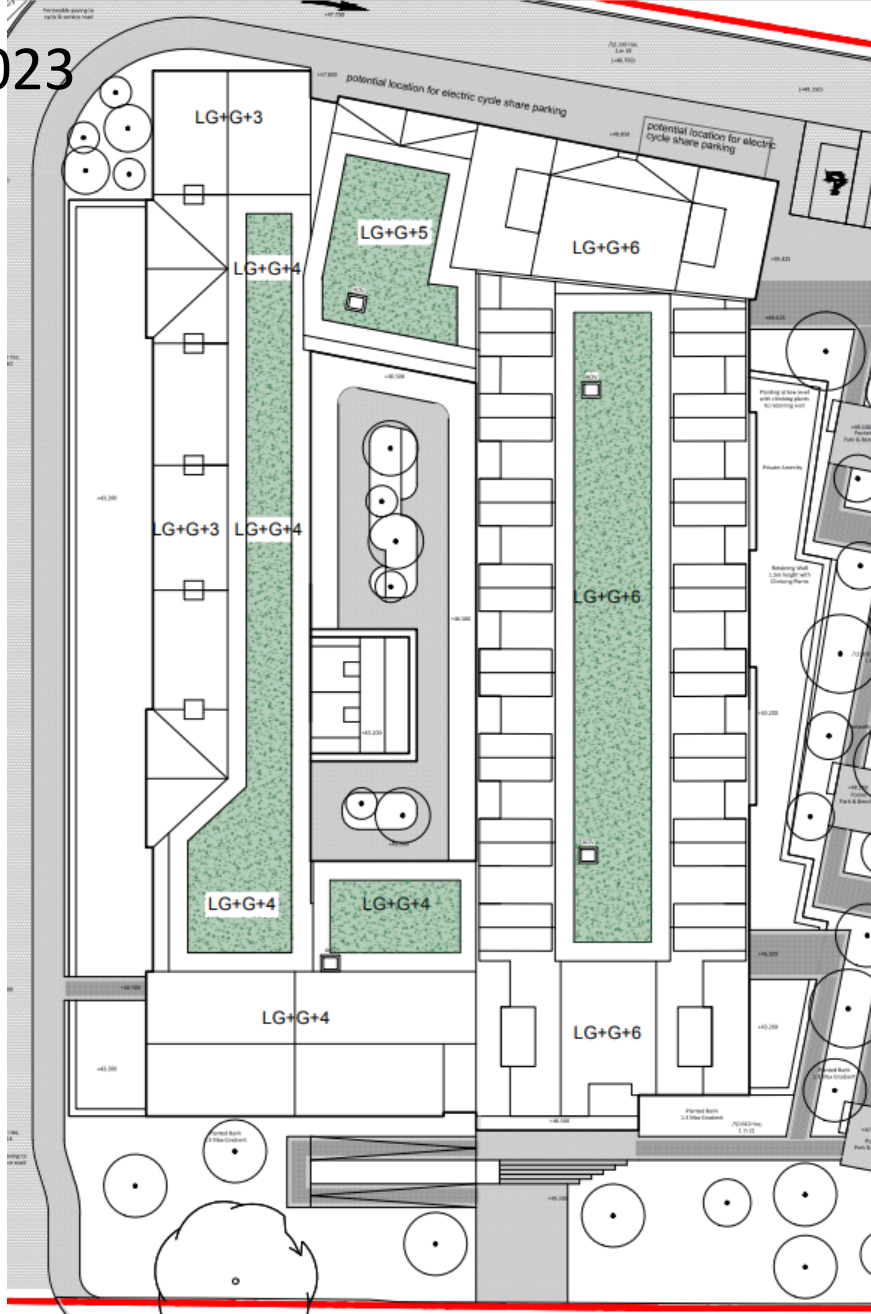


CO-LIVING THIRD

SEPT 2022



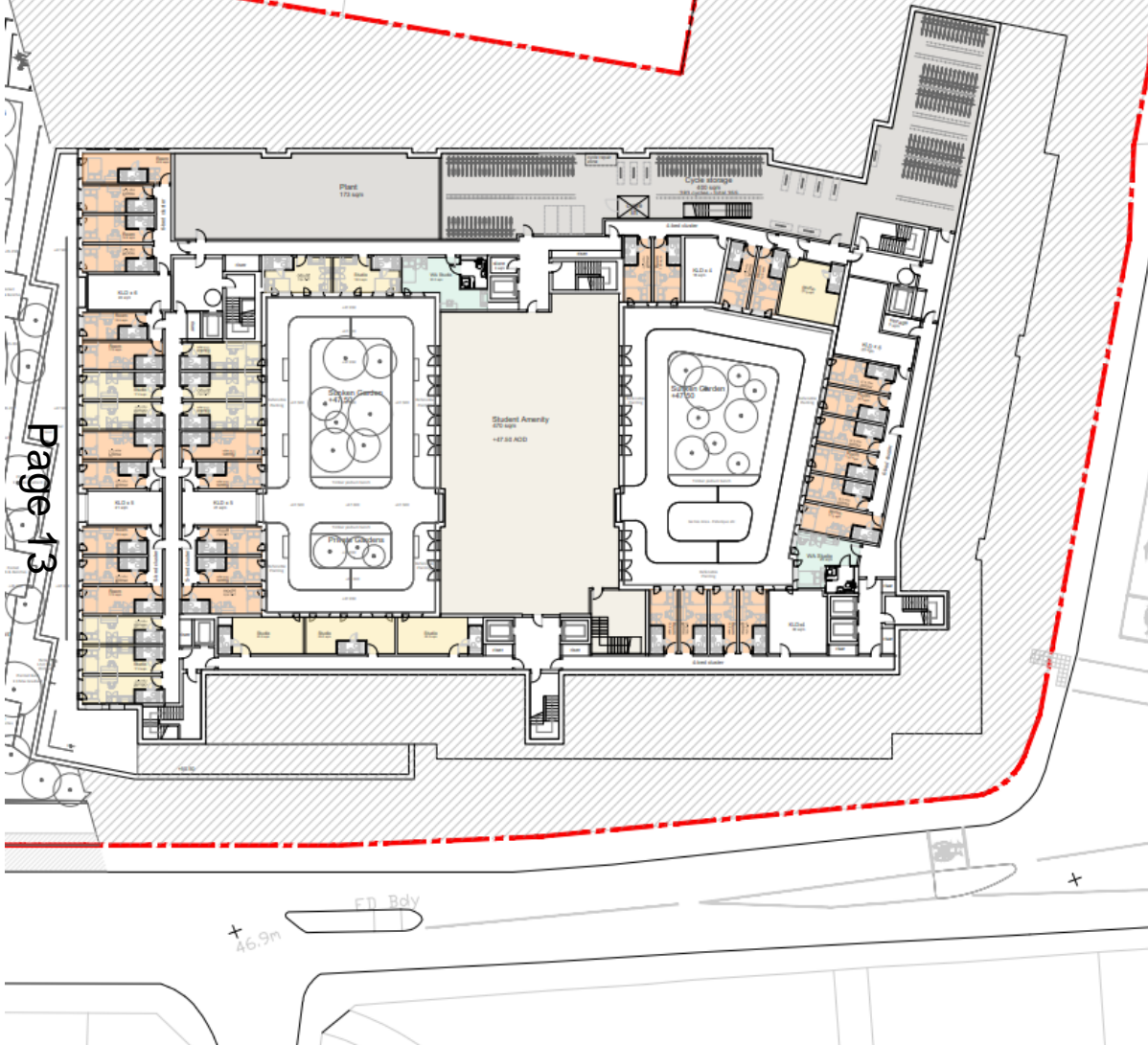
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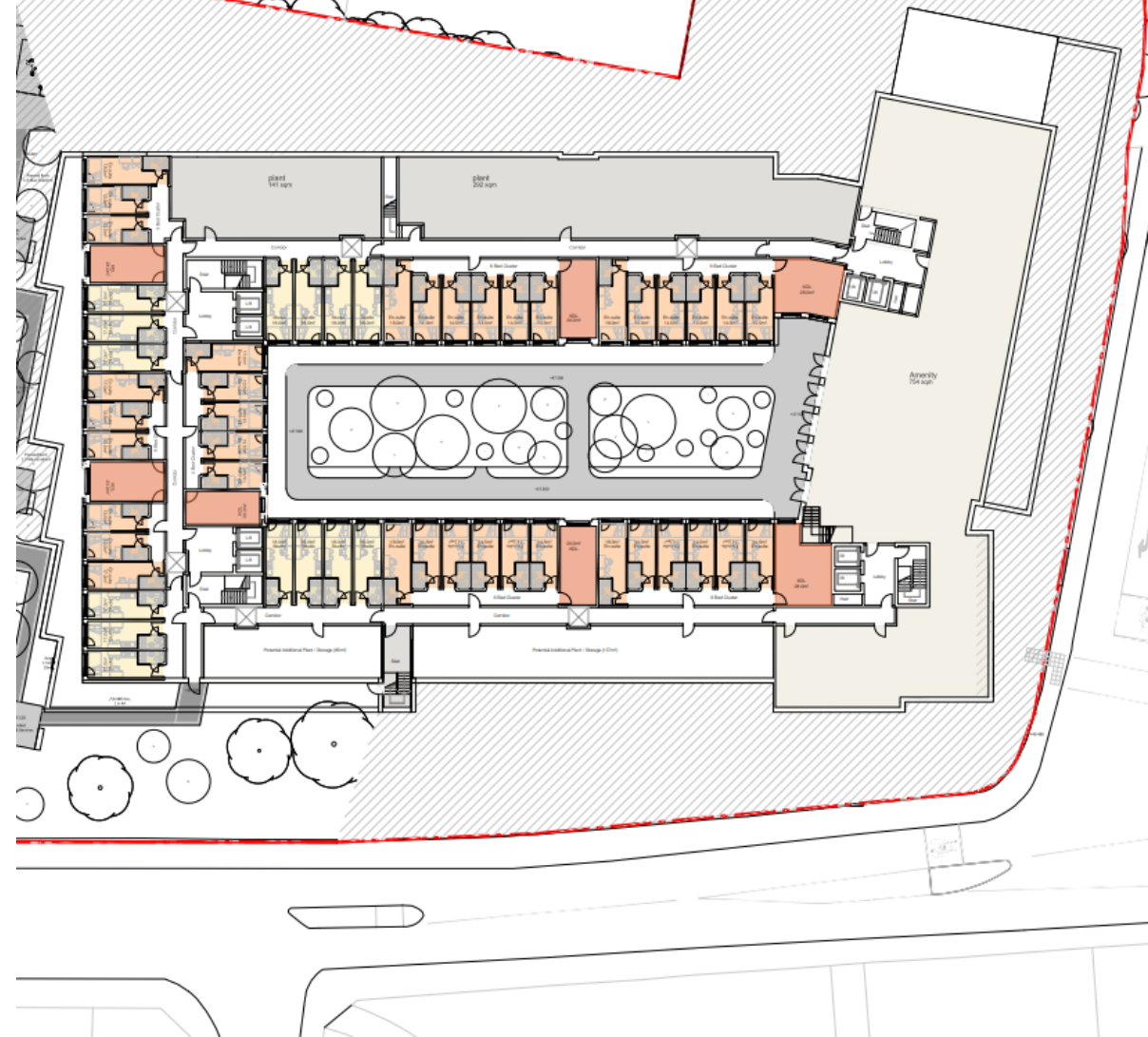
CO-LIVING SIXTH

SEPT 2022

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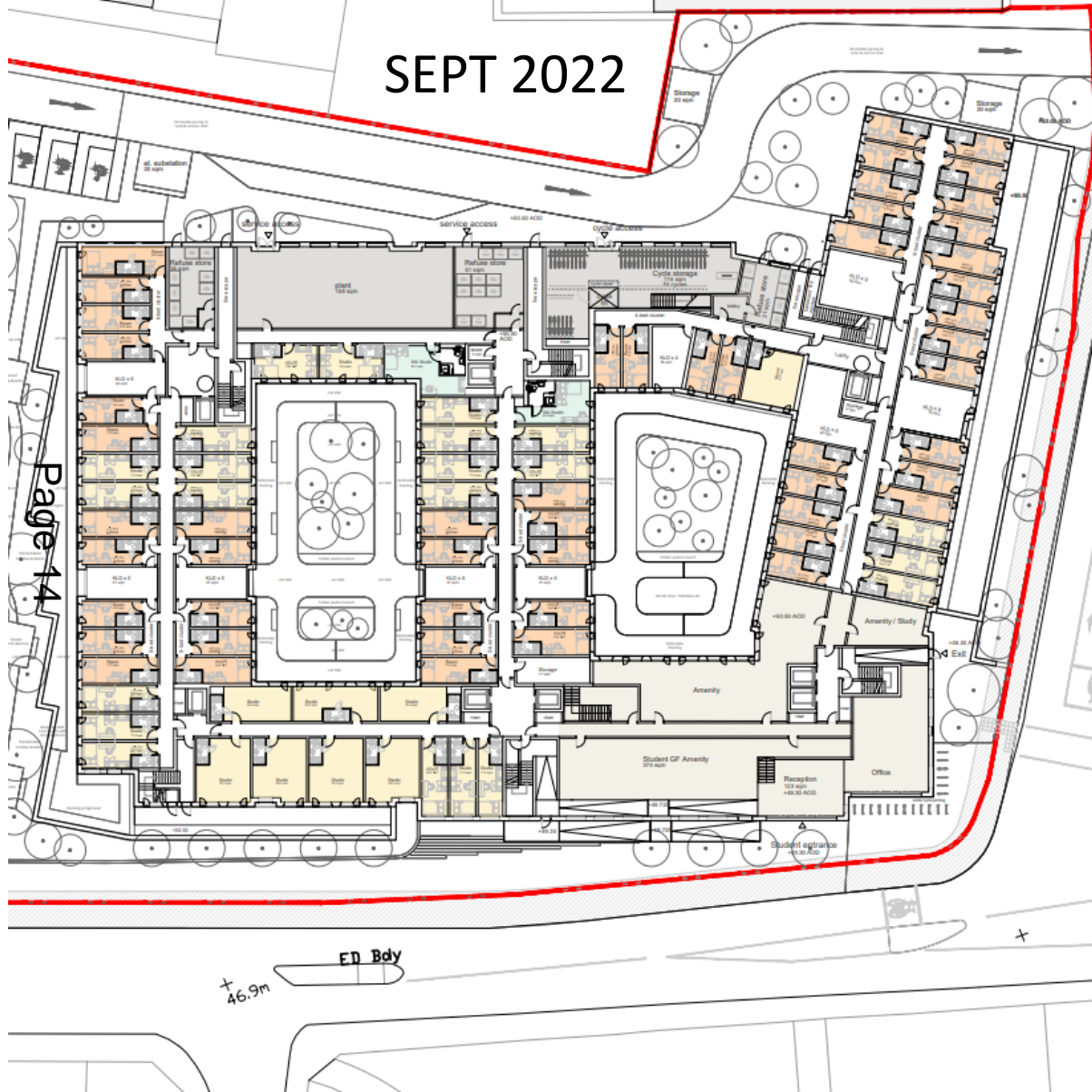


FEB 2023



PBSA LOWER GROUND

SEPT 2022



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PBSA GROUND

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PBSA FIFTH

SEPT 2022



FEB 2023



GLADSTONE ROAD ELEVATION

SEPT 2022



FEB 2023



HEAVITREE ROAD ELEVATION

SEPT 2022



FEB 2023



SEPT 2022



FEB 2023



ILLUSTRATIVE IMAGE - VIEW FROM ST LUKE'S CAMPUS



REDUCTION IN HEIGHT AND MASSING



REDUCTION IN HEIGHT AND MASSING



REDUCTION IN HEIGHT AND MASSING



PLANTING STRATEGY

- This is a high quality design that has responded appropriately to the issues raised by Members.
- Optimises a brownfield site in a strategic and highly sustainable location.
- Delivers substantial economic, social and environmental benefits to the city.
- Provides much needed student and young persons accommodation.
- Includes affordable housing.
- Contributes towards meeting 5-year land supply.
- Buildings designed by top UK based architects with a strong international track record
 - strong & bold architecture, appropriate for an ambitious and confident city like Exeter
 - will repair some of the urban fabric along a key gateway to the city centre
 - the scale and massing is an appropriate response to the context
 - this conclusion is supported by an independent panel of experts
 - the corner of Heavitree Road/Gladstone Road acts as a focal point and announces the approach to the city centre

CONCLUSIONS

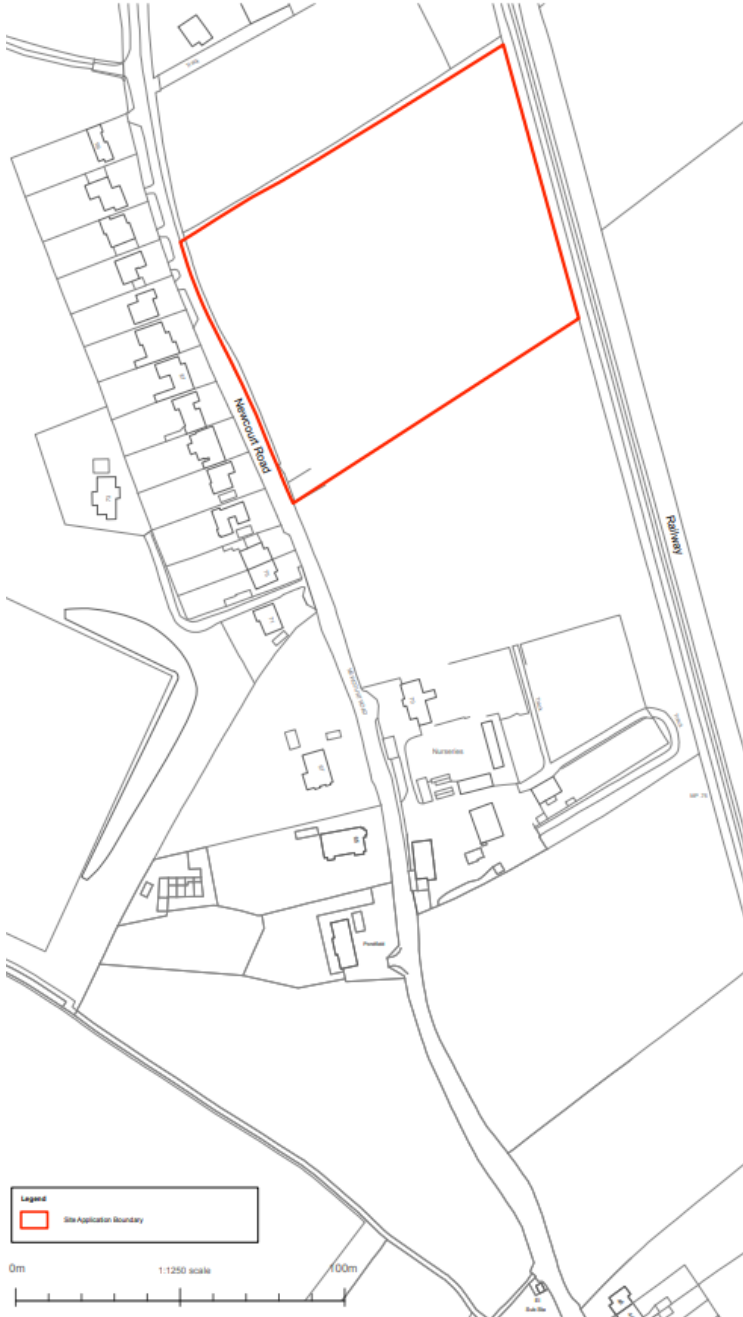
Application 21/1940/OUT

Site: Land adjacent to Newcourt Road, Topsham

**Applicant: Mr David Lovell, Heritage Developments
(South West) Ltd**

Proposal: Outline planning application for demolition of existing structures and construction of up to 30 no. residential units and associated infrastructure (Means of access to be determined with scale, layout, appearance and landscaping reserved for future consideration).

Case Officer: Matthew Diamond



SITE LOCATION PLAN



Green Team
Celebration Orchard

Newcourt Rd

Newcourt Rd

Newcourt Rd

Newcourt Rd

Google

Imagery ©2023 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2023

United Kingdom

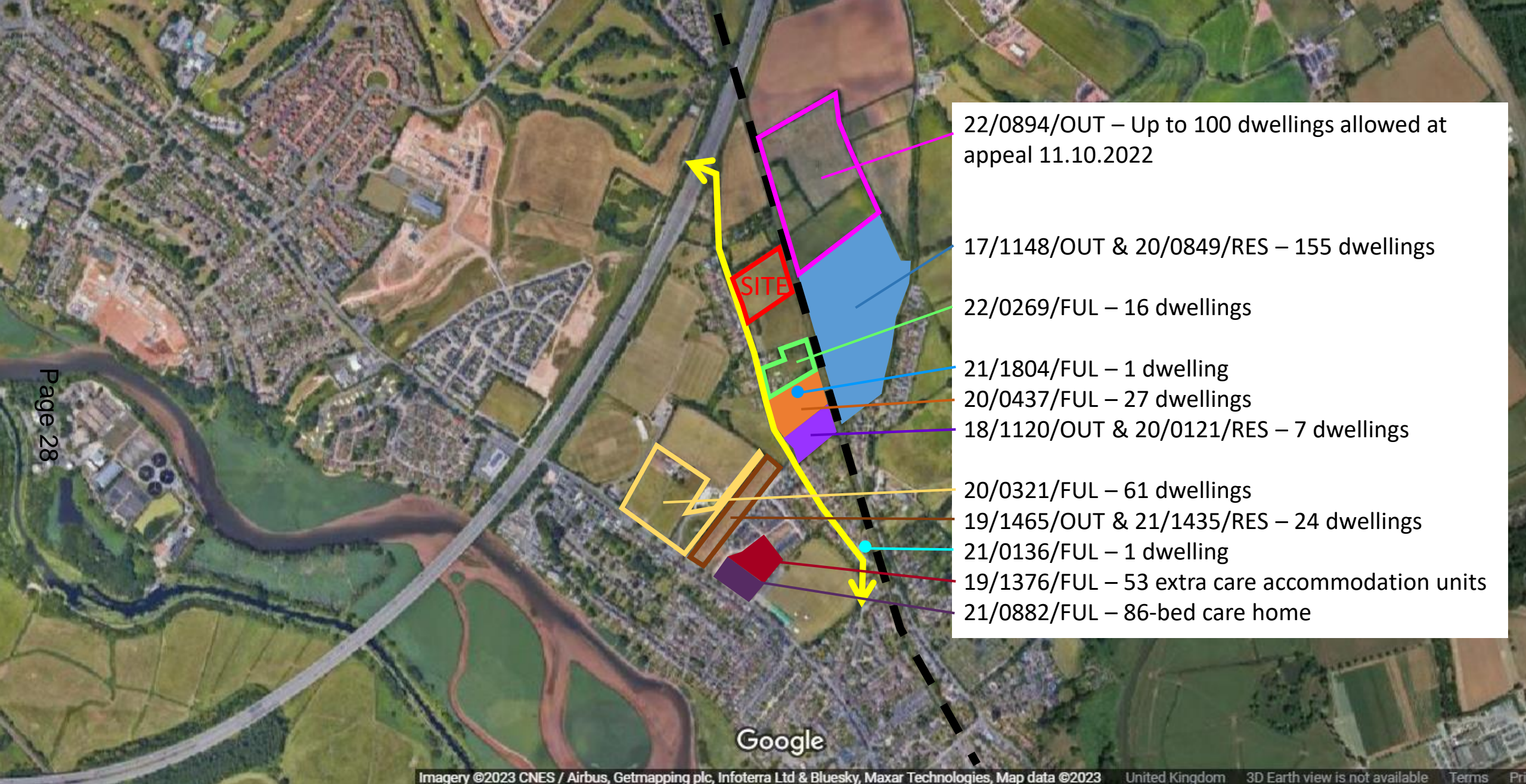
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AERIAL VIEW

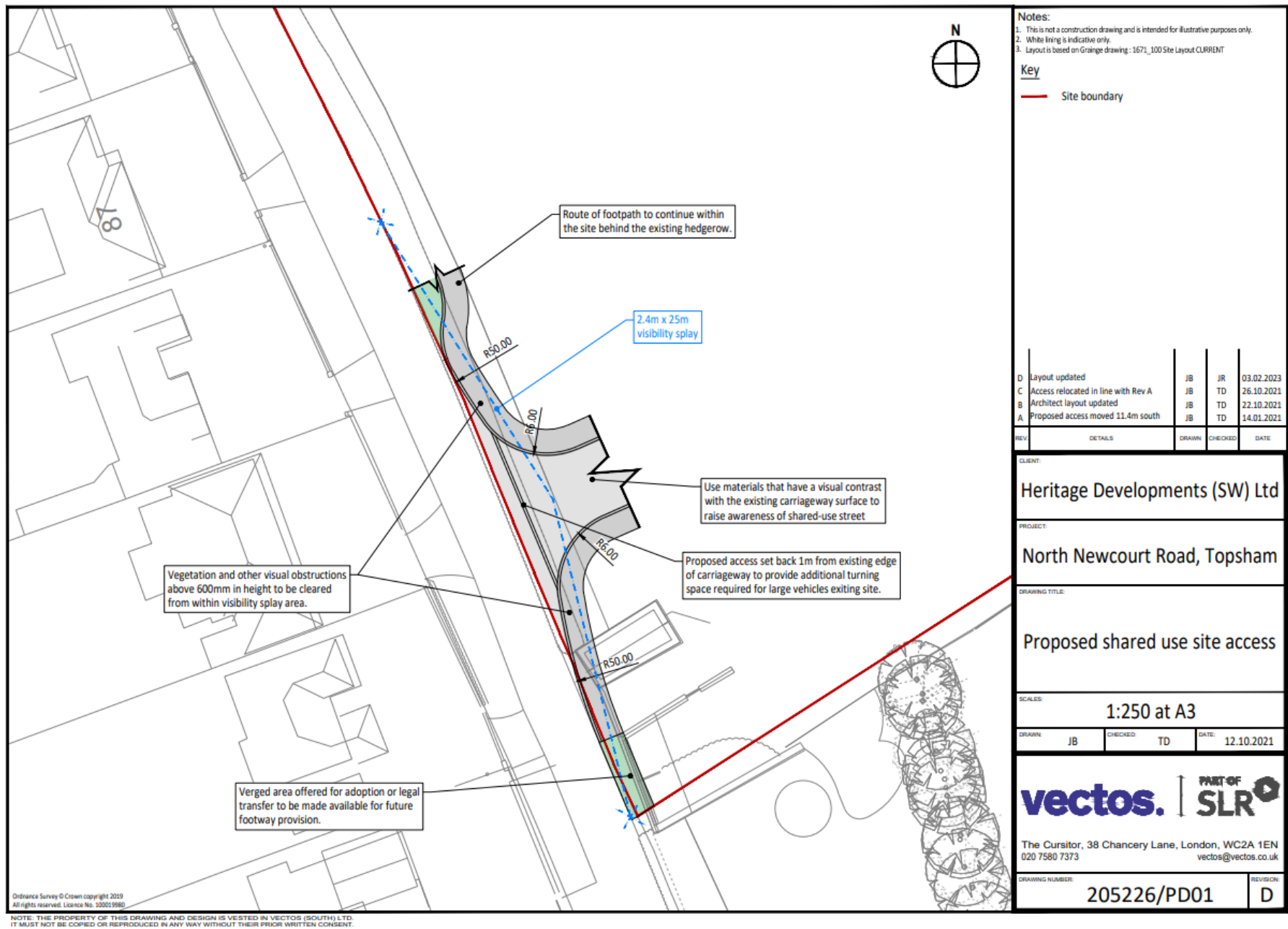


PLANNING HISTORY CONTEXT

Rev	Date	Description	Author
-	2021.10.29	First Issue	bb



ILLUSTRATIVE SITE LAYOUT



ACCESS



WEST BOUNDARY LOOKING NORTH



WEST BOUNDARY LOOKING SOUTH



VIEW INTO SITE FROM EXISTING ACCESS

SITE



VIEW TOWARDS SITE FROM SOUTH



NEWCOURT ROAD LOOKING SOUTHEAST FROM SITE ACCESS



PREVIOUS PHOTO ZOOMED





NEWCOURT ROAD IN FRONT OF 20/0121/RES (7 DWELLINGS)



PEDESTRIAN/CYCLE LINK TO SOUTH FROM NEWCOURT ROAD



NEWCOURT ROAD LOOKING SOUTHEAST



NEWCOURT ROAD AT BEND



NEWCOURT ROAD LOOKING TOWARDS DENVER ROAD FROM BEND



NEWCOURT ROAD LOOKING TOWARDS DENVER ROAD



NEWCOURT ROAD/DENVER ROAD JUNCTION

Exeter City Council Planning Committee 20 February 2023



Exeter
City Council

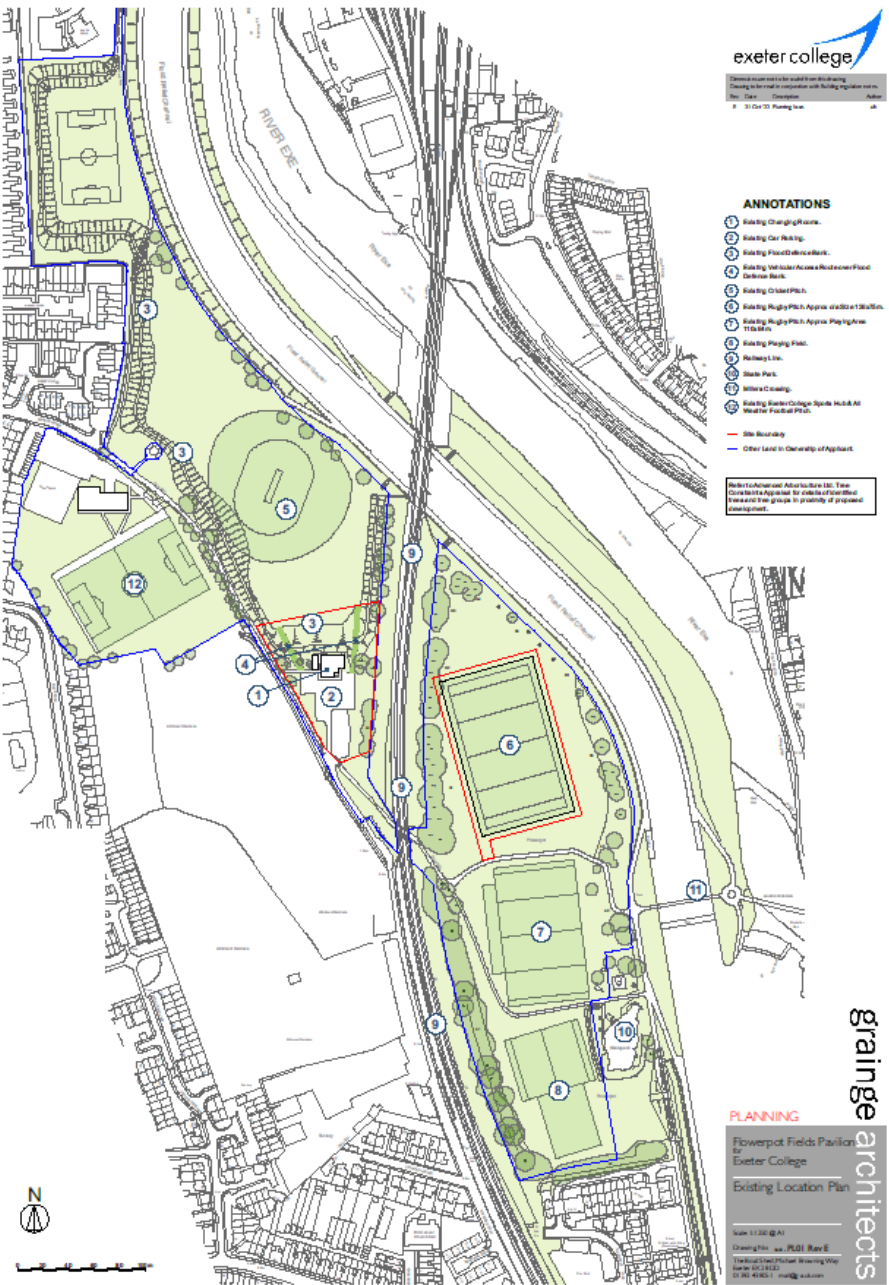
Application 21/1710/FUL

Site: Exwick Changing Rooms, Western Road

Applicant: Exeter College

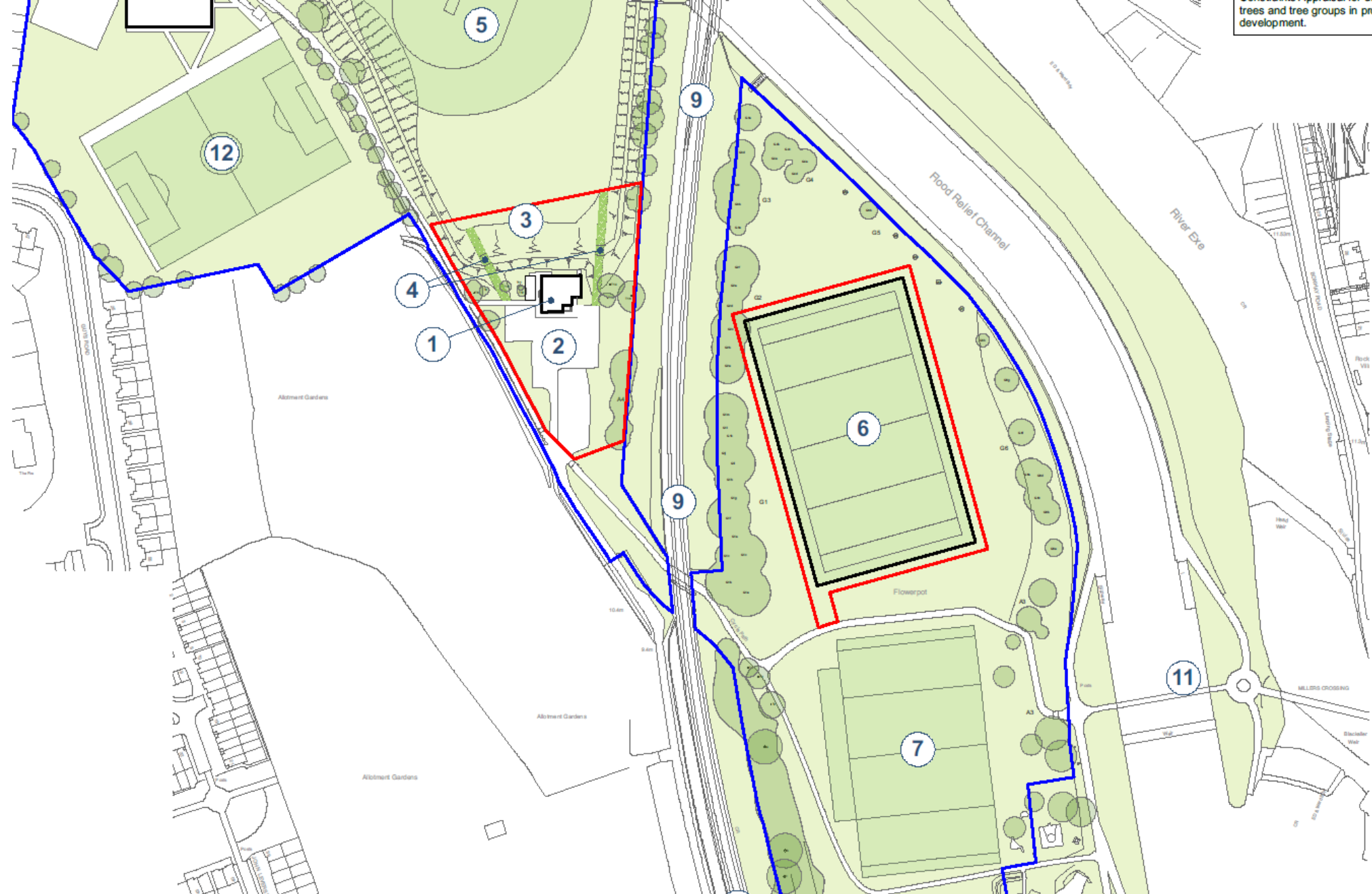
**Proposal: Demolition of existing building to provide
a new Sports Pavilion and All-Weather 3G Pitch**

Case Officer: Roger Clotworthy

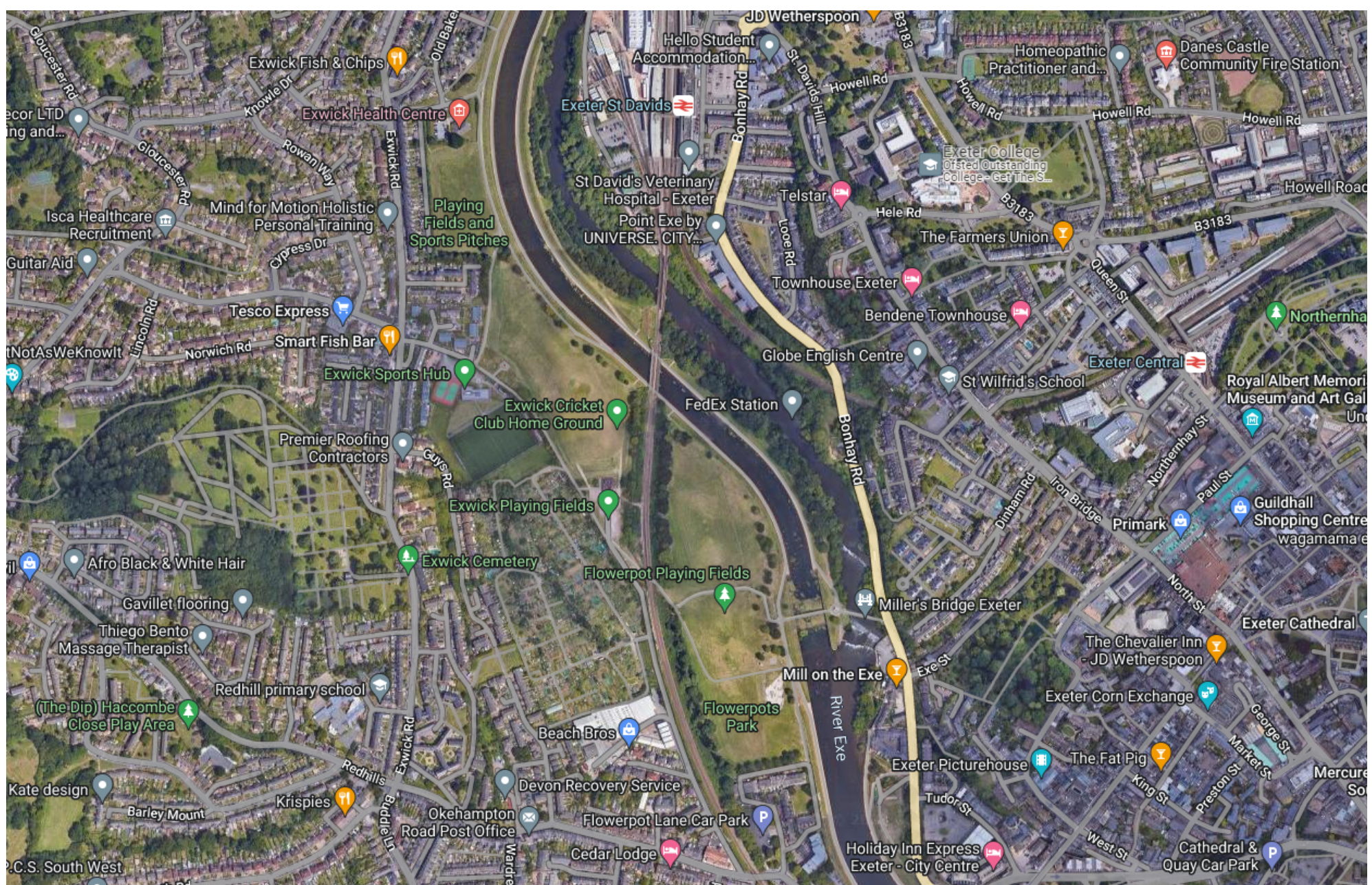


SITE LOCATION PLAN

trees and tree groups in proximity of proposed development.



SITE LOCATION PLAN



AERIAL VIEW

08-Feb-2023 1342 UTC | 50.724339, -3.545220
lat:long 50.724339:-3.545220



PHOTOS

08-Feb-2023 1342 UTC | 50.724426, -3.545291
lat:long 50.724426:-3.545291



PHOTOS

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PHOTOS

08-Feb-2023 1350 UTC | 50.723930, -3.543497
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PHOTOS

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PHOTOS

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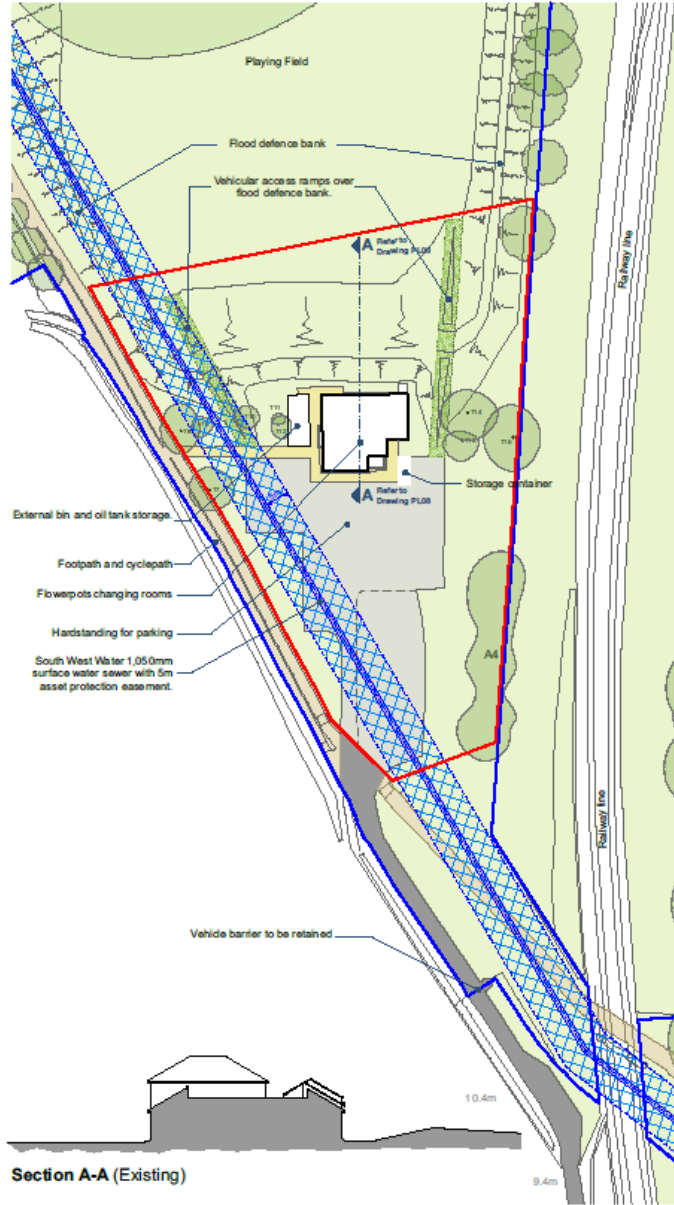
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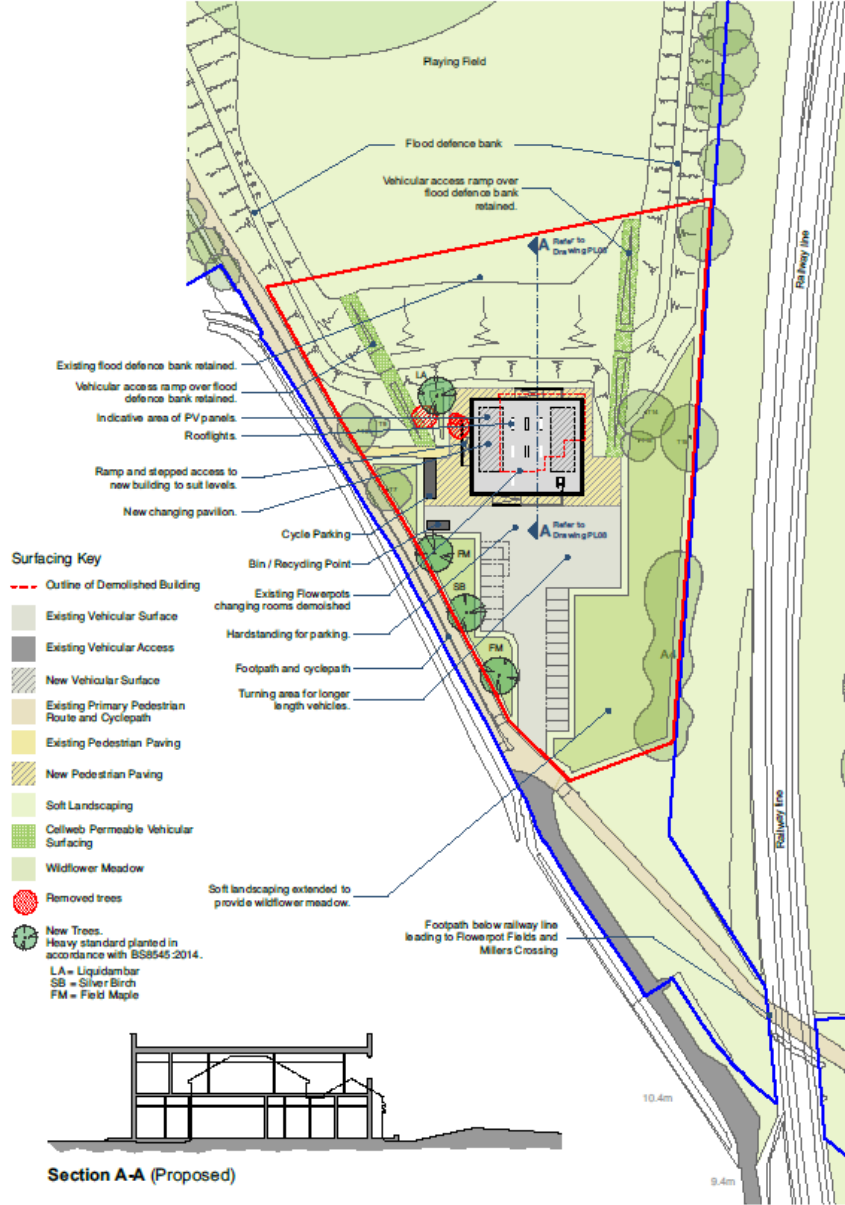


PHOTOS

Existing Changing Room SITE 1 - Scale 1:500



New Pavilion SITE 1 - Scale 1:500



Surfacing Key

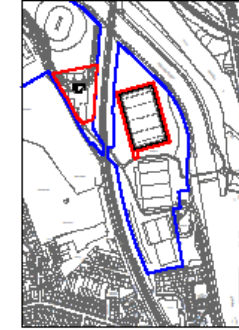
- Outline of Demolished Building
 - Existing Vehicular Surface
 - Existing Vehicular Access
 - New Vehicular Surface
 - Existing Primary Pedestrian Route and Cyclepath
 - Existing Pedestrian Paving
 - New Pedestrian Paving
 - Soft Landscaping
 - Cellweb Permeable Vehicular Surfacing
 - Wildflower Meadow
 - Removed trees
 - New Trees
- Heavy standard planted in accordance with BS5455:2014.
- LA = Liquidambar
SB = Silver Birch
FM = Field Maple

exeter college

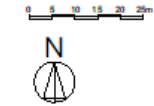
Drawings are not to be scaled from this drawing.
Drawing to be made in conjunction with building regulation notes.

Rev.	Date	Description	Author
H	04 Nov '22	Planning Issue	ah

LOCATION KEY



Refer to Advanced Arboriculture Ltd. Tree Constraints Approval for details of identified trees and tree groups in proximity of proposed development.



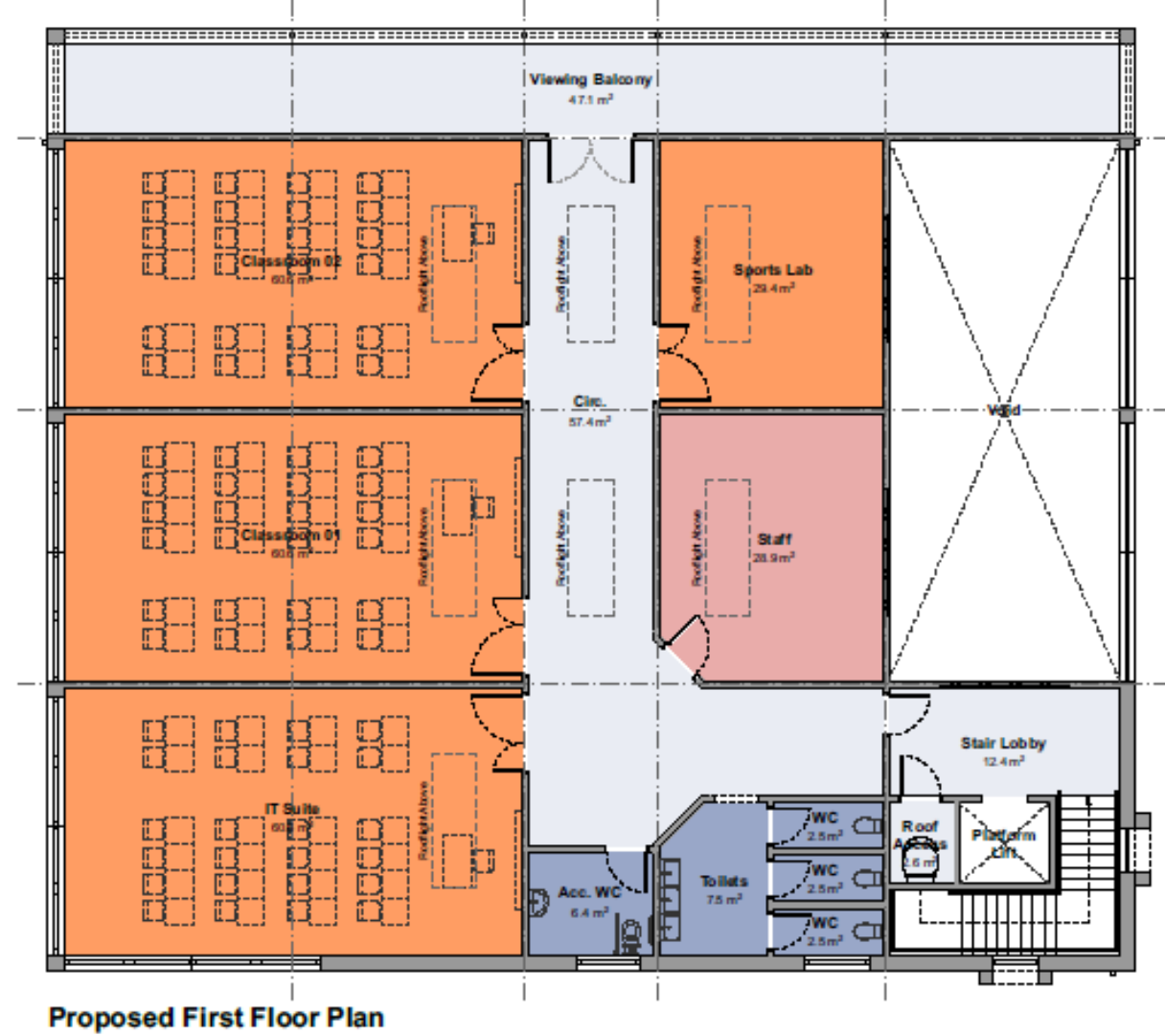
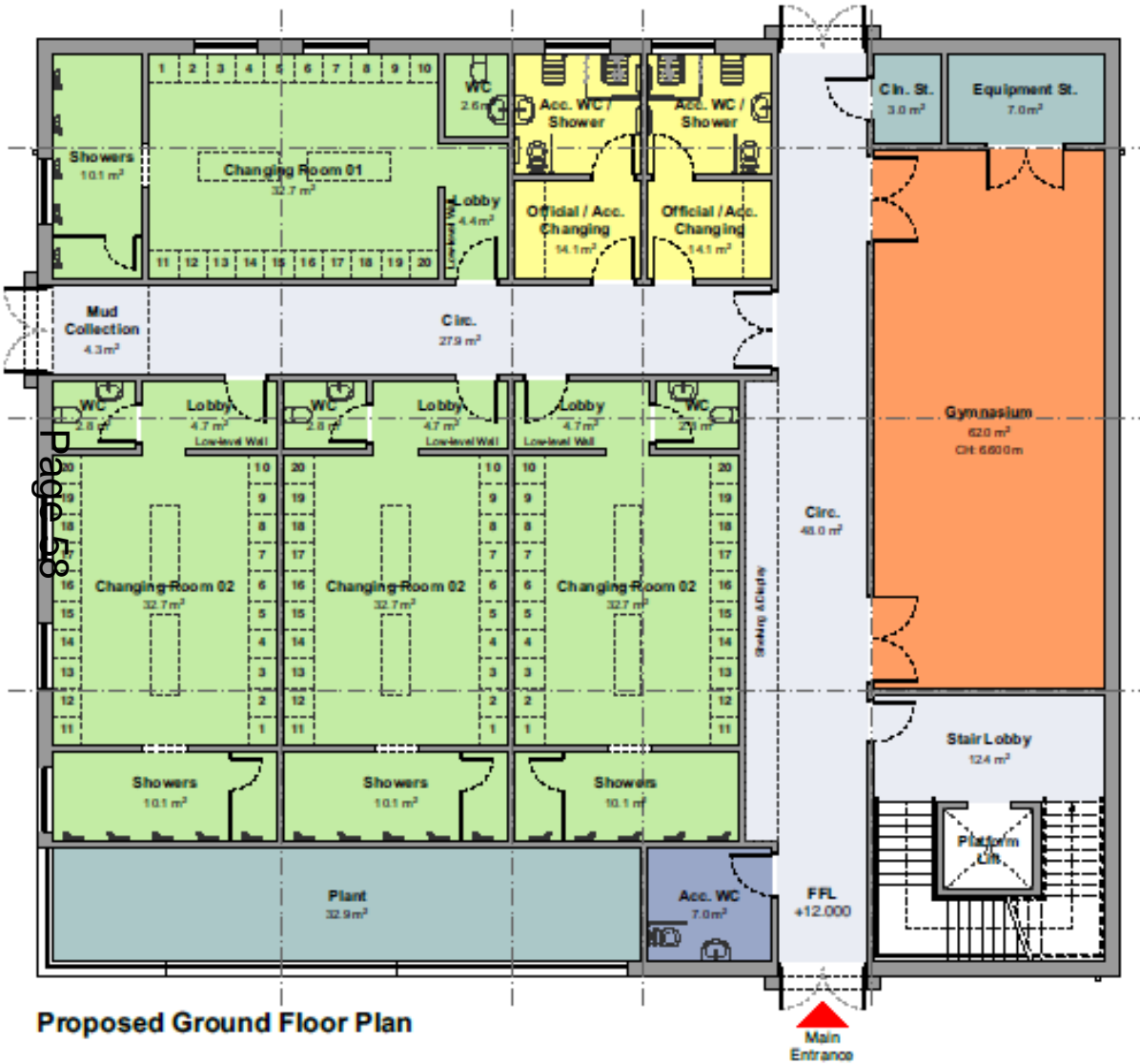
PLANNING

Flowerpot Fields Pavilion
for
Exeter College
Sports Pavilion Site

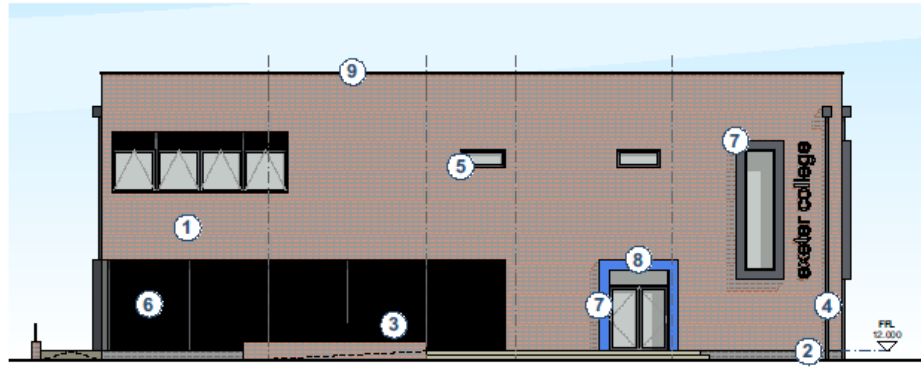
Scale: 1:500 @A1
Drawing No. PL03 Rev H
The Road Shed, Michael Browning Way
Exeter EX2 8QD
01392 43851 mail@ex.ac.uk

grainge architects

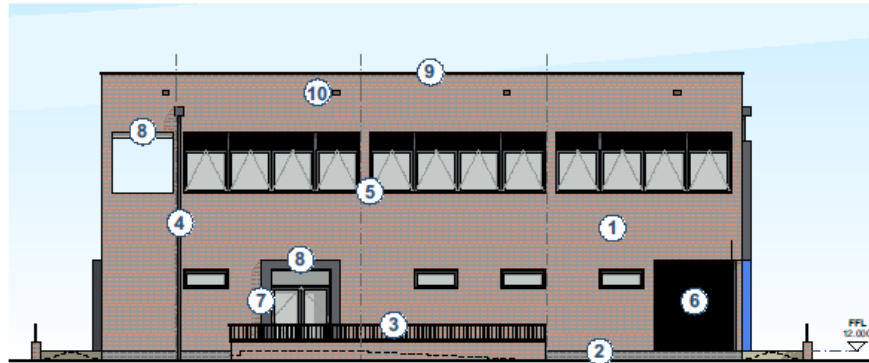
PROPOSED SITE PLAN



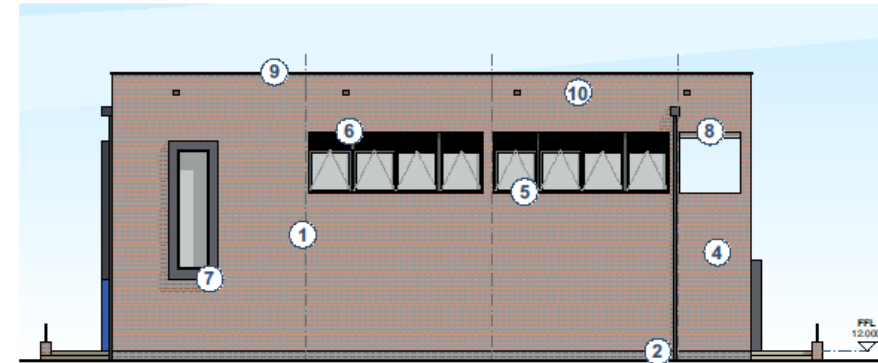
PROPOSED FLOOR PLANS



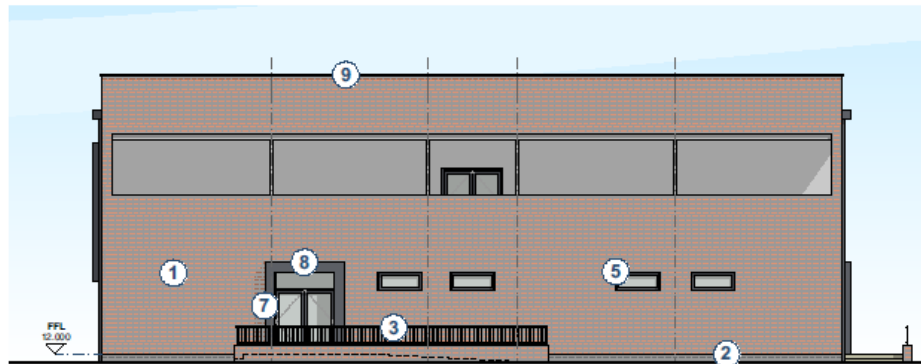
Proposed Front (South Facing Elevation)



Proposed Side (West Facing Elevation)



Proposed Side (East Facing Elevation)



Proposed Rear (North Facing Elevation)

Materials

- ① Red / Orange Brick (anti-graffiti coating to be applied)
- ② Dark Grey Engineering Brick Plinth
- ③ Galvanised Metal Balustrading & Steelwork
- ④ PPC Aluminium RWP's + Hoppers
- ⑤ PPC Aluminium Windows and Doors - Dark Grey
- ⑥ PPC Aluminium Louvers - Dark Grey
- ⑦ Zinc 'Picture Frame' Cladding
- ⑧ Roller Shutters
- ⑨ Parapet w/ Dark Grey Flashing
- ⑩ Swift Nest Boxes



ELEVATIONS



View 01: Perspective from South-East Corner



View 02: Front Elevation

ILLUSTRATIVE IMAGE – XXX

Existing Rugby Pitch
SITE 2 - Scale 1:500



New All-Weather 3G Rugby Pitch
SITE 2 - Scale 1:500



exeter college

Drawings are not to be a substitute for this drawing.
Drawing to be used in conjunction with Building regulation notes.

Rev	Date	Description	Author
E	04 Nov '22	Planning Issue	ah

LOCATION KEY

Refer to Advanced Arboriculture Ltd. Tree Constraints Appraisal for details of identified trees and tree groups in proximity of proposed development.

Refer to Drawing PL03 for surfacing key.

0 5 10 15 20 25m

N

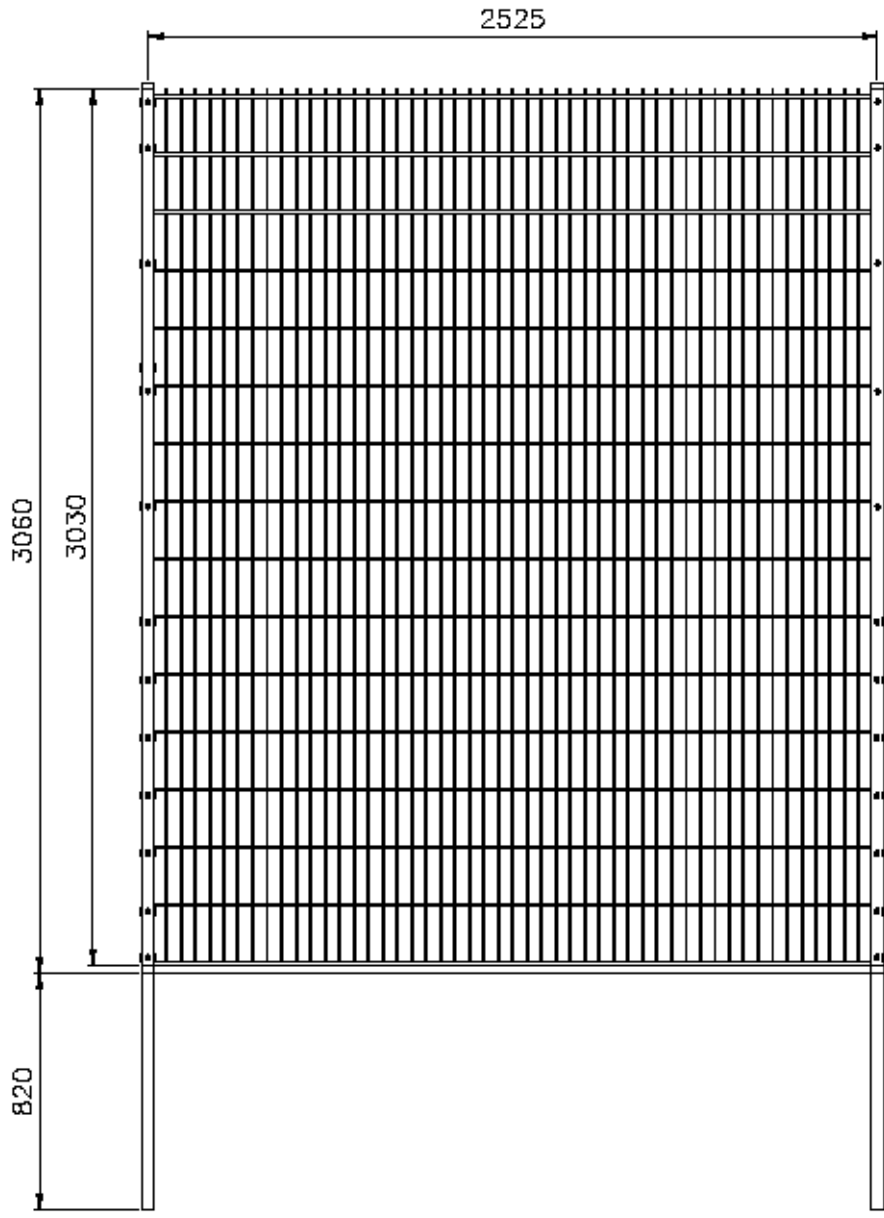
grainge architects

PLANNING

Flowerpot Fields Pavilion
for
Exeter College
3G Pitch Site

Scale 1:500 (QA1)
Drawing No. PL04 Rev E
The Boat Shed, Mutual Browning Way
Exeter EX2 6DD
01392 43851 mail@grainge.co.uk

PROPOSED SITE PLAN



ELEVATIONS

Key issues

- Principle of use
- Sports pitch provision
- Flooding
- Landscape and ecology
- Noise
- Sustainability

Recommendation

- **Approve** subject to conditions as set out in report, **except:**
- Condition 8 - : Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall be constructed in accordance with the Bespoke Sustainability Framework dated November 2022 prepared by Eco Doodle. Reason: To ensure that the proposal complies with Policy CP15 of the Council's adopted Core Strategy and in the interests of delivering sustainable development.
- Condition 14 – start time revised to 0830