

PLANNING

Date: Monday 27 March 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 rear of 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

5 Planning Application No. 22/0537/OUT - Land at St. Bridget Nursery, Exeter

To consider the report of the Director City Development and Housing.

(Pages 3 -
10)

6 Planning Application No 22/1454/RES - Land at Aldens Farm West, Shillingford Road, Exeter

To consider the report of the Director City Development and Housing.

(Pages 11
- 22)

7 Planning Application No. 22/1177/FUL - Land adjacent to Gras Lawn and Fleming Way, Gras Lawn, Exeter

To consider the report of the Director City Development and Housing.

(Pages 23
- 46)

8 Planning Application No. 21/1014/FUL - 68-72 Howell Road, Exeter

To consider the report of the Director City Development and Housing.

(Pages 47
- 66)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 24 April 2023** at 5.30 pm in the Civic Centre.

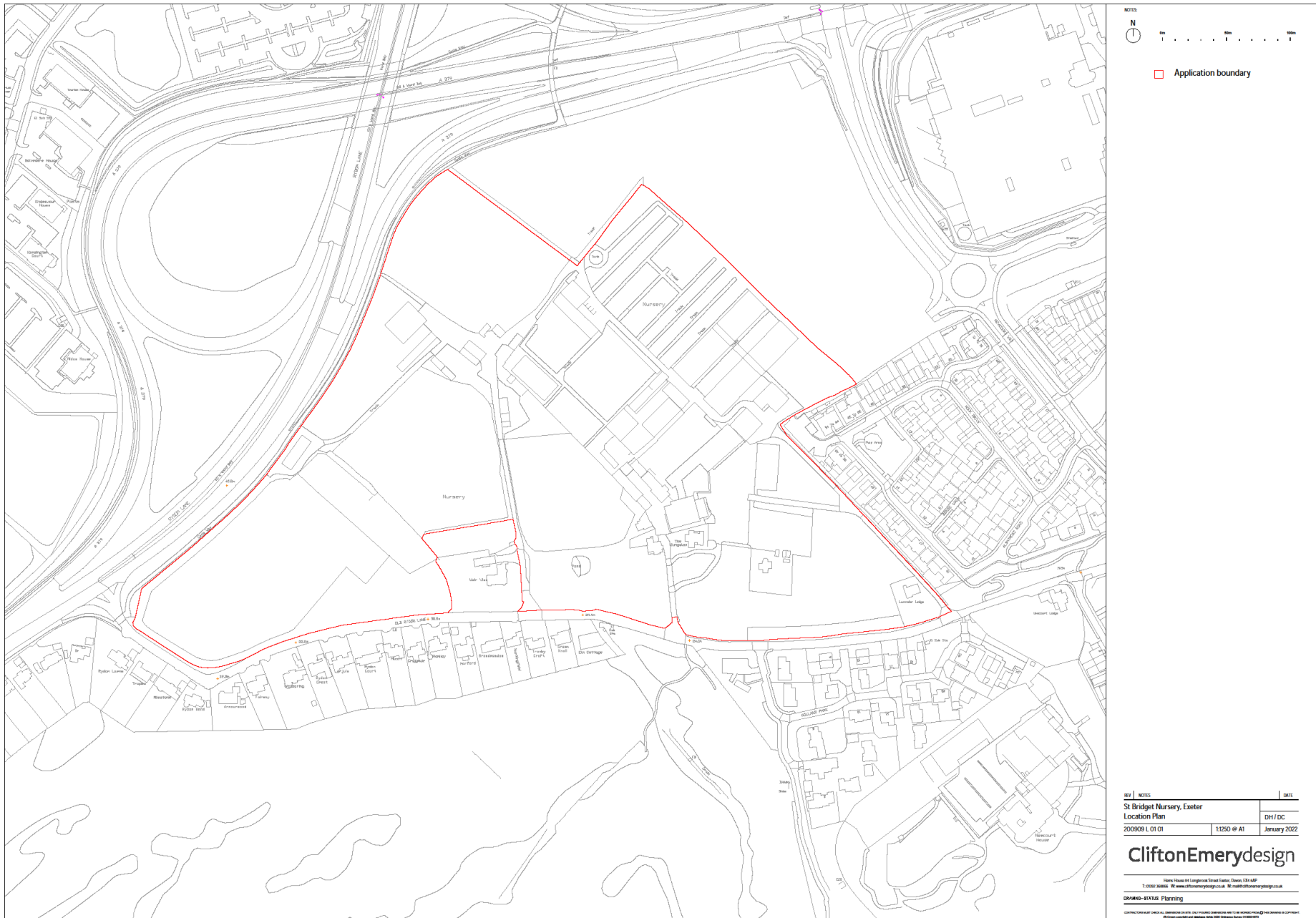
Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Democratic Services Officer (Committees) on (01392) 265107 for further information.

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SITE LOCATION PLAN





- Application boundary
- Existing trees retained
- Proposed tree planting
- Vehicular access from Rydon Lane
- Entrance and arrival space
- Primary route
- Central open space
- North south green connections - with integrated surface water attenuation features
- Areas of Landscape buffer and acoustic barrier
- Pedestrian and cycle connections/routes
- Pedestrian / cycle connection to the existing cycle route and bridge along Rydon Lane (A397)
- Surface water attenuation features
- Areas of POS
- Area of formal/informal play
- Parkland edge development
- Development holding key corners and fronting the primary routes and open space
- Potential for north-east connection to adjoining land
- Secondary vehicular exit/entrance points
- Weir View house and associated grounds - with access from Old Rydon Lane retained



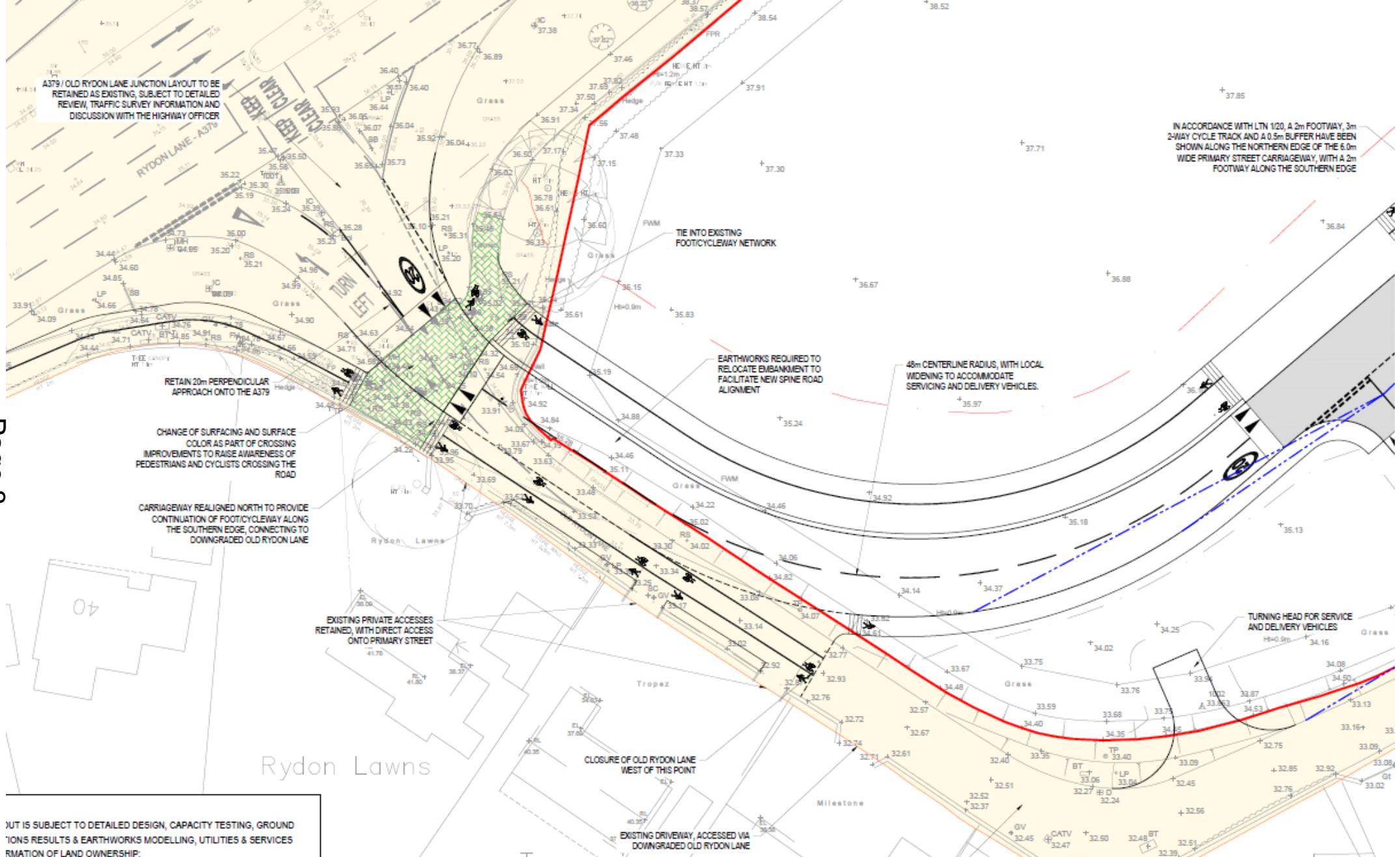
St Bridget Nursery, Exeter		A
Illustrative Layout		RJDH
200909 L 02 01	11250 @ A1	Jan 2022

CliftonEmerydesign

INDICATIVE LAYOUT



ACCESS POINTS



REVISED RYDON LANE DETAILS

Deferred 08 February 2023 to allow further discussions on two aspects:

- Safety improvements at connection to Rydon Lane
- Use of third party land to the north-east

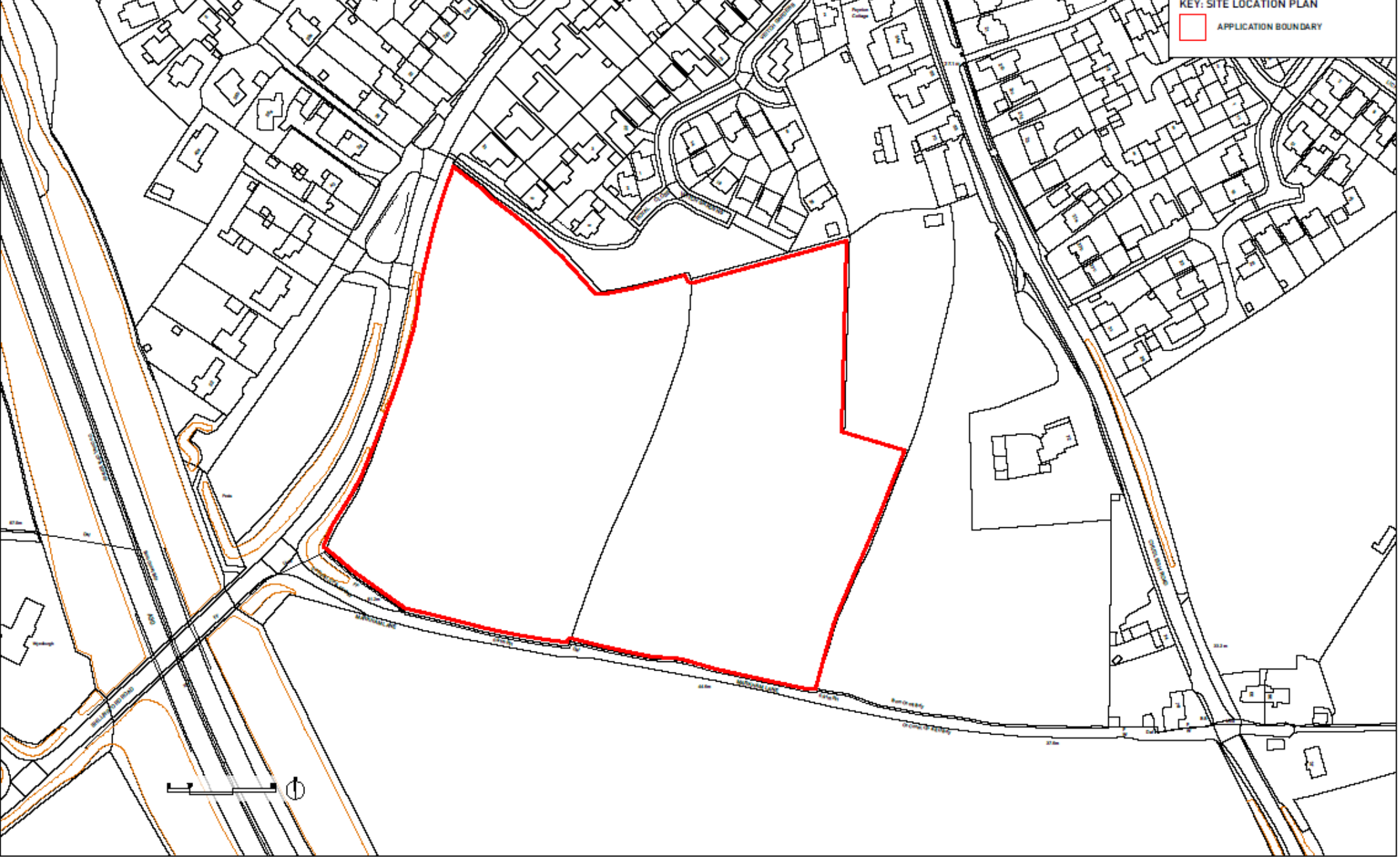
Rydon Lane Junction

- The raised table is proposed to be made more visible through coloured bricks and angle of table to ensure traffic slows on approach.
- Not suitable for traffic lights at this point due to impact on Rydon Lane traffic flows.

North-East Connection

- Land is under third-party ownership and out of the control of applicant.
- Scheme is considered acceptable in relation to Access as submitted, with Highways raising no objection.
- Third party land is subject to a ransom strip that would impact on development meeting full S106 contributions.

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SITE LOCATION PLAN



AERIAL VIEW



- Application boundary
- Existing trees retained
- Proposed tree planting
- 1 Vehicular access from Rydon Lane
- 2 Entrance and arrival space
- 3 Primary route
- 4 Central open space
- 5 North south green connections - with integrated surface water attenuation features
- 6 Areas of Landscape buffer and acoustic barrier
- 7 Pedestrian and cycle connections/routes
- 8 Pedestrian / cycle connection to the existing cycle route and bridge along Rydon Lane (A397)
- 9 Surface water attenuation features
- 10 Areas of POS
- 11 Area of formal/informal play
- 12 Parkland edge development
- 13 Development holding key corners and fronting the primary routes and open space
- 14 Potential for north-east connection to adjoining land
- 15 Secondary vehicular exit/entrance points
- 16 Weir View house and associated grounds - with access from Old Rydon Lane retained



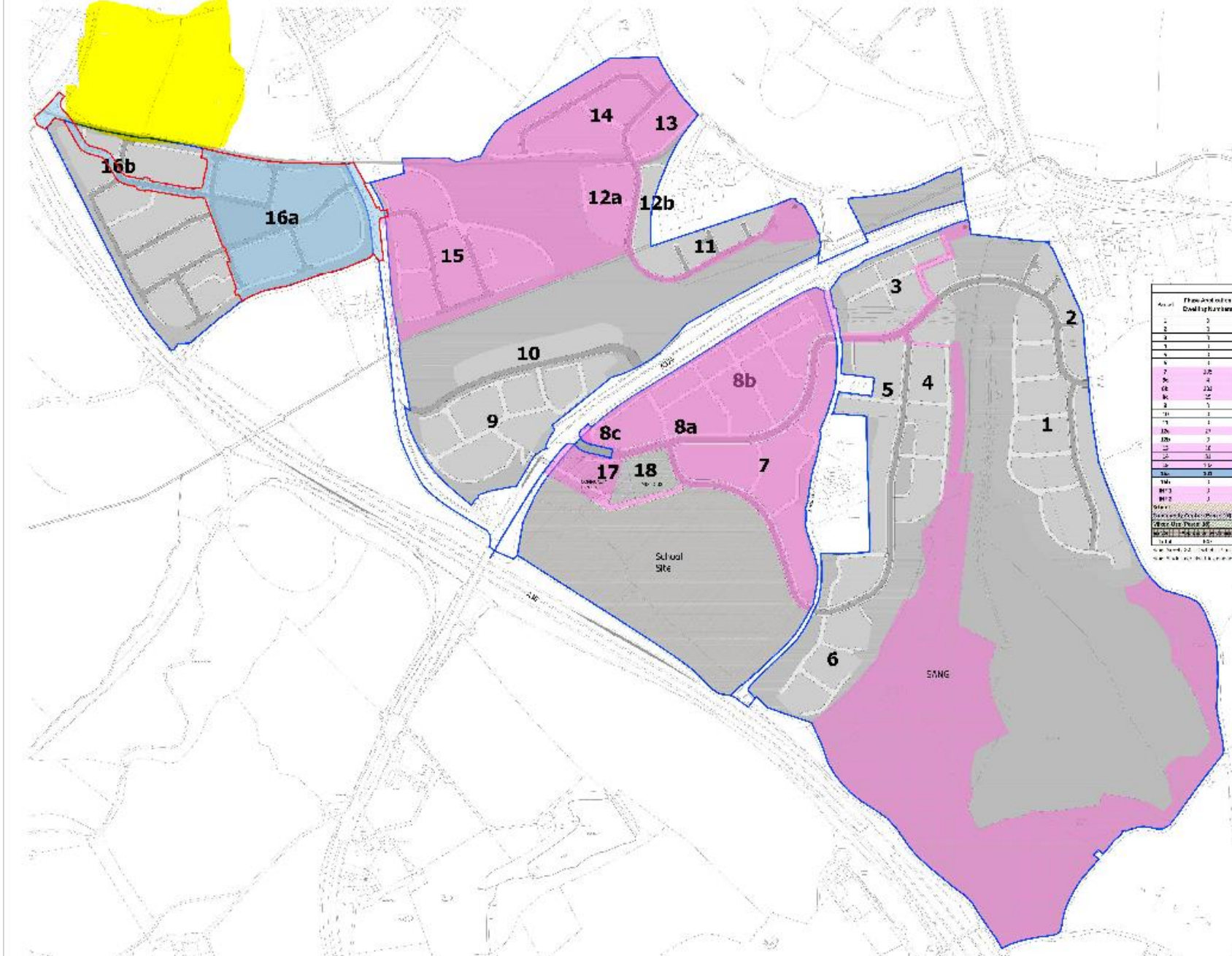
St Bridget Nursery, Exeter		A
Illustrative Layout		RJDH
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CliftonEmerydesign

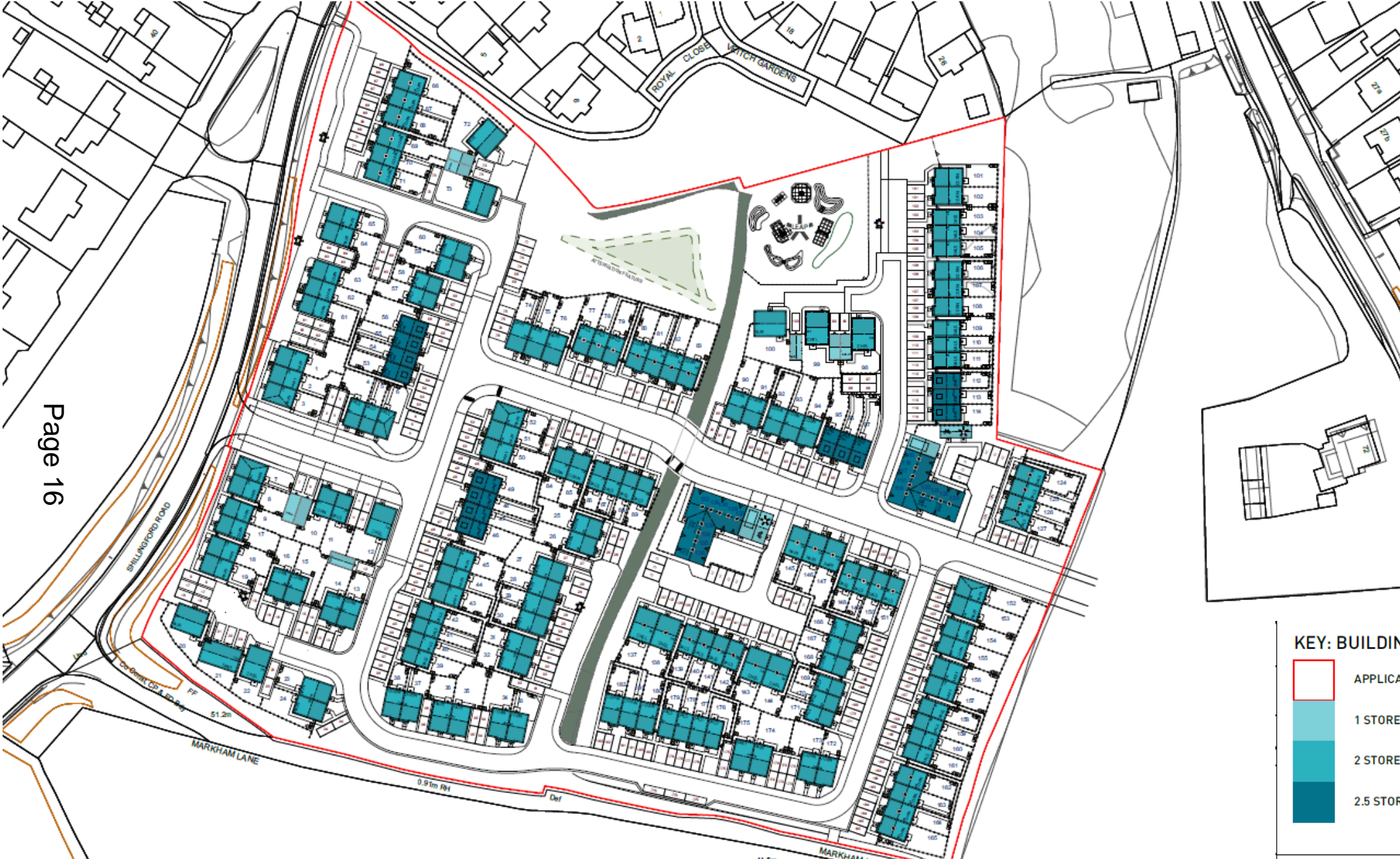
INDICATIVE LAYOUT



SITE LAYOUT



SOUTH WEST EXETER DEVELOPMENT



KEY: BUILDING HEIGHTS

	APPLICATION BOUNDARY
	1 STOREY
	2 STOREY
	2.5 STOREY

BUILDING HEIGHTS

STREET SCENE B



STREET SCENE C



STREET SCENE A



STREET SCENE D





LANDSCAPING



INDICATIVE PLAN AT OUTLINE CONSENT



FRAMEWORK PLAN AND PROPOSED LAYOUT

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Exeter City Council Planning Committee 27 March 2023



Exeter
City Council

Application 22/1177/FUL

**Site: Land Adjacent To Gras Lawn And Fleming Way,
Gras Lawn, Exeter**

Applicant: Mr Matthew Macan

**Proposal: Construction of two 1-bedroom 2-person
dwellings with external space, landscaping and
associated works.**

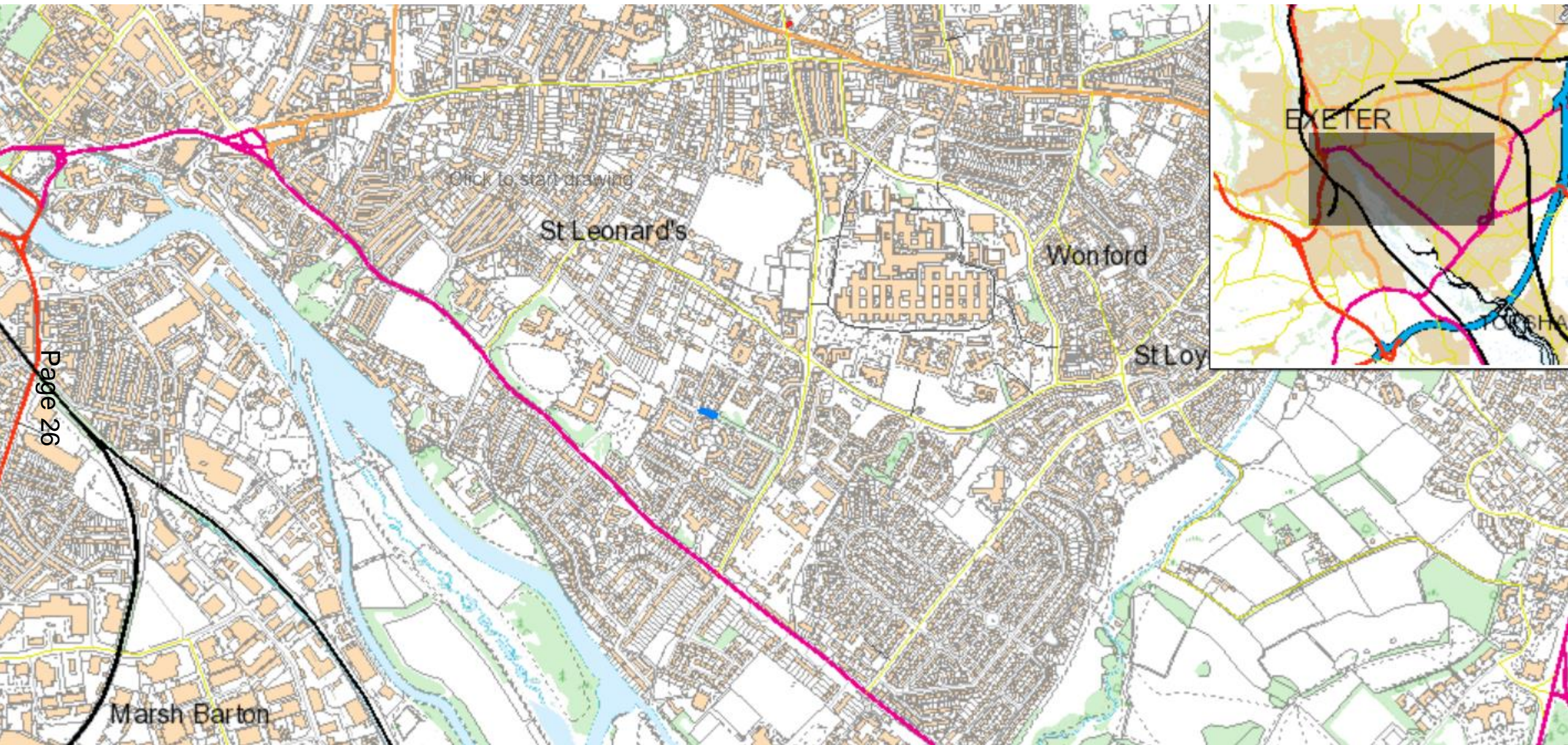
Case Officer: Robert Russell



0 10 20 30 40 50 100 metres



SITE LOCATION PLAN



SITE LOCATION



AERIAL VIEW



Google

Image capture: Mar 2022 © 2023 Google United Kingdom

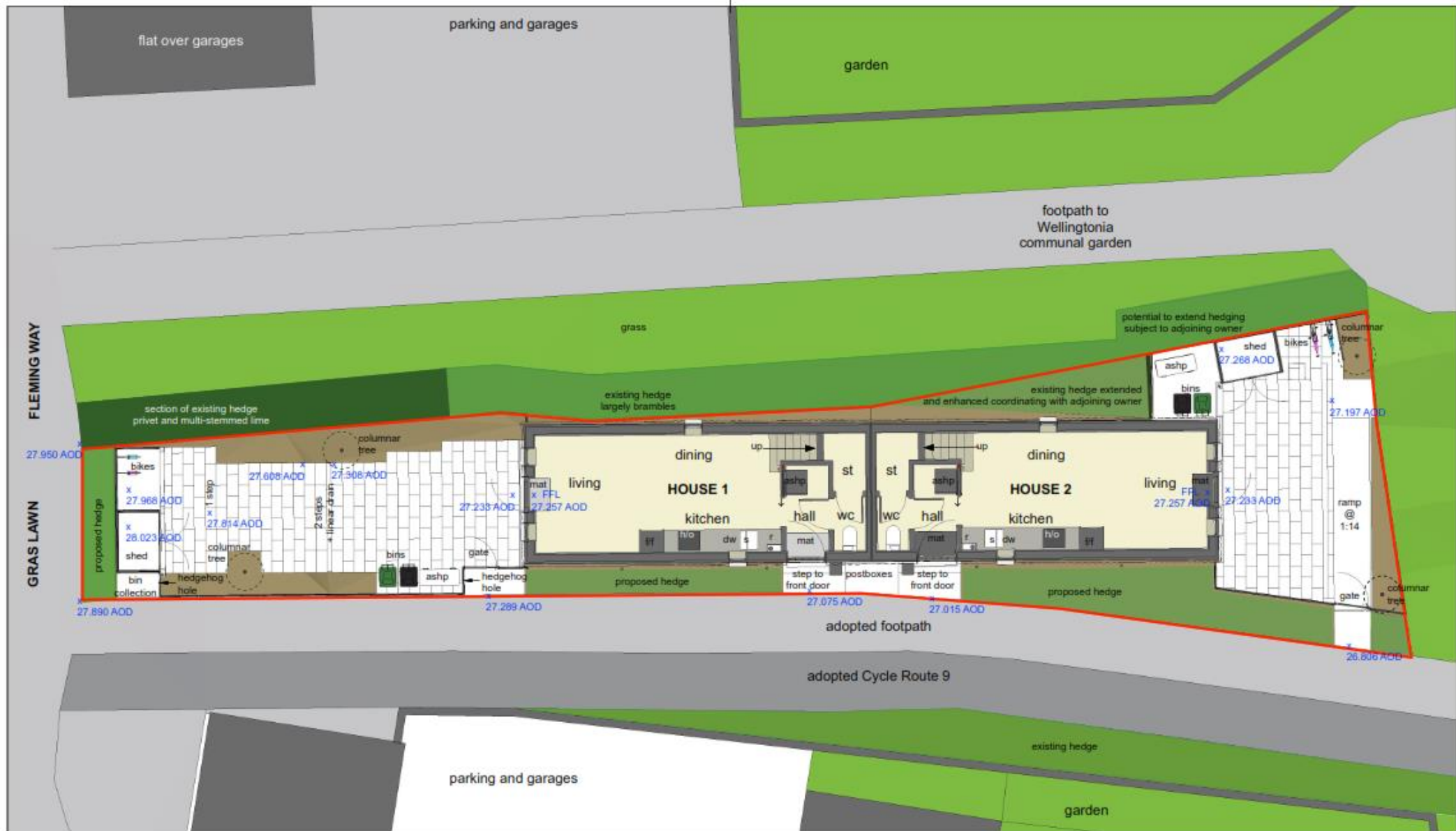
STREET VIEW











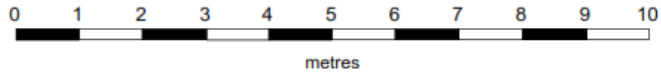
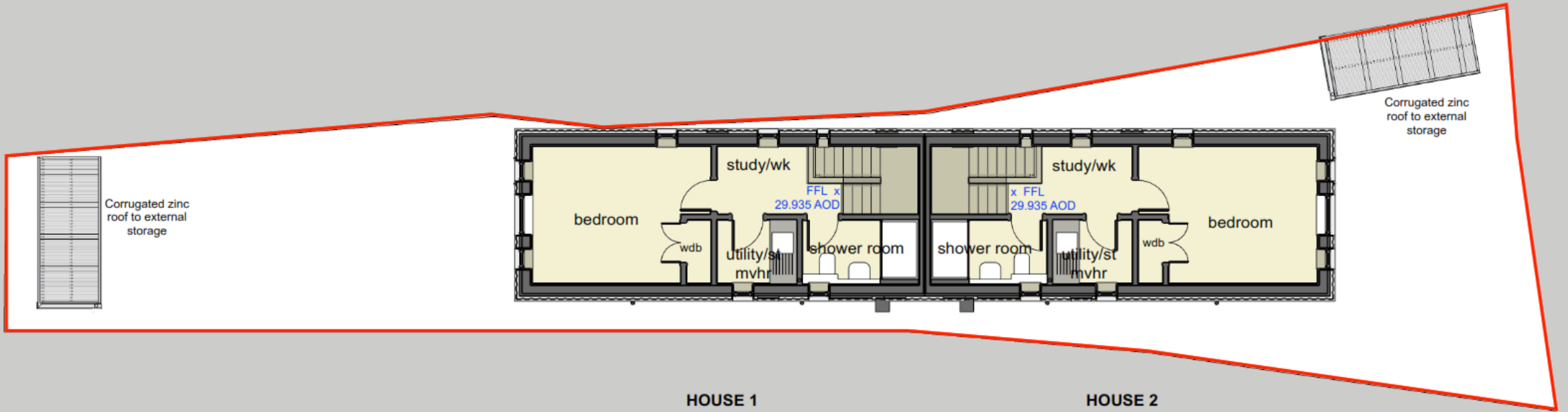
SITE AND GROUND FLOOR PLAN @ 1:100



Nigel Grainge Architect

Project Gras Lawn 2nr 1B/2P Houses

PROPOSED SITE AND GROUND FLOOR PLAN

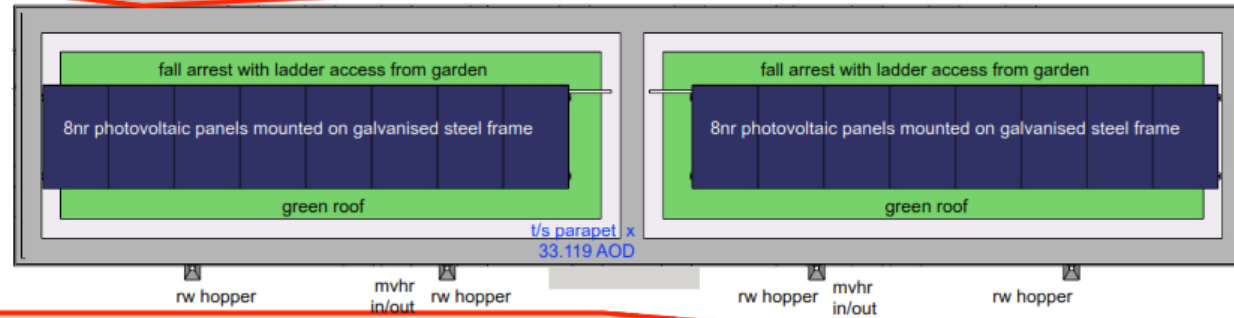


FIRST FLOOR PLAN @ 1:100

Nigel Grainge Architect			
Stage Developed Design			
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; hedgehog holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project					Gras Lawn 2nr 1B/2P Houses				
Drawing Title									
FIRST FLOOR AND ROOF PLANS									
Scale		Date Created		Drawn		Checked		Drawing Number	
1:100 @ A3		31 December 2022		NG		NG		GL DD - 102 rev A	

PROPOSED FIRST FLOOR PLAN

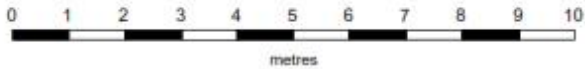


HOUSE 1

HOUSE 2

ROOF PLAN @ 1:100

PROPOSED ROOF PLAN

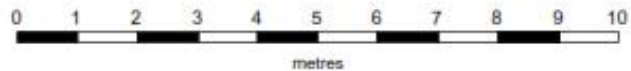


SOUTH ELEVATION @ 1:100

Nigel Grainge Architect			
Stage: Developed Design			
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; landscaping holes in Plot 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project: Gras Lawn 2nr 1B/2P Houses			
Drawing Title: SOUTH ELEVATION			
Scale: 1:100 @ A3	Date Created: 31 December 2022	Drawn: NG	Checked: NG
		Drawing Number: GL DD - 103 rev A	

PROPOSED SOUTH ELEVATION



NORTH ELEVATION @ 1:100

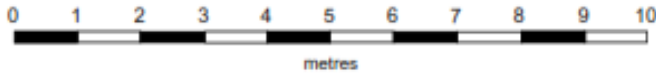
Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; hedgehog holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project	Gras Lawn 2nr 1B/2P Houses		
Drawing Title	NORTH ELEVATION		
Scale	Date Created	Drawn	Checked
1:100	31 December 2022	NG	NG
at A3	Drawing Number GL DD - 104 rev A		

PROPOSED NORTH ELEVATION



EAST ELEVATION @ 1:100



WEST ELEVATION @ 1:100

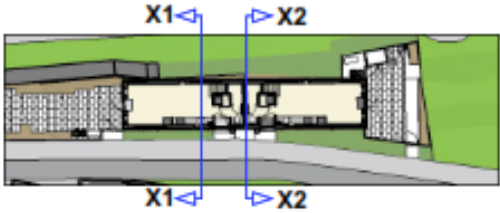
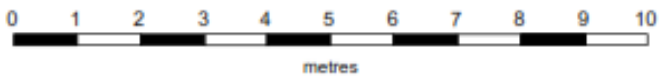
Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; landscaping holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project	Gras Lawn 2nr 1B/2P Houses		
Drawing Title	EAST AND WEST ELEVATIONS		
Scale	Date Created	Drawn	Checked
1:100 @ A3	31 December 2022	NG	NG
		Drawing Number	
		GL DD - 105 rev A	

PROPOSED EAST AND WEST ELEVATIONS



SECTION X1 @ 1:100

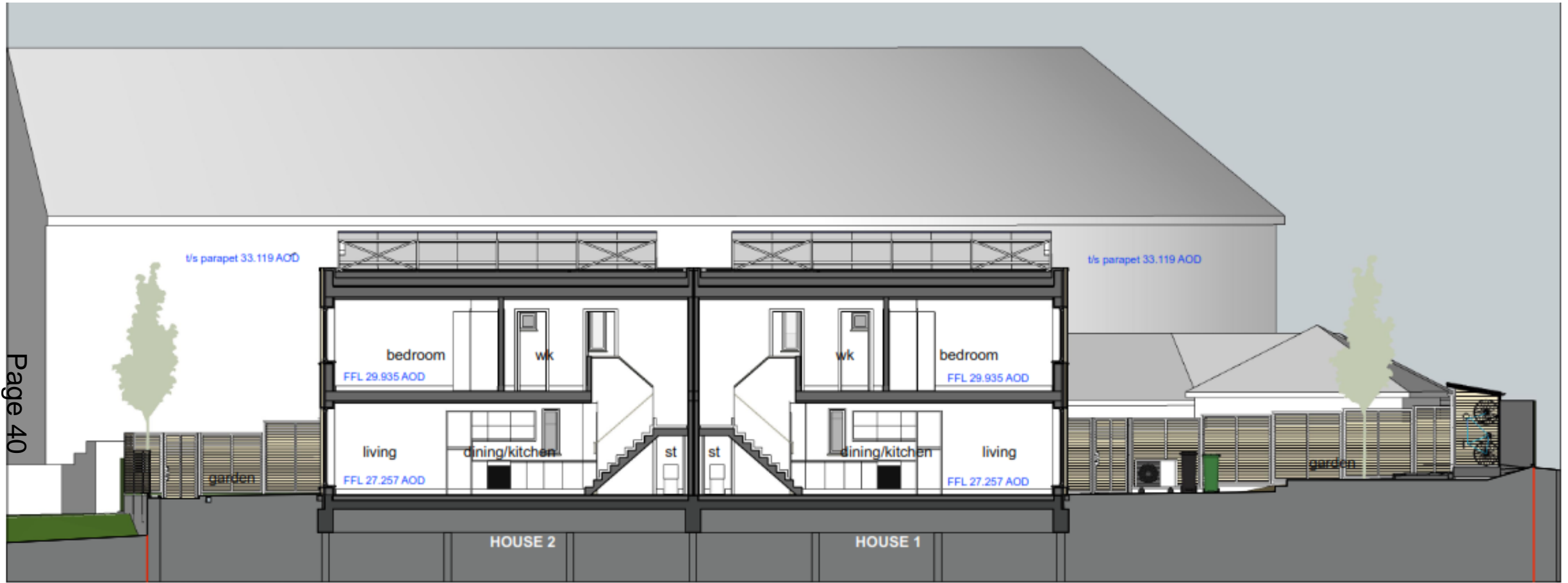


SECTION X2 @ 1:100

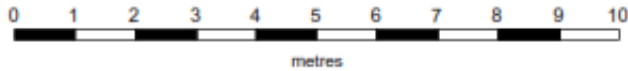
Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; landscaping holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project	Gras Lawn 2nr 1B/2P Houses		
Drawing Title	SECTIONS X1 AND X2		
Scale	Date Created	Drawn	Checked
1:100 @ A3	31 December 2022	NG	NG
			Drawing Number
			GL DD - 106

PROPOSED X1 AND X2 SECTIONS



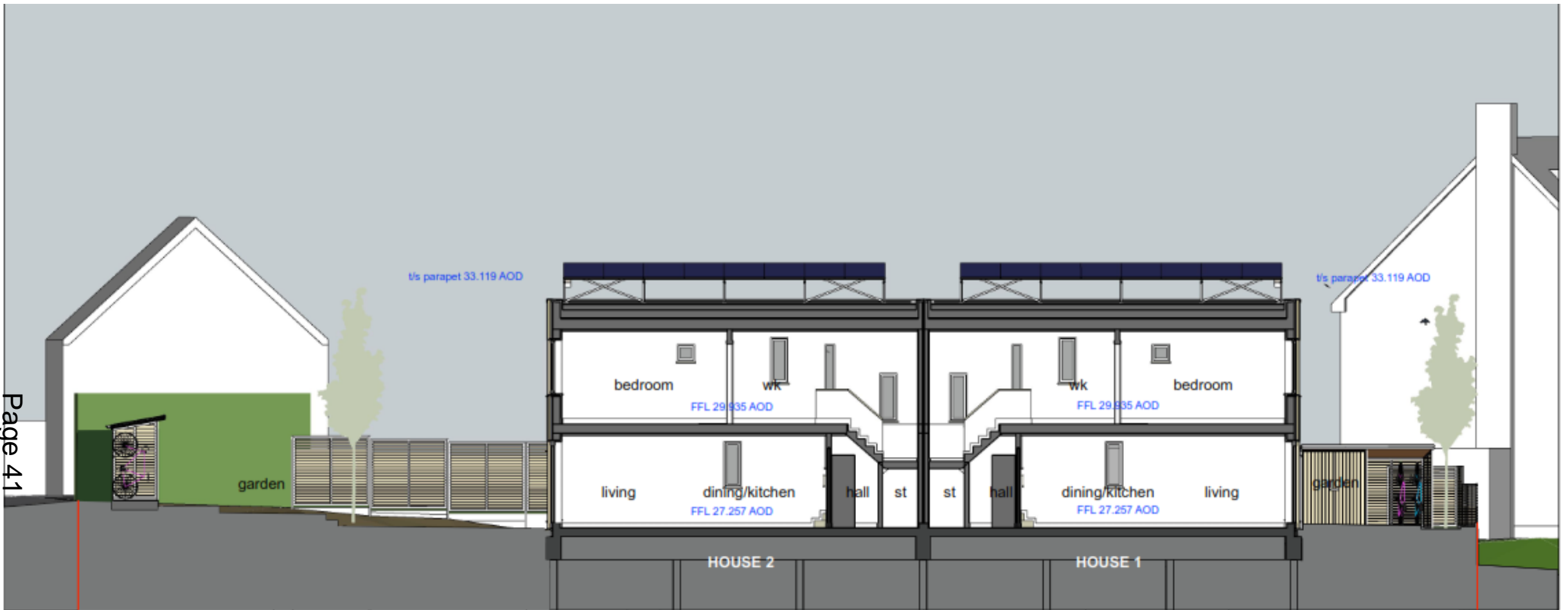
SECTION Y1 @ 1:100



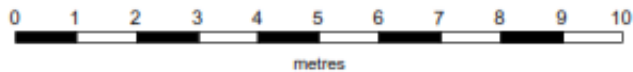
Nigel Grainge Architect			
Stage	Developed Design		
Rev	Description	By	Date
A	Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; hedgehog holes in Hse 1 south boundary; bird boxes revised as RSPB advice	NG	03 03 23

Project					
Gras Lawn 2nr 1B/2P Houses					
Drawing Title					
SECTION Y1					
Scale	Date Created	Drawn	Checked	Drawing Number	
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PROPOSED Y1 SECTION



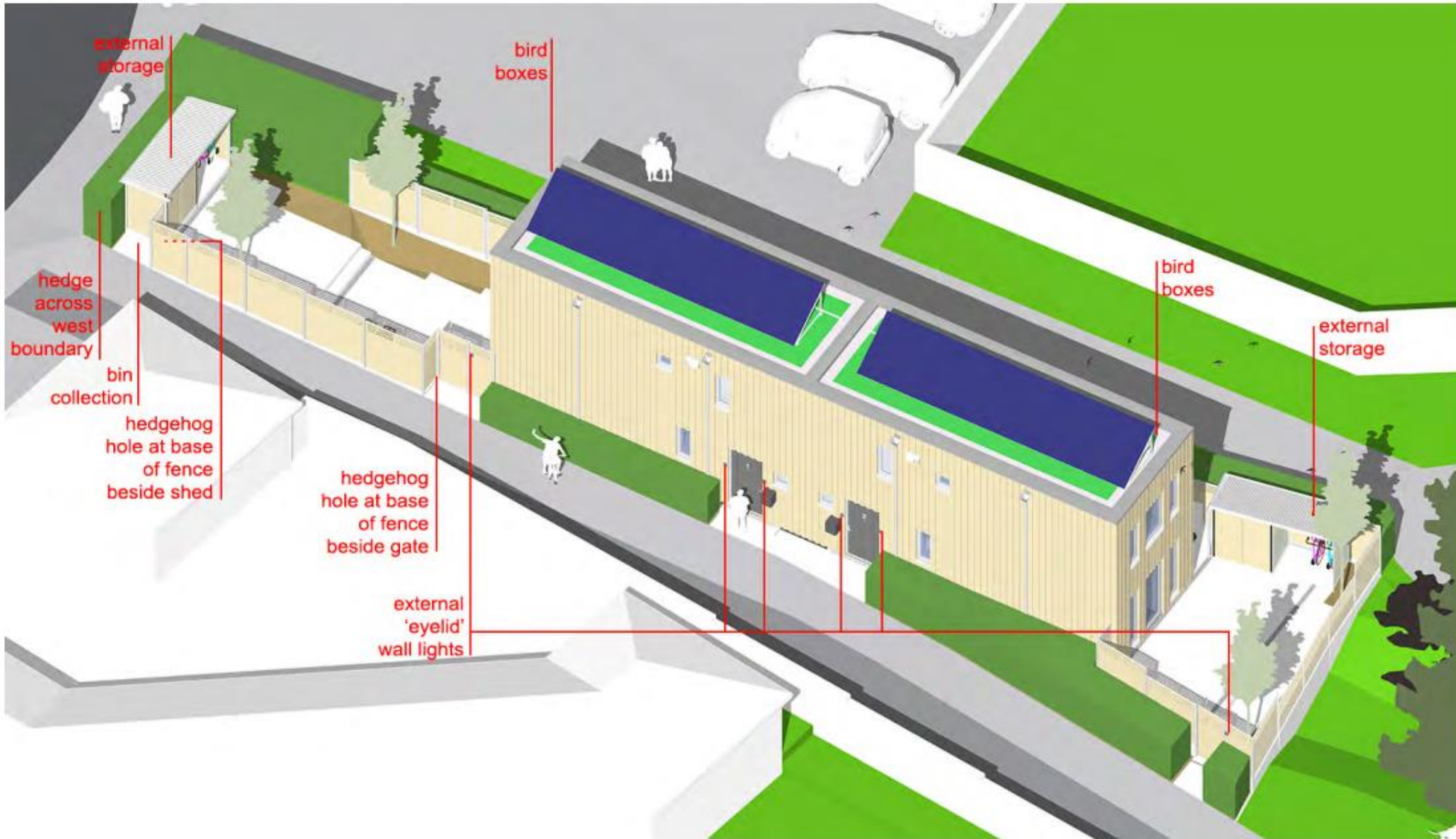
SECTION Y2 @ 1:100



Nigel Grainge Architect			
Stage Developed Design			
Rev	Description	By	Date
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Project Gras Lawn 2nr 1B/2P Houses			
Drawing Title SECTION Y2			
Scale	Date Created	Drawn	Checked
1:100	31 December 2022	NG	NG
Drawing Number			
GL DD - 108 rev A			

PROPOSED Y2 SECTION



Aerial view showing proposed minor amendments to the current planning application proposals

ILLUSTRATIVE IMAGE – AERIAL VIEW



External storage and secure, covered bike storage have been added to both gardens with related minor amendments to the proposed paving, planting beds and trees, as illustrated below for House 1 and top right for House 2.



Materials follow the pattern set by the boundary fencing, with galvanised steel posts, panel frames, and roof framing. Wall panels clad with horizontal timber boarding, and vertical boarded double doors. Corrugated zinc sheeting to cover the roofs with galvanised or zinc plated steel rainwater goods. The roof soffit and internal linings to the sheds in plywood.



External lighting has been added with an 'eyelid' wall light (as illustrated above) on both sides of each front door and on one side of each garden gate. 'Eyelid' lights will avoid adding any unnecessary spill of light up into the night sky.

- Principle of development
- Scale, design, impact on character and appearance
- Impact on amenity
- Access and parking
- Wildlife and biodiversity
- 5 Year Housing Land Supply

The proposal is for developing a windfall site; no planning policy reasons for refusal have been identified. It is recommended that planning permission is granted for the proposed scheme, subject to several planning conditions including for external materials and architectural detailing, land contamination, noise impact assessment, energy efficiency, surface water drainage, landscaping, tree protection, secure cycle parking, bird nesting boxes, construction and environmental management plan, and permitted development rights removal.

Grant planning permission subject to conditions.

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Exeter City Council Planning Committee 27 March 2023



Exeter
City Council

Application 21/1014/FUL

Site: 68-72 Howell Road

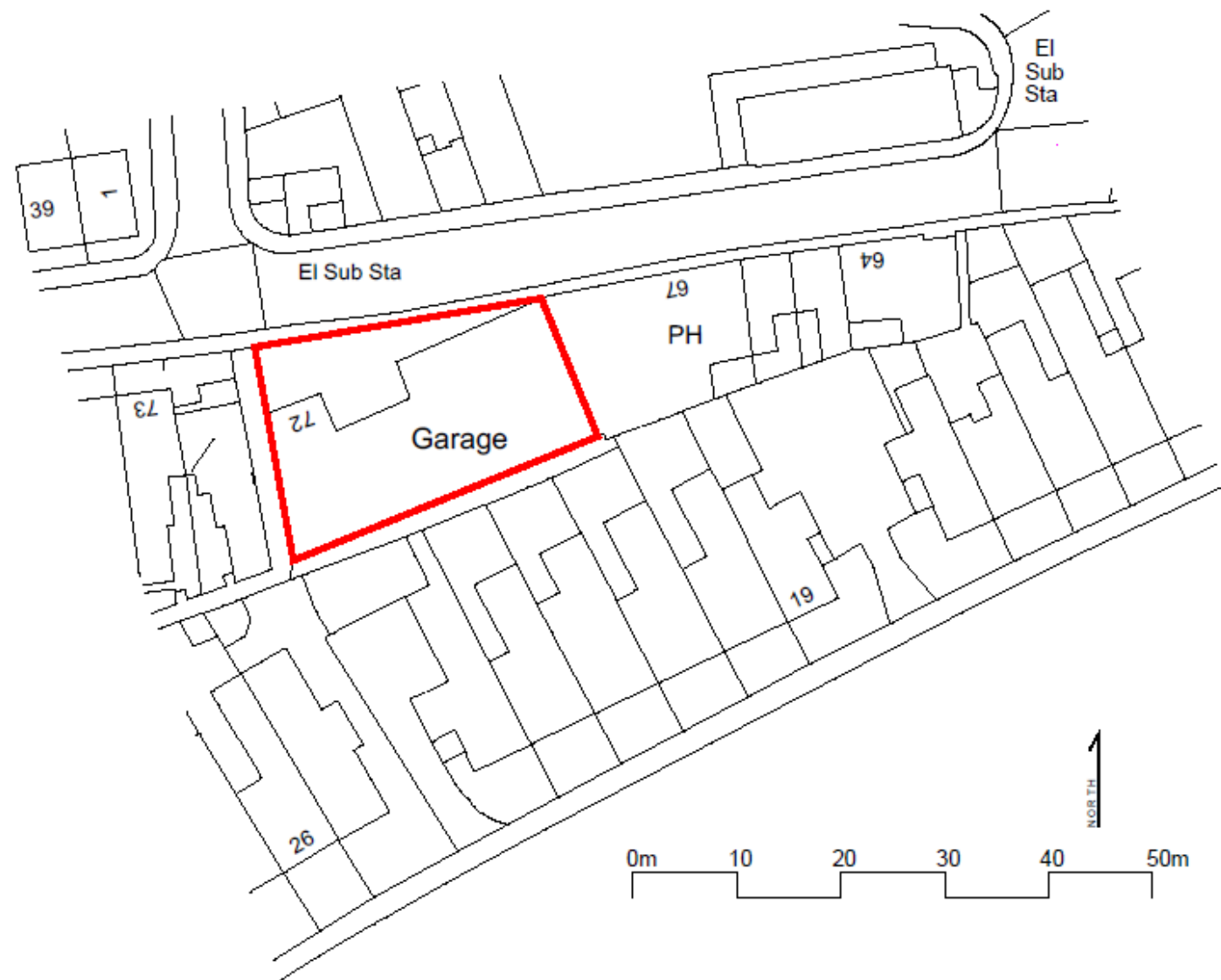
Applicant: Mr S Williams

**Proposal: Demolition of garage workshop and
construction of four purpose built student
accommodation units**

Case Officer: Roger Clotworthy

Proposed refusal reason

- The use of the site for student housing would not be appropriate within the St James Ward as it would lead to a further concentration of this use in this particular area of the city, resulting in an increased imbalance of population within the local community, contrary to Policy H5(b) of the Exeter Local Plan First Review 1995-2011 and the overarching aims of the Exeter St James Neighbourhood Plan.



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SITE LOCATION PLAN



AERIAL VIEW



PHOTOS



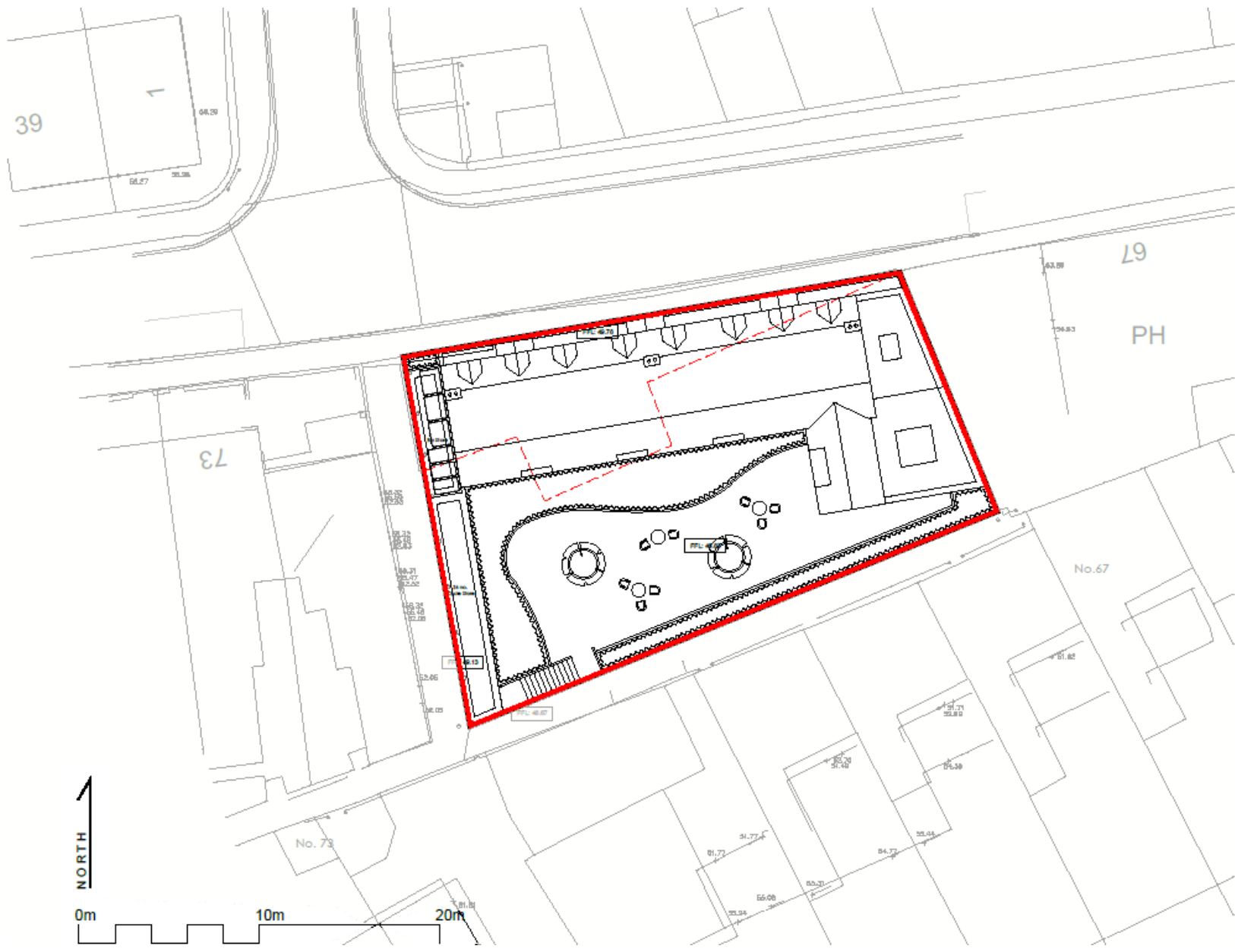
PHOTOS



PHOTOS



PHOTOS



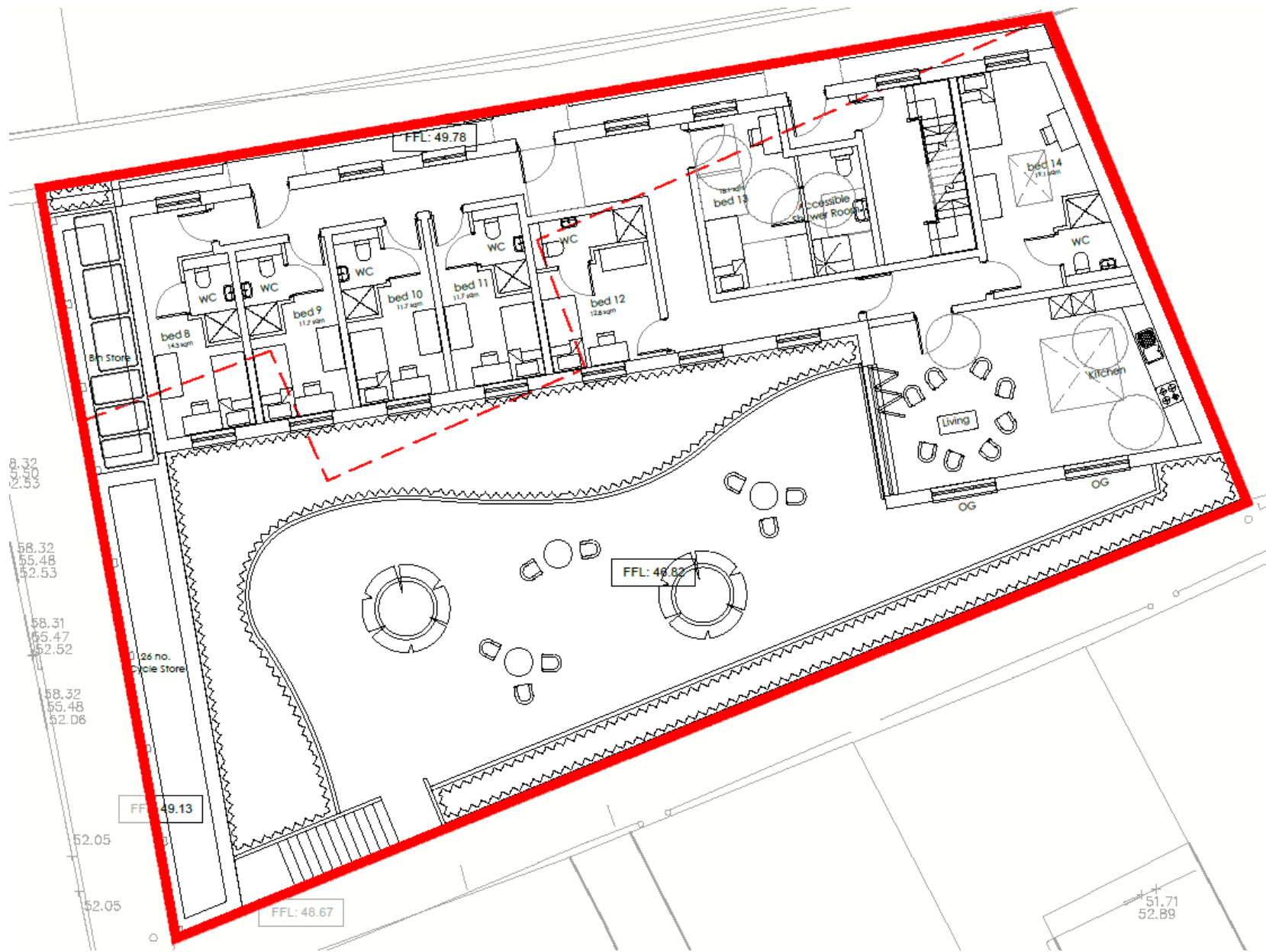
PROPOSED SITE PLAN



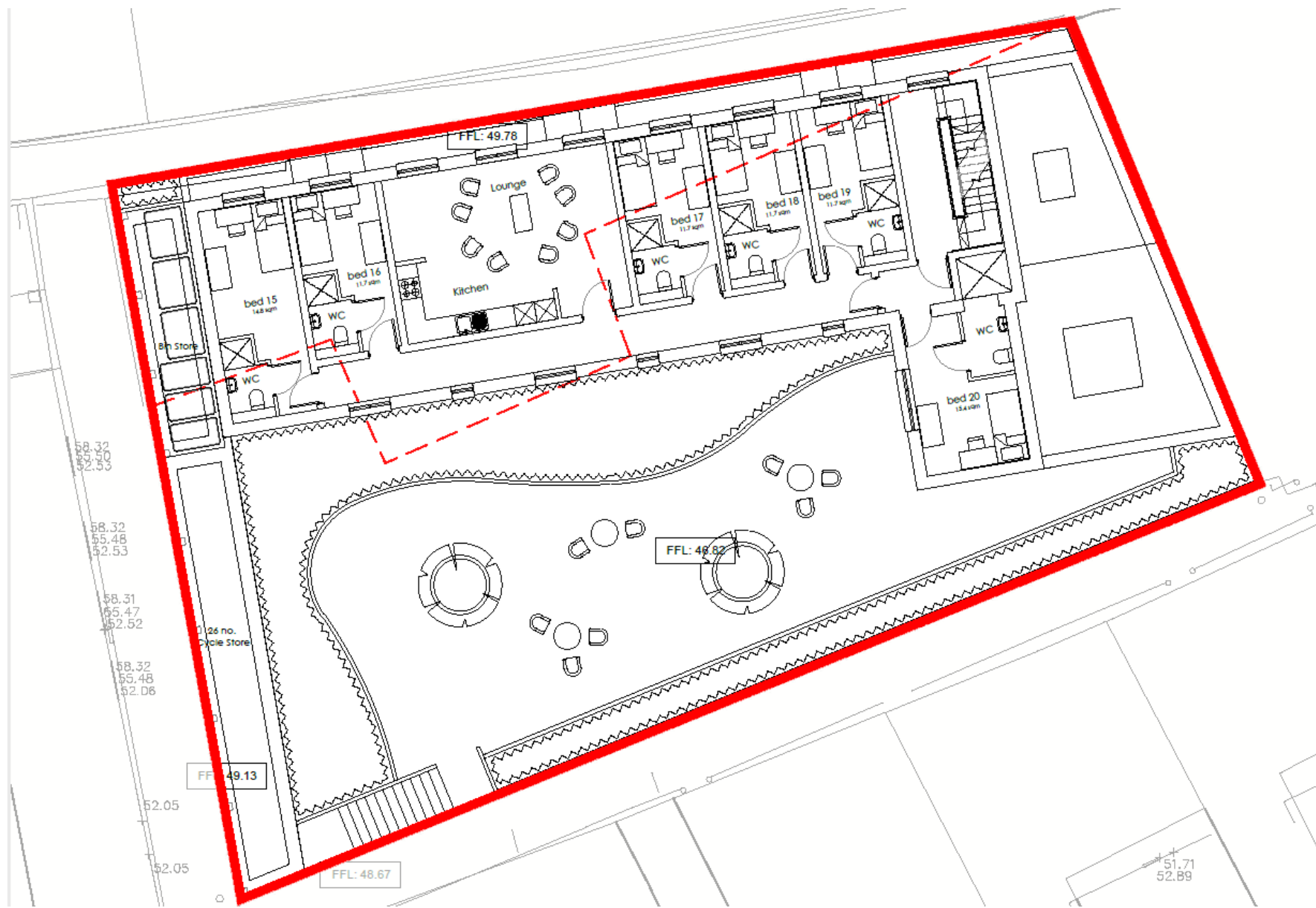
PROPOSED SITE PLAN



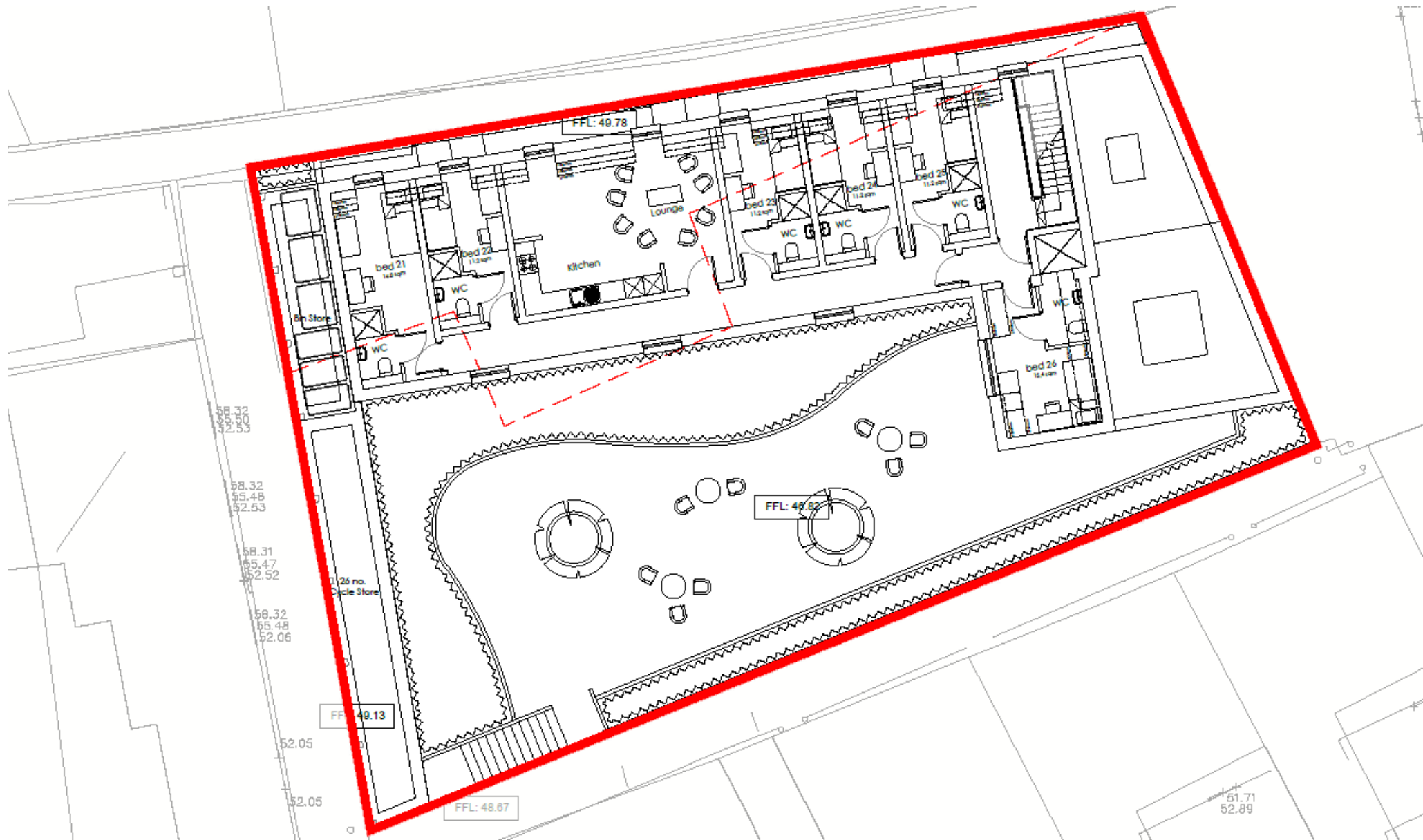
PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



FRONT ELEVATION

FRONT ELEVATION

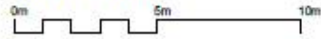


REAR ELEVATION

REAR ELEVATION



FRONT ELEVATION



HOWELL ROAD CONTEXTUAL SECTION

CONTEXTUAL SECTION

Key issues

- Principle of student accommodation
- Amenity of neighbours
- Design and heritage impact

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