

PLANNING

Date: Monday 24 April 2023

Time: 5.30 pm

Venue: Council Chamber, County Hall, Topsham Road, 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.

PLEASE NOTE THAT THE VENUE FOR THIS MEETING OF THE PLANNING COMMITTEE WILL BE THE COUNCIL CHAMBER, COUNTY HALL, TOPSHAM ROAD, EXETER.

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. 22/0756/FUL - Newbery Breakers Yard, Redhills, Exeter

To consider the report of the Director City Development.

(Pages 3 -
14)

6 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.

(Pages 15
- 38)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Thursday 25 May 2023** at 5.30 pm in the Civic Centre.

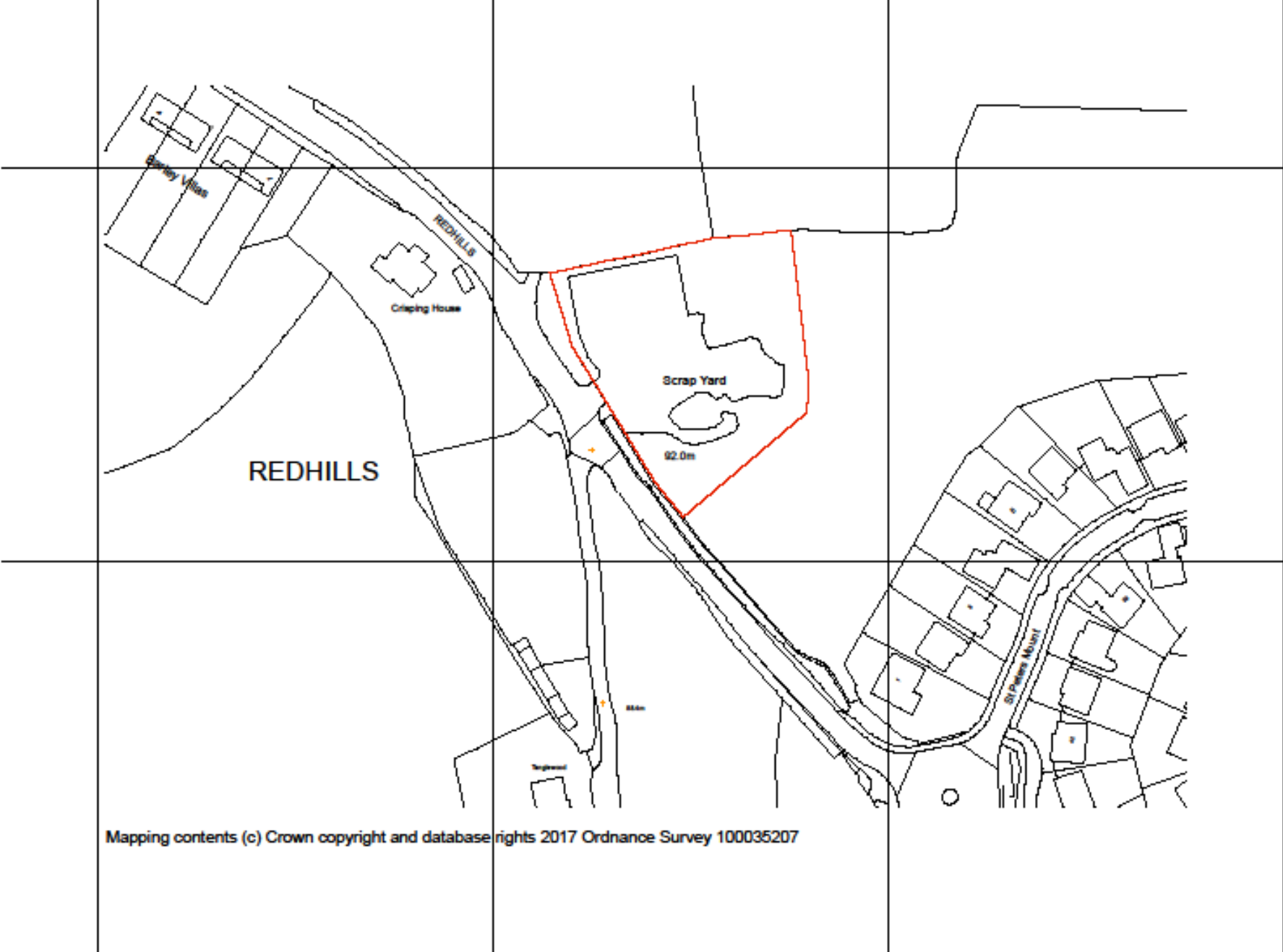
Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Democratic Services Officer (Committees)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

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Individual reports on this agenda can be produced in large print on request to Democratic Services (Committees) on 01392 265107.



SITE LOCATION PLAN



AERIAL VIEW



Survey and site layout
scale 1:250@A2

existing fence removed and replaced
with planting not exceeding 30m in height

- A - Double garage, GF & survey added
- B - visibility splay highlighted



6 Tumble Road
Chagford
Devon
TQ13 8FF

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F : 01847 432676
W : www.squmel-design.co.uk

project

The Barleys

title

Proposed Site layout
GF with survey

scale:

1:250@A2

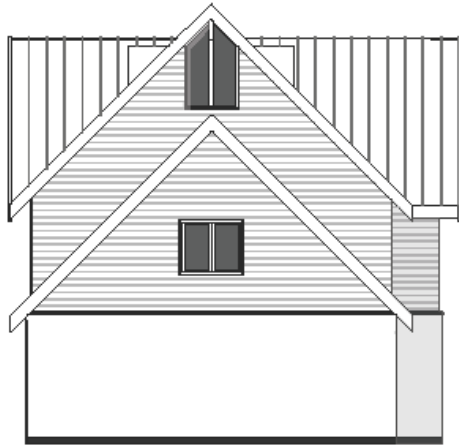
date:

Jun '21

drawn by:

CA/AOC

SITE LAYOUT



Proposed side elevation
scale 1:100@A2



Proposed front elevation
scale 1:100@A2



Proposed side elevation
scale 1:100@A2



Proposed rear elevation
scale 1:100@A2

A - Double Garage



6 Turnlake Road
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Devon
TQ13 8FF

E : info@squirrel-design.co.uk
T : 01647 432575
F : 01647 432575
W : www.squirrel-design.co.uk

project

The Barleys

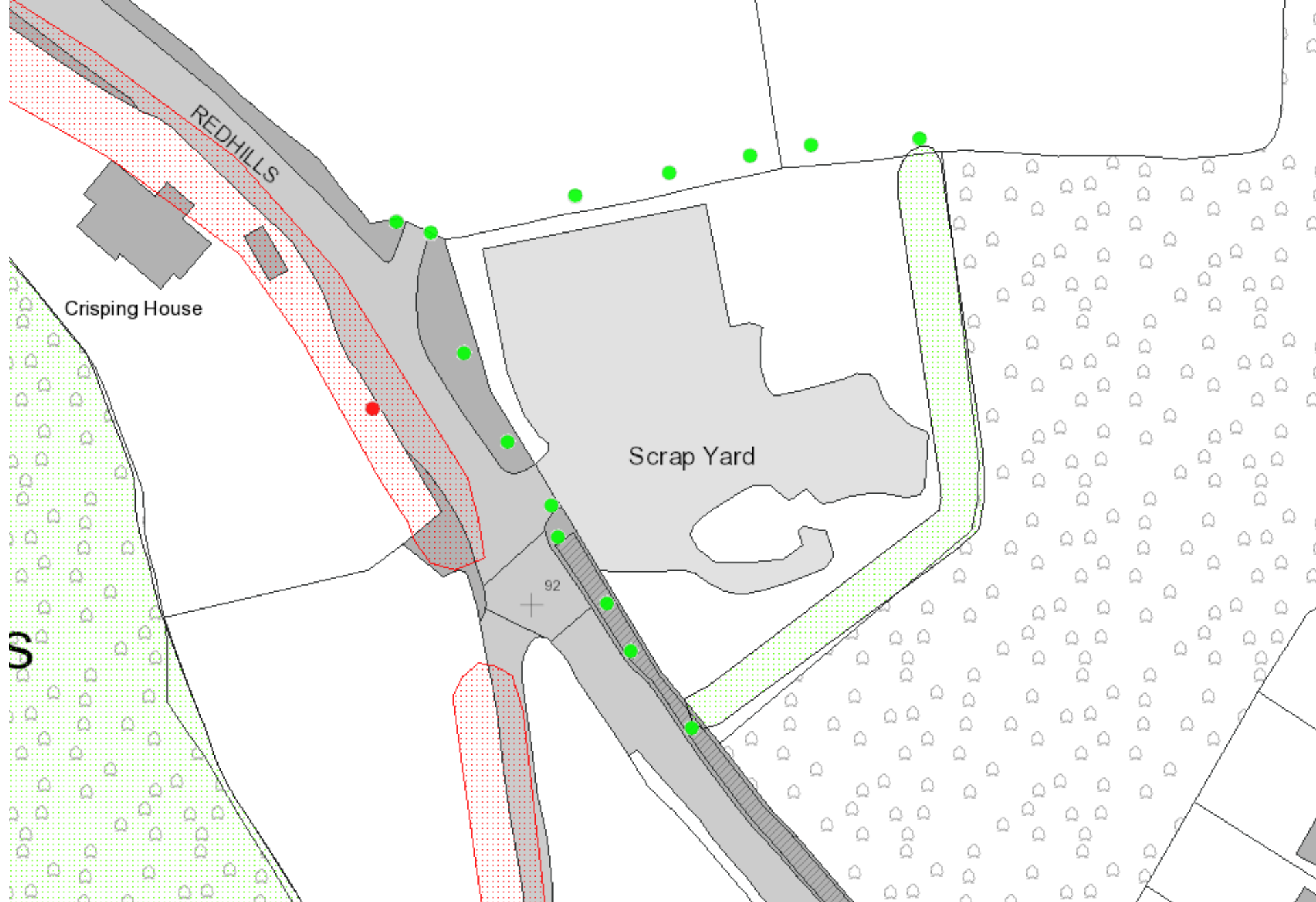
ELEVATIONS



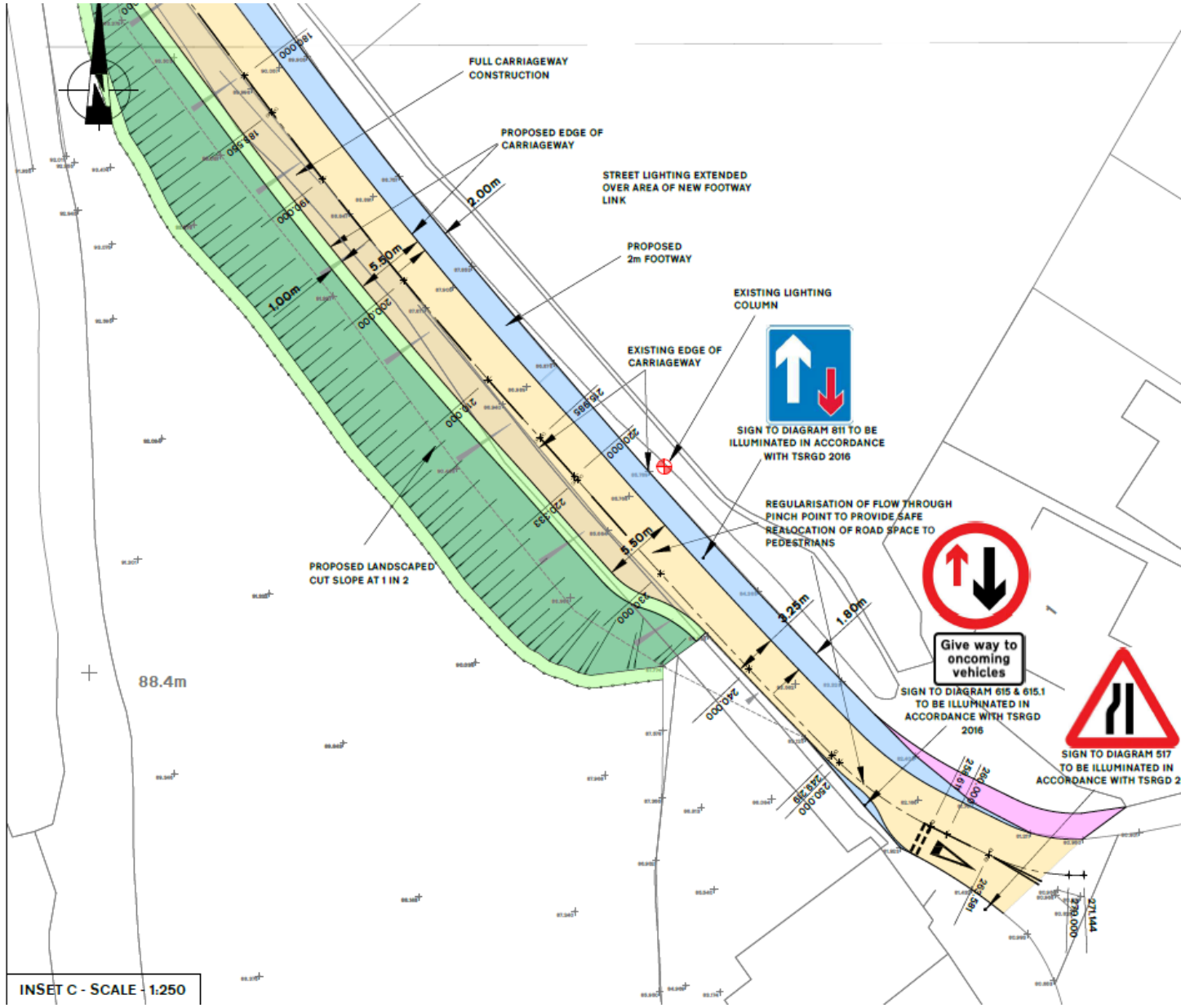
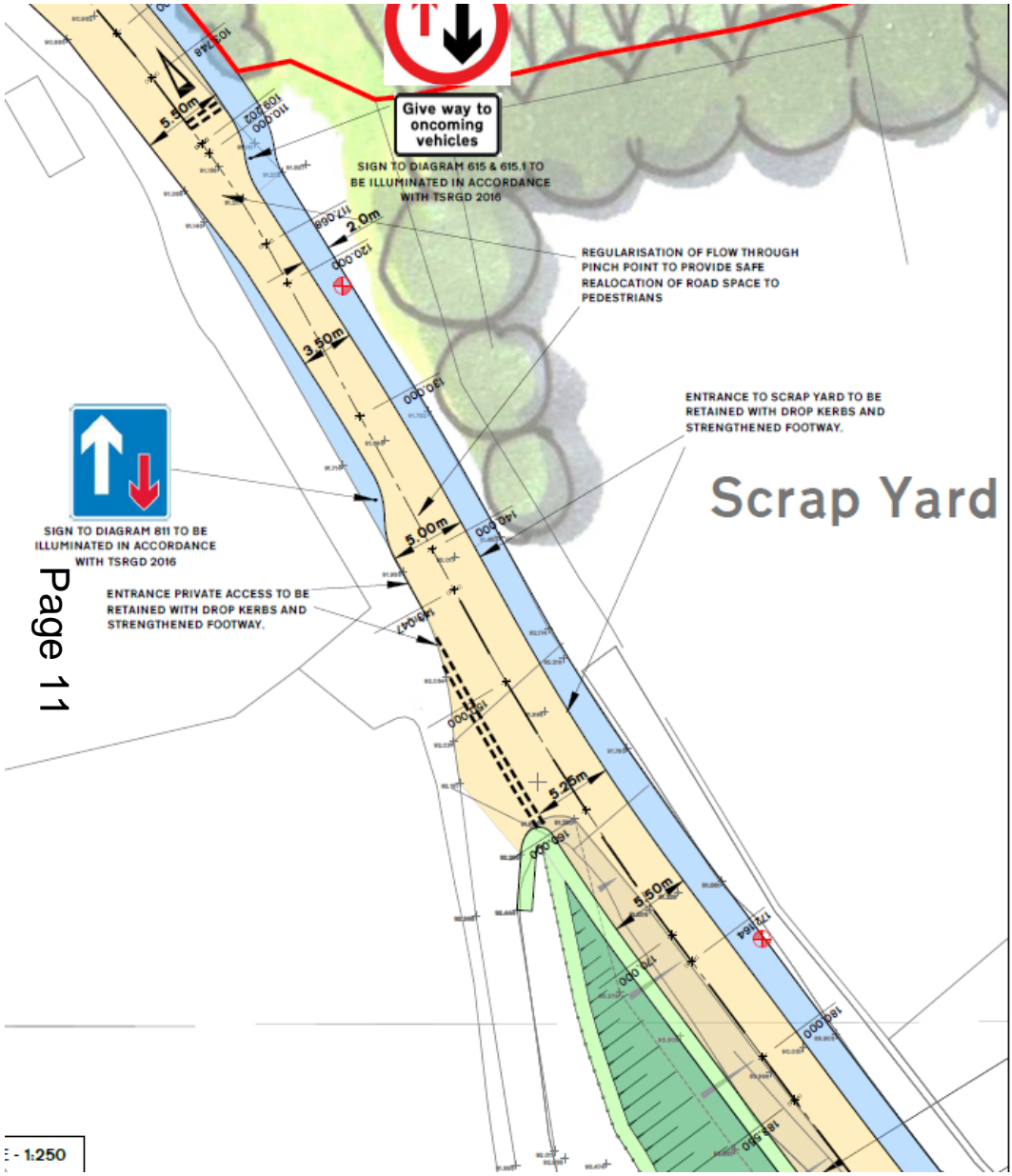




High-vis roughly where site ends



TREE PRESERVATION ORDERS



20/1380/OUT REDHILLS WORKS (SERVING SITE TO NORTH)

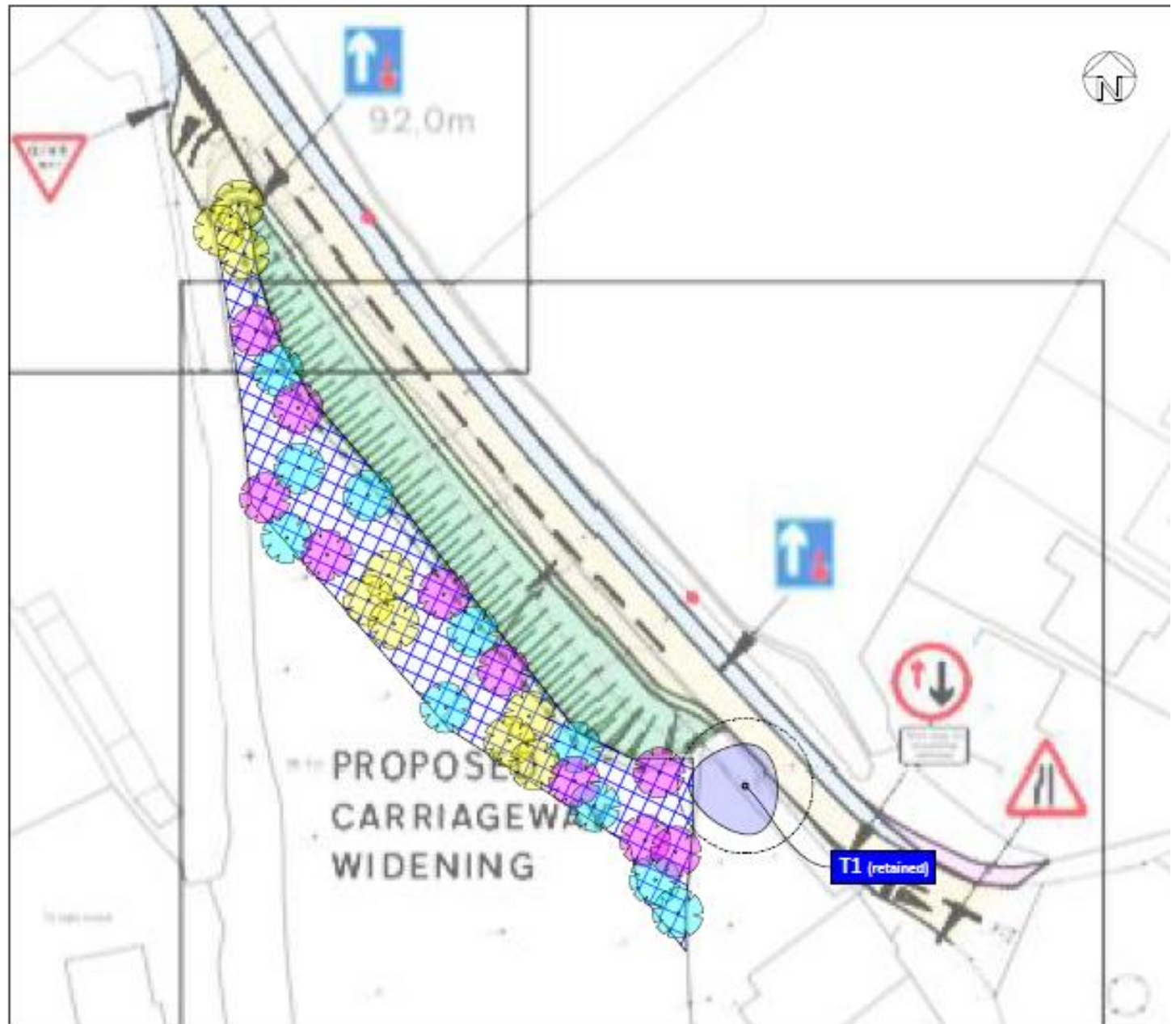
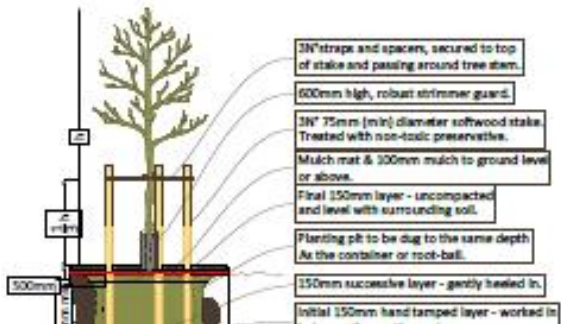
Native tree species planted as feathered whips:
 Height at planting 1.2-1.5m
 Plants & rows to be spaced at 0.3m
 Equal mix of the following:
 Hazel (*C. avellana*)
 Hawthorn (*C. monogyna*)
 Hornbeam (*C. betulus*)
 Elder (*S. nigra*)
 Blackthorn (*P. spinosa*)
 (Trees planted in groups of 5x plants)



New Specimen Tree Planting

-  Oak *Quercus robur*
-  Field maple *Acer campestre*
-  Scots pine *Pinus sylvestris*

Specimen Tree Planting Detail



A. XXX

And the following conditions: (See Planning Committee Report/Additional Information Sheet)

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Reasons for refusal

The proposal is contrary to Paragraph 130 of the National Planning Policy Framework, the National Design Guide, Objective 9 and Policies CP4 and CP17 of the Exeter Local Development Framework Core Strategy, Policies DG1 (a), DG1 (b), DG1 (d) DG1 (g), DG1 (h) and DG1 (i) of the Exeter Local Plan First Review 1995-2011 and Chapter 7 of the Council's Residential Design Supplementary Planning Document because by virtue of its position, size, layout and design the proposed dwellings would:-

- result in overdevelopment within a designed housing estate which is incongruous with its distinct landscaped and designed character,
- result in a development out of character with the urban grain, massing, fenestration and materials used within the surrounding designed housing estate, having a detrimental impact upon the overall quality of the area, specifically its character, appearance and layout.

Exeter City Council Planning Committee 27 March 2023

Application 22/1177/FUL

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

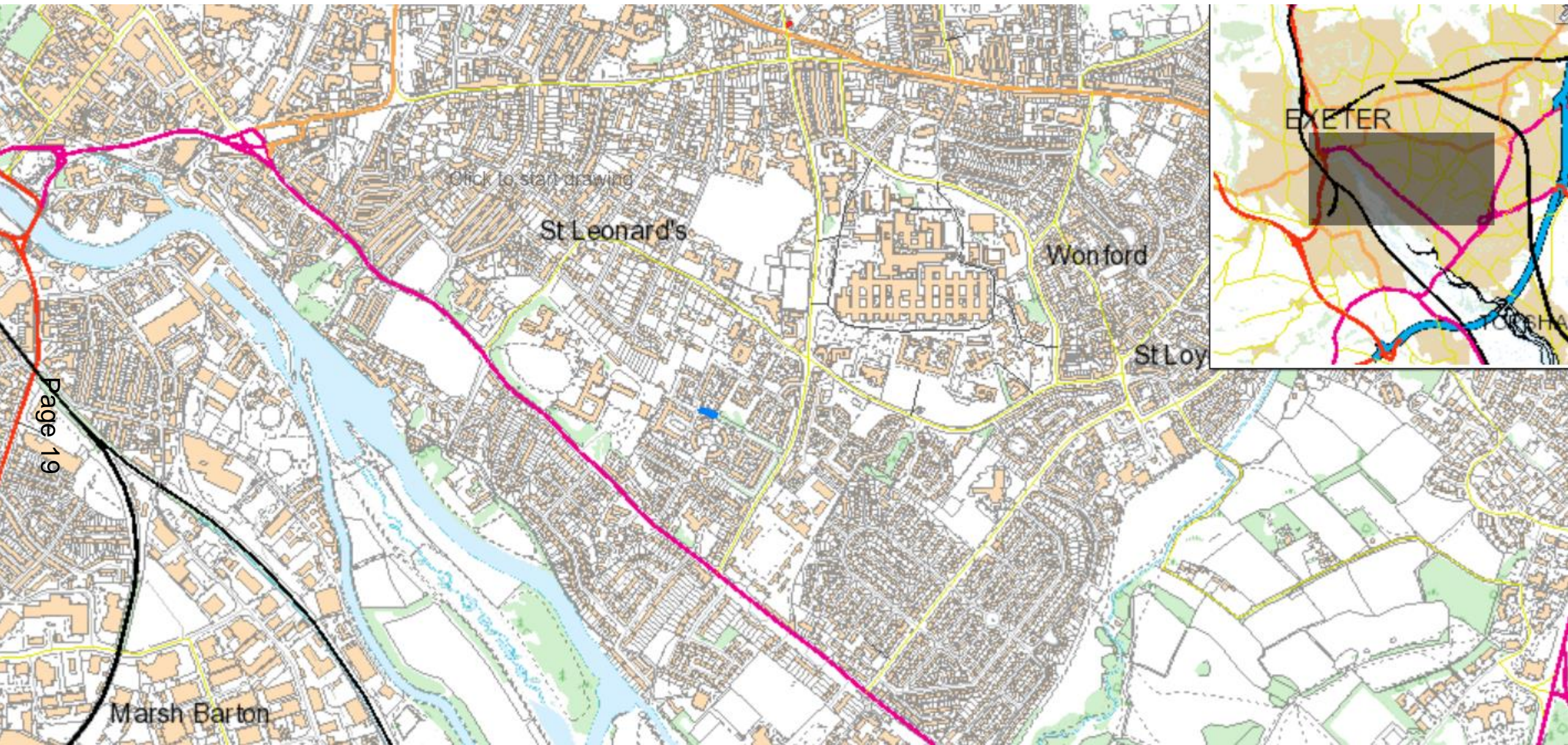
Applicant: Mr Matthew Macan

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

Case Officer: Robert Russell



SITE LOCATION PLAN



SITE LOCATION



AERIAL VIEW



STREET VIEW



PHOTOS







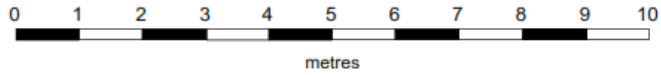
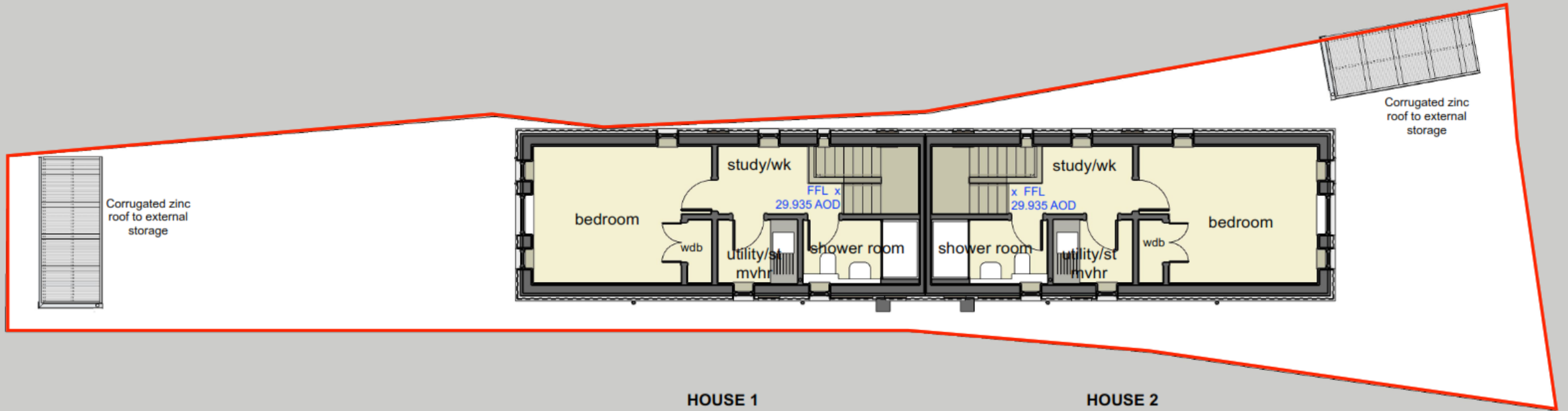


SITE AND GROUND FLOOR PLAN @ 1:100

Nigel Grainge Architect

Project Gras Lawn 2nr 1B/2P Houses

PROPOSED SITE AND GROUND FLOOR PLAN

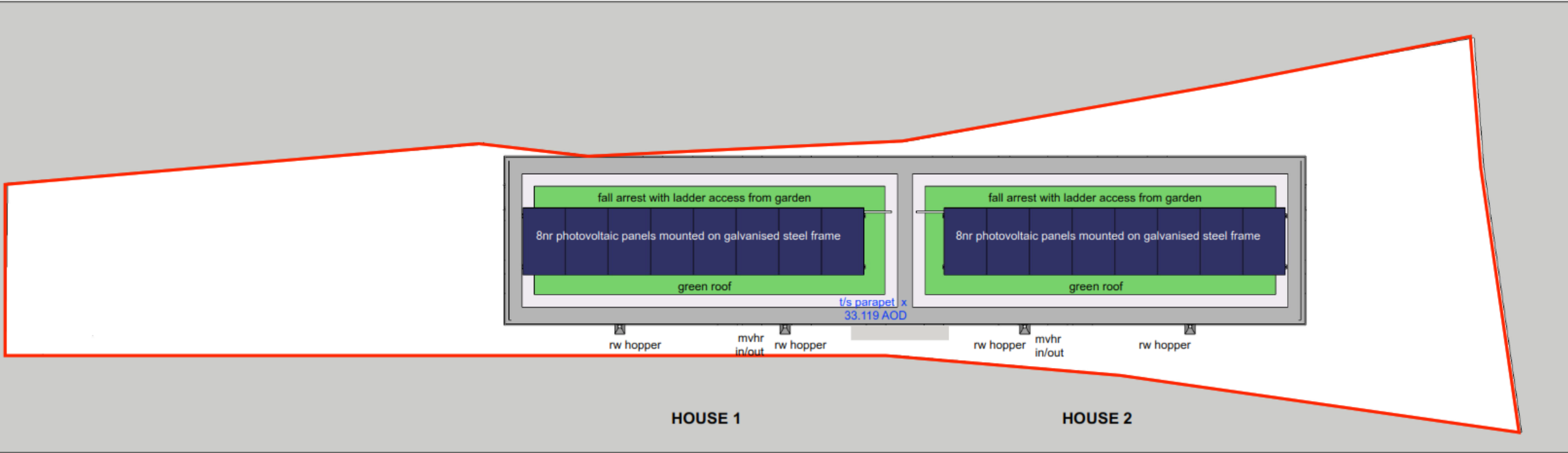


FIRST FLOOR PLAN @ 1:100

| 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 |
| 1:100 | 31 December 2022 | NG | NG |
| @ A3 | | | Drawing Number |
| | | | GL DD - 102 rev A |

PROPOSED FIRST FLOOR PLAN

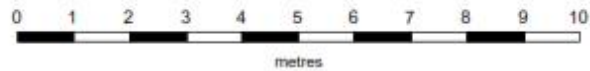


ROOF PLAN @ 1:100

PROPOSED ROOF PLAN



SOUTH ELEVATION @ 1:100



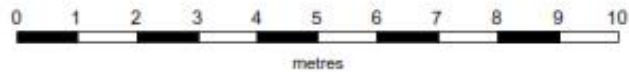
| Nigel Grainge Architect | | | |
|-------------------------|---|------------------|----------|
| Stage | | Developed Design | |
| Rev | Description | By | Date |
| A | Planning application amendments: external storage added and secure bike racks relocated; external lights added on south elevation; landscaping holes in Hse 1 south boundary; bird boxes revised as RSPB advice | NG | 03 05 23 |

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

PROPOSED SOUTH ELEVATION



NORTH ELEVATION @ 1:100



| Nigel Grainge Architect | | | |
|-------------------------|---|----|----------|
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| Rev | Description | By | Date |
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|---------------|----------------------------|-------------------|---------|
| Project | Gras Lawn 2nr 1B/2P Houses | | |
| Drawing Title | NORTH ELEVATION | | |
| Scale | Date Created | Drawn | Checked |
| 1:100 | 31 December 2022 | NG | NG |
| @ AS | Drawing Number | GL DD - 104 rev A | |

PROPOSED NORTH ELEVATION

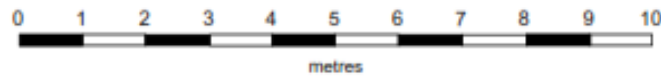


HOUSE 2



HOUSE 1

EAST ELEVATION @ 1:100



WEST ELEVATION @ 1:100

| Nigel Grainge Architect | | | |
|-------------------------|---|----|----------|
| Stage | Developed Design | | |
| Rev | Description | By | Date |
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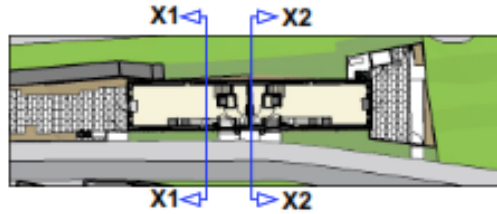
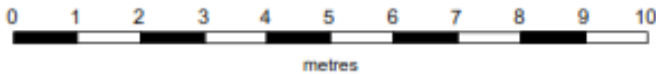
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|---------------|----------------------------|-------|-------------------|
| Project | Gras Lawn 2nr 1B/2P Houses | | |
| Drawing Title | EAST AND WEST ELEVATIONS | | |
| Scale | Date Created | Drawn | Checked |
| 1:100 @ A3 | 31 December 2022 | NG | NG |
| | | | Drawing Number |
| | | | GL DD - 105 rev A |

PROPOSED EAST AND WEST ELEVATIONS



SECTION X1 @ 1:100

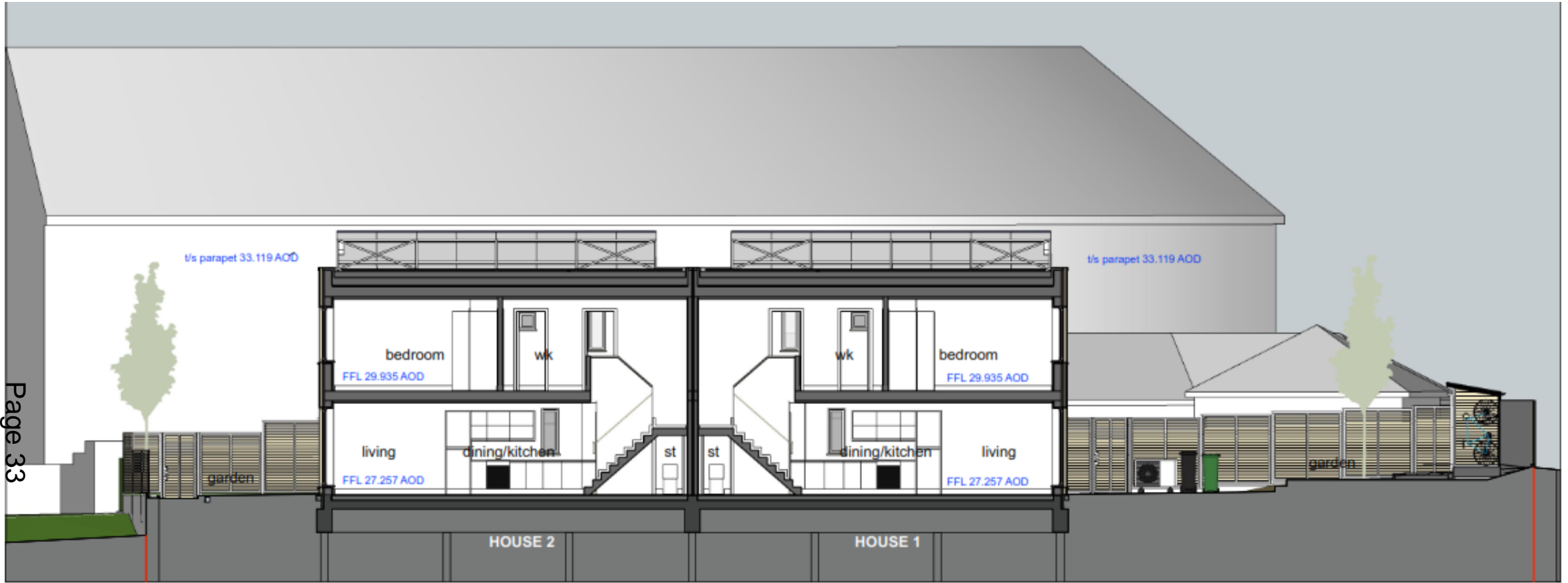
SECTION X2 @ 1:100



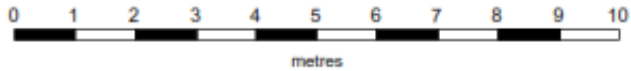
| Nigel Grainge Architect | | | |
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|---------------|----------------------------|-------|----------------|
| Project | Gras Lawn 2nr 1B/2P Houses | | |
| Drawing Title | SECTIONS X1 AND X2 | | |
| Scale | Date Created | Drawn | Checked |
| 1:100 @ A3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

PROPOSED X1 AND X2 SECTIONS



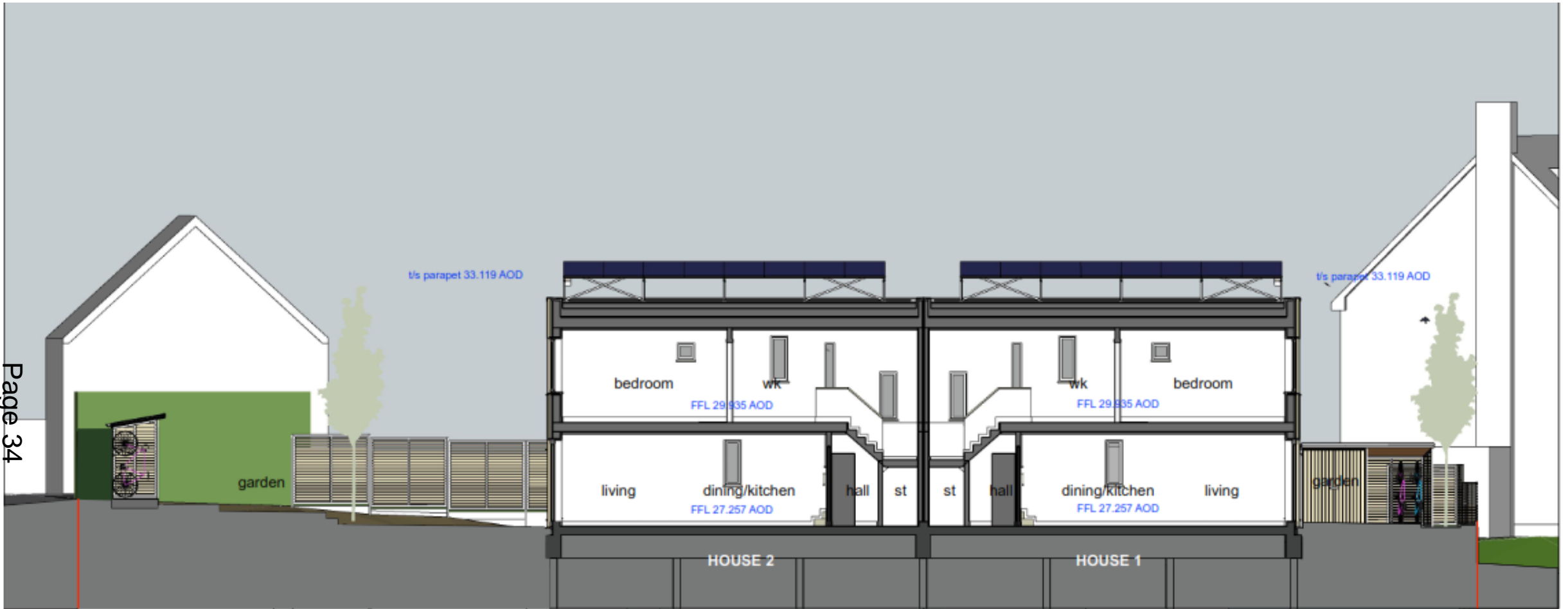
SECTION Y1 @ 1:100



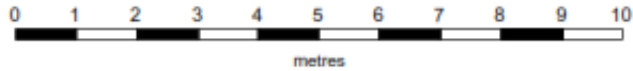
| Nigel Grainge Architect | | |
|-------------------------|--|-------------|
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|---------------|----------------------------|-------|---------|----------------|--|
| Project | Gras Lawn 2nr 1B/2P Houses | | | | |
| Drawing Title | SECTION Y1 | | | | |
| Scale | Date Created | Drawn | Checked | Drawing Number | |
| 1:100 @ A3 | 31 December 2022 | NG | NG | GL DD - 107 | |

PROPOSED Y1 SECTION



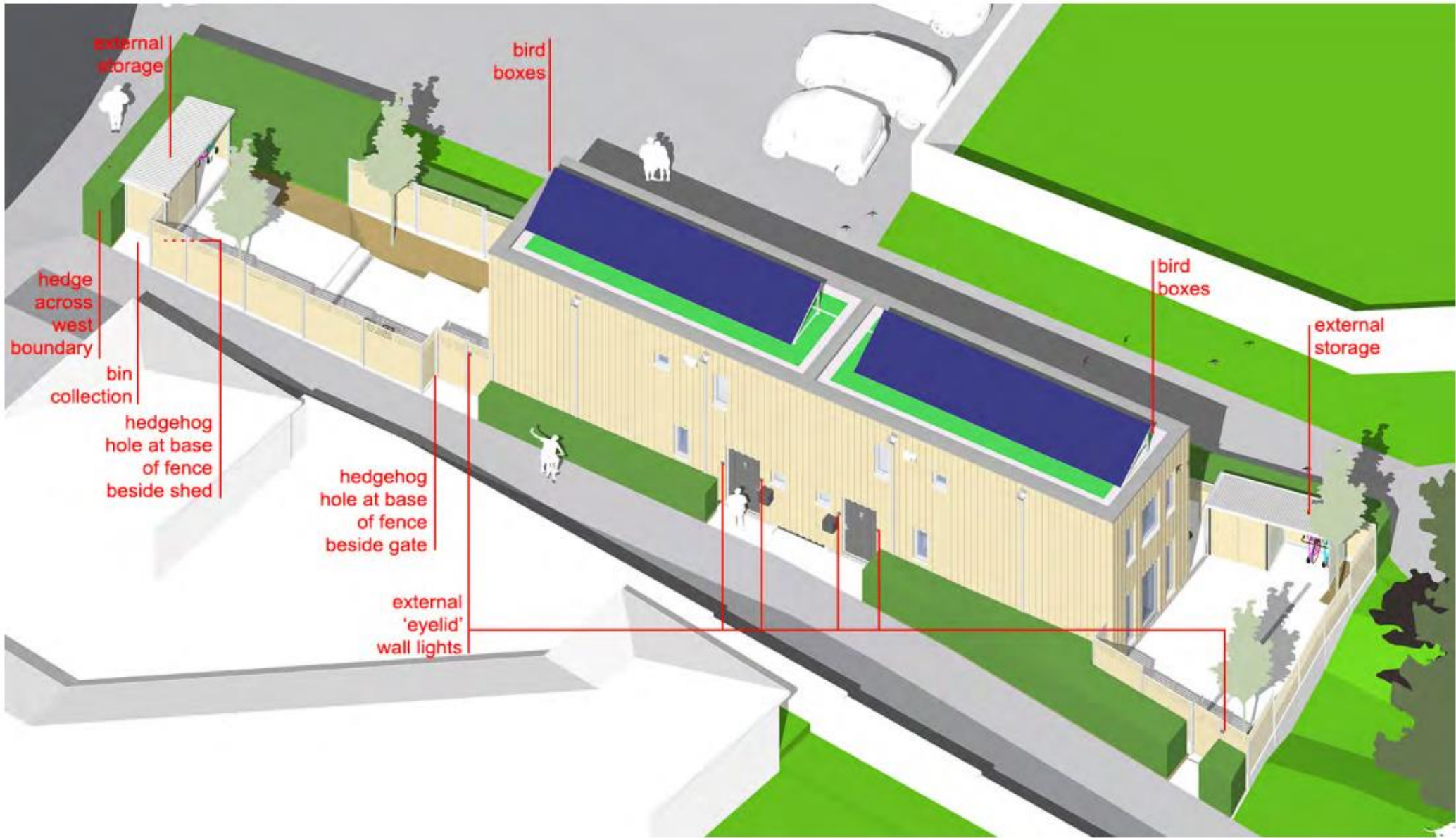
SECTION Y2 @ 1:100



| Nigel Grainge Architect | | | |
|-------------------------|--|----|----------|
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| 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.