

PLANNING

Date: Thursday 25 May 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 Knott (Chair), Lights (Deputy Chair), Asvachin, Bennett, Branston, Hannaford, Jobson, Ketchin, Miller, Mitchell, M, Sheridan, Wardle, Warwick and Williams

Agenda

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

12 **Update Sheet**

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Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 19 June 2023** at 5.30 pm in the Civic Centre.

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PLANNING COMMITTEE – 25th May 2023

ADDITIONAL INFORMATION - Correspondence received and matters arising following preparation of the Agenda

Item 5: Planning Application No 22/1746/RES – West Park, University of Exeter, Stocker Road, Exeter

1. Correction to Section 6. Description of development

Paragraph currently reads:

As confirmed by the applicant in an email dated 04/05/23, the scheme would result in a net increase of **1,769**no. student bed spaces, with 2,061no. new bed spaces being created following the removal/demolition of 292no. existing bed spaces.

Paragraph to be replaced with:

As confirmed by the applicant in an email dated 22/05/23, the scheme would result in a net increase of **1,474**no. student bed spaces, with 2,056no. new bed spaces being created following the loss of 582no. existing bed spaces, (of which 290no. would be refurbished rather than demolished).

2. Amended drawings received

The following amended drawings were received on 23/05/23:

BLOCK CB - GA PLAN - GROUND FLOOR PLAN, EXE-WIA-CB-GF-DR-A-00200, Rev.P04

BLOCK CB - GA PLAN - FIRST FLOOR PLAN, EXE-WIA-CB-01-DR-A-00201, Rev.P03

BLOCK CB - GA PLAN - SECOND FLOOR PLAN, EXE-WIA-CB-02-DR-A-00202, Rev.P02

BLOCK CB - GA PLAN - THIRD FLOOR PLAN, EXE-WIA-CB-03-DR-A-00203, Rev.P02

BLOCK CB - GA PLAN - FOURTH FLOOR PLAN, EXE-WIA-CB-04-DR-A-00204, Rev.P02

BLOCK CB - GA PLAN - FIFTH FLOOR PLAN, EXE-WIA-CB-05-DR-A-00205, Rev.P02

BLOCK CB - GA PLAN - ROOF PLAN, EXE-WIA-CB-RF-DR-A-00206, Rev.P02

BLOCK CB - GA ELEVATIONS - EAST & WEST, EXE-WIA-CB-ZZ-DR-A-00300, Rev.P03

BLOCK CB - GA ELEVATIONS - NORTH & SOUTH, EXE-WIA-CB-ZZ-DR-A-00301, Rev.P03

The following additional drawings were received on 23/05/23:

BLOCK ST - INTERNAL SECTIONAL ELEVATIONS - EXE-WIA-ST-ZZ-DR- A-00302, Rev.P01

BLOCK GH - INTERNAL SECTIONAL ELEVATIONS - EXE-WIA-GH-ZZ-DR- A-00302, Rev.P01

BLOCK CB - INTERNAL SECTIONAL ELEVATIONS - EXE-WIA-CB-ZZ-DR- A-00302, Rev.P01

The following amended drawings were received on 16/05/23:

PROPOSED SITE PLAN, EXE-WIA-ZZ-ZZ-DR-A-00100, Rev.P05

BLOCK CB - GA SECTIONS, EXE-WIA-CB-ZZ-DR-A-00400, Rev.P03

EXE-TLP-XX-XX-DR-L-10002 P05 Landscape General Arrangement - Birks

As such, recommended conditions 1. (Plans) and 9. (Landscaping Details) will be updated to include the latest revisions.

3. Student Privacy Management Plan

A Privacy Management Plan was submitted on 22/05/23. This notes:

- The UPP student services offices are located in Ross House, immediately adjacent to Block J, that are open and staffed during general working hours and at weekends.
- an introduction sessions will be held for new students to meet the relevant pastoral staff and be informed of good neighbourly conduct including respecting fellow students' privacy
- Complaints regarding privacy issues can be made in person or by email and will be acknowledged, logged and escalated as required
- Student tenancy agreements set out the disciplinary procedures for such anti-social events, which may result in termination of the tenancy agreement for persistent offences.
- Privacy complaints with regard to the physical form of the building, i.e. windows, doors etc will be reported to the Facilities Management Team who would repair or improve privacy matters through secondary means such as installing additional blinds, screening or other such measures as deemed necessary.
- A follow up visit would be undertaken to ensure the issue has been resolved satisfactorily.

As such, recommended condition 4. will be updated as follows:

The submitted Privacy Management Plan, dated 22/05/23, that sets out how the University would manage any privacy issues in the event that a complaint is made by an occupant regarding overlooking and privacy, shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenity of neighbouring and future occupiers.

4. Block CB – impact on residential amenity

- The above-mentioned drawings comprise amendments sought by Officers to overcome concerns regarding the residential amenity of future occupiers of proposed Block CB and occupants of neighbouring Block J to the north.
- It was considered that the intervisibility between the existing and proposed windows, the majority of which would serve bedrooms, at a separation gap of 12m, would result in unacceptable loss of privacy.
- The proposed amendments comprise:
 - A separation gap of approx. 13.3m, representing an increase of approx. 1.3m;
 - The introduction of a saw-tooth profile on the proposed north elevation of Block CB, with angled projecting bays;
 - The windows sited in the proposed bays would be angled at 30 degrees from the main elevation towards the north-west;
 - This would avoid direct overlooking of the windows in Block J to the north;
 - These angles would also increase the sightlines between the respective elevations to approx. 17m.
- The proposed amendments are accompanied by a Student Privacy Management Plan, as set out above.
- For these reasons, the original Officer concerns regarding loss of privacy are considered to have been overcome to an acceptable degree.

5. Addendum to Section 17. Conclusion

By reason of the amended drawings and Privacy Management Plan for occupiers of the existing and proposed student accommodation received, Officer concerns regarding Block CB are now considered to have been overcome to an acceptable level.

As such, the reserved matters application is considered acceptable overall and recommended for approval in its entirety, subject to the recommended conditions.

Item 6: Planning Application No 23/0151/VOC – Sandy Park Stadium, Stadium Park Way, Exeter

No updates.

Item 7: Planning Application No 21/1676/FUL – Land North East of 371 Topsham Road, Exeter

Correction: The committee report states here were 72 supporters when there were 71.

There has been one additional objection stating:

“I wish to strongly object to EGCC's proposal to a driving range in this beautiful area of our city.

As a family we regularly spend time walking, admiring the views and generally enjoying

spending time in this little haven. We simply don't want to lose the peace and quiet of the time we spend there by the constant ping of golf balls.”

No new issues have been raised that are not already addressed in the committee report.

An existing objector has submitted additional comments stating that Ludwell Valley Park is in an area of SANGS (Suitable Alternative Natural Green Space aimed at protecting European protected sites, such as the Exe Estuary SPA) and sports grounds are prohibited. This is incorrect: Ludwell Valley Park is not designated as a SANG. The site is not a SANG and is not publicly accessible in any case.

Following the publication of the committee report, the agent provided evidence that South West Water has agreed to take the attenuated flows of water from the proposed SuDS system into its pipe network beneath the access road. This had been requested by the Lead Local Flood Authority (Devon County Council) in its comments dated 16 January 2023. In addition, the agent confirmed that the SuDS basin could be sized to take the flows from the car park if the proposed grasscrete (which is a permeable surface material that allows rainwater to infiltrate into the ground) does not perform as well as expected.

The Lead Local Flood Authority were reconsulted and responded on 24 May 2023 stating that it has no in-principle objections to the application, subject to adding the following pre-commencement condition:

No development hereby permitted shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority:

- (a) Soakaway test results in accordance with BRE 365, groundwater monitoring results in line with our DCC groundwater monitoring policy and evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins.
- (b) A detailed drainage design based upon the approved Flood Risk Assessment and Drainage Strategy and the results of the information submitted in relation to (a) above.
- (c) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.
- (d) Proposals for the adoption and maintenance of the permanent surface water drainage system.
- (e) A plan indicating how exceedance flows will be safely managed at the site.

No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (e) above.

Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG. The conditions should be pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed.

Therefore, the above condition is added to the list of recommended conditions in the committee report under condition 6.

Item 8: Planning Application No 23/0172/FUL – Station Road, Pinhoe Playing Fields, Station Road, Pinhoe, Exeter

No updates.

Item 9: Planning Application No 22/0756/FUL – Newbery Breakers Yard, Redhills, Exeter

No updates.

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