

PLANNING

Date: Monday 19 June 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), Asvachin, Bennett, Branston, Hannaford, Jobson, Ketchin, Lights, Miller, Mitchell, M, Sheridan, Wardle, Warwick and Williams

Agenda

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

5 Planning Application No, 21/1676/FUL - Land North East Of 371 Topsham Road, Exeter

To consider the report of the Director City Development.

(Pages 3 -
26)

6 Planning Application No. 22/1746/RES - West Park, University of Exeter, Stocker Road, Exeter

To consider the report of the Director City Development.

(Pages 27
- 46)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 31 July 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.

Follow us:

[Twitter](#)

[Facebook](#)

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

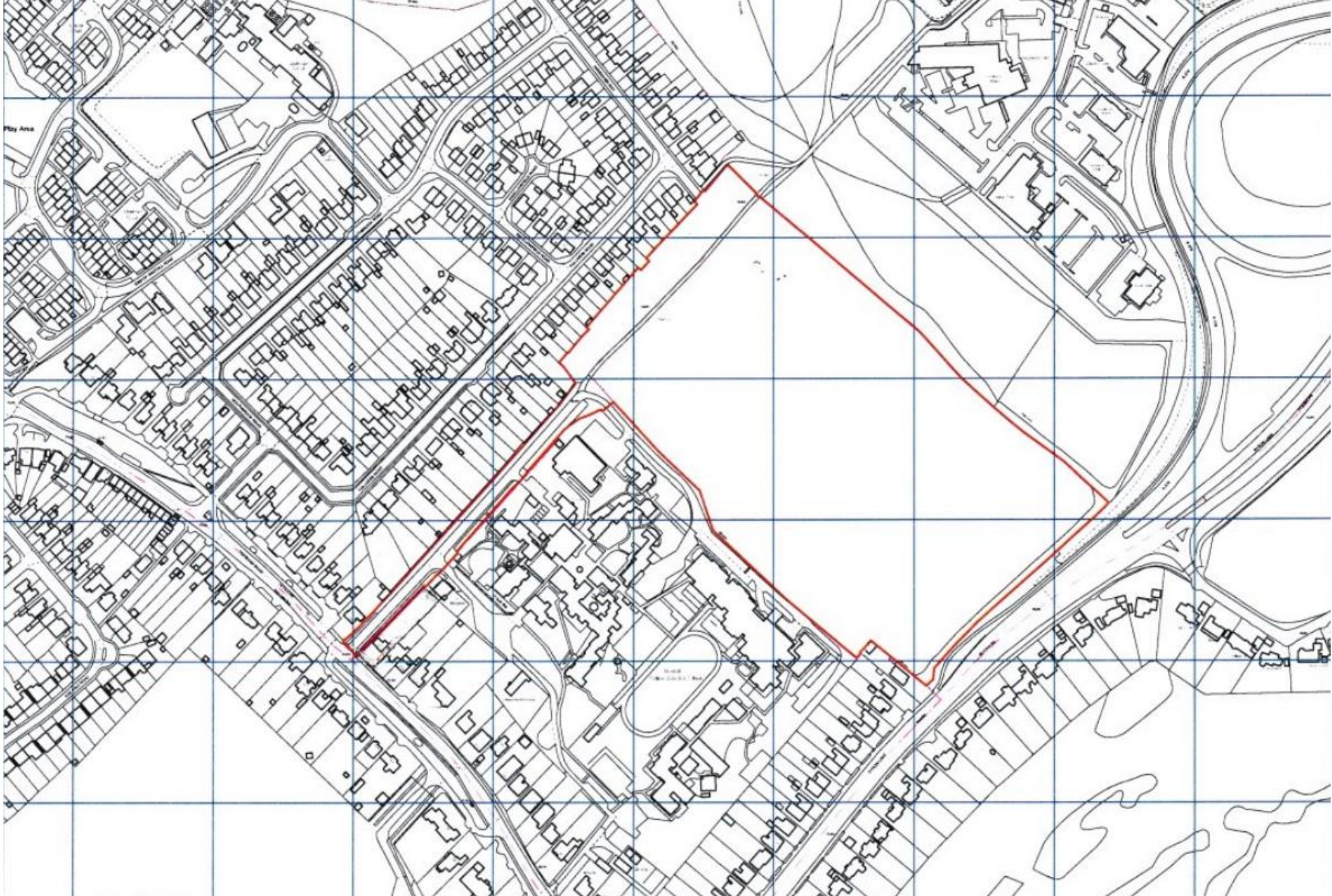
Application 21/1676/FUL

Site: Land North East of 371 Topsham Road, Access to West of England School

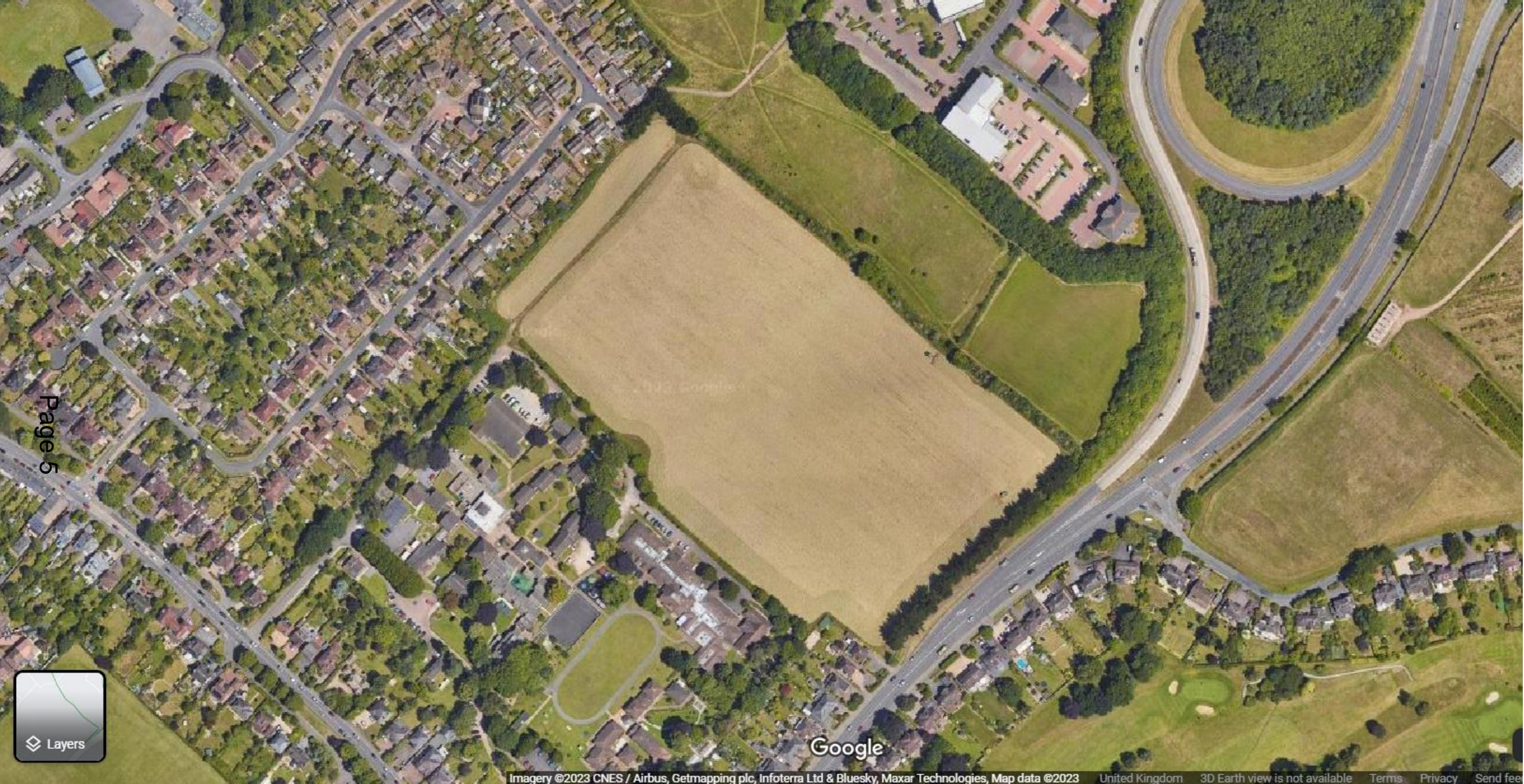
Applicant: Mr Will Gannon, Exeter Golf and Country Club

Proposal: Development comprising change of use to golf driving range including construction of an 8 bay and 2 bay facility incorporating equipment store and car park (Revised Plans).

Case Officer: Matthew Diamond



SITE LOCATION PLAN



AERIAL VIEW





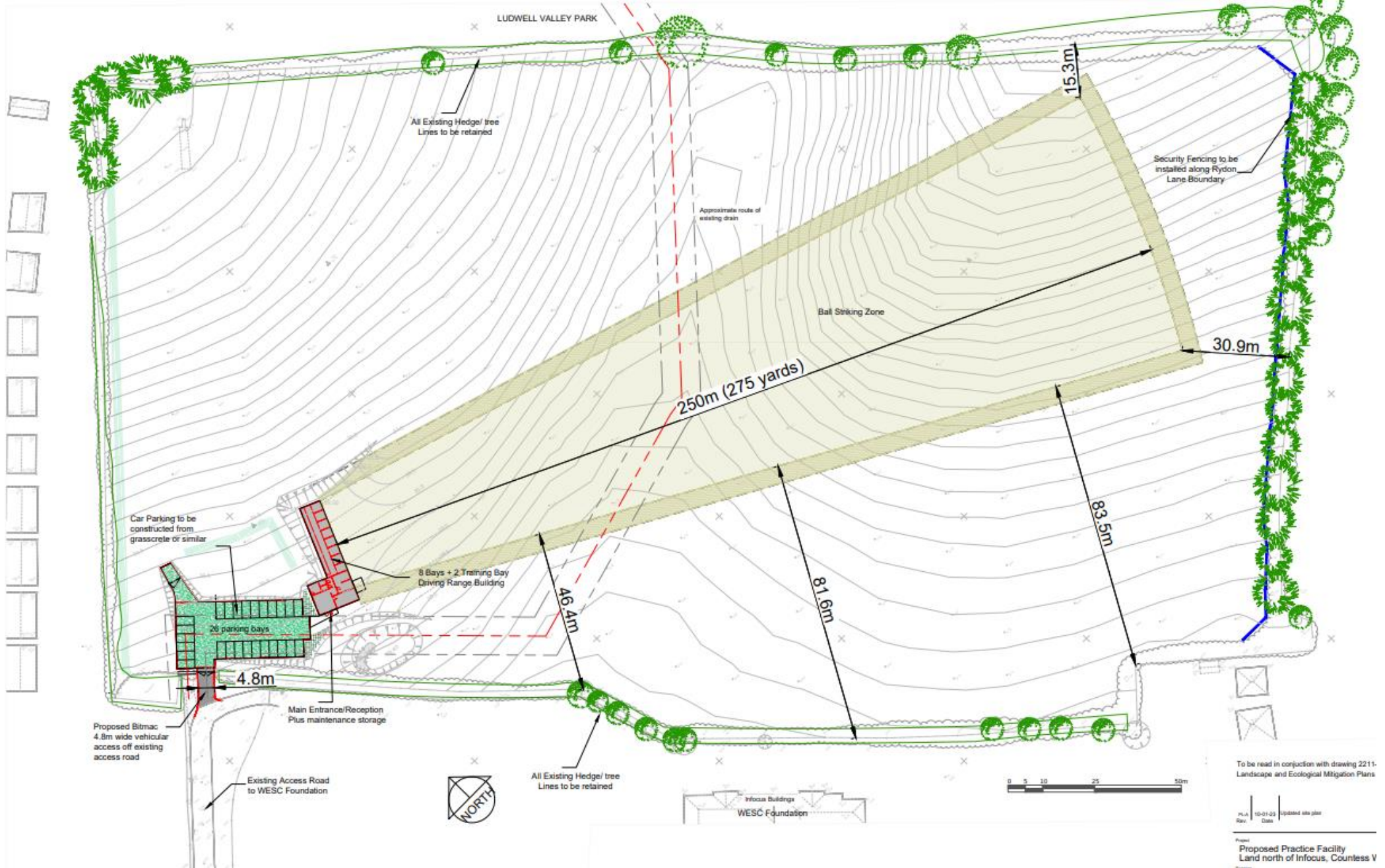
EXISTING GATE/LOCATION OF ACCESS



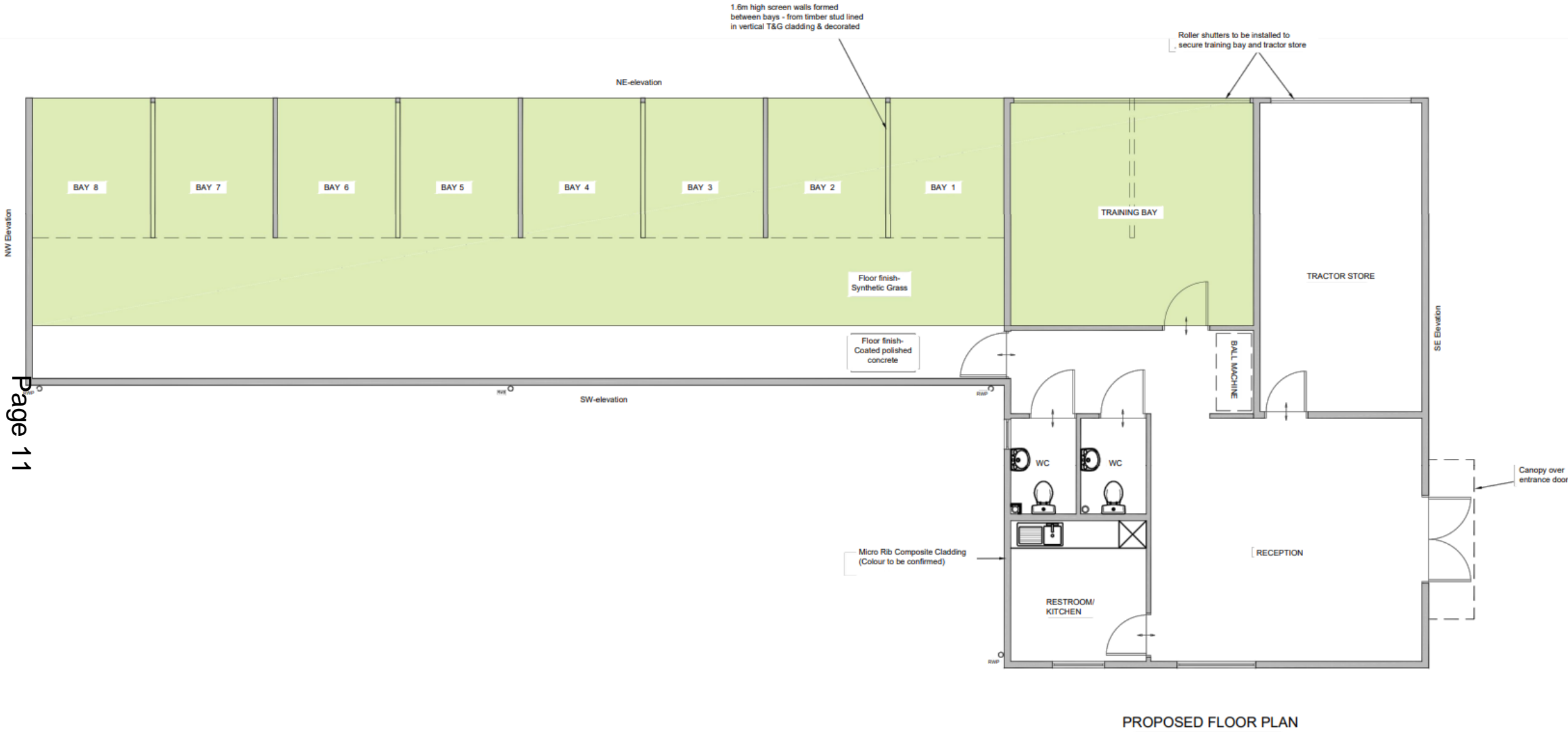
EXISTING ACCESS ROAD LOOKING SOUTH



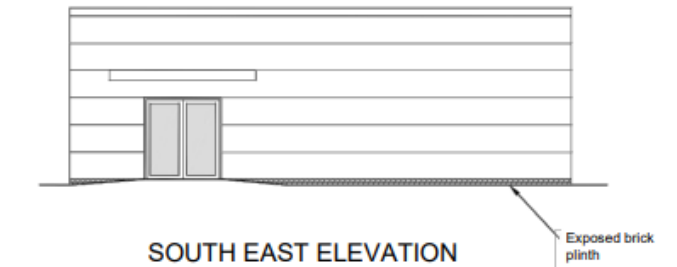
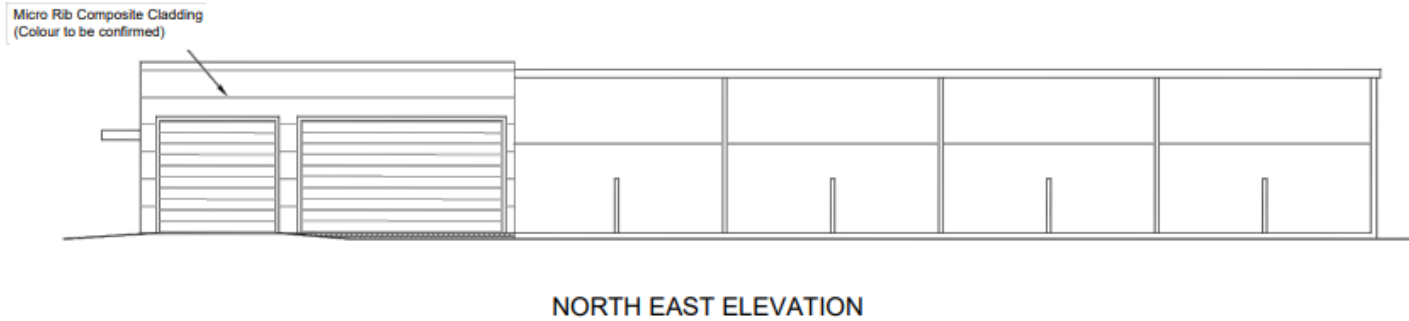
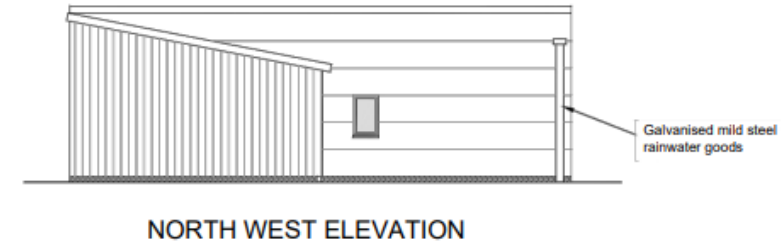
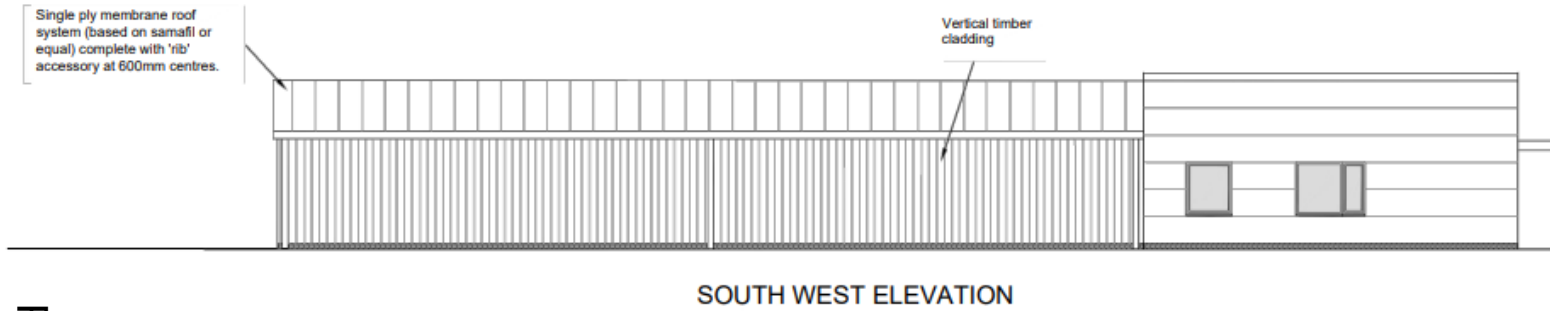
VIEW OF SITE FROM EXISTING ACCESS LOOKING EAST



PROPOSED SITE LAYOUT



PROPOSED FLOOR PLAN



PROPOSED ELEVATIONS

NOTE - DRAWING TO BE READ IN CONJUNCTION WITH
2211-02 - Landscape and Ecological Management Plan



EXISTING FACILITY – BAYS



EXISTING FACILITY – TECHNOLOGY TO MEASURE BALL DISTANCE



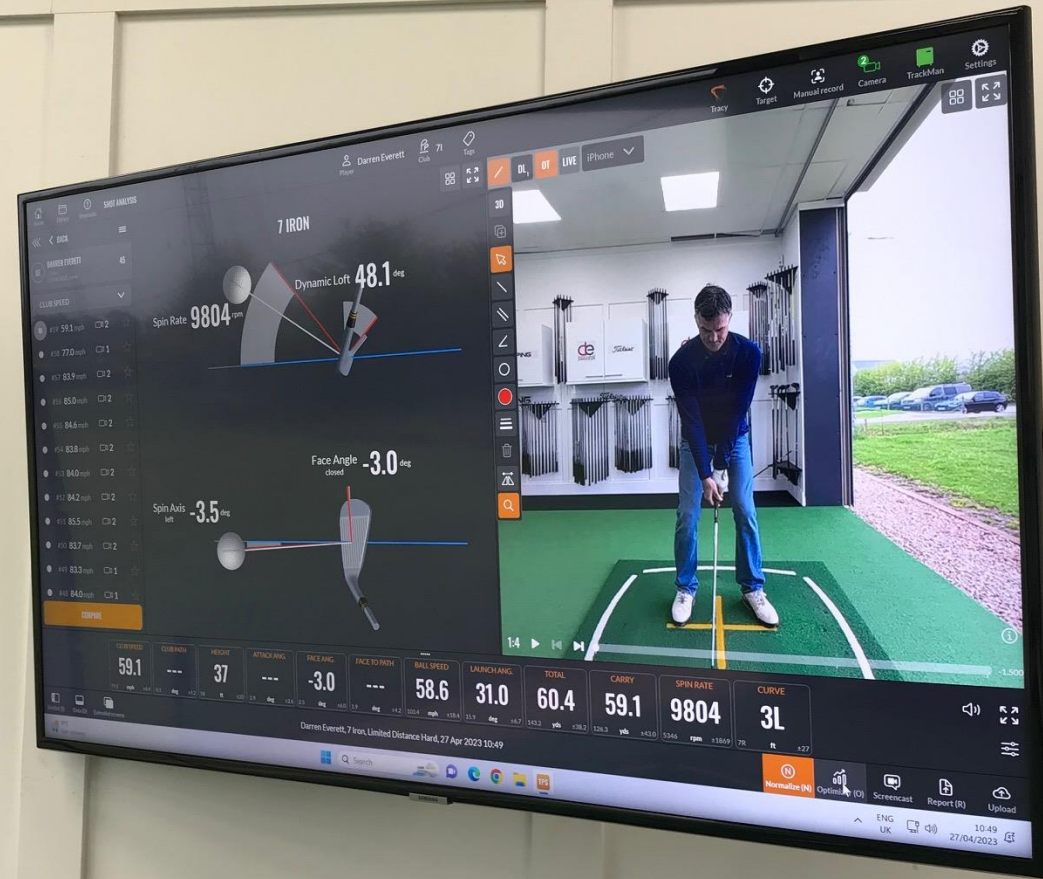
EXISTING FACILITY – RECEPTION

PROPOSAL
DOES NOT
INCLUDE
NETTING DUE
TO LARGER SIZE
OF SITE OR
DISTANCE
MARKERS DUE
TO NEW
TECHNOLOGY
INSTALLED

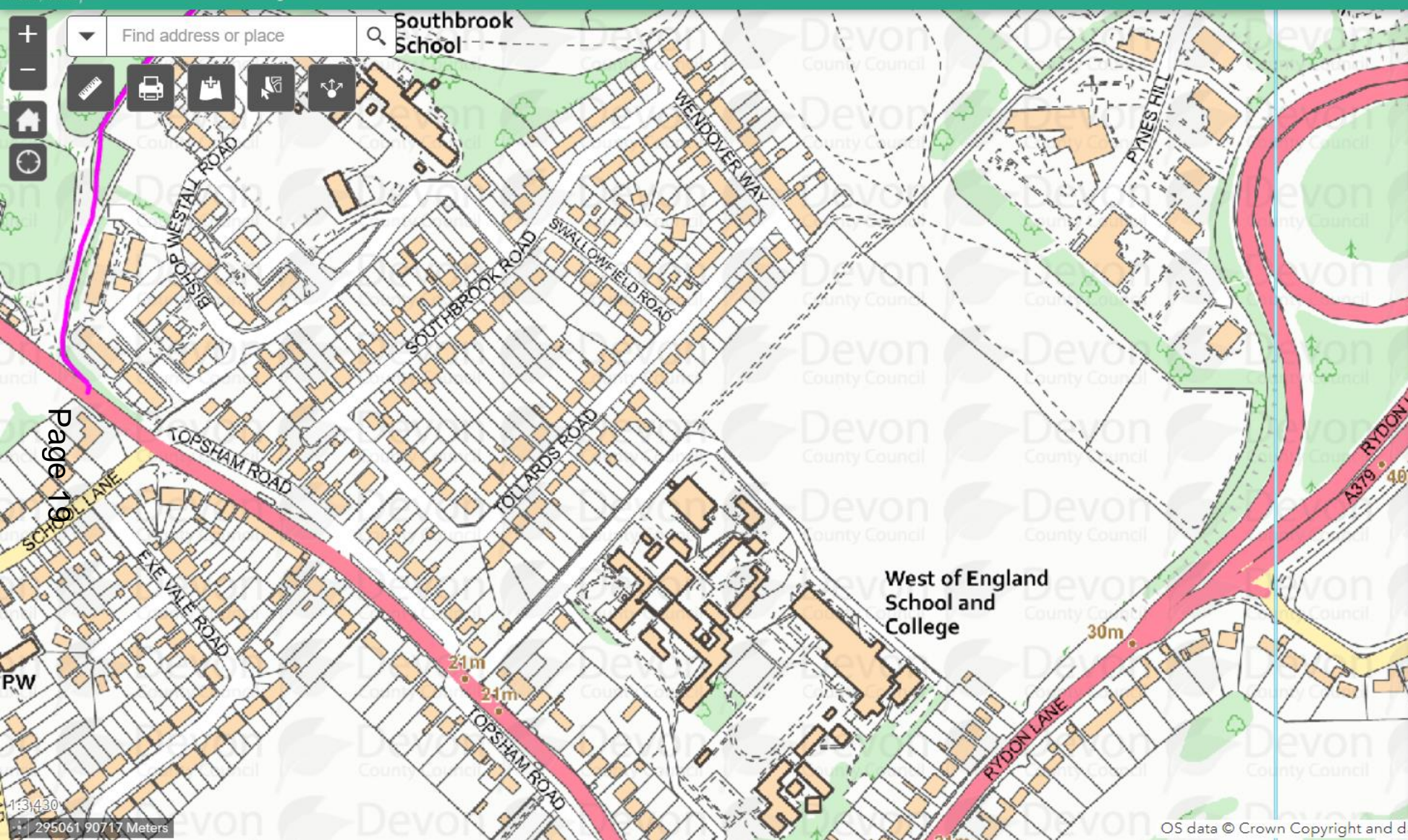
Page 17



EXISTING FACILITY – TRAINING BAY



EXISTING FACILITY – TRAINING BAY TECHNOLOGY



Layer List

- ☐ Landscapes
- ☐ Planning
- ☒ Public Access
 - ☒ Public Rights of Way
 - Bridleway
 - Byway
 - Footpath
 - Restricted Byway
- ☒ Access Land & Dartmoor Commons
 - Open Country - access on foot
 - Registered Common - access on foot
 - Registered Common (DNP) - access on foot and horse
 - Section 15 Land - access on foot
 - Section 16 Dedicated Land - access on foot
- ☒ Statutory Registers
 - ☒ Wildlife and Countryside Act 1981 Schedule 14 Applications
 - ☒ Highways and Landowner Statements and Declarations
- ☐ AdminBoundaries

NO PUBLIC RIGHTS OF WAY ACROSS SITE



FORMAL ACCESS TO LUDWELL VALLEY PARK FROM WENDOVER WAY



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



VIEW TOWARDS SITE FROM LUDWELL VALLEY PARK



PREVIOUS PHOTO ZOOMED

- Recreation uses are acceptable in the Valley Parks in accordance with Policy CP16 of the Core Strategy and saved Policy L1 of the Local Plan First Review.
- The open, rural appearance of the site will remain and the proposed building and car park will not have a significant impact on the character and local distinctiveness of the Valley Park.
- The building materials are appropriate and their colours can be controlled by condition.
- The soft landscaping proposed will enhance the biodiversity value of the site by 36.71% for habitats and 8.96% for hedges.
- The Council's Environmental Health Officer has not objected on noise grounds, as they consider it to be "not the loudest of uses" and a Noise Impact Assessment is conditioned.
- The Local Highway Authority (DCC) has raised no objections on access or highways grounds.
- The proposal is for a high quality sporting facility for people of all ages who are members of Exeter Golf and Country Club/Topsham Golf Academy.
- The site is much larger than the existing site negating the need for netting.
- There will be no flood lighting.

CONCLUSION

Exeter City Council **Planning Committee** 25 May 2023



Exeter
City Council

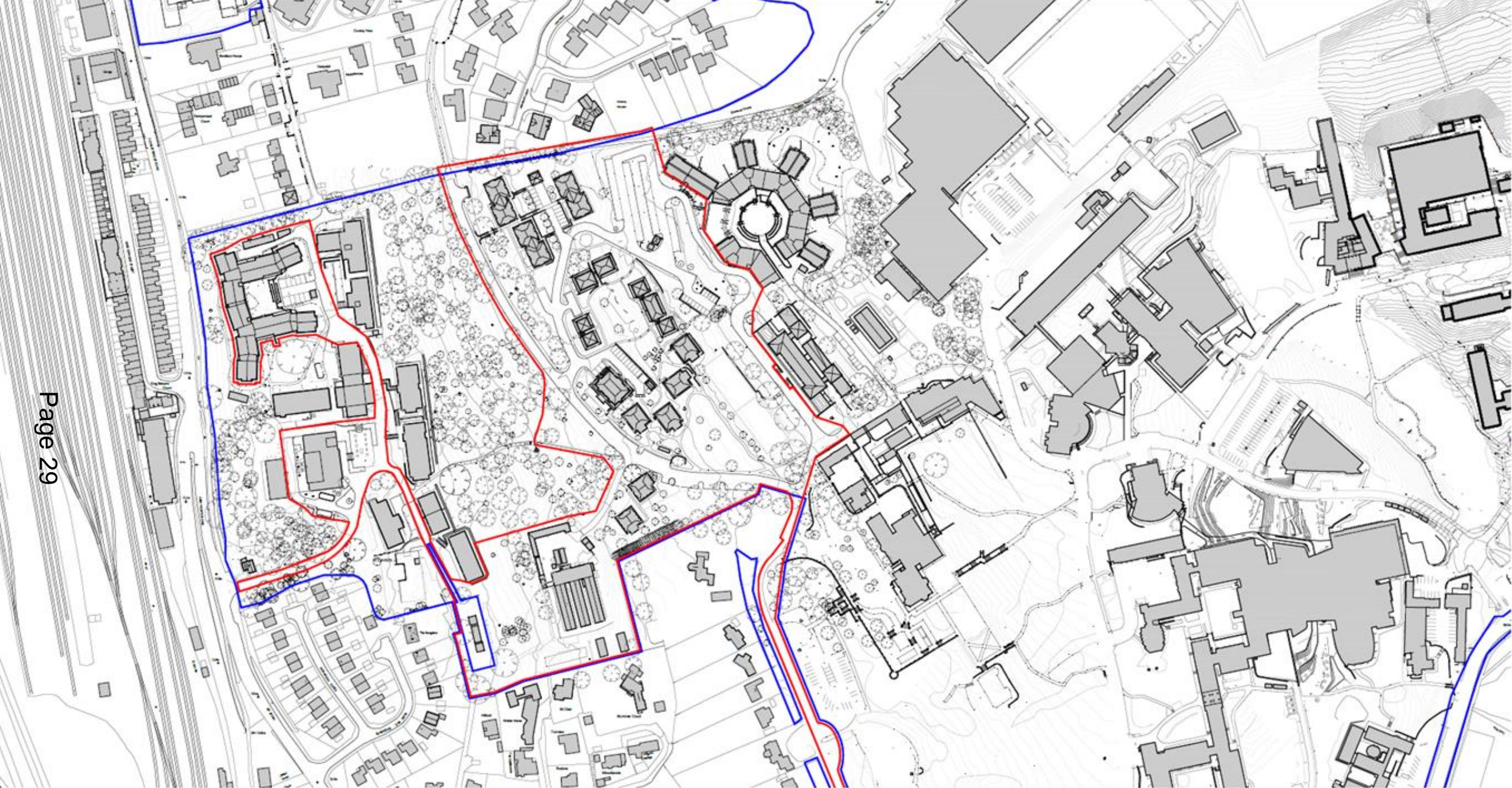
Application 22/1746/RES

Site: West Park, University Of Exeter, Stocker Road, Exeter

Applicant: University of Exeter and UPP

Proposal: Approval of reserved matters of access, appearance, landscaping, layout and scale in relation to outline permission 20/1684/OUT for student accommodation and ancillary amenity facilities, and external alterations and refurbishment of Birks Grange Village Blocks A-E, with associated infrastructure, demolition of existing buildings and landscaping

Case Officer: Catherine Miller-Bassi



SITE LOCATION PLAN

- **Key issues arising from previous Planning Committee:**
 - Need for members' **site visit** – this was **undertaken** 09/06/23
 - Clarity on planning considerations material to current Reserved Matters application compared with Outline consent already granted – see **Advice Note** contained in Additional Information sheet **published** 16/06/23 & slides to follow
 - Concerns of impact on **residential amenity** (potential overbearing impact & loss of privacy to neighbouring dwellings) arising from proposed **Blocks CB, ST & GH** – see **3d models** in Planning Committee room & **slides** to follow

- 20/1684/OUT approved plans include:
 - Site Location Plan
 - Demolition Plan
 - Land Use Parameters Plan
 - Movement and Access Parameter Plan
 - Heights Parameter Plan
 - Landscape and Biodiversity Parameter Plan
- Condition 15 and Description specify max. GIA (gross internal floor area) of 49,821sqm

- **Reserved matters** comprise the following elements of which **some have been approved** (subject to conditions) under the Outline consent:
 1. **Layout** – see next slide
 2. **Scale** – see next slide
 3. **Appearance** of the buildings – **assessed here & found acceptable** subject to materials detail conditions
 4. **Access** – approved in terms of Highways safety and conditioned at Outline stage; accessibility matters **assessed here & found acceptable**
 5. **Landscaping** – Landscaping Strategy approved and conditioned at Outline stage, **further details conditioned here** (reserved matters stage)

- The parameters (limit/extent of development) **already approved**:

1. Layout

- Maximum internal floor area of 49,821sqm in total (GIA)
- Building footprints **not to exceed** areas defined in Land Use Parameter Plan (see next slide)
- The detailed layout of the proposed development falls **within** the approved parameters
- The impact on residential amenity was **assessed in principle** at the outline stage (hence window control zones & height limits on approved plans)
- A more detailed assessment on residential amenity has been **undertaken here & found acceptable** subject to conditions – see later slides

Land Use Parameters Plan

Residential Zone

(To consist of residential accommodation, quiet study spaces, bikes, bin stores, access roads and ancillary residential facilities such as laundrettes.)

Mixed Use Zone

(Upper floors to consist of residential accommodation. Lower floors to consist of a mix of residential, social, study, shop, reception and administrative uses up to a maximum of 1,724 m² in total.)

Landscape & Movement Zone

(Areas of associated hard and soft landscape including new paths, roads, re-grading of levels, new planting, seeding, hard surfacing and biodiversity enhancement.)

Shared Surface - Student Realm - Landscape Spine

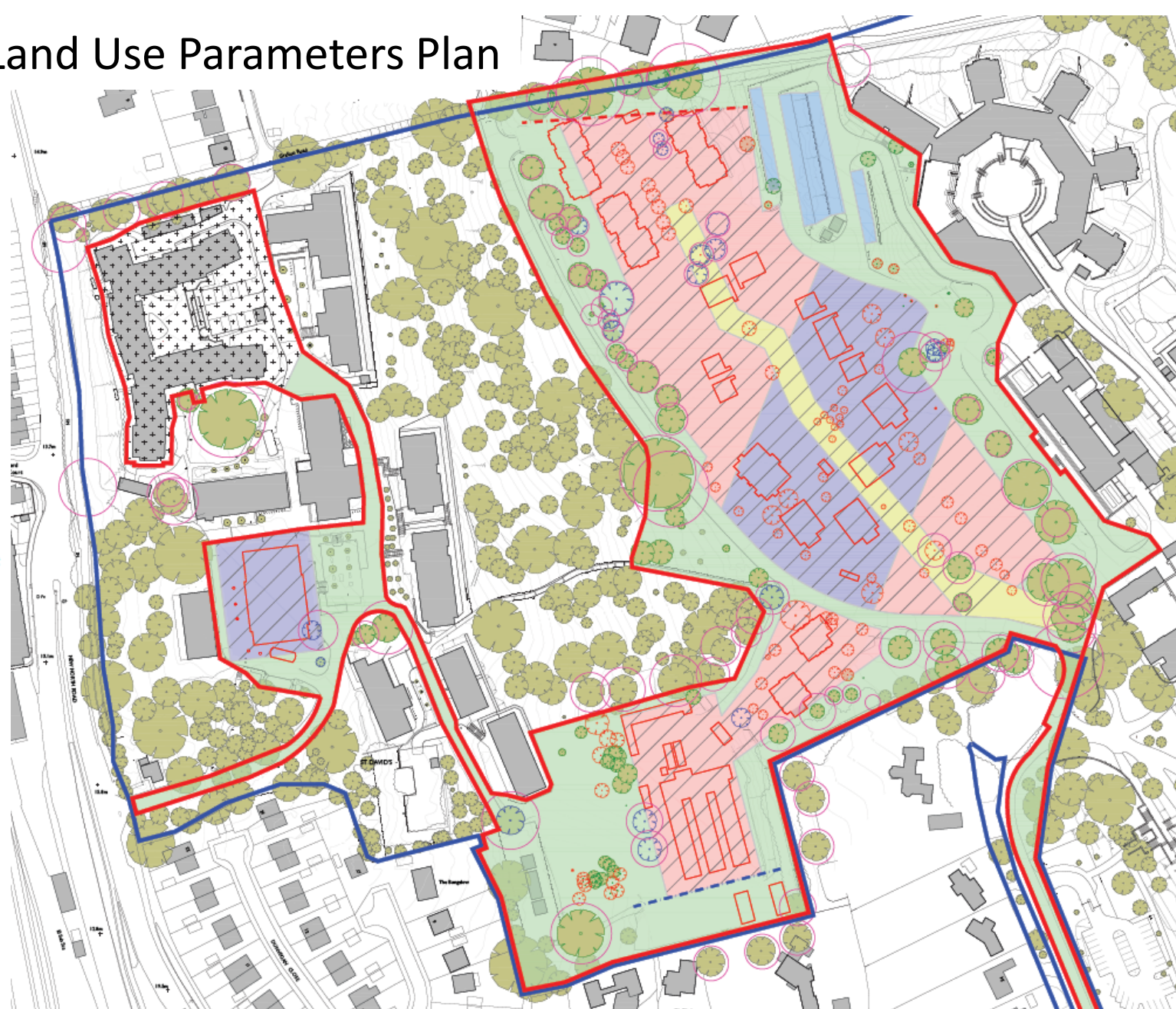
(Shared surface, student realm, landscape spine to form the primary pedestrian access to accommodation and external social spaces. To be located within 10m of zone.)

Refurbishment Zone.

(Area of refurbishment of existing building to convert catered accommodation to self catered and implement measures to create low-carbon accommodation, including new infrastructure.)

Car Parking Solar Panels

(Area where solar panels can be constructed on frames above car parking spaces)



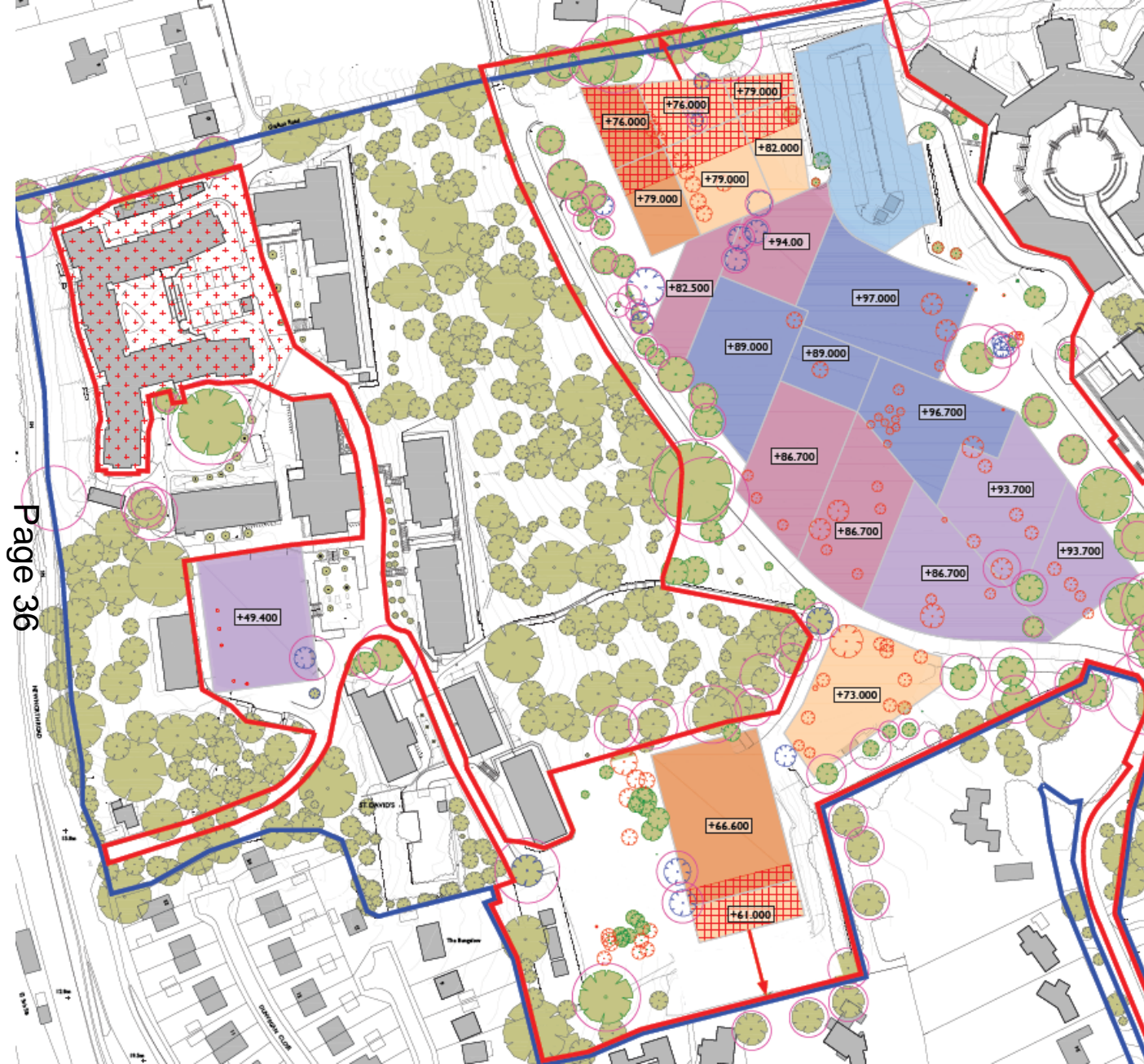
APPROVED PLANS 20/1684/OUT

- The parameters (limit/extent of development) **already approved**:

2. Scale:

- Definition: *at the most simple analysis, if one considers a building as a simple three dimensional shape, a box, **the size of the box** and importantly its **relationship with other buildings** is **a question of scale****
- In this case, it is the Officers' view that **the scale of the proposed development has been approved at the Outline stage**:
 - Max. floor areas were conditioned via Land Use Parameters Plan & max. GIA condition (also in Description)
 - Max. heights were conditioned via Heights Parameter Plan (next slide)
- As such, **provided that the reserved matters scheme does not exceed** the approved parameters, then the proposal **must be considered acceptable in terms of scale**

*High Court Judgement 20/12/10, MMF (UK) Ltd v Secretary of State for Communities and Local Government & ANOR



- As shown in table below from Committee Report, proposed building heights are **lower than approved parameters**
- Proposed **heights** and, therefore, **scale** must be considered **acceptable**

Block	Parameter Plan*	Proposed*
AD	86.700	$85.000 + 1.5 = 86.500$
EF (upper roof)	89.000	$86.800 + 1.5 = 88.300$
EF (lower roof)	82.500	81.100 (top of plant enclosure)
GH (upper roof)	89.000	$74.400 + 1.5 = 75.900$
GH (lower roof)	76.000	74.400
JK (upper roof)	97.000	$94.800 + 1.5 = 96.300$
JK (lower roof)	94.000	91.950 (top of plant enclosure)
LP (upper roof)	96.700	$94.800 + 1.5 = 96.300$
LP (lower roof)	93.700	$91.950 + 1.5 = 93.450$
QR (B2)	73.000	$69.950 + 1.5 = 71.450$
ST (upper roof)	66.600	64.400 (top of plant enclosure)
ST (lower roof)	61.000	$58.700 + 1.5 = 60.200$
CB	49.400	$44.700 + 1.5 = 46.200$
Birks	+ 1m above existing	Varies, but all less than +1m

*metres above sea level/AOD

HEIGHTS PARAMETER PLAN

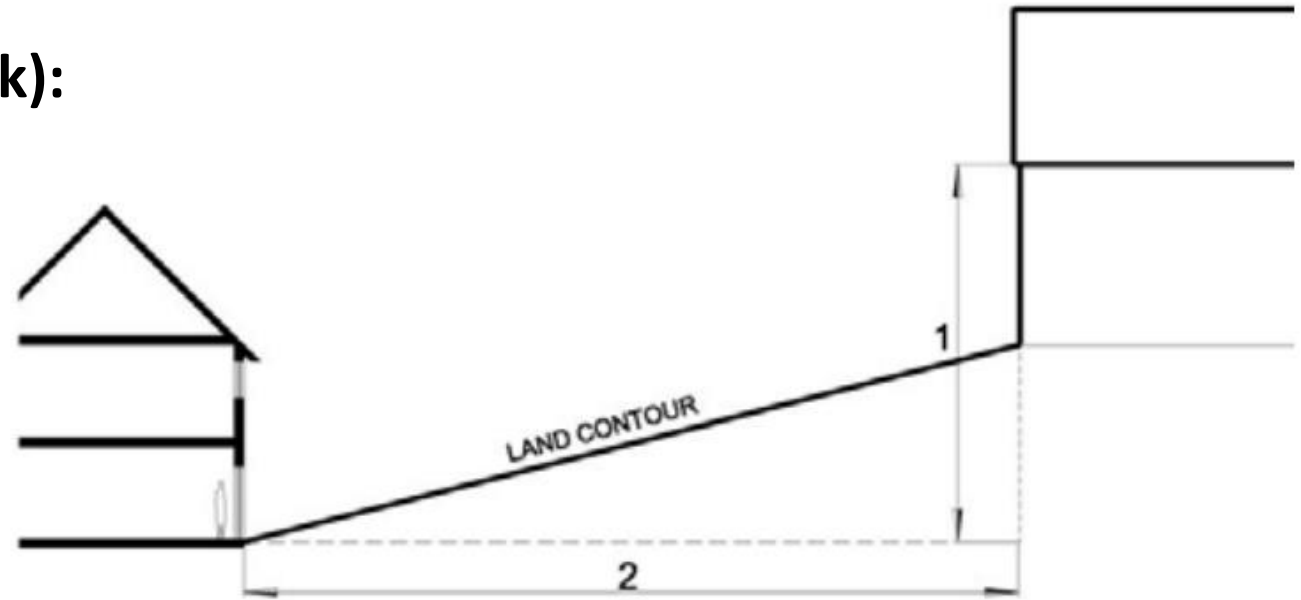
- **Residential Design Supplementary Planning Document (SPD) POLICY :**

- 1. Loss of privacy:**

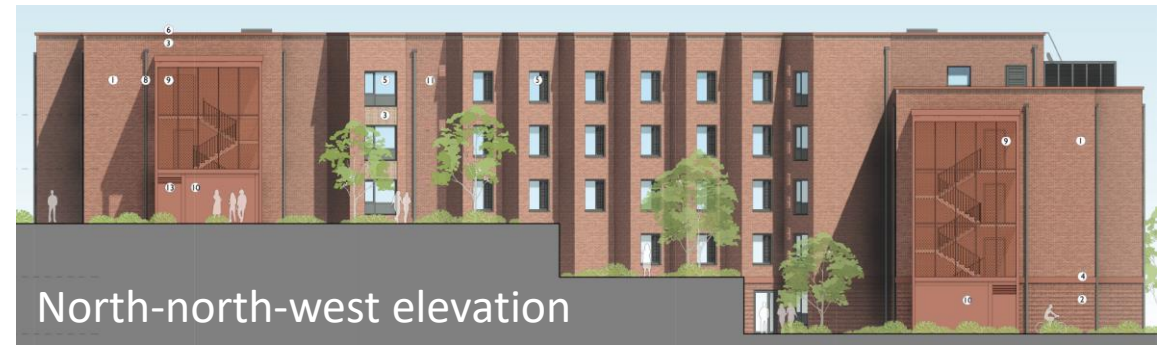
- 7.16 A minimum back to back distance of 22 metres is required between habitable room windows.
- 7.18 Where buildings of different storey heights back onto one another, or differences in site levels place buildings of the same storey height higher than those they back onto, privacy distances will need to be increased.

- 2. Overbearing impact (harm to outlook):**

- 7.24 See fig.7.6 The distance between habitable room windows and an elevated blank wall must be minimum **2 times of the height of the wall plus the level difference.**



- 2 Highcroft Court is closest neighbouring dwelling to Block GH
 - **Privacy:** Window to window distance = **30m**
 - Residential SPD min distance in this instance: **22m**
 - Sawtooth elevation – windows angled in more westerly direction to avoid direct overlooking
 - **Outlook:** Window to elevation distance: **27.9m**
 - SPD min distance ($2 \times 10 + 1$) = **21m**
 - This assessment has also been undertaken for nos. 3 & 4 Highcroft Court
- Separation gaps & therefore impact on privacy & outlook are **acceptable** in policy terms



BLOCK GH

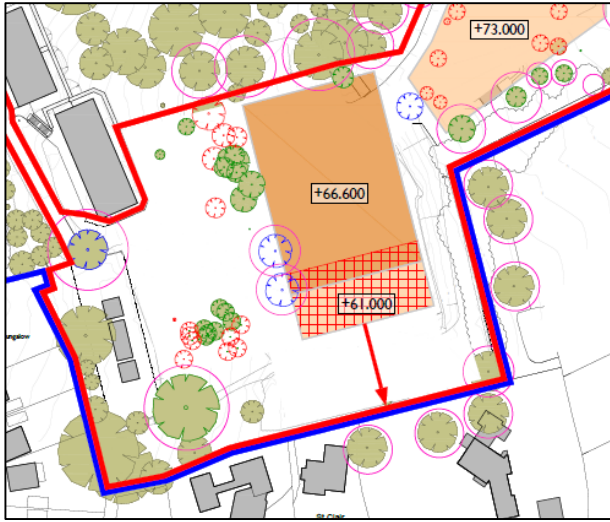
Privacy:

- 10 Elmbridge Gdns window to window distance = **92m**
- Residential SPD min distance: **22m**

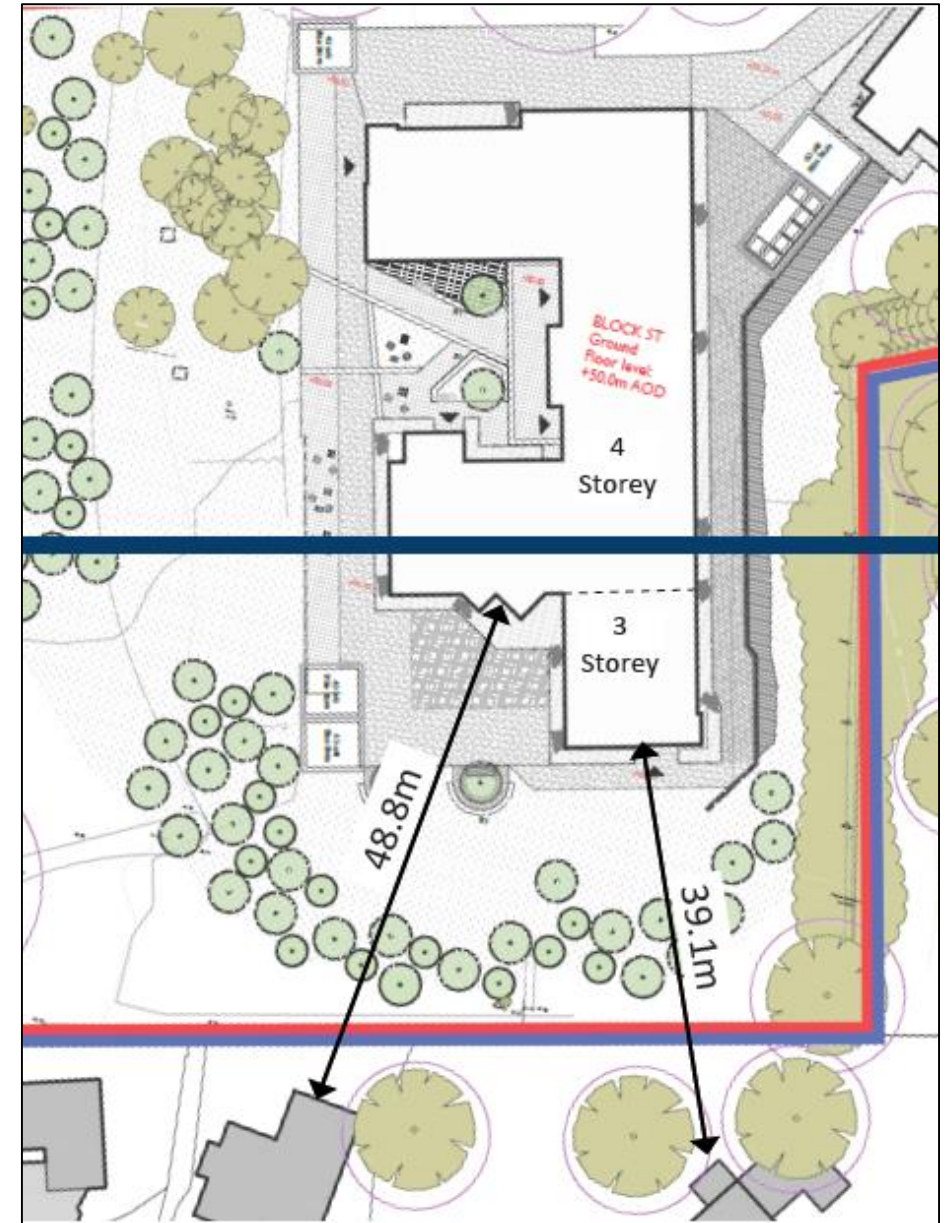
Outlook:

- 10 Elmbridge Gdns window to nearest elevation distance: **92m**
- SPD min distance ($2 \times 13 + 10$) = **36m**
- Separation gaps & therefore impact on privacy & outlook are **acceptable** in policy terms





- Window Controlled Zone in approved Heights Parameter Plan
- Sawtooth elevation
- Angled windows prevent direct overlooking to south
- **Acceptable in terms of PRIVACY**



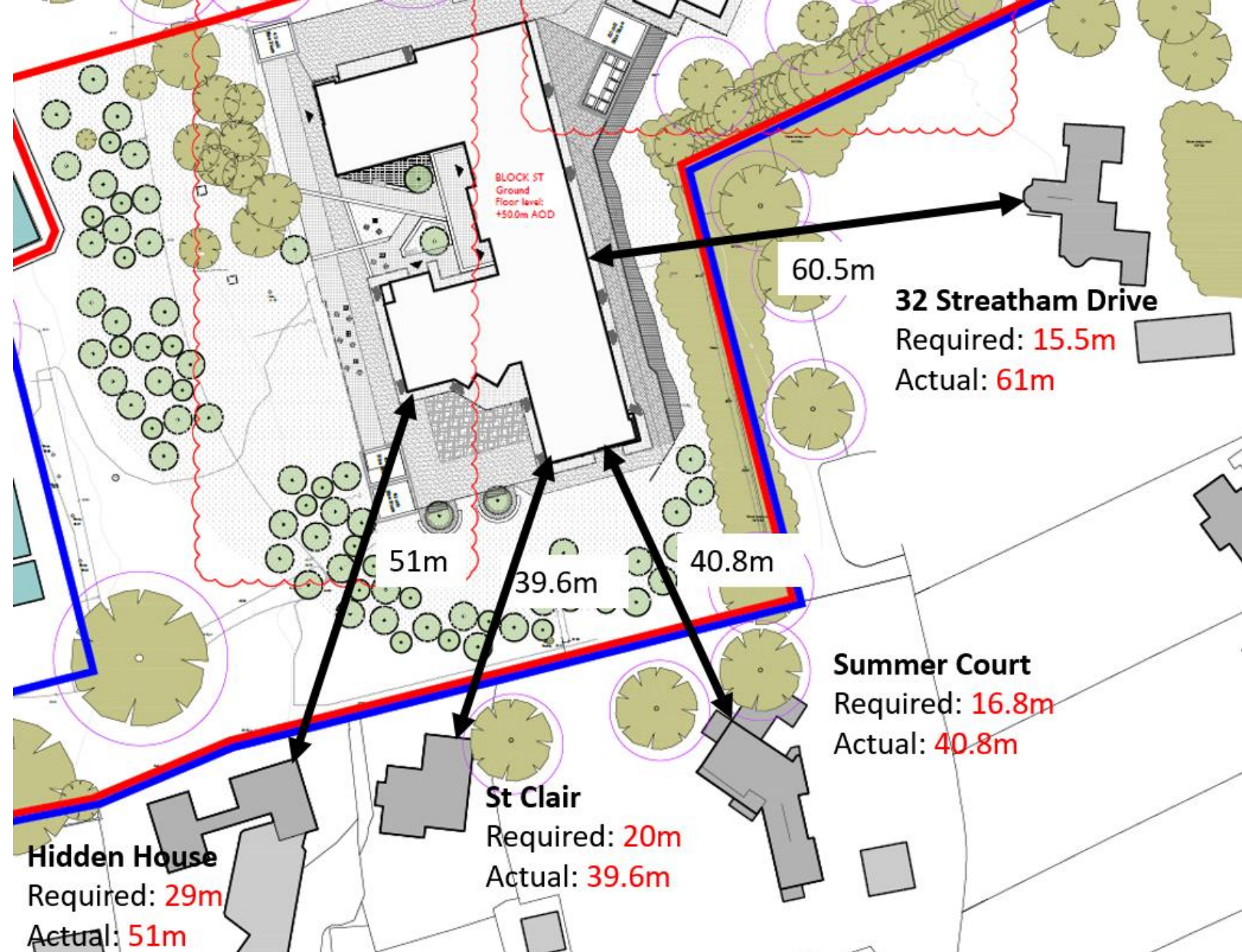
RESIDENTIAL AMENITY – BLOCK ST

- 3no. dwellings on Lodge Hill closest to southern boundary of application site & dwelling on Streatham Drive closest to Block ST

- All separation gaps **exceed** Residential SPD policy requirement of **building height x 2 plus ground level difference**

Page 41 The outlook from those dwellings would **change** but **this would not amount to harm** in terms of overbearing impact or loss of privacy

- Therefore, **acceptable** on policy grounds



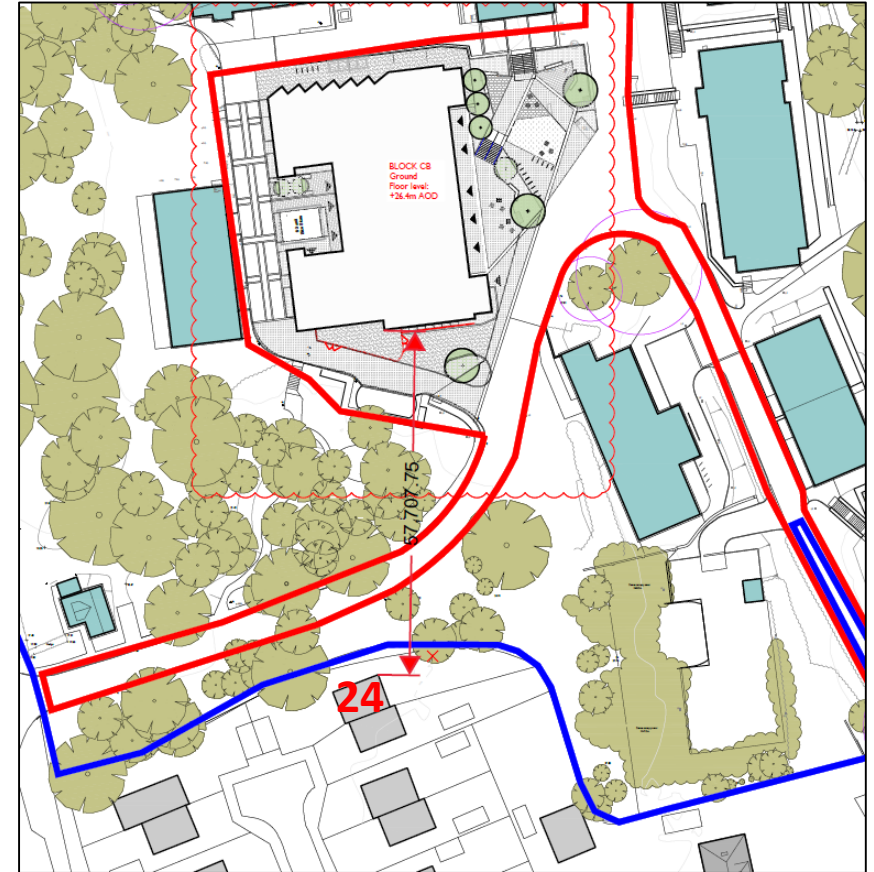
RESIDENTIAL AMENITY – BLOCK ST



Google Street View image (Nov 2012) (looking south from adjacent SW corner of Block CB) shows trees screening no.24 even in winter

- No Window Controlled Zone considered necessary at Outline
- **57.7m** separation gap to no.24 Dunvegan Close
- Residential Design SPD requires 22m gap (window to window)
- Block CB lies at higher ground level but there is substantial screening by mature trees

(South elevation below)



RESIDENTIAL AMENITY – BLOCK CB

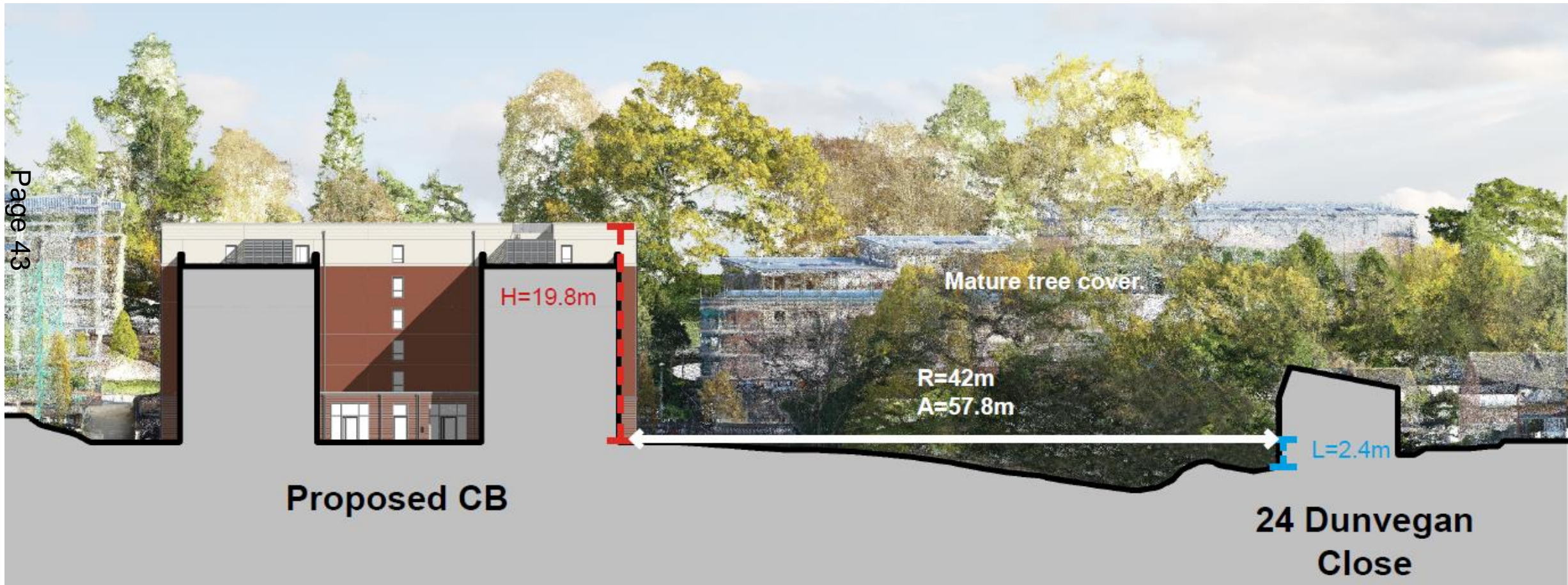
Privacy:

- Window to nearest elevation distance = **57.8m**
- Residential SPD min window to window distance: **22m**

Outlook:

- Window to nearest elevation distance: **57.8m**
- SPD min distance ($2 \times 19.8 + 2.4$) = **42m**

Separation gaps & therefore impact on privacy & outlook are **acceptable** in policy terms



BLOCK CB

- Planning Balance:
 - The university is of **strategic importance to Exeter** in terms of economy, education & vitality – attracts **substantial positive weight**
 - Core Strategy, Local Plan & SPG seek **as much purpose built student housing on campus as possible** to reduce housing pressures in city – proposal would meet this need (nearly 1,500 net gain) – attracts **substantial positive weight**
 - A rigorous assessment of the adverse impacts of the scheme (visual & residential amenity) has been undertaken – amendments & additional information secured & conditions recommended to overcome concerns – **neutral on balance**
 - On balance, the **benefits of the scheme outweigh any adverse impacts** and the reserved matters are considered acceptable overall
 - Officers consider there to be **no policy grounds for refusal**
 - The application should, therefore, be **approved** in line with NPPF paragraph 11 c).

CONCLUSION

Planning permission for the proposed reserved matters scheme be **GRANTED subject to additional planning conditions.**

This page is intentionally left blank