

PLANNING – UPDATE SHEET

Date: Monday 15 January 2024
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 Pierre Doutreligne, Democratic Services Officer (Committees) on 01392 265486.

Entry to the Civic Centre can be gained through the rear entrance, located at the rear entrance of the Customer Service Centre, Paris Street.

Membership -

Councillors Knott (Chair), Asvachin (Deputy Chair), Bennett, Hannaford, Jobson, Ketchin, Miller, Mitchell, M, Patrick, Sheridan, Vizard, Wardle, Warwick and Williams, M

Agenda

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

9 Update Sheet

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6)

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 19 February 2024** 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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PLANNING COMMITTEE

15th JANUARY 2024

ADDITIONAL INFORMATION

Correspondence received and matters arising following preparation of the Agenda

Item 4 : Planning Application No. 23/0490/FUL Land at Summerland Street, Newtown

Additions to the committee report.

The committee report at page 17 records that the scheme was not presented to Design Review Panel (DRP). Whilst the scheme was not presented at application stage it was presented to Design Review SW at pre-application stage, with the design then being at conceptual stage. The DRP response identified that the site itself presents a unique potential to improve the main and side street environment, the overall streetscape and skyline. The Panel at that stage were unable to confirm whether the proposed height of the building was acceptable. The panel identified the benefits of introducing green landscaping in this area and encouraged the applicant to look beyond the red line at connectivity. The panel gave advice on the need to further consider matters of townscape, configuration of accommodation, and elevations, height and massing all of which needed to be informed by further studies. The panel were supportive of the commitment to BREEAM Excellent standard.

Under the heading of Sustainable Construction and Energy Conservation on page 29 the report should have recorded that the scheme is designed to achieved BREEAM Excellent standard in accordance with the requirements of Core Strategy Policy CP15. This is secured by suggested condition 8 on page 34 of the agenda.

Item 5: Planning Application No. 22/1548/FUL Exeland House, Tudor Street

Flooding matters

Further discussions have been held with the applicant's agent regarding the objection maintained by the Environment Agency on flood risk grounds. The applicant acknowledges the concerns and will explore further design amendments to mitigate flood impacts, particularly on the proposed plant room and ground floor areas.

However, there is insufficient time to negotiate an agreed approach, submit revised details and re-consult the EA ahead of the scheduled Planning Committee date on 15 January 2024.

In light of this, officers recommend that Members grant delegated authority to the Service Lead in consultation with the Chair to determine this application subject to the resolution of the outstanding concerns. Revised plans and flood risk assessment details would then need to be re-consulted on with the Environment Agency.

If an agreeable solution can be reached through minor material amendments, the application will be approved in accordance with the recommendation below if Members agree. If more significant amendments are required, the matter will be reported back to the Planning Committee. If the concerns cannot be mitigated through design changes, the application would be refused on flood risk grounds under delegated powers.

Parking matters

The report notes that the Highway Authority recommend that while no parking is proposed, a disabled space must be provided on-site for any resident with mobility needs. The applicant should, therefore, submit a plan for a disabled space before works commencing, to be required by a condition.

The applicant's agent has now revised the site layout plan to incorporate a disabled space to the satisfaction of the Highway Authority. It is therefore recommended that condition 25 is replaced with the following:

25) Prior to first occupation of the development hereby permitted, the disabled parking space shown on drawing 20.80_PL_06B shall be constructed and made available for use.

Reason: To ensure that there is appropriate disabled car parking provision.

Additionally, condition 2 has been updated as follows:

2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 4 November 2022, 13 December 2022, 12 October 2023 and 20 October 2023 (including drawings numbers 20.80_PL_06B, 07C, 08D, 09C, 10C, 11B, 12B & 13B) as modified by other conditions of this consent. Reason: To ensure compliance with the approved drawings.

Revised recommendation

DELEGATE TO THE SERVICE LEAD (CITY DEVELOPMENT) IN CONSULTATION WITH THE CHAIR TO GRANT PERMISSION SUBJECT TO AMENDMENTS TO THE SCHEME WHICH ENABLE WITHDRAWAL BY THE ENVIRONMENT AGENCY OF ITS OBJECTION AND TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TO SECURE THE FOLLOWING:

- On-site Affordable Housing at 20 per cent for Build-to-Rent
- £18,240 for local GP surgeries expansion
- A Management Plan (Co-living) to include details of tenant vetting and on-site management.
- Pedestrian rights of way across the approved Plaza
- £5,000 towards implementing the Devon County Council Exeter Local Cycling and Walking Infrastructure Plan.

And the conditions (and their reasons) set out in the report (as amended above), the wording of which may be varied.

Item 6: Planning Application No. 22/1223/FUL 58 Main Road, Pinhoe

No Additional Information.

Item 8: Appeals Report

New Appeals

23/0533/FUL Stoneycombe, Matford Road, St Leonards. *Removal of existing rusted metal fence and sparse laurel hedge, replacement with facing brick wall and pillars with timber fencing between.*

Reference: APP/Y1110/D/23/3334372 (planninginspectorate.gov.uk)

22/1028/FUL 8 Dryden Road, Priory *Construction of 5 Flats on 3 storeys.*

Reference: APP/Y1110/W/23/3330079 (planninginspectorate.gov.uk)

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