

PLANNING - PRESENTATIONS

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 back 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

4 Planning Application No. 23/0490/FUL - Land at Summerland Street (Between Red Lion Lane and Verney Street), Exeter

To consider the report of the Director City Development.

(Pages 3 - 38)

5 Planning Application No. 22/1548/FUL - Exeland House, Tudor Street, Exeter

To consider the report of the Director City Development.

(Pages 39 - 78)

6 Planning Application No. 22/1223/FUL - 58 Main Road, Pinhoe, Exeter

To consider the report of the Director City Development.

(Pages 79 - 102)

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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Exeter City Council Planning Committee 15th January 2024

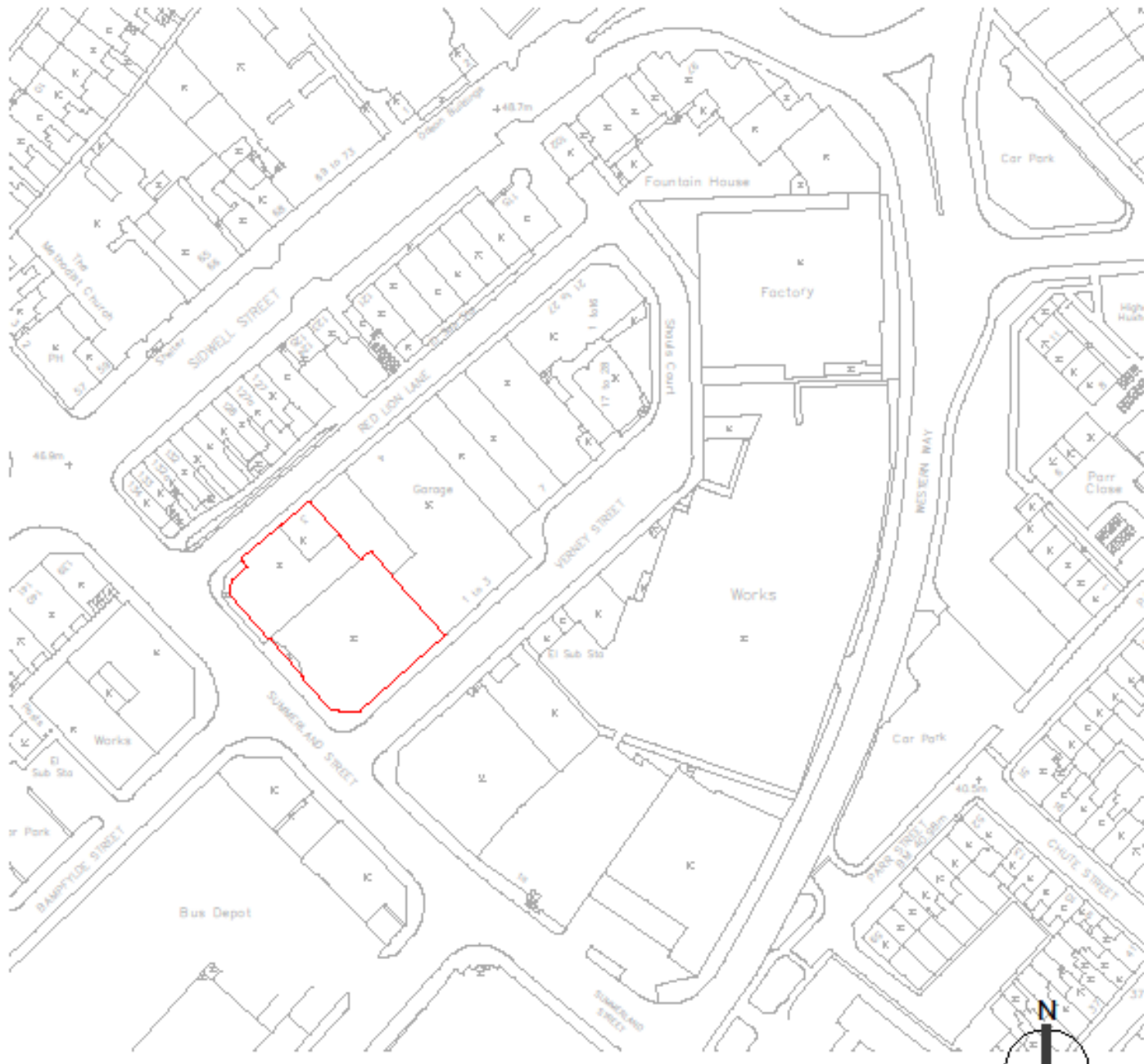


Application 23/0490/FUL

Site: Land At Summerland Street (Between Red Lion Lane And Verney Street), Exeter, EX1 2AL

Applicant: McLaren (Exeter) Limited

Proposal: Demolition of existing buildings and the construction of a 145 bed-space co-living development (up to 6 storeys in height) and associated works (Revised Plans).



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KEY

 Boundary Line

PL	P19	28.01.2023	FOR PLANNING
S2	P18	20.01.2023	General Update
S2	P16	06.01.2023	Stage 1 Design Freeze
S2	PK6	02.12.2022	First Issue

STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				ES
McLaren (Exeter) Limited				CHECKED BY
				LD
ORIGINATOR NO				154670

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PROJECT

Summerland Street
Exeter

DRAWING TITLE

Site Location Plan

SUITABILITY STATUS

PL : Authorized and accepted

SCALE

1 : 1250@A4

DRAWING USAGE: **PLANNING SUBMISSION**

SITE LOCATION PLAN



AERIAL VIEW



PHOTO FROM VERNEY STREET



PHOTO FROM SUMMERLAND STREET



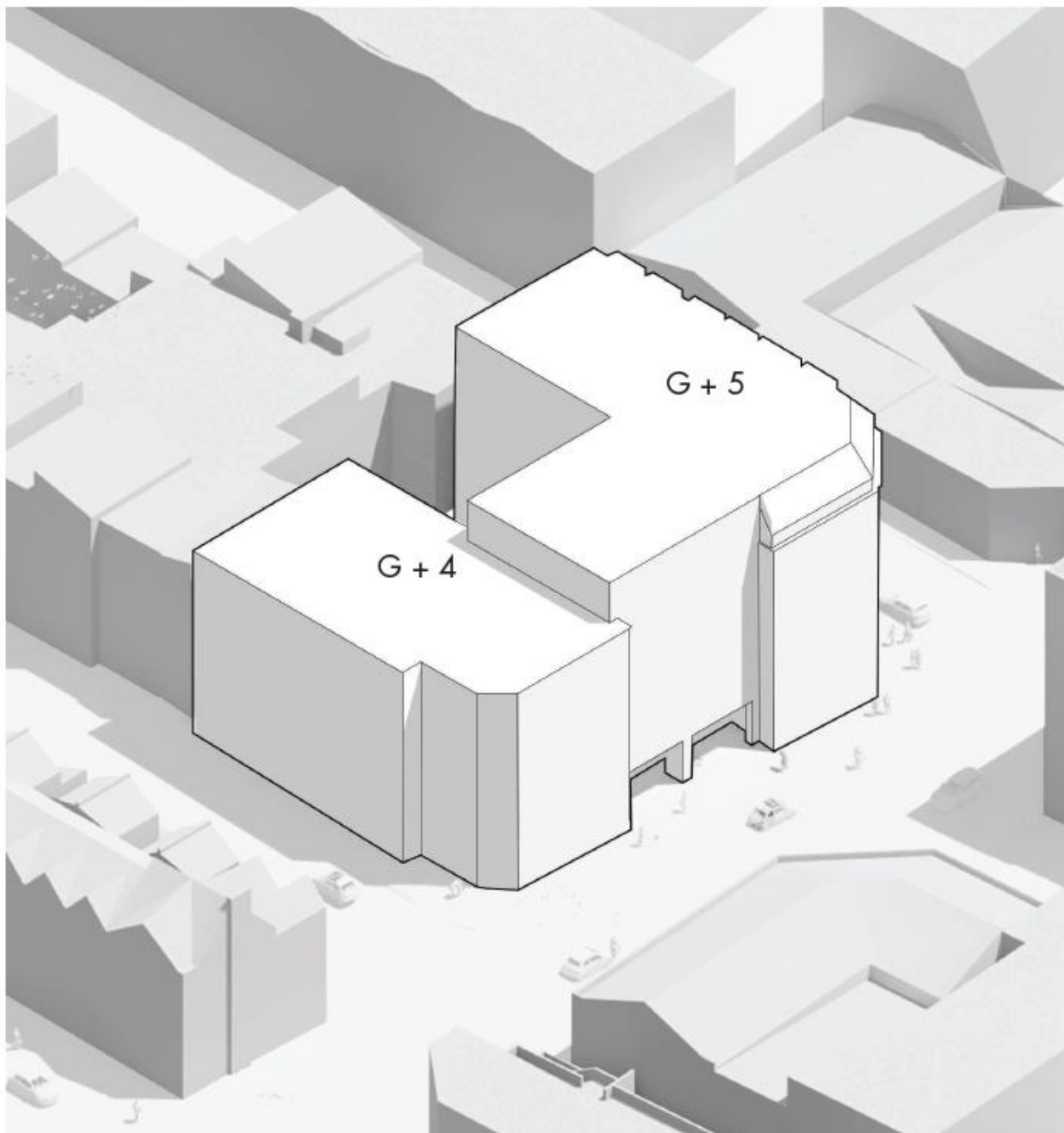
VIEW FROM SUMMERLAND STREET



PHOTO FROM RED LION LANE



PHOTO FROM BAMPFYLDE STREET



MASSING

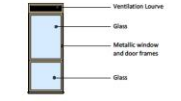
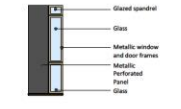
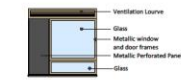


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Material Key

- R1 Brick Type 1 - Pale to buff
- R2 Brick Type 2 - Le-buff
- R3 Brick Type 3 - Dark brick
- R4 Recessed Brick - 1 course recessed every 4 courses
- M1 Metallic Rainscreen Cladding
- R1 Render



Outline of previous scheme

PL	08.09.2023	FOR PLANNING
CD	25.09.2023	FOR CONSULTATION
SE	08.09.2023	Scheme Matured Following Feedback
PL	08.09.2023	FOR PLANNING
CD	08.09.2023	Stage 2 Design Review
SE	17.02.2023	Updated to reflect current scheme

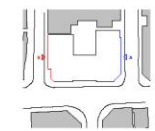
McLaren (Exeter) Limited
 CHECKED BY: LD
 DRAWN BY: LD
 ENGINEER NO: 1546212

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 PROJECT
 Summerland Street
 Exeter

DRAWING TITLE
 Proposed Summerland Street and Rear

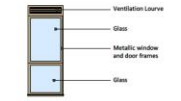
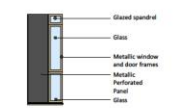
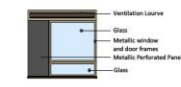
ELEVATIONS

Responsibility is not accepted for errors made by others in copying from this drawing.
All construction information should be taken from signed drawings only.



Elevation A - Proposed Verney Street Elevation
1:100

- Material Key**
- B1 Brick Type 1 - Pale to buff
 - B2 Brick Type 2 - Le buff
 - B3 Brick Type 3 - Dark brick
 - B4 Recessed Brick - 1 course recessed every 4 courses
 - M1 Metallic Rainscreen Cladding
 - R1 Render



Outline of previous scheme



NO.	151	08.08.2021	FOR PLANNING
NO.	152	22.08.2021	FOR APPROVAL
NO.	153	14.09.2021	Schema Update Following Feedback
NO.	154	04.10.2021	FOR PLANNING
NO.	155	08.02.2022	Stage 2 Design Phase
NO.	156	17.02.2022	Updated to reflect new scheme
DATE	REV.	DATE	DESCRIPTION

DESIGNED BY: VP
CHECKED BY: LD
DRAWN BY: LD
DATE: 12/04/2022

McLaren (Exeter) Limited

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 PROJECT
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 Exeter

DRAWING TITLE
Proposed Verney Street and Red Lion Lane

ELEVATIONS

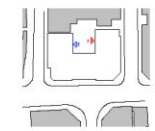


Elevation E - Courtyard A
1:200

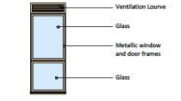
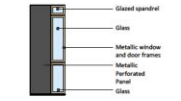
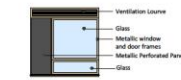


Elevation F - Courtyard C
1:200

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- Material Key**
- #1 Brick Type 1 - Pale to buff
 - #2 Brick Type 2 - Le buff
 - #3 Brick Type 3 - Dark brick
 - #4 Recessed Brick - 1 course recessed every 4 courses
 - M1 Metallic Rainscreen Cladding
 - #1 Render



Outline of previous scheme

PL	04.09.2021	FOR PLANNING
SD	25.02.2021	FOR CONSULTATION
SD	18.02.2021	Screening/Shadowing/Viewing Feedback
PL	28.03.2021	FOR PLANNING
SD	09.03.2021	Screening/Shadowing
SD	04.03.2021	Stage 2 Design Process
SD	17.02.2021	Updated with reference scheme

DRAWN BY: J. GIBSON
 CHECKED BY: V.P.
 DESIGNED BY: L.D.
 ORGANISATION NO: 1245270
 DATE: 01/03/2021

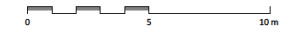
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DRAWING TITLE
 Proposed Courtyard Elevations

ELEVATIONS



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Notes

Cycle Provision based on 1 space per unit for first 10, 1 spaces per unit thereafter

Furniture layouts indicative

Communal areas

Existing building outline

Existing levels

Proposed Levels

Lift waiting area

PVs are shown indicatively

Roof terrace is shown indicatively

OV - Opening Vent at head of Stairs

AOV - Automatic Opening Vent

ASHP - Air Source Heat Pumps

PL	P23	08.09.2023	FOR PLANNING
SZ	P22	25.08.2023	For co-ordination
SZ	P21	18.08.2023	Scheme Updated following feedback
PL	P19	28.01.2023	FOR PLANNING
SZ	P18	20.05.2023	General Update
SZ	P16	06.05.2023	Stage 2 Design Freeze
SZ	P12	08.02.2023	General Scheme Update, Design Team Co-ordination Issue
SZ	P11	27.01.2023	Issue for M & E
SZ	P10	21.01.2023	Design Review Panel presentation
SZ	P09	13.08.2022	Update following Pre-App Feedback
SZ	P04	13.11.2022	Updated following Fire Engineer Workshop
SZ	P03	03.11.2022	Issue for design team information
SZ	P02	02.11.2022	First Issue Updated to reflect design development discussions

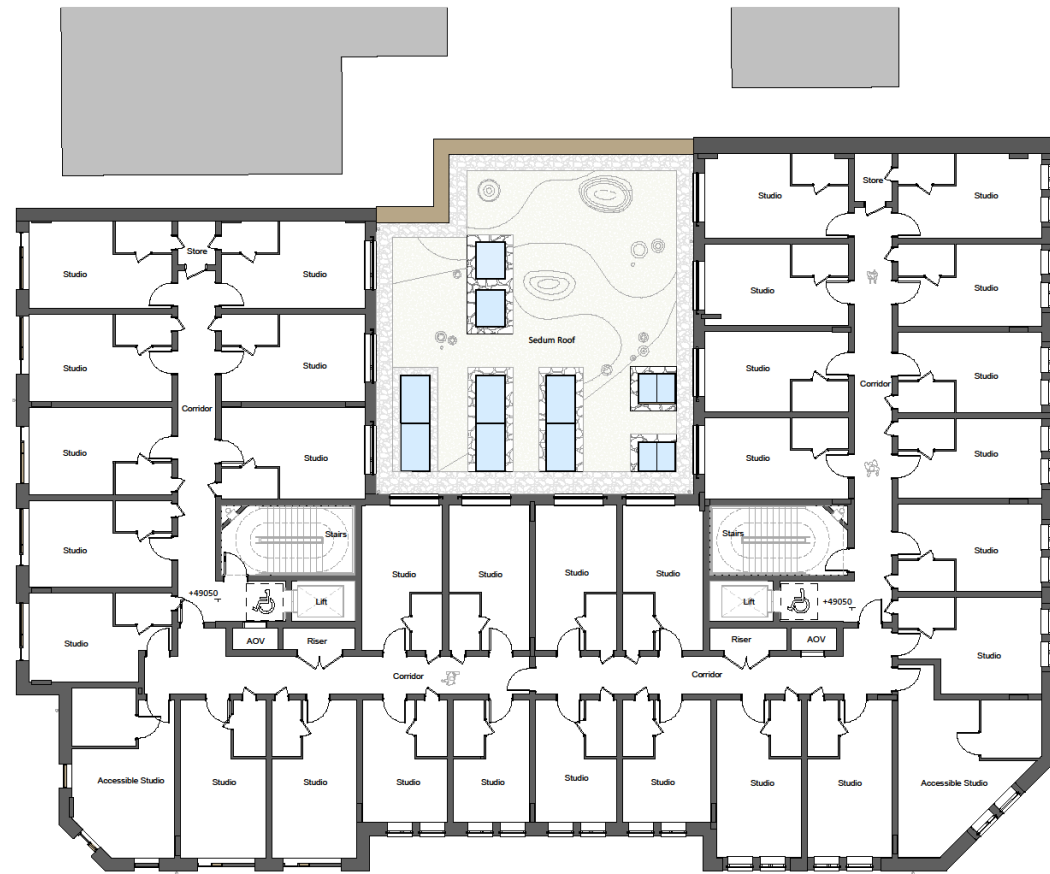
STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				VP
McLaren (Exeter) Limited				CHECKED BY
				LD
				ORIGINATOR NO
				154670

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 PROJECT
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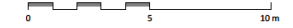
DRAWING TITLE
 Proposed Ground Floor Plan

STATUS CODE SCALE

SITE LAYOUT – GROUND FLOOR



Responsibility is not accepted for errors made by others in scaling from this drawing.
All construction information should be taken from figured dimensions only.



Notes

Cycle Provision based on 1 space per unit for first 10, 1 spaces per unit thereafter

Furniture layouts indicative

- Communal areas
- Existing building outline
- +44.680 Existing levels
- +45.000 Proposed Levels
- Lift waiting area
- PVs are shown indicatively
- Roof terrace is shown indicatively
- OV - Opening Vent at head of Stairs
- AOV-Automatic Opening Vent
- ASHP - Air Source Heat Pumps

- PL P23 06.08.2023 FOR PLANNING
- S2 P22 23.08.2023 Pre coordination
- S2 P21 16.08.2023 Schema Updated following feedback
- PL P19 20.03.2023 FOR PLANNING
- S2 P18 20.03.2023 General Update
- S2 P16 06.03.2023 Stage 2 Design Freeze
- S2 P12 08.02.2023 General Scheme Update. Design Team Co-ordination Issue
- S2 P10 21.01.2023 Design Review Panel presentation
- S2 P09 15.01.2023 Update following Pre-App Feedback
- S2 P04 13.11.2022 Updated following Fire Engineer Workshop
- S2 P03 03.11.2022 Issue for design team information
- S2 P02 02.11.2022 First Issue Updated to reflect design development discussions

STATUS	REV	DATE	DESCRIPTION
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CLIENT	McLaren (Exeter) Limited	REVISED BY	VP
CHECKED BY	LD	ORIGINATOR NO	154670

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DRAWING TITLE
 Proposed First Floor Plan

STATUS CODE SCALE

SITE LAYOUT – FIRST FLOOR

Comment

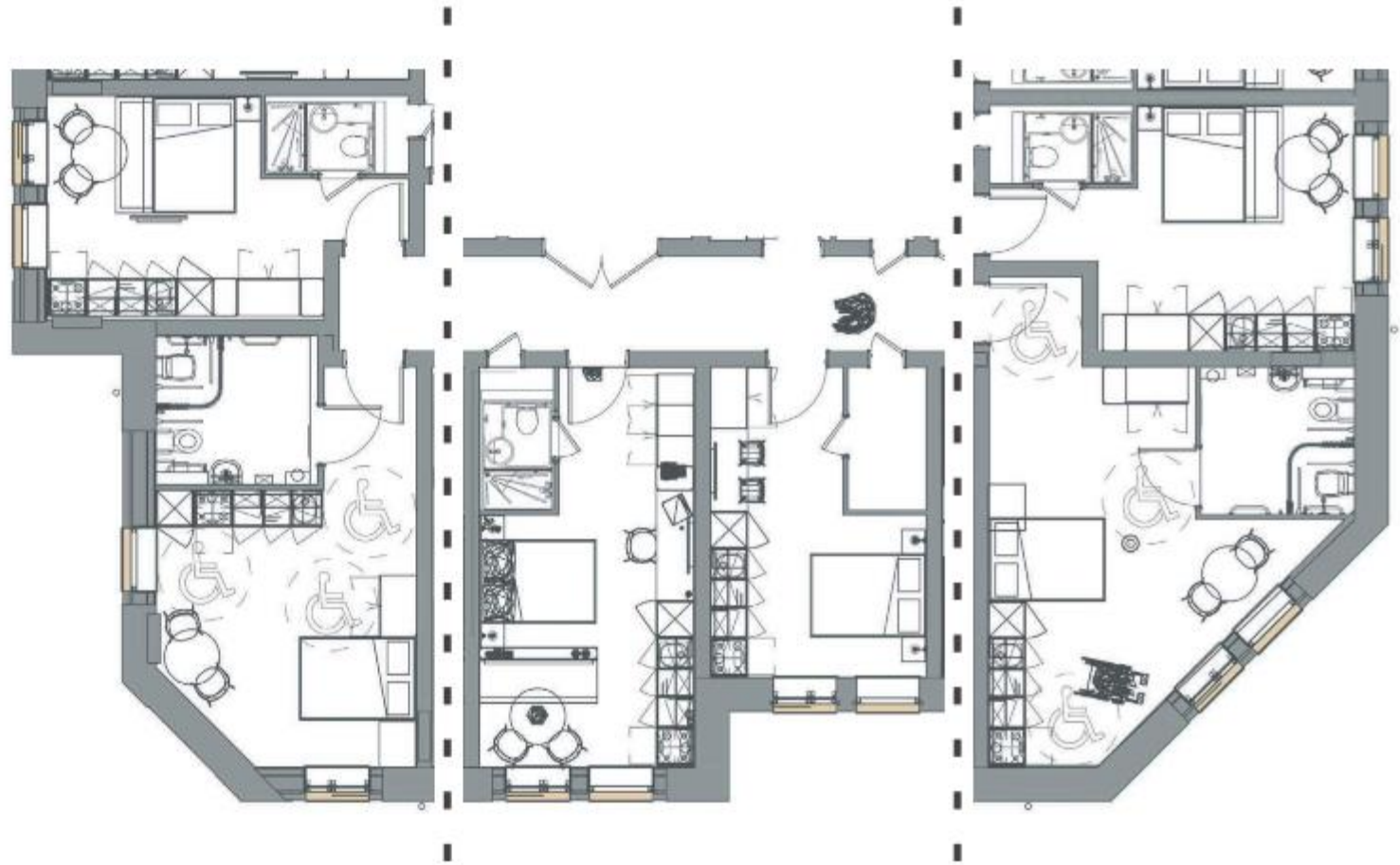
A typical 'studio' is described in detail and provides a good standard of accommodation. However, it is not clear how the considerably smaller units on the front elevation (to either side of the kitchen-dining spaces - [...]) could provide a satisfactory layout/sufficient space?

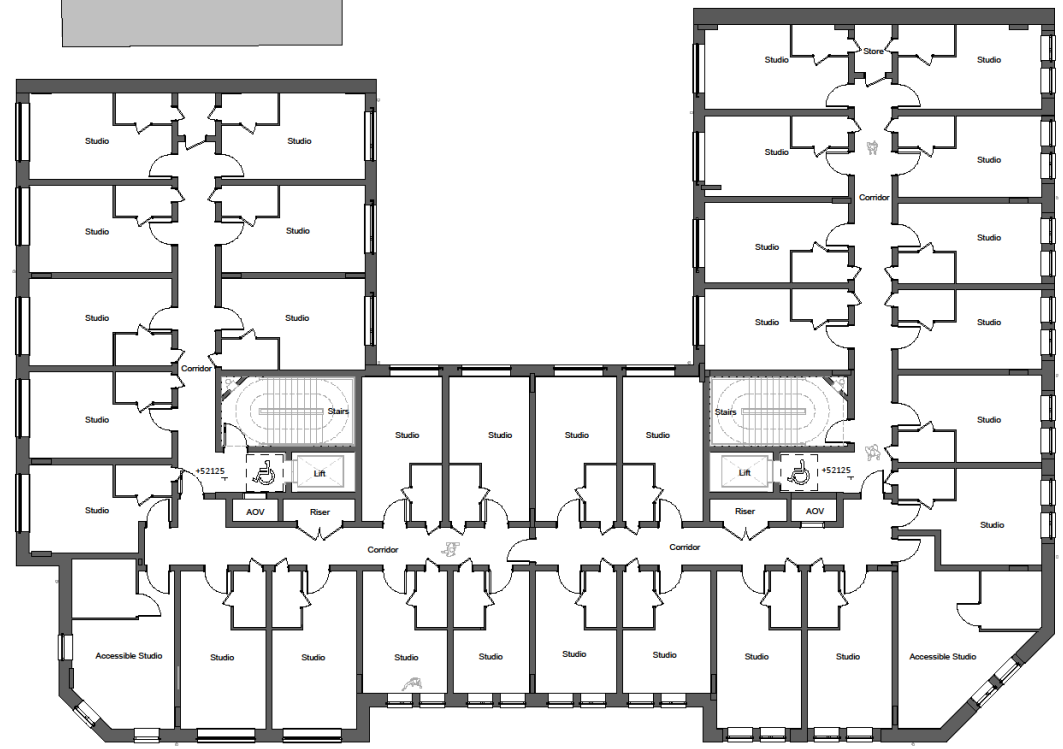
Accessible units occur at the corners and thereby gain some extra space. Their internal layouts have been shown in the DAS - the suitability of these (in detail) will be a matter for building control.

The units adjacent to these on each wing of the development are not able to adopt the standard plan since circulation space to gain access to the corner units reduces the areas available in each (see areas in yellow outline).

Response

The layouts of these units are shown opposite. They offer a different type of accommodation (and price point) giving variety of choice.





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Notes

Cycle Provision based on 1 space per unit for first 10, 1 spaces per unit there after

Furniture layouts indicative

- Communal areas
- Existing building outline
- +44.680 Existing levels
- +45.000 Proposed Levels
- Lift waiting area

PVs are shown indicatively
 Roof terrace is shown indicatively
 OV - Opening Vent at head of Stairs
 AOV-Automatic Opening Vent
 ASHP - Air Source Heat Pumps

PL	P23	08.08.2023	FOR PLANNING
SZ	P22	25.08.2023	For coordination
SZ	P21	16.08.2023	Schema Updated following feedback
PL	P19	28.05.2023	FOR PLANNING
SZ	P18	20.03.2023	General Update
SZ	P16	06.03.2023	Stage 2 Design Freeze
SZ	P12	08.02.2023	General Scheme Update, Design Team Co-ordination Issue

STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				VP
				LD
ORIGINATOR NO				154670

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PROJECT
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DRAWING TITLE
 Proposed Second Floor Plan

STATUS CODE SCALE

SITE LAYOUT – SECOND FLOOR



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All construction information should be taken from signed dimensions only.
- 0 5 10 m
- Notes**
- Cycle Provision based on 1 space per unit for first 10, 1 space per unit thereafter
- Furniture layouts indicative
- Commonal areas
 - Existing building outline
 - Existing levels
 - Proposed Levels
 - Lift waiting area
- Pits are shown indicatively
- Roof terrace is shown indicatively
- OV - Opening Vent at head of Stairs
- ADV - Automatic Opening Vent
- AGHP - Air Source Heat Pumps

PL	20.05.2020	HQS Planning
SI	20.05.2020	For consultation
SI	20.05.2020	Schema Updated following feedback
PL	20.05.2020	HQS Planning
SI	20.05.2020	General Update
SI	20.05.2020	Stage 2 Design Phase
SI	20.05.2020	General Scheme Update, Design Team Coordination

Client	Rev	Date	Description	Checked by	Revised by
McLaren (Exeter) Limited					VP
					LD
					LD

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 PROJECT
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DRAWING TITLE
 Proposed Third Floor Plan

SITE LAYOUT – THIRD FLOOR



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0 5 10 m

Notes

Cycle Provision based on 1 space per unit for first 10, 1 space per unit thereafter

Furniture layouts indicative

Commonal areas

Existing building outline

+44.000 Existing levels

+45.000 Proposed Levels

Lift waiting area

Pits are shown indicatively

Roof terrace is shown indicatively

OV - Opening Vent at head of Stairs

ADV - Automatic Opening Vent

ASHP - Air Source Heat Pumps

Rev.	Date	Description
P1	20.05.2025	ISS Planning
E1	20.05.2025	For consultation
P2	20.05.2025	Schema Updated following feedback
P3	20.05.2025	ISS Planning
P4	20.05.2025	General Update
P5	20.05.2025	Stage 2 Design Phase
P6	20.05.2025	General Scheme Update, Design Team Coordination

Checked by	Date	Description
VP		VP
LD		LD
LD		LD

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PROJECT
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DRAWING TITLE
 Proposed Fourth Floor Plan

SITE LAYOUT – FOURTH FLOOR



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0 5 10 m

Notes

Cycle Provision based on 1 space per unit for first 10, 1 spaces per unit there after

Furniture layouts indicative

- Communal areas
- Existing building outline
- +44.680 Existing levels
- +45.000 Proposed Levels
- Lift waiting area

PVs are shown indicatively
Roof terrace is shown indicatively
OV - Opening Vent at head of Stairs
AOV-Automatic Opening Vent
ASHP - Air Source Heat Pumps

PL	P23	08.08.2023	FOR PLANNING
SZ	P22	25.08.2023	For co-ordination
SZ	P21	16.08.2023	Schema Updated following feedback
PL	P19	28.05.2023	FOR PLANNING
SZ	P18	09.03.2023	General Update
SZ	P16	06.03.2023	Stage 2 Design Freeze
SZ	P12	08.02.2023	General Scheme Update, Design Team Co-ordination Issue

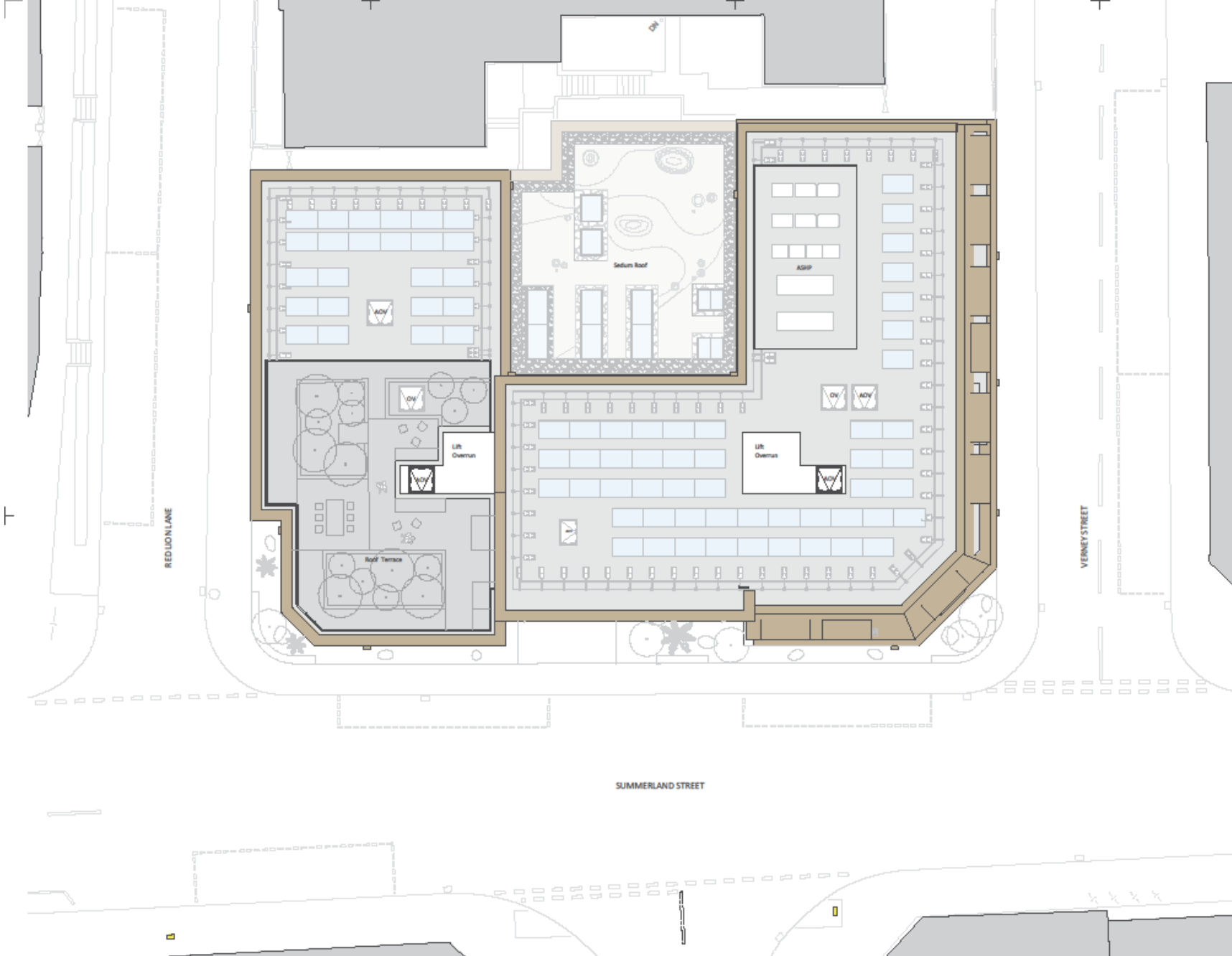
STATUS	REV	DATE	DESCRIPTION	REVISED BY
CLIENT				VP
				LD
ORIGINATOR NO				154670

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DRAWING TITLE
 Proposed Fifth Floor Plan

STATUS CODE SCALE

SITE LAYOUT – FIFTH FLOOR



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 All construction information should be taken from signed dimensions only.
- 0 5 10 m
- Notes**
- Cycle Provision based on 1 space per unit for first 10, 1 space per unit thereafter
- Furniture layouts indicative
- Communal areas
 - Existing building outline
 - Existing levels
 - Proposed Levels
 - ♿ Lift waiting area
- Pits are shown indicatively
- Roof terrace is shown indicatively
- OV - Operating Vent at head of Stair
- ADV - Automatic Operating Vent
- ASHP - Air Source Heat Pumps

PL	PL 20	20.05.2020	PCB PLANNING
ED	ED 20	20.05.2020	Pre-construction
ED	ED 20	20.05.2020	Schedule Updated Following Feedback
PL	PL 20	20.05.2020	PCB PLANNING
ED	ED 20	20.05.2020	Schedule Update
ED	ED 20	20.05.2020	Stage 2 Design Freeze
Checked	Rev	Date	Description
Client	McLaren (Exter) Limited		
Revised by	VP		
Checked by	LD		
Consultant Ref	154670		

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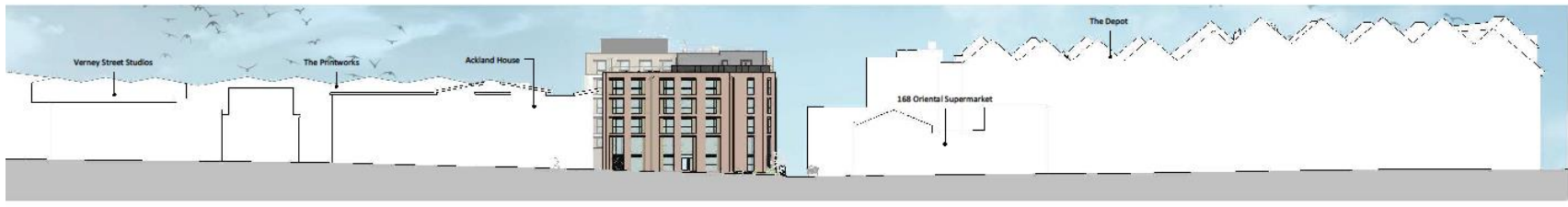
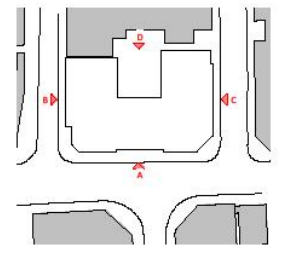
DRAWING TITLE
 Proposed Roof Plan

SITE LAYOUT – ROOF FLOOR

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intext Elevation A - South West 1.500
500



intext Elevation B - North West 1.500
500



intext Elevation C - South East 1.500
500

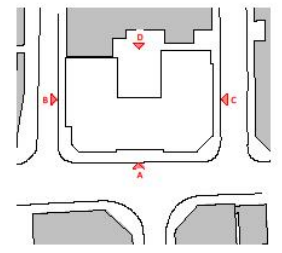


PL	26.06.2024	Arch Planning		
SI	25.08.2024	Site coordination		
SI	26.08.2024	Schedule updated following feedback		
PL	26.08.2024	Arch Planning		
SI	26.08.2024	General updates		
SI	26.08.2024	Stage 1 Design Review		
STATUS	REV	DATE	DESCRIPTION	
CLIENT	McLaren (Exeter) Limited			
DESIGNED BY	LVP			
CHECKED BY	LD			
ORIGINATOR NO	154670			

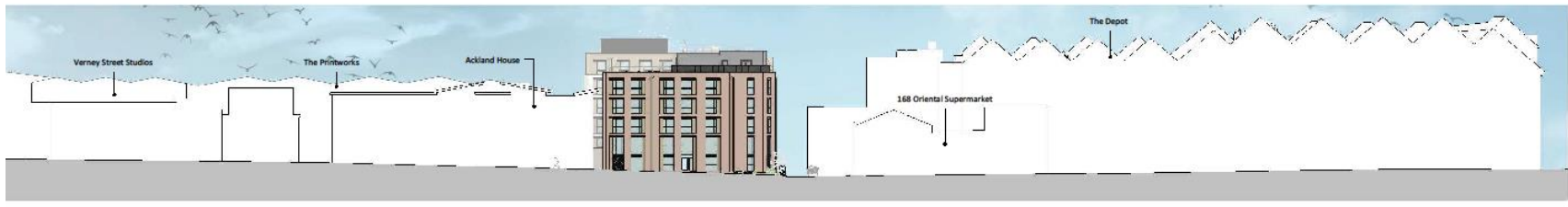
CONSULTANT
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 PROJECT
 Summerland Street
 Exeter
 DRAWING TITLE
 Proposed Context Elevations

ELEVATIONS

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intext Elevation A - South West 1.500
500



intext Elevation B - North West 1.500
500



intext Elevation C - South East 1.500
500



PL	26.06.2024	Arch Planning
SI	25.06.2024	Site coordination
SI	26.06.2024	Schedule updated following feedback
PL	26.06.2024	Arch Planning
SI	26.06.2024	General updates
SI	26.06.2024	Stage 1 Design Review

STATUS	REV	DATE	DESCRIPTION	REVISION BY
CLIENT				VP
McLaren (Exeter) Limited				CHECKED BY
				LD
				ORIGINATOR NO
				154670

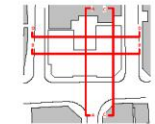
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PROJECT
Summerland Street
Exeter

DRAWING TITLE
Proposed Context Elevations

ELEVATIONS

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Summerland St Section A



Summerland St Section B

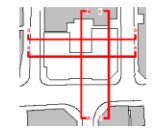
R: P10 06.08.2023 P04 PLANNING
 Q: P10 25.08.2023 P04 CONSULTATION
 S: P10 04.09.2023 Scheme Refused Following Feedback
 M: P10 28.09.2023 P04 PLANNING
 G: P10 06.03.2023 Stage 2 Design Phase
 U: P10 06.03.2023 Scheme Update
 (Project No: 1, Rev: 1, 28/03/2023)

DESIGNED BY: VP
 CHECKED BY: LD
 ORGANISATION: McLaren (Exeter) Limited
 DRAWN BY: SJA/STC

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 PROJECT
 Summerland Street
 Exeter

DRAWING TITLE
Proposed Section A & B

SECTIONS



Former 93 Section C
1:100



Section D

NO.	DATE	DESCRIPTION	REVISION BY
1	08.08.2021	POP PLANNING	VP
2	22.08.2021	POP PLANNING	VP
3	14.08.2021	Scheme Update following feedback	LD
4	28.08.2021	POP PLANNING	LD
5	08.09.2021	Stage 2 Design Phase	LD
6	08.09.2021	General Layout	LD

CONSULTANT
STRIDE TREGLOWN
www.stride-treglow.com
PROJECT
Summerland Street
Exeter

DRAWING TITLE
Proposed Section C & D

SECTIONS



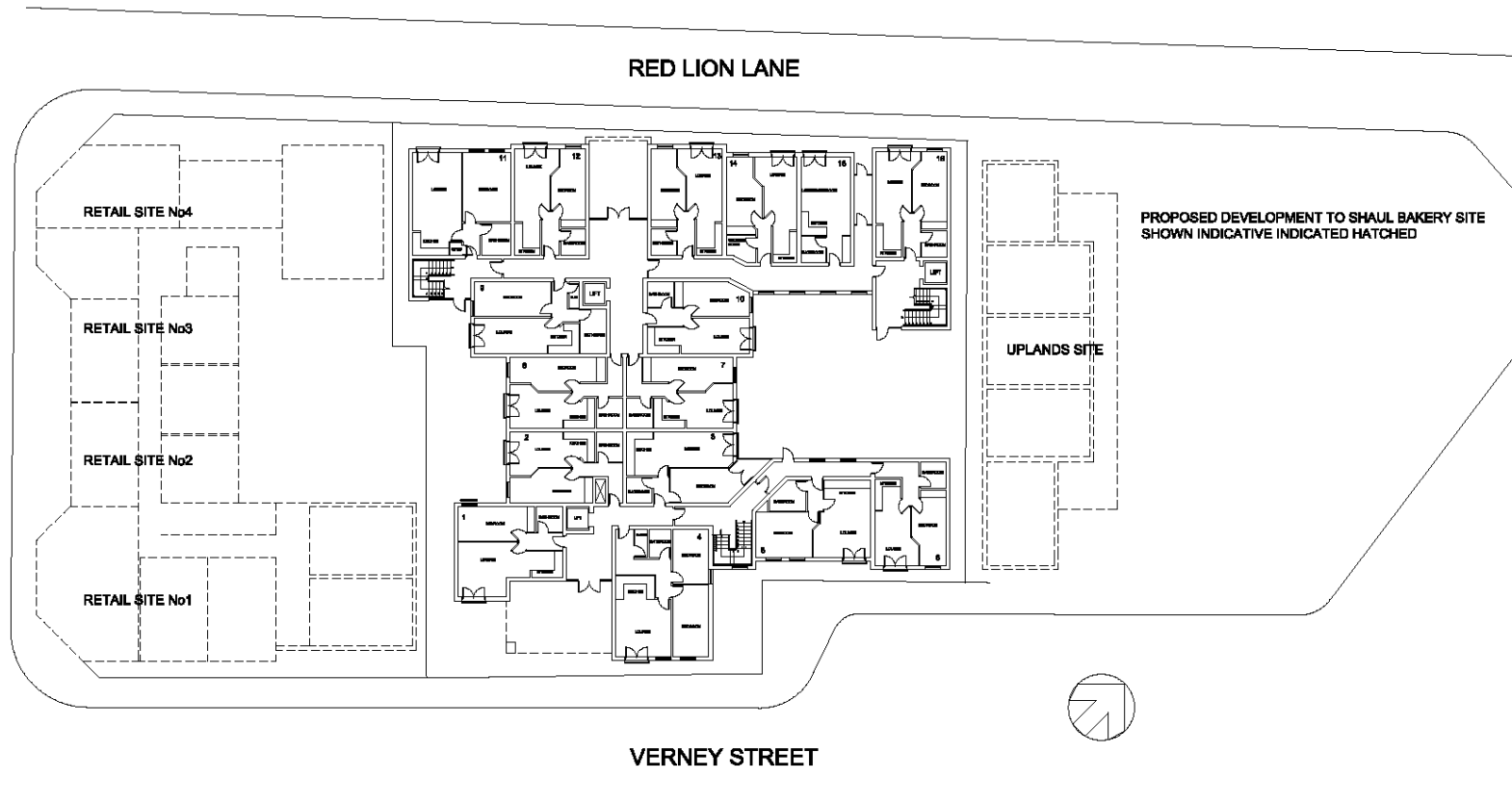


36.7° 35° 30° 25° 20° 15° 10° 5° 0° 5° 10° 15° 20° 25° 30° 35° 36.7°









SCHEDULE OF ACCOMMODATION

- 58 = 1 BEDROOM APARTMENTS
- 2 = STUDIO APARTMENTS
- 3 = MICRO FLAT APARTMENTS
- 4 = 2 BEDROOM APARTMENTS
- 67 = TOTAL NUMBER OF UNITS

GROUND FLOOR PLAN

13.07.2019	General plan amendments	AWB	RBC
25.06.2019	General amendments to northern boundary	AWB	ROC
25.06.2018	General Layout Amendments	AWB	J
13.05.2018	General Layout Amendments	AWB	J
14.02.2018	General Layout Amendments	AWB	J
	Assessment		Drawn

VERNEY STREET/RED LION LANE SITE
DEVELOPMENT EXETER

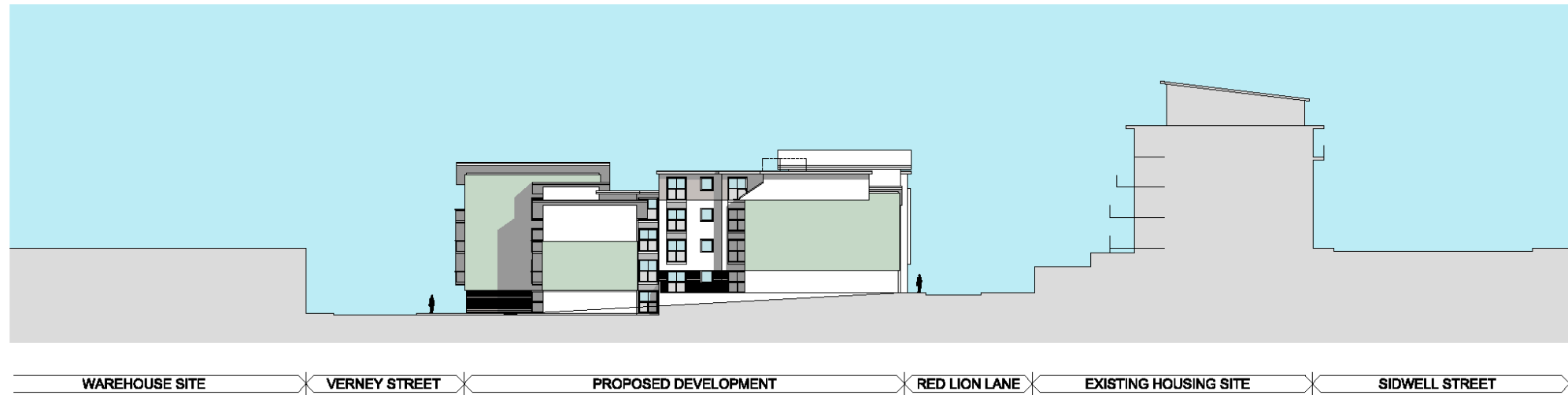
13.07.2019
GROUND FLOOR PLAN



ACKLAND AND WHEATON HOUSE



END ELEVATION FROM SUMMERLAND STREET



END ELEVATION FROM SHAUL BAKERY

The benefits of development are considered to include:

- Regeneration of a sustainable brownfield site that is currently underused and unattractive
- Provision of 145 units of co-living accommodation 20% of which will be affordable private rent

Identified harms include:

- Reduction in natural light and privacy to neighbouring dwellings
- Less than substantial harm to the setting of the St Sidwell's Conservation Area and the Grade II* Listed Methodist Church

- A contribution of £87,000 towards pedestrian and cycle improvements in the vicinity of the site
- Affordable Housing on-site of 20% of units for Build to Rent development
- £56,000 towards the provision and maintenance of off-site outdoor adult fitness equipment in public parks
- Travel Plan for residents
- Traffic Orders
- Management Plan (co-living)
- Habitats Mitigation for residential where CIL is not payable.

The development estimated to generate approximately £164,880 in CIL.

CONCLUSIONS

NPPF paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking, this means c) approving development proposals that accord with an up-to-date development plan without delay.

It is considered that on balance the benefits of the development, subject to the imposition of conditions, outweigh the identified harms when assessed against the policies of the NPPF and the Development Plan taken as a whole.

RECOMMENDATION

DELEGATE TO THE SERVICE LEAD (CITY DEVELOPMENT) TO **GRANT PERMISSION** SUBJECT TO THE COMPLETION OF A LEGAL AGREEMENT UNDER SECTION 106 AND CONDITIONS

AND TO REFUSE PERMISSION IF THE S106 IS NOT COMPLETED IN 6 MONTH OF COMMITTEE

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Exeter City Council
Planning Committee
15 January 2024



Application 22/1548/FUL

Site: Exeland House, Tudor Street

Applicant: Bennik Developments Limited

Proposal: Renovation, conversion, extension and change of use Exeland House from retail unit and office to form a co-living scheme

Case Officer: Roger Clotworthy

SITE
LOCATION
PLAN



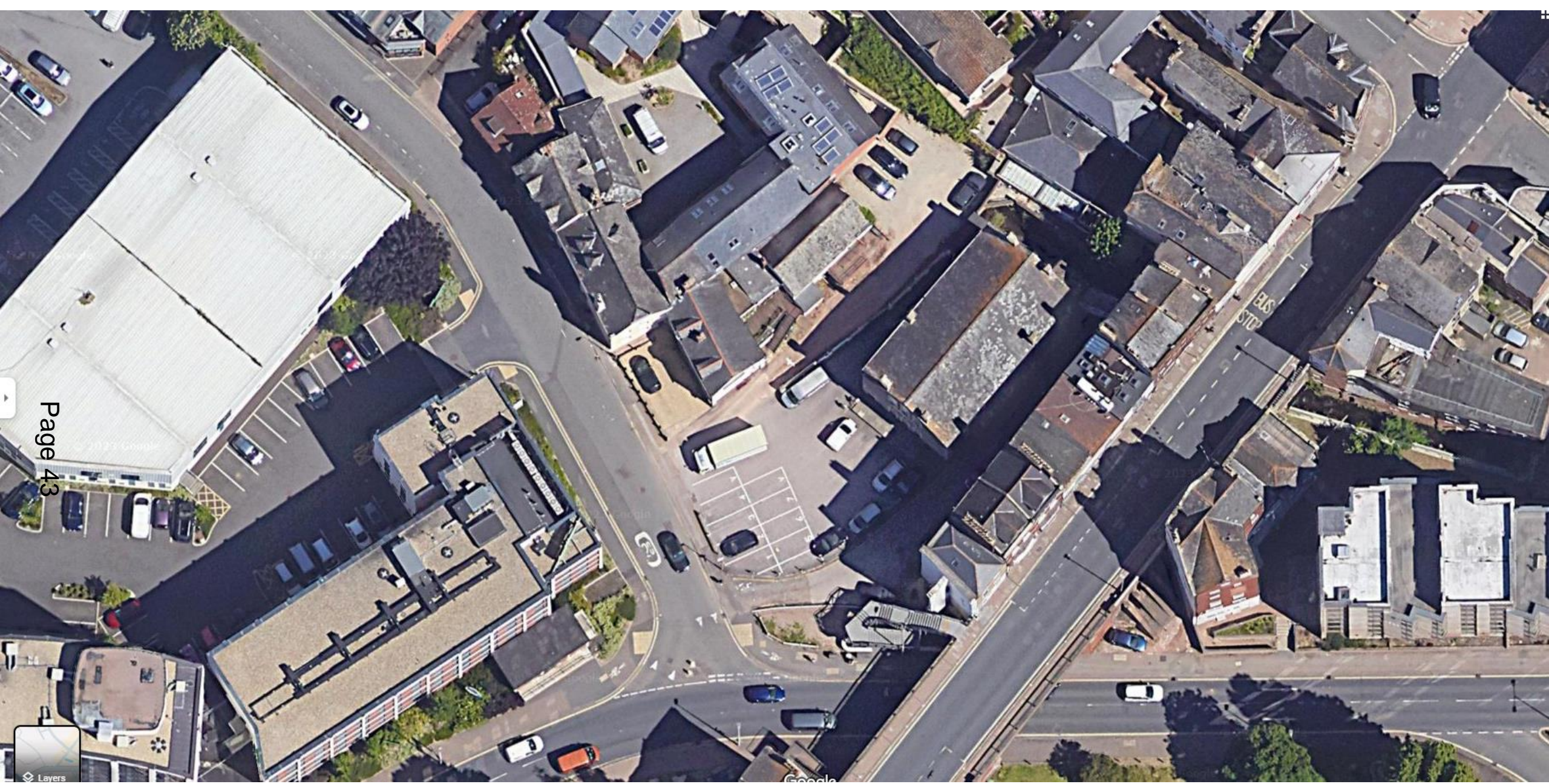
Online Survey (c) Crown Copyright 2020. All rights reserved. Licence number: 10001410

Block Plan
Scale 1:500 @ A1





SITE LOCATION



AERIAL VIEW



FROG STREET
VIEW

VIEW FROM
TUDOR
STREET





TUDOR STREET

VIEW FROM
NEW BRIDGE
STREET

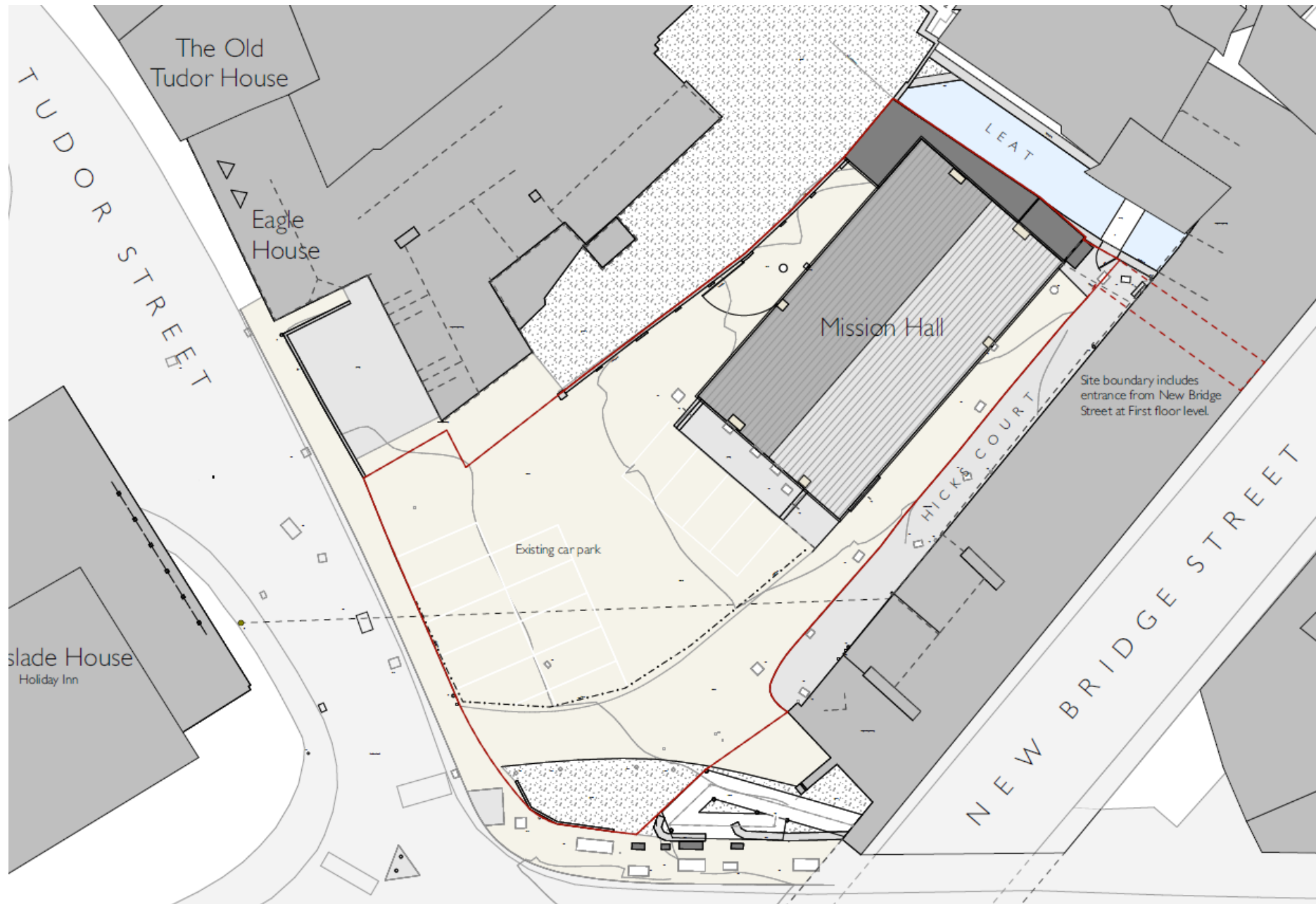




ENTRANCE
FROM NEW
BRIDGE
STREET

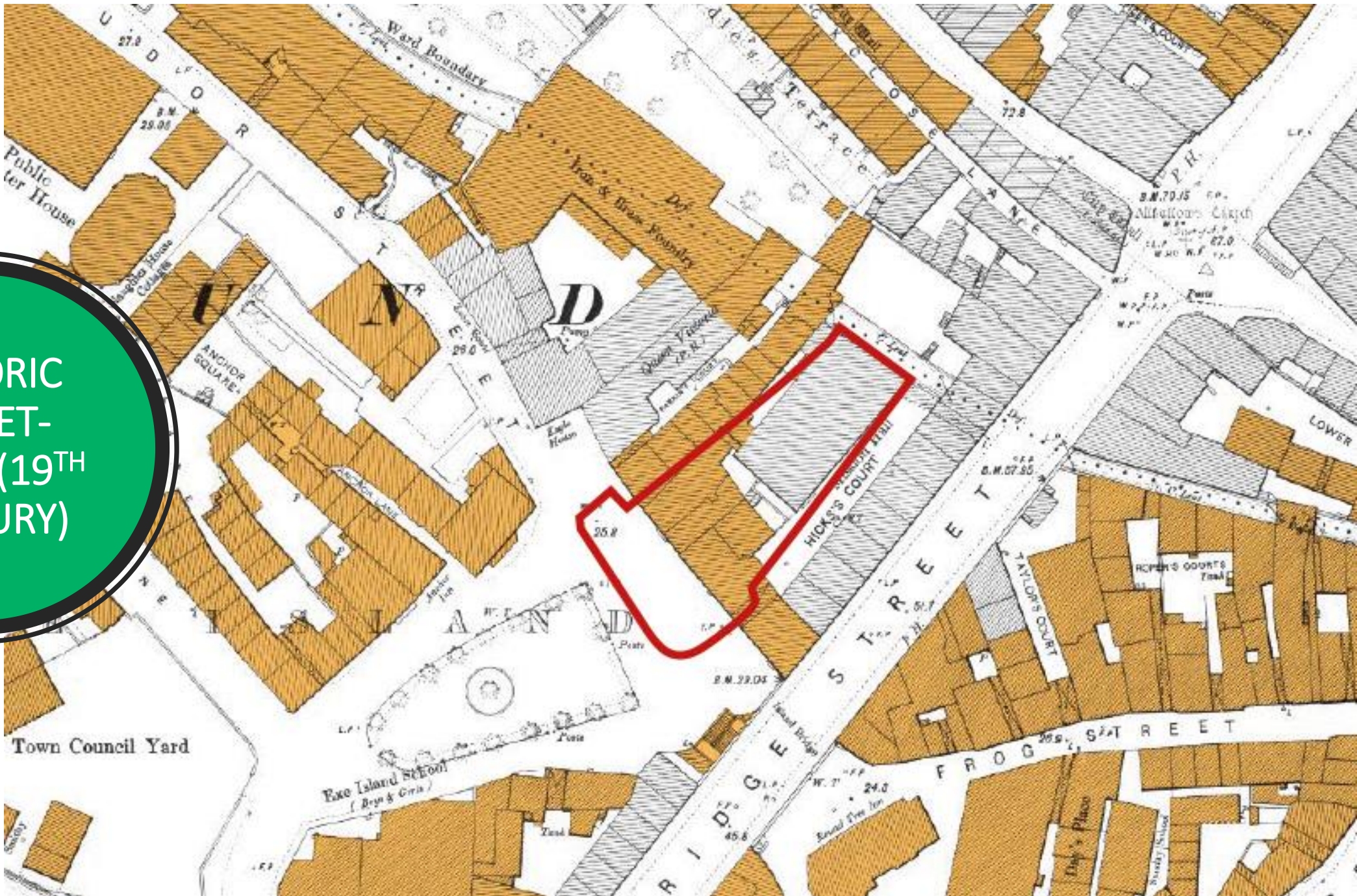


HICKS COURT
AND
COFFINS
WAY



EXISTING SITE PLAN

HISTORIC STREET-SCAPE (19TH CENTURY)



HISTORIC
STREET-
SCAPE (19TH
CENTURY)

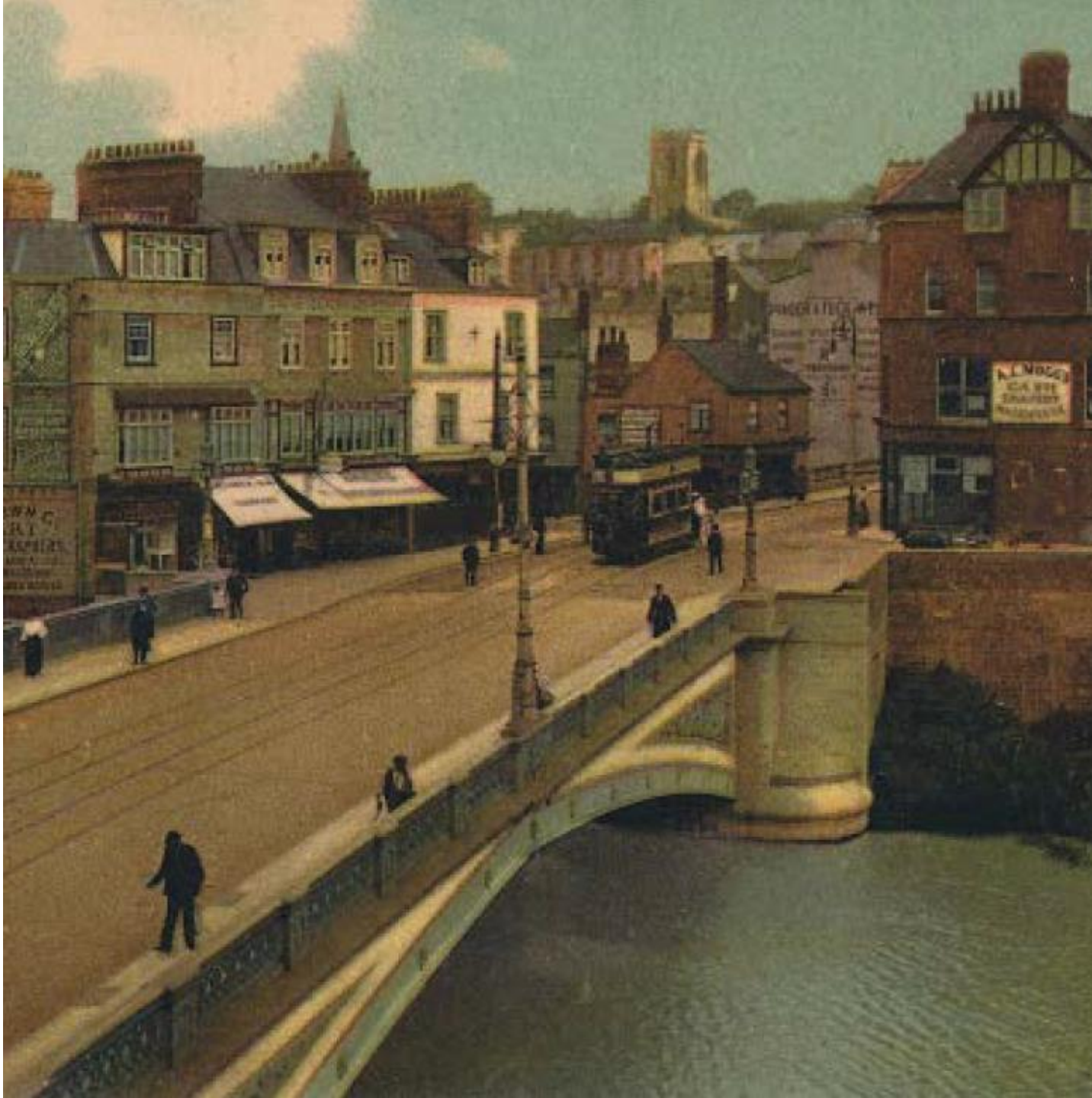


BEFORE
INNER RING
ROAD



NEW BRIDGE
STREET
ENTRANCE





WIDER SITE -
HISTORIC
VIEW FROM
RIVER EXE



ISOMETRIC VIEW



Windows a
Black alumin
Black painte
Timber louv
Brick and sto
Metal screen

Proposed South East (Side) Elevation
Scale 1:100 @A1

SOUTH-EAST SIDE ELEVATION



Client:

Bennik Developments Limited

Proposed North West (Side) Elevation
Scale 1:100 @A1

NORTH-WEST SIDE ELEVATION



Proposed South West (Front) Elevation

Scale 1:100 @ A1



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Proposed North East (Rear) Elevation
Scale 1:100 @A1



PROPOSED SITE PLAN



PROPOSED SITE PLAN



Tudor House

Eagle House

TUDOR STREET

FROG STREET

NEW
BRIDGE
STREET

Proposed Tudor Street
Street Elevation
Scale 1:200 @ A1

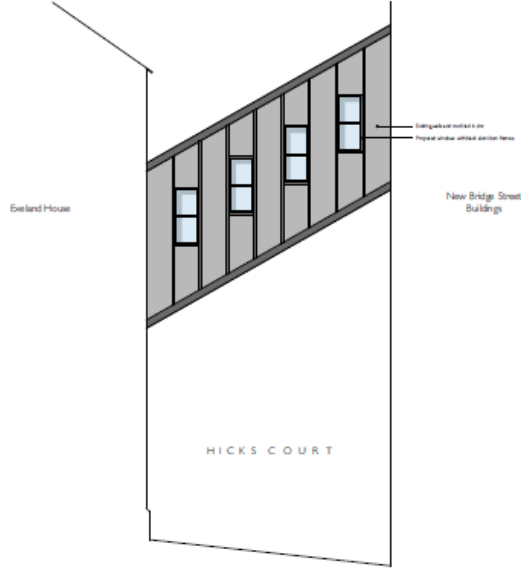
TUDOR STREET ELEVATION



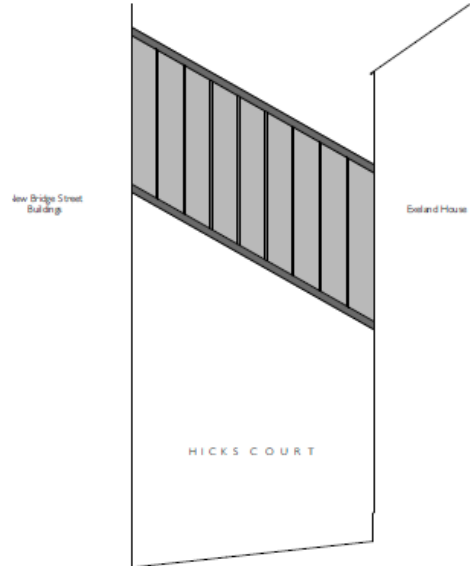
Proposed Frog Street
Street Elevation
Scale 1:200 @A1

FROG STREET ELEVATION

Proposed Coffins Way
South Elevation
Scale 1:50 @ A1



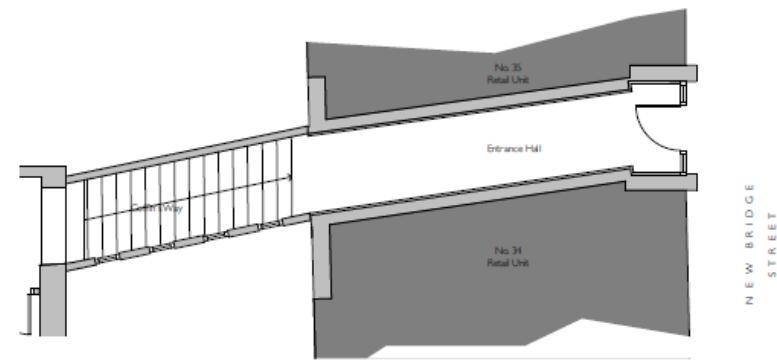
Proposed Coffins Way
North Elevation
Scale 1:50 @ A1



Client: Bennis Developments Limited
 Project: Mission Hall, Tudor Street Exeter
 Drawing Title: Proposed New Bridge Street Entrance and Coffins Way (Plans and Elevations)
 Drawing No: 2080_PL_14
 Revision:
 Date: August 2023



Existing New Bridge Street Elevation
Scale 1:50 @ A1

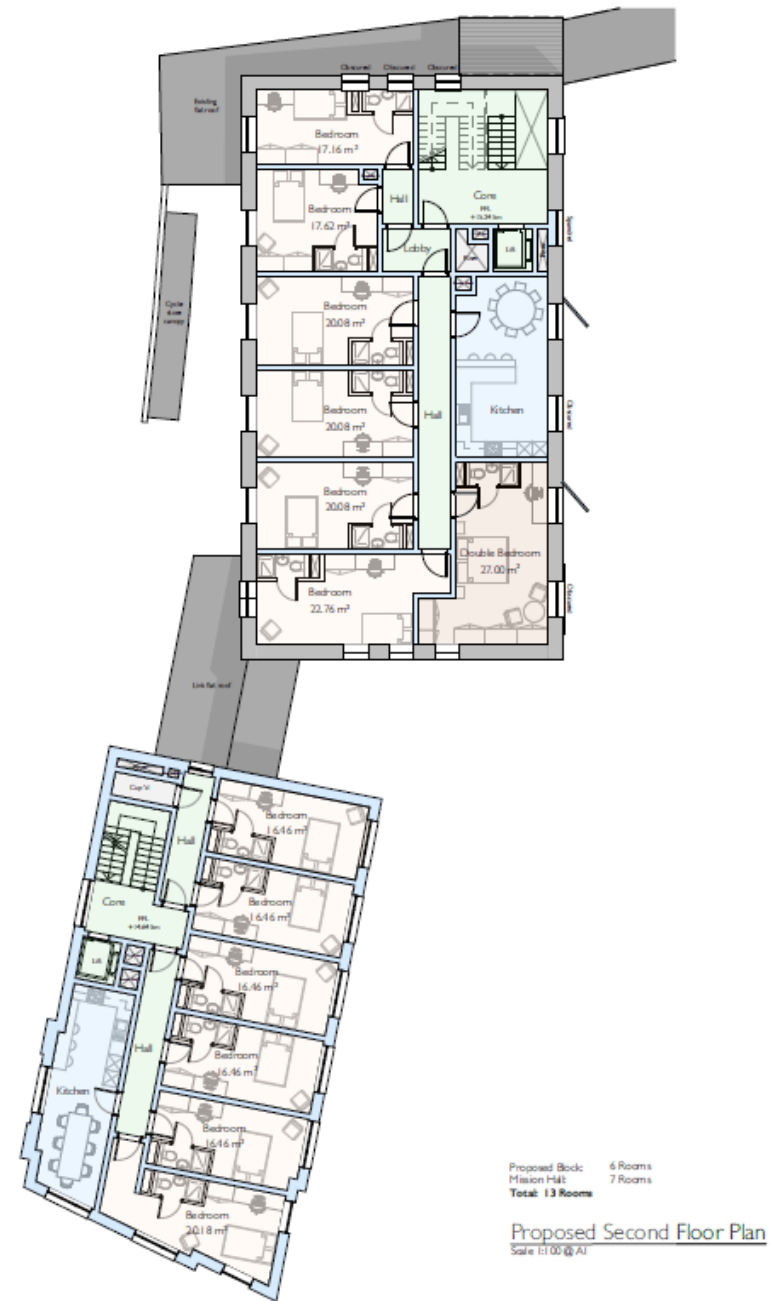
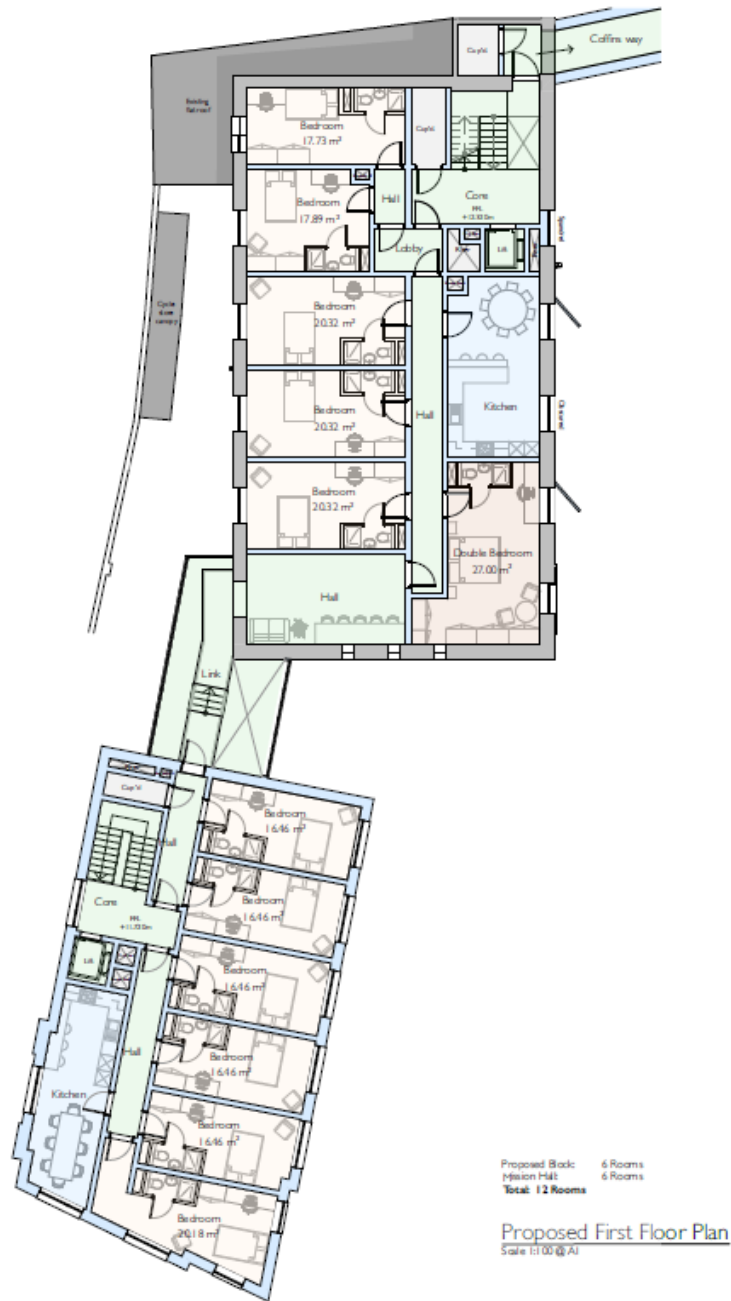


Proposed New Bridge Street and Coffins Way
Entrance Floor Plan
Scale 1:50 @ A1

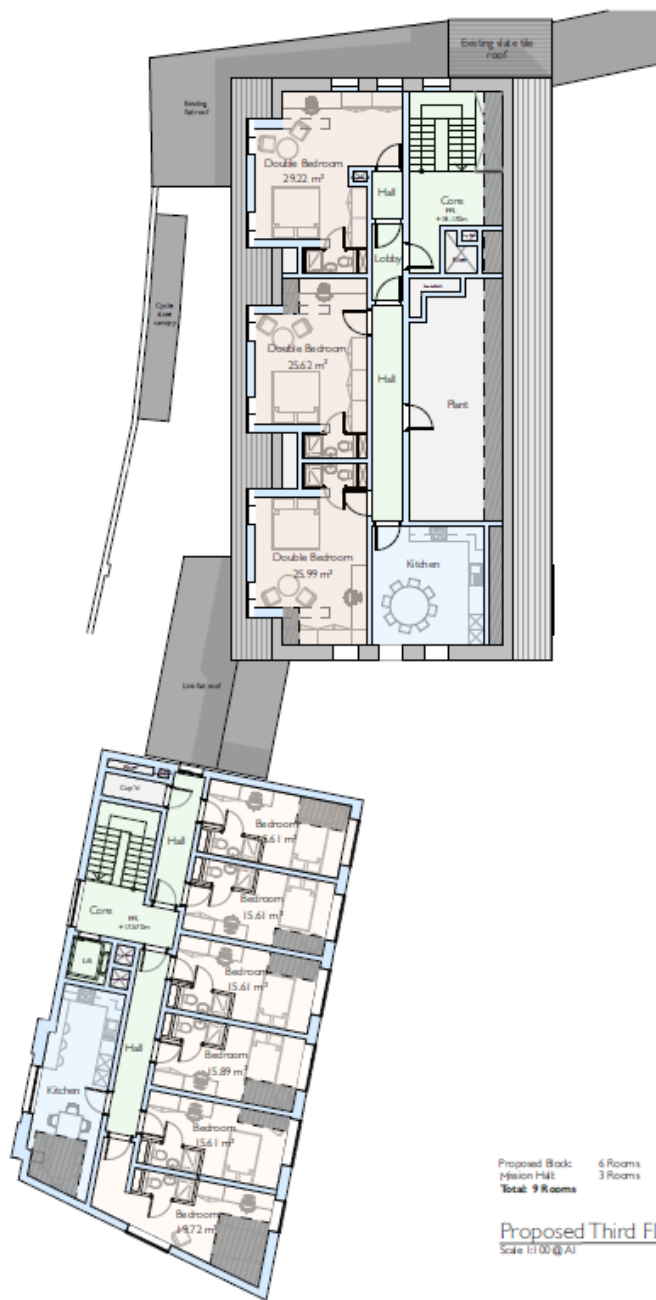
NEW BRIDGE STREET ENTRANCE



PROPOSED GROUND FLOOR PLAN

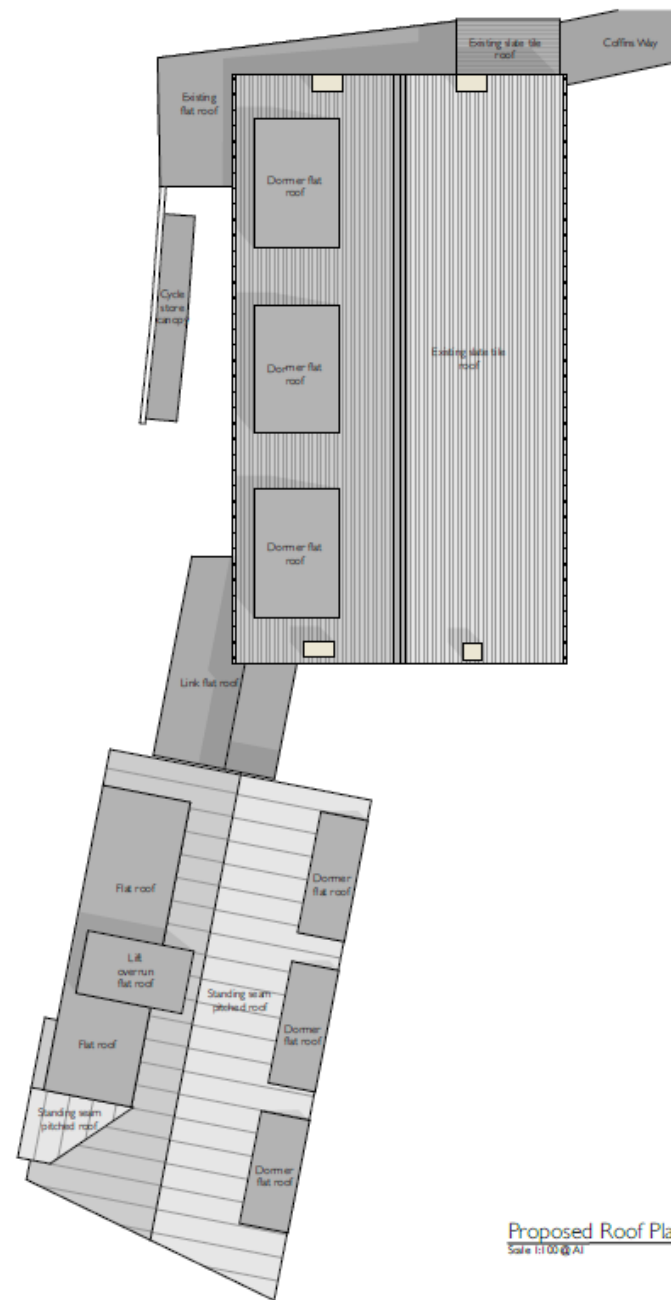


PROPOSED FIRST AND SECOND FLOOR PLANS



Proposed Block
Mission Hill
Total: 9 Rooms

Proposed Third Floor Plan
Scale 1:100 @ A1



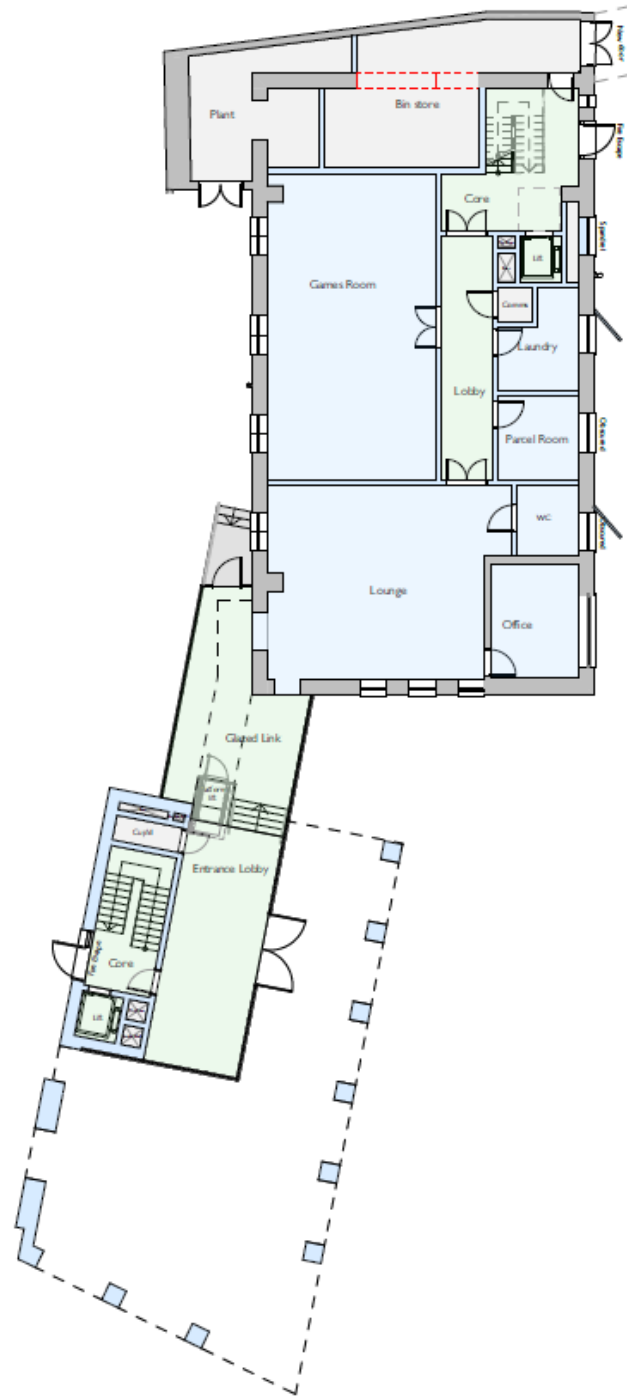
Proposed Roof Plan
Scale 1:100 @ A1

PROPOSED THIRD FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

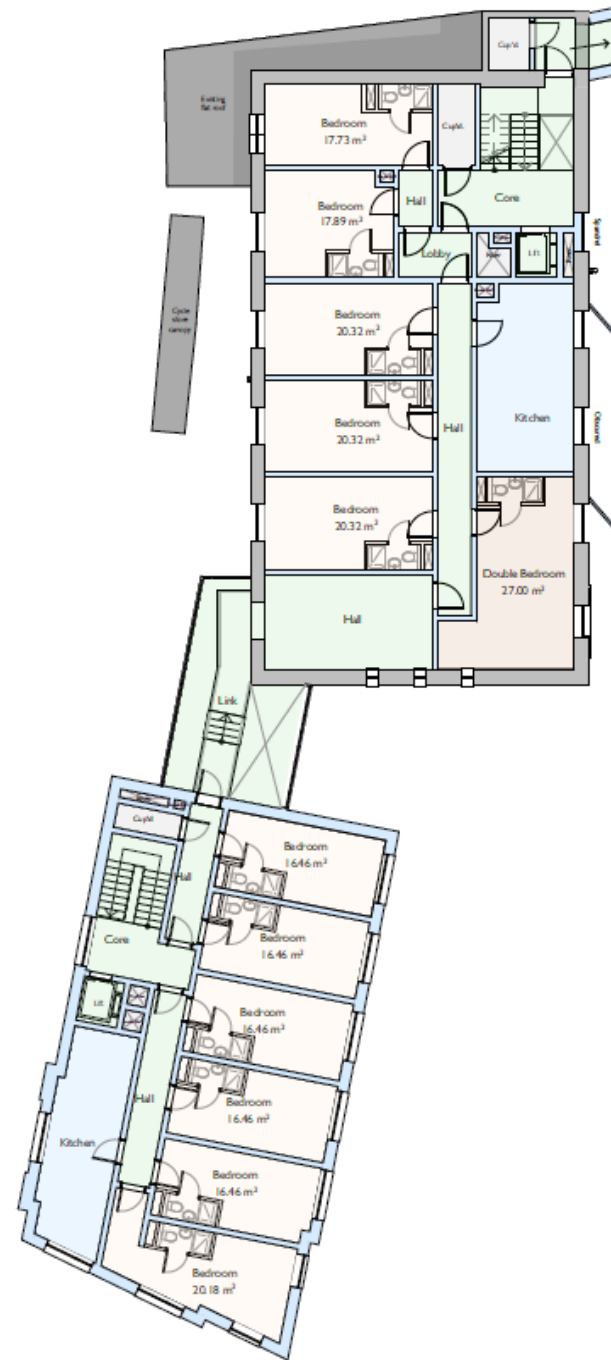
Page 69

- **Lobby**
- **Games Room**
- **Lounge**
- **Bin store**
- **Plant**
- **Laundry**
- **Parcel Room**
- **Office**



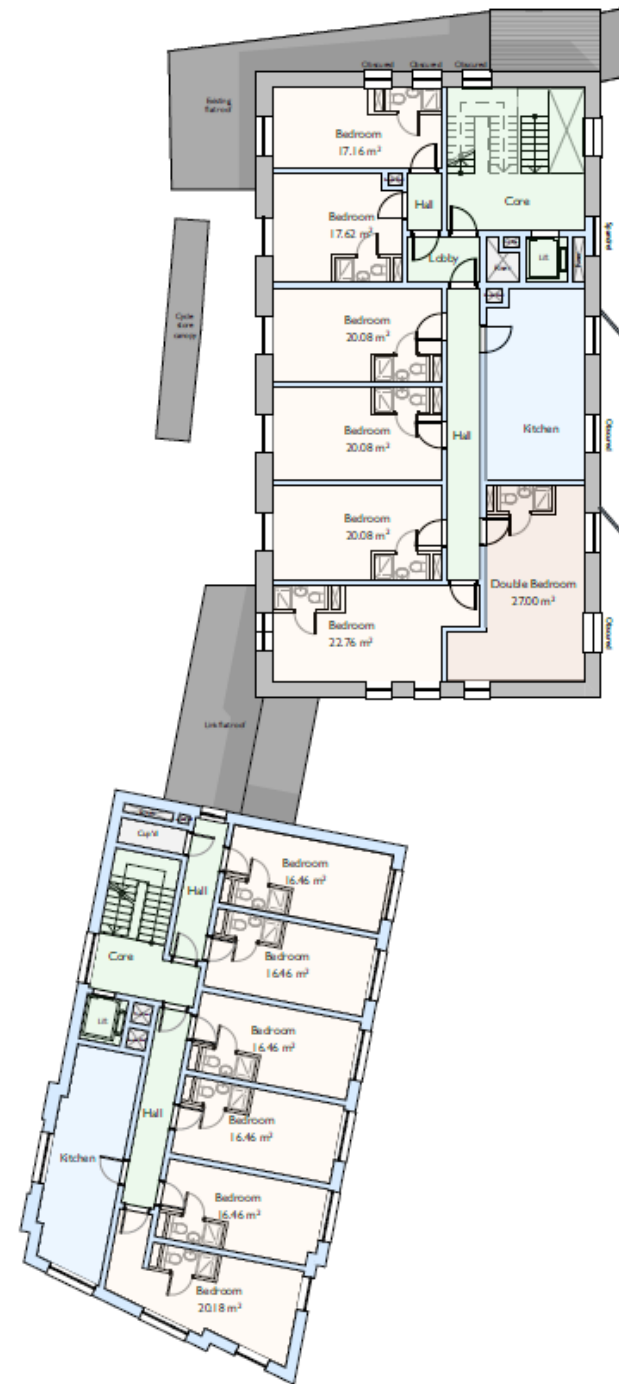
PROPOSED FIRST FLOOR PLAN

- Bedrooms (12)
- Kitchens (2)



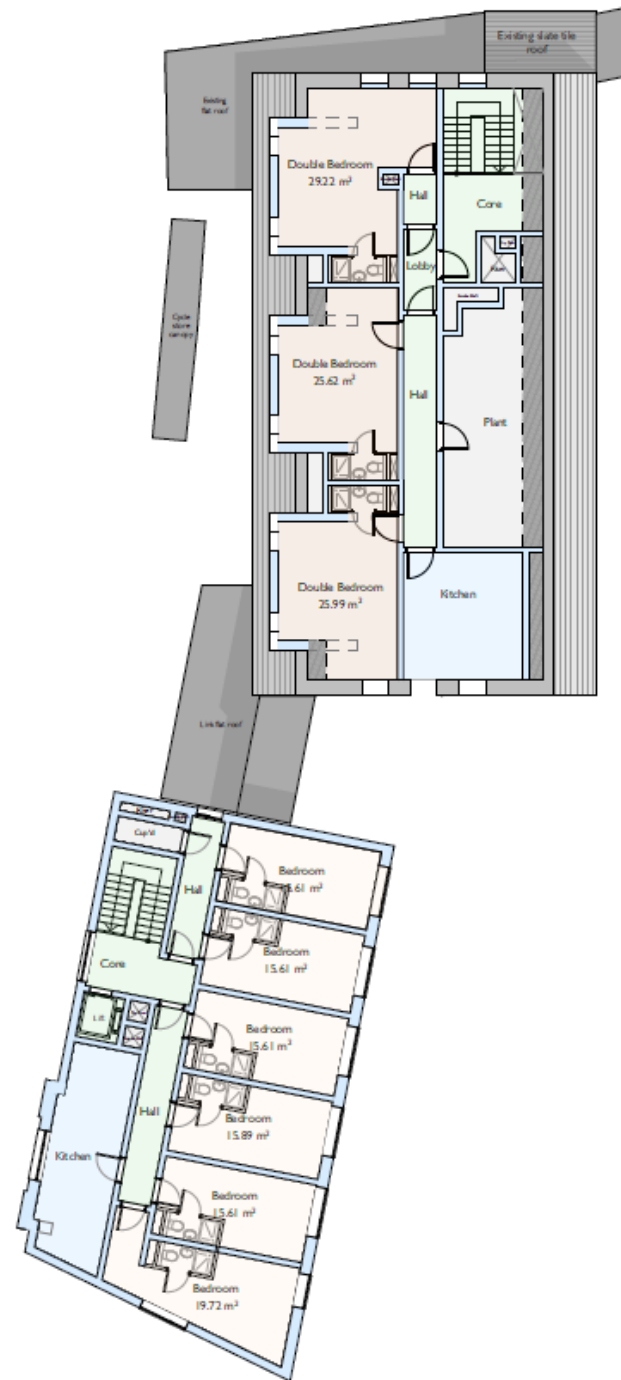
PROPOSED SECOND FLOOR PLAN

- Bedrooms (13)
- Kitchens (2)



PROPOSED THIRD FLOOR PLAN

- Bedrooms (9)
- Kitchens (2)
- Plant





NEW BRIDGE STREET ILLUSTRATIVE VIEW



FROG STREET ILLUSTRATIVE VIEW



TUDOR STREET ILLUSTRATIVE VIEW

- Flooding
- Amenity – neighbours
- Amenity – occupants
- Parking – cycles
- Parking – disabled
- Heritage
- Design
- Sustainability
- Community safety

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 and update sheet.

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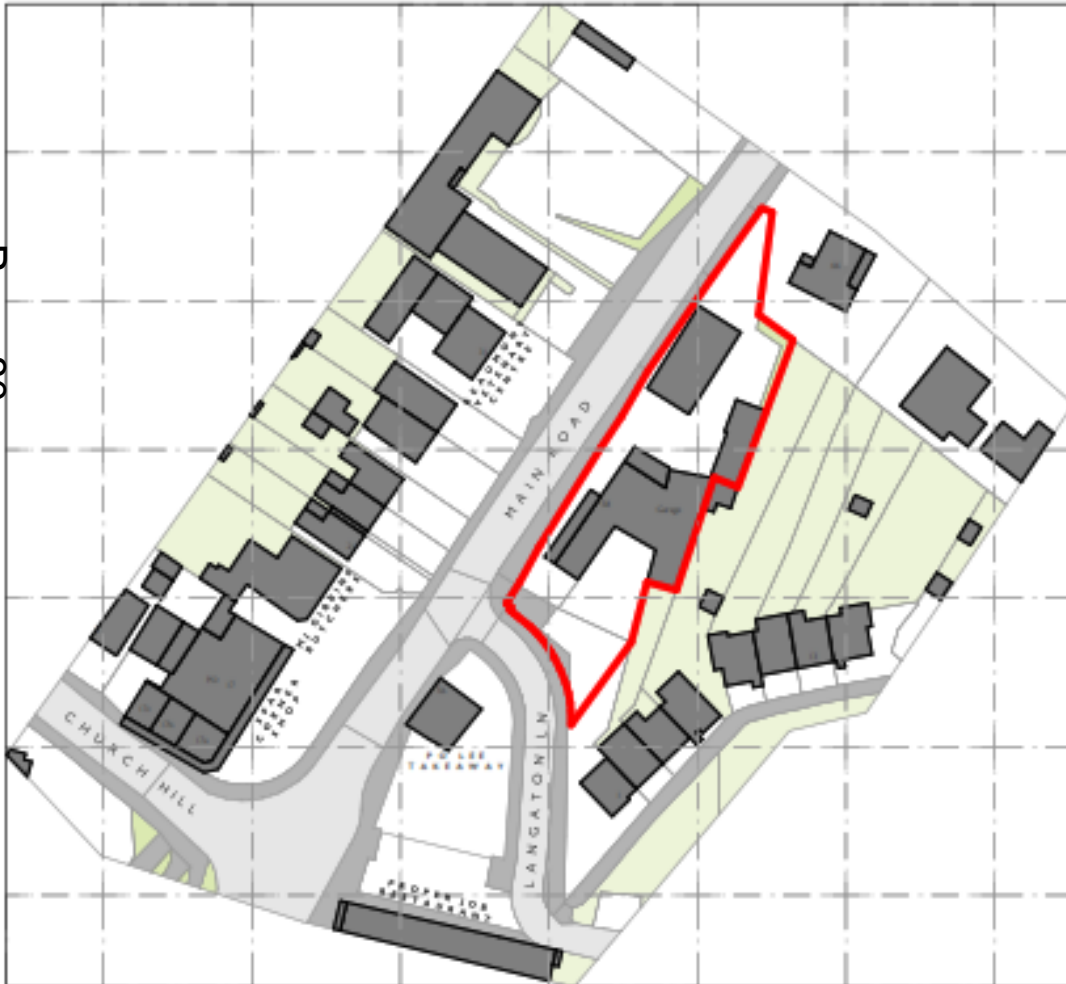
58 Main Road Pinhoe

Ref: 22/1223/FUL

Page 79

Agenda Item 6

Location: 58 High Road, Pinhoe



- **Designated Local centre** – commercial uses providing vibrancy and local amenities protected



Existing site – Mixed Use

Existing Garage



Existing Commercial



View Looking North up Main Road



Langaton Lane towards the rear of the site



Description of the development



Proposed section – north west view

Proposed mixed use development

Page 84



Proposed single dwelling, Langaton Lane

Page 85



Proposed single dwelling, elevations proposed



Proposed House - Front (South West) Elevation



Proposed House - Side (North West) Elevation



Proposed House - Rear (North East) Elevation



Proposed House - Side (South East) Elevation

Proposed Front Elevation (commercial and flats above)



Elevations (commercial and flats) proposed

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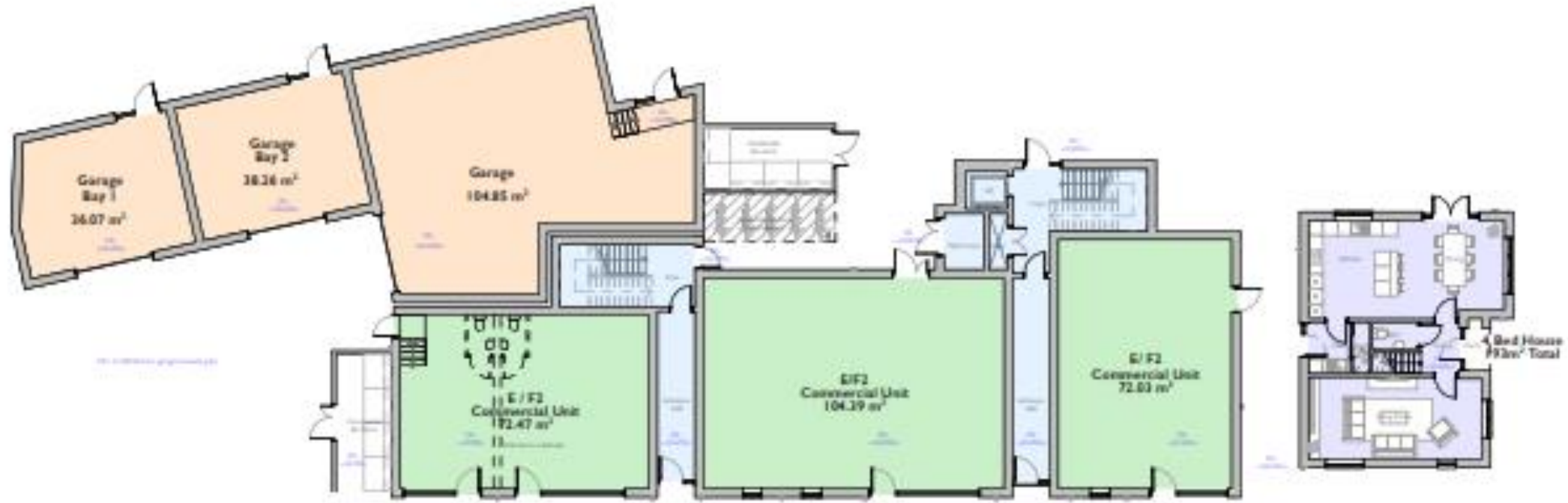


Proposed Front (North West) Elevation



Proposed Rear (South East) Elevation

Proposed Commercial (447sqm)

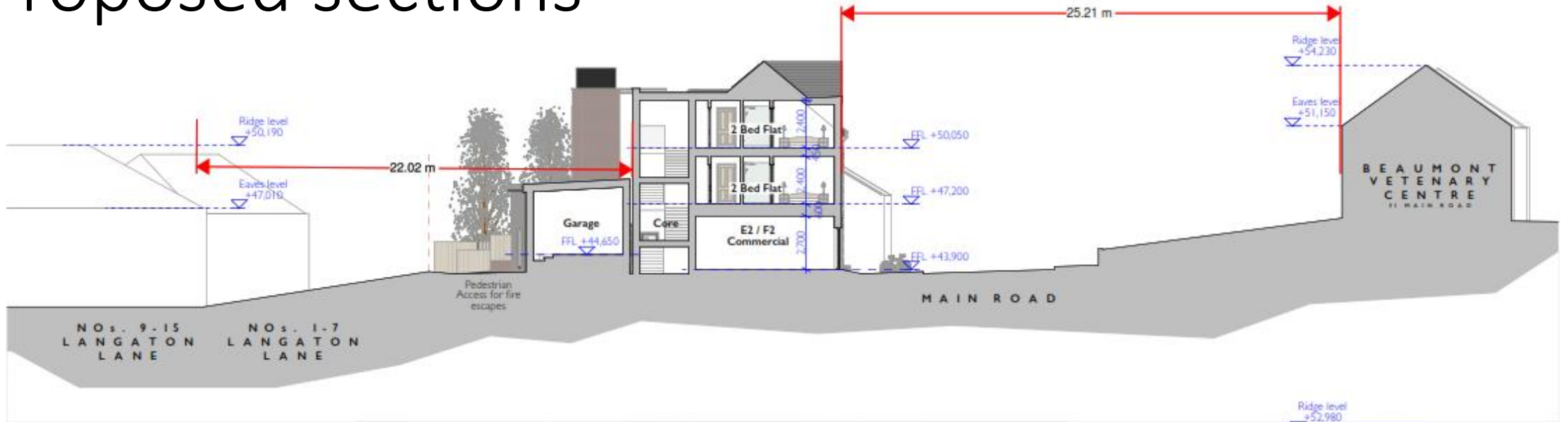


Proposed Ground Floor Plan
Scale: 1:500 @ A1

Proposed Kiosk



Proposed sections



Proposed Cross Section - Detached dwelling
Scale 1:200 (G.A.)

Highways

- DCC Highways - The level of vehicle movements for existing *'use would not be too dissimilar to the proposed use, it would therefore be unreasonable for the Highway Authority to recommend refusal on traffic generation'*.
- Exeter Cycle Campaign - Cycle Parking insufficient; This will be conditioned

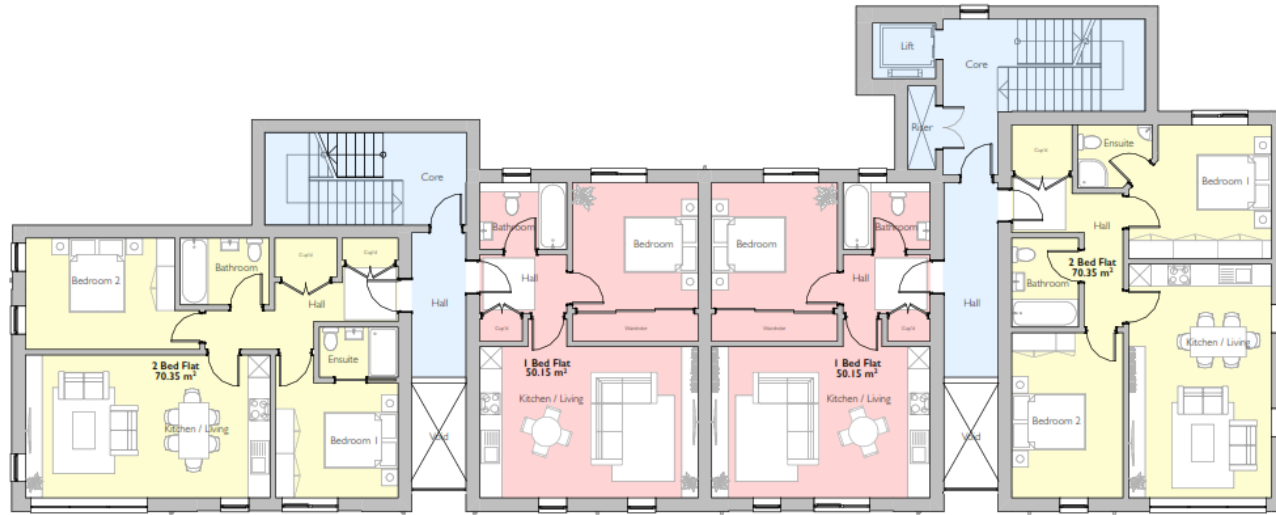


Recommendation

- **APPROVE**, subject to conditions and legal agreement with DCC Highways

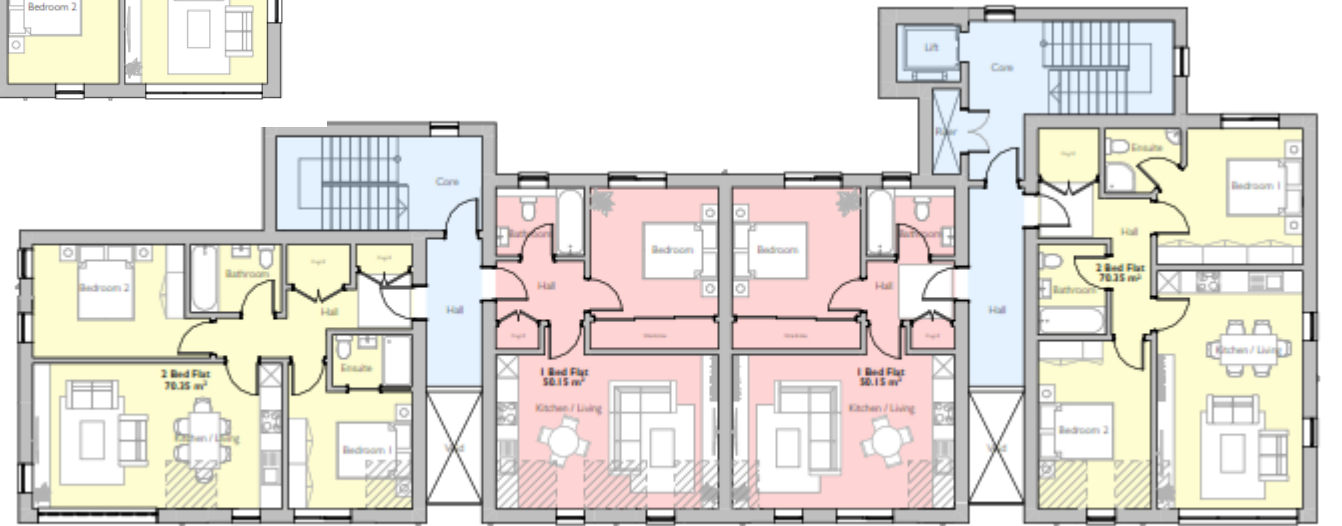
END

Proposed Flats (x 8)



First Floor

1-bedroom flats (x4)	50sqm
2-bedroom flats (x4)	70.35sqm
Communal garden	144.21
Car parking	0
Cycle Parking	10



Second Floor

Proposed Garage Elevations



Design

- *Two storey housing occupies the other side of Main Road and this is both set back and is at a higher level. The increase in scale on the application site is considered therefore to be acceptable and is supported.*
- The plans were amended in response to comments regarding width of the pathway providing access to larger bins and the width of the pavement and public realm.



Revised

Design

- Roof form retained to include glazing despite comments received from ECC Urban Design Officer

Take main roof across full front elevations (omit glazed gaps in roof plane crossing the ridgeline of the roof) to avoid disjointed appearance.

Original proposal with glazed roof:



Larger visual Mass with continuous roof:



Landscaping

- An Arboricultural Assessment was submitted as part of the application
Recommendation - 3 no. Fastigate Oaks, for the loss of T1 – Ash.
- The proposed replacements are considered to provide a suitable alternative.
- The removal of T1 may be justified however, *its loss will be noticeable and it is therefore imperative, that it is mitigated for by a significantly robust planting scheme that is to be approved by the council's Landscape officer. This will be conditioned*

Neighbour consultation

Representations included material planning concerns

- 13 letters were sent
- 7 objections received relating to
 - Parking
 - Highway safety, new access for single dwelling
 - Congestion of the highway for construction and operational servicing
 - Design out of character
 - Height (x3-storeys)/ Overbearing
 - Impact on outlook
 - Overlooking/Privacy
 - Communal back alley blocked
 - Overdevelopment

Proposed Uses

	Existing sqm	Proposed sqm
Commercial [= Industrial (garage) + 3 other (E/F2) kiosk, retail, community]	290	447.82 [= 179.18 + 104.39 + 72.03 + 72.03]
Residential (x9) [x4-bed detached house +2-bed x 4 +1-bed x 4]	72.76	835.4 [193 + 70.35 x 4 + 50.15 x 4]