

Public Speaking

Public speaking on planning applications and tree preservation orders is permitted at this Committee. Only one speaker in support and one opposed to the application may speak and the request must be made by 5pm on the Thursday before the meeting (full details available on request from the Member Services Officer).

- 3 **PLANNING APPLICATION NO.08/1666/03 – LAND ADJACENT SANDY PARK FARM, OLD RYDON LANE, EXETER**
To consider the report of the Head of Planning Services. 1 - 6
(Report circulated)
- 4 **TREE PRESERVATION ORDER NO. 585 - 8 ST LEONARDS ROAD, EXETER**
To consider the report of the Head of Planning Services. 7 - 12
(Report circulated)
- 5 **TREE PRESERVATION ORDER NO. TPO 590 - FORMER RD&E HOSPITAL (HEAVITREE), GLADSTONE ROAD**
To consider the report of the Head of Planning Services. 13 - 16
(Report circulated)
- 6 **TREE PRESERVATION ORDER NO. TPO 593 - LAND ADJACENT KEW COURT, PYNES HILL**
To consider the report of the Head of Planning Services. 17 - 20
(Report circulated)
- 7 **LOCAL DEVELOPMENT FRAMEWORK - ANNUAL MONITORING REPORT**
To consider the report of the Head of Planning Services. 21 - 64
(Report circulated)
- 8 **PROTOCOL FOR DEVELOPERS AND MEMBERS REGARDING PRESENTATIONS FOR MAJOR APPLICATIONS**
To consider the report of the Head of Planning Services 65 - 68
(Report circulated)
- 9 **PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND WITHDRAWN APPLICATIONS**
To consider the report of the Head of Planning Services. 69 - 90
(Report circulated)

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ENFORCEMENT PROGRESS REPORT

To consider the report of the Head of Planning Services.

91 - 94

(Report circulated)

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APPEALS REPORT

To consider the report of the Head of Planning Services.

95 - 120

(Report circulated)

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SITE INSPECTION PARTY

To advise that the next Site Inspection Party will be held on Tuesday 6 January 2009 at 10.00 a.m. The Councillors attending will be Edwards, Mrs Henson and Newton.

DATE OF NEXT MEETING

The next scheduled meeting of the Planning Committee will be held on **Monday 19 January 2009** 5.30 pm. in the Civic Centre.

Membership -

Councillors Mrs Henson (Chair), D J Morrish (Deputy Chair), D Baldwin, P J Brock, Choules, Edwards, Mitchell, Newby, Newton, Shepherd, Shiel, Taghdissian and Wadham

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Agenda Item 3

ITEM NO. 3

COMMITTEE DATE: 08/12/2008

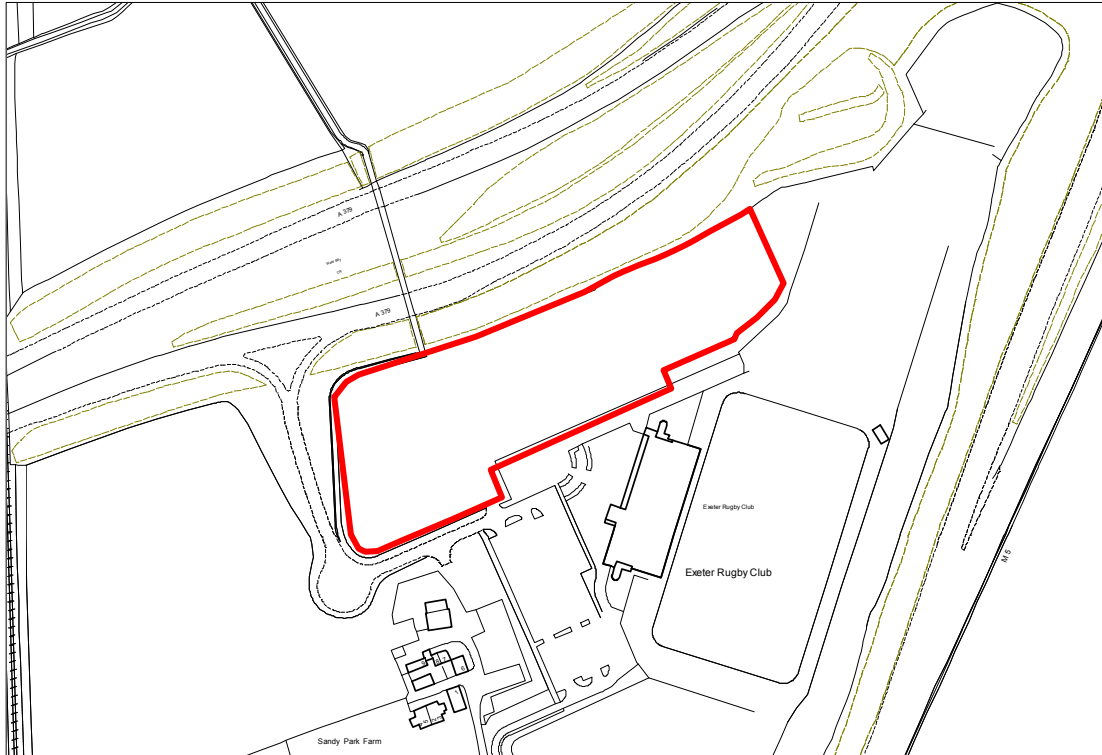
APPLICATION NO: 08/1666/03 **FULL PLANNING PERMISSION**

APPLICANT: David Lloyd

PROPOSAL: Health and fitness centre with internal and external facilities including tennis, health and fitness, multi-sports, swimming, club room and crèche, car parking and associated works

LOCATION: Land adj. Sandy Park Farm, Old Rydon Lane, Exeter, EX2

REGISTRATION DATE: 14/10/2008



Scale 1:4000

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HISTORY OF SITE

- 03/1612/03 Erection of rugby stadium (8200 Capacity) and ancillary facilities, and sports pitches, tennis centre including indoor and outdoor courts, badminton hall, squash courts, crèche and swimming pool, car parking spaces (475 spaces) and other works including construction of new access to highway. Approved subject to conditions and a legal agreement. The Rugby Stadium element of this proposal has been constructed.
- 05/ 0629/03 Provision of cycle/footpath link including bridge over A379. Lane east of railway line from Apple Lane to Old Rydon Lane. Approved 27 September 2005
- 06/1801/03 Racquets, health and fitness centre with internal (7,416 sq.m.) and external facilities for tennis,

health and fitness, multi-sports, cricket, swimming, club room and crèche, car parking and associated works. (Amendment to Ref No. 03/1612/03 granted 9 September 2004). This application was approved on 13 November 2006.

DESCRIPTION OF SITE/PROPOSAL

The site comprises part of the land covered by the original application referred to above (03/1612/03) and lies between the new stadium and the A379. The site was levelled and prepared for construction as part of the preparatory works when the stadium was constructed.

Although there are two extant approvals for a Sports/Tennis Centre on this land the applicant has reconsidered the scheme and now seeks consent for a revised scheme comprising a smaller 2 storey building with a total floor area of 6643 sq m. Facilities are spread over 2 floors in addition to those external to the building. Within the building the ground floor contains one internal tennis court, 25m indoor swimming pool, children's pool, sauna, spa, solarium and steam rooms, club/bar area, adult and children's lounges and changing rooms. The first floor of the building comprises 2 tennis courts, gym facilities, 2 exercise/dance studios and clinic/treatment room.

Externally the facilities provided comprise 2 tennis courts with provision for temporary winter covers, an external show tennis court, 2 five-a-side football pitches, children's play area, garden patio area and car parking (246 spaces).

The building occupies a fairly central position on the site with the external courts located to the east of the building and the parking area to the west.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

The following documents have been submitted in support of the application.

- Design and Access Statement
- Flood Risk Assessment
- Waste Management Plan

Design and Access Statement

This statement sets out the factors that have influenced the design and layout of the building, the juxtaposition of the various elements within and around the building and the access issues relevant to both the building and the external areas. The specific design of the building and the materials to be used both on the building and for the external areas are appraised.

Flood Risk Assessment

This document appraises the flood risk applicable to the site and examines the potential impact of the development, measures to manage flood risk, including drainage arrangements.

Waste Management Plan

This document examines the proposed development from a waste generation perspective, and measures to minimise the volume of waste created. It identifies soil and vegetation as the most likely waste streams during site clearance, and surplus/waste construction materials as the main source during construction. This waste will be sorted on site and measures taken

to minimise the amount through careful monitoring of construction to prevent over ordering. It also states that local sourcing of materials will be carried out wherever possible.

REPRESENTATIONS

1 letter of comment has been received from Bishops Clyst Parish Council concerning the potential for underground parking.

1 letter of representation has been received welcoming the provision of the type of facilities comprised in this development but expressing concern about their financial accessibility to the majority of residents in the surrounding locality. The affordability of membership of the proposed development is not a material planning consideration.

CONSULTATIONS

Environment Agency – Consultation response awaited.

Sport England – “With the scheme hoping to result in providing opportunities for group participation as well as contributing to healthier, fitter and more active communities; sport England would therefore wish to lend it’s support in principle to this planning application.”

Environmental Health – highlights issues of land contamination, noise, construction hours, hours of use of external facilities, lighting, air quality, drainage, need for details of all external plant/machinery and a green travel plan.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance

PPS1 - Delivering Sustainable Development

PPG13 – Transport

PPG16 – Archaeology and Planning

PPG17 – Planning for Open Space, Sport and Recreation

PPS23 – Planning and Pollution Control

PPG25 – Development and Floodrisk

Devon County Structure Plan 2001-2016

ST1 - Sustainable Development

ST10 - Exeter Principle Urban Area

CO6 - Quality of New Development

CO8 - Archaeology

CO13 - Protecting Water Resources and Flood Defence

CO15 - Air Quality

CO16 - Noise Pollution

TR2 - Coordination of Land Use/Travel Planning

TR4 - Parking Strategy, Stands and Proposals

TR10 - Strategic Road Network and Roadside Service Areas

Exeter Local Plan First Review 1995-2011

AP1 - Design and Location of Development

L6 - Intensive Use Facilities

L8 - Indoor Sport Facilities

T1 - Hierarchy of Modes

T2 - Accessibility Criteria

T3 - Encouraging Use of Sustainable Modes

T10 - Car Parking Standards

C5 - Archaeology
EN4 - Flood Risk
EN5 - Noise
DG1 - Objectives of Urban Design
DG3 - Commercial Development

OBSERVATIONS

The principle of a tennis/sports centre on this land is established by virtue of the previous consents that remain valid. The main issues in respect of this application therefore relate to the changes to the scheme as compared to the most recent approval and their impact on the visual amenity of the site and surroundings, highways safety implications and the relationship between the Tennis/Sports Centre and the Rugby Stadium.

This building is slightly smaller than the most recently approved scheme (6643 sq m as compared to 7416 sq m) and provides for 246 parking spaces as opposed to the 250 included in the last scheme. The ratio of parking provision relative to floor area of the building has increased as a result of the reduction in size of the building. The design of the building has changed as a result of the reduction in size and externally two 5-a-side football pitches have been included in addition to the external tennis courts. The revised scheme also includes provision for an air support dome covering 2 of the external tennis courts to facilitate greater year round use.

The new access from the A379 into the site was always also intended to serve this site and given the fact that there is no fundamental change in the nature of the proposal, nor the overall number of parking spaces it is not felt that this application should give rise to any significant highway concerns over and above those addressed during the approval of the previous schemes. Confirmation from the County Council that there is no highway objection to this revised scheme is awaited.

The position of the car park is as per the previous approval and this is considered appropriate in that it will to some extent be less visually prominent as it will be screened by the building. Neither of the previous approvals for a tennis centre on this site have required the provision of any underground parking. Notwithstanding the comments raised by Bishops Clyst Parish Council it is not considered that such provision would be desirable on this site and in any event adequate parking provision is already incorporated within the scheme. The applicant has been asked to clarify the overall height of the building relative to the Rugby Stadium by providing a section. The overall height of the building itself is governed by the function of the building as a tennis/sports centre and the need for height clearance. Notwithstanding this the building now proposed is comparable in height to the previous approvals. This revised scheme has a simpler design comprising a single curved roof spanning the whole of the building with external walls consisting of a mix of composite cladding panels, brick/blockwork, curtain wall glazing and small elements of cedar boarding. Other minor changes compared to the approved scheme relate to the positioning of an external plant room and changes to the hard and soft landscaping of the site.

The positioning of the plant room building in front of the pedestrian/cycle bridge across the A379 is not ideally located in terms of its visual impact upon a key arrival point into the overall Sandy Park complex. The applicant has been requested to reconsider the siting of this building to ensure that a better vista is provided on arrival over the bridge.

The introduction of an air support dome over the external tennis courts will ensure that greater use can be made of them on a year round basis. However the visual impact of this needs further clarification and the applicant has been asked to provide additional information on its appearance and the periods of year during which it would be erected. This information will be reported at Committee.

It is also considered important that the areas of hard surfacing around the building are designed such that the site of the tennis centre and the Rugby Stadium are linked in a consistent way in the interests of the character and appearance of the overall site. Consequently the applicant has been asked to revise the submitted plans to show the same

approach to hard surface materials and landscaping as that proposed on the previous approvals.

Although no formal consultation response has been received from the Environment Agency at the time of writing this report it is not envisaged, given their comments on previous schemes, that they will raise any fundamental issues from the Flood Risk Assessment. Their formal consultation response will be reported at Committee.

Issues relating to land contamination, associated remediation and air quality impact of the scheme were all dealt with under the originally approved scheme for the Rugby Stadium and tennis centre. Details of the proposed lighting, hours of use, hours of construction work, refuse storage arrangements and details of any plant and machinery associated with the development will all be controlled by appropriate conditions.

SOUTHERN AREA WORKING PARTY (19/11/08)

Members noted the history and the fact that previous approval had been granted for a David Lloyd tennis centre on this site. Members noted the differences between the approved scheme and that now proposed and recognised the concerns outlined by Officers as valid and worthy of further negotiation. Members noted that the application will be considered by the Planning Committee.

CONCLUSION

Subject to the satisfactory outcome of negotiations in respect of the points raised above it is considered that the overall visual impact of the scheme will be acceptable. Likewise, subject to clarification from the Highway Authority that they have no objection to the proposal, the highway aspects of the development are also considered acceptable.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) C15 - Compliance with Drawings
- 3) C12 - Drainage Details
- 4) C17 - Submission of Materials
- 5) C35 - Landscape Scheme
- 6) H02 - Highways - Provision parking, etc
- 7) The development hereby approved shall not commence until details of the proposed finished floor levels and overall ridge heights of the building, in relation to an agreed fixed point or O.S datum have been submitted to, and been approved in writing by, the Local Planning Authority.
Reason: In the interests of the visual amenities of the area and the residential amenities of the occupants of surrounding properties.
- 8) Prior to the commencement of the development hereby approved details of all external plant and machinery associated with the proposal, including sound power levels, shall be submitted to, and be approved in writing by, the Local Planning Authority.
Reason: To ensure that the details of the scheme are acceptable in the interests of

residential amenity.

- 9) Prior to the commencement of the development the following details shall be submitted to, and be approved in writing by, the Local Planning Authority: -
- a) The hours operation of the Tennis Centre complex and outdoor facilities,
 - b) The hours of operation of the floodlights to the external courts and 5-a-side pitches,
 - c) Details of the type of lighting to the parking areas and their hours of operation, and
 - d) details of fencing/boundary treatments.

Reason: In the interests of residential and visual amenity in the locality.

- 10) Unless otherwise agreed in writing by the Local Planning Authority the development hereby approved shall only be used for activities falling within Use Class D2 (e) of The Town and Country Planning (Use Classes) Order 1978 (as amended), and not for any public performances of musical events.

Reason: To maintain control over the use of the premises in the interests of the residential amenities of nearby properties

- 11) Construction work shall not take place outside the following times: 8am to 6pm (Mondays to Fridays); 8am to 1pm (Saturdays); nor at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenity of occupants of nearby buildings.

- 12) Prior to the commencement of the development an assessment of the impact of all external lighting associated with the development shall be submitted to, and be approved in writing by, the Local Planning Authority. The assessment should address the impact of the lights (including hours of use) on the nearest receptors. Thereafter the lighting shall be installed and maintained in accordance with the findings of the lighting assessment and details approved pursuant to Condition 9(c).

Reason: In the interests of the amenities of the occupants of surrounding properties.

- 13) Prior to the commencement of the development a Green Travel Plan shall be submitted to, and be approved in writing by, the Local Planning Authority (in consultation with the County Council). Thereafter the development shall be carried out in accordance with the provisions of the agreed Green Travel Plan.

Reason: In the interests of minimising the use of the private motor vehicle and encouraging the use of sustainable modes of transport.

- 14) No development shall take place until details of the kitchen extraction system, including odour abatement equipment, have been submitted to and approved in writing by the Local Planning Authority. Mechanical extract ventilation should be provided with a high level discharge point. The mechanical extraction equipment should meet requirements set out in DEFRA guidance for odour and noise from commercial kitchens.

Reason: In the interests of residential amenity.

Local Government (Access to Information) 1985 (as amended).

Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223

EXETER CITY COUNCIL

PLANNING COMMITTEE 8 DECEMBER 2008

OBJECTIONS TO TREE PRESERVATION ORDER NO. 585 (8 ST LEONARDS ROAD, EXETER)

1. PURPOSE OF REPORT

- 1.1 This report gives details of objections that have been received by the Council to Exeter City Council Tree Preservation Order No. 585 (8 St Leonards Road, Exeter). The Committee is requested to determine whether to confirm, modify or refuse to confirm the Order. If an Order is confirmed (with or without modification) the protection that it provides becomes permanent but if it is not confirmed it ceases to have effect. This item was on the agenda of the two previous Planning Committees but was deferred. The report has been updated, Members can ignore previous reports.

2. BACKGROUND

- 2.1 Tree Preservation Order No. 585 protects one Yew tree growing within the front garden of 8 St Leonards Road.
- 2.2 The tree was originally protected by Exeter City Council Tree Preservation Order 314 (2001). This order was revoked on 12 June 2006 during a review of existing Tree Preservation Orders when it was discovered the Order had not been confirmed.
- 2.3 Tree Preservation Order 585 was made following receipt of application 08/0725/06 notifying the Council that the tree was to be felled. The applicant cited damage to a low retaining wall and gate pillar as reasons to remove the tree.
- 2.4 The Order was signed on 10 April 2008 and remains in force for a period of 6 months. If the Order is confirmed the protection becomes permanent, if the Order is not confirmed it ceases to have effect.

3. POINTS RAISED BY THE OBJECTORS

- 3.1 Four letters of objection have been received.
- 3.2 The objections can be summarised as follows:
- The tree will continue to cause damage to the wall at 8 and 10 St Leonards Road;
 - The tree is ugly and gloomy;
 - The tree is out of scale with the small front garden in which it stands;
 - The cost of rebuilding the wall while retaining the tree is excessive.

4. POINTS RAISED BY THE SUPPORTERS

- 4.1 One letter of support has been received it can be summarised as follows:
- The wall could be rebuilt without removing the tree;
 - The tree is healthy and attractive and poses no danger.

5. OBSERVATIONS

- 5.1 The Yew tree may date from the Victoria period when the road was originally developed. A number of homes have or had Yew trees in the corner of gardens. 10 St Leonards Road is a listed building, however its wall is of post war construction and does not positively contribute to the setting of the listed building.
- 5.2 A boundary wall and gate pillars about 1m high are located within the front garden of number 8 and 10 St Leonards Road adjacent to the Yew tree protected by Tree Preservation Order 585. The section of wall to No. 8 is rendered, that to No. 10 has a dentillated top. The gate pillar owned by No. 8 St Leonards Road has become unstable and has now been pushed over to avoid it collapsing onto the pavement. The walls of both properties within this area are distorted, both the distortion of the wall and the damage to the gate pillar are considered to have been caused by the tree.
- 5.3 A second wall about a metre high is located along the remaining front boundary of No. 10 St Leonards Road, this wall is separated from the wall adjacent to the Yew tree by a gate way. The wall is leaning along its entire length towards the pavement and has two large cracks in the middle section. The cause of the lean and cracks seems unlikely to be directly attributed to the Yew. A Eucalyptus tree was removed from the far corner of the garden and a car collided with the wall in the past.
- 5.4 Owing to the condition of the wall adjacent to the Yew tree it requires removing now or in the near future. A cost has been obtained of approximately £1,995 to rebuild the existing wall on a pile and beam foundation. This type of foundation is considered sufficient to prevent damage to the wall in the foreseeable future. The wall could be rebuilt on existing foundations at a lesser cost however damage to the wall in the medium term may occur unless the tree was removed. The quote has been obtained of £540 plus vat to remove the tree.
- 5.5 During a recent site visit alternatives to rebuilding the wall were discussed including the use of railings, rebuilding a significantly lower wall, or not replacing the section of wall owned by 8 St Leonards Road.
- 5.6 The tree is mature, in good condition, forming a prominent feature within St Leonards Conservation Area. It has significant visual amenity value and is in scale with its setting. The loss of the tree would be of considerable detriment to public amenity and the street scene.
- 5.7 The Council's Conservation Planner considers the loss of the tree would be regrettable as it makes a positive contribution to the character and appearance of the Conservation Area; and makes a positive contribution to the setting of the nearby listed buildings. The wall is considered modest in appearance and less significant than the tree.

6. AREA WORKING PARTY

- 6.1 Western Area Working Party raised no issues.

7. RECOMMENDATION

- 7.1 While the tree is causing problems in relation to the wall that will lead to property owners incurring additional cost, the tree has amenity value and is in a Conservation Area. Removal is considered disproportionate to the problems that it poses.
- 7.2 It is recommended that the Order be confirmed without modification.

RICHARD SHORT
HEAD OF PLANNING SERVICES

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling this report:

1. Council to Exeter City Council Tree Preservation Order No. 585 (8 St Leonards Road, Exeter), 2008.

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07/04/2008

**EXETER CITY COUNCIL TREE PRESERVATION ORDER 585
(8 St Leonards Road, Exeter) 2008**

Planning Services, Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1NN

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EXETER CITY COUNCIL

PLANNING COMMITTEE 8 DECEMBER 2008

OBJECTIONS TO TREE PRESERVATION ORDER NO. 590 (FORMER RD&E HOSPITAL (HEAVITREE), GLADSTONE ROAD, EXETER)

1. PURPOSE OF REPORT

- 1.1 This report gives details of objections that have been received by the Council to Exeter City Council Tree Preservation Order No. 590 (Former RD&E Hospital (Heavitree) Gladstone Road, Exeter). The Committee is requested to determine whether to confirm, modify or refuse to confirm the Order. If an Order is confirmed (with or without modification) the protection that it provides becomes permanent but if it is not confirmed it ceases to have effect.

2. BACKGROUND

- 2.1 Tree Preservation Order No. 590 protects an area of trees growing within the former RD&E Hospital site, adjacent to Heavitree Road and Gladstone Road.
- 2.2 Tree Preservation Order No. 590 was made as the site is currently for sale, which may result in the loss of trees during any redevelopment.
- 2.3 The Order was signed on 14 August 2008 and remains in force for a period of 6 months. If the Order is confirmed the protection becomes permanent, if the Order is not confirmed it ceases to have effect.

3. POINTS RAISED BY THE OBJECTORS

- 3.1 One letter of objection has been received.
- 3.2 The objection can be summarised as follows:
- Not all the trees included within the area have a high amenity value and therefore do not warrant the protection of a Tree Preservation Order in its present form;
 - The owners of the site have offered to instruct an arboricultural consultant to assess the trees individually with a view to protecting individual trees.

4. POINTS RAISED BY THE SUPPORTERS.

- Councillor Branston would like to register his support for confirming the Tree Preservation Order.

5. OBSERVATIONS

- 5.1 The 'area' designation is intended to protect all trees on the site prior to design plans being commissioned for any proposed development. The Council will update the 'area' designation to individual trees and groups when or if any proposed development is complete.

5.2 The owners of the site have not proceeded with a full tree survey to date. If this information is provided the TPO will be replaced with a detailed one specifying individual trees.

6. AREA WORKING PARTY

6.1 Southern Area Working Party raised no issues.

7. RECOMMENDATION

7.1 It is recommended that the Order be confirmed without modification.

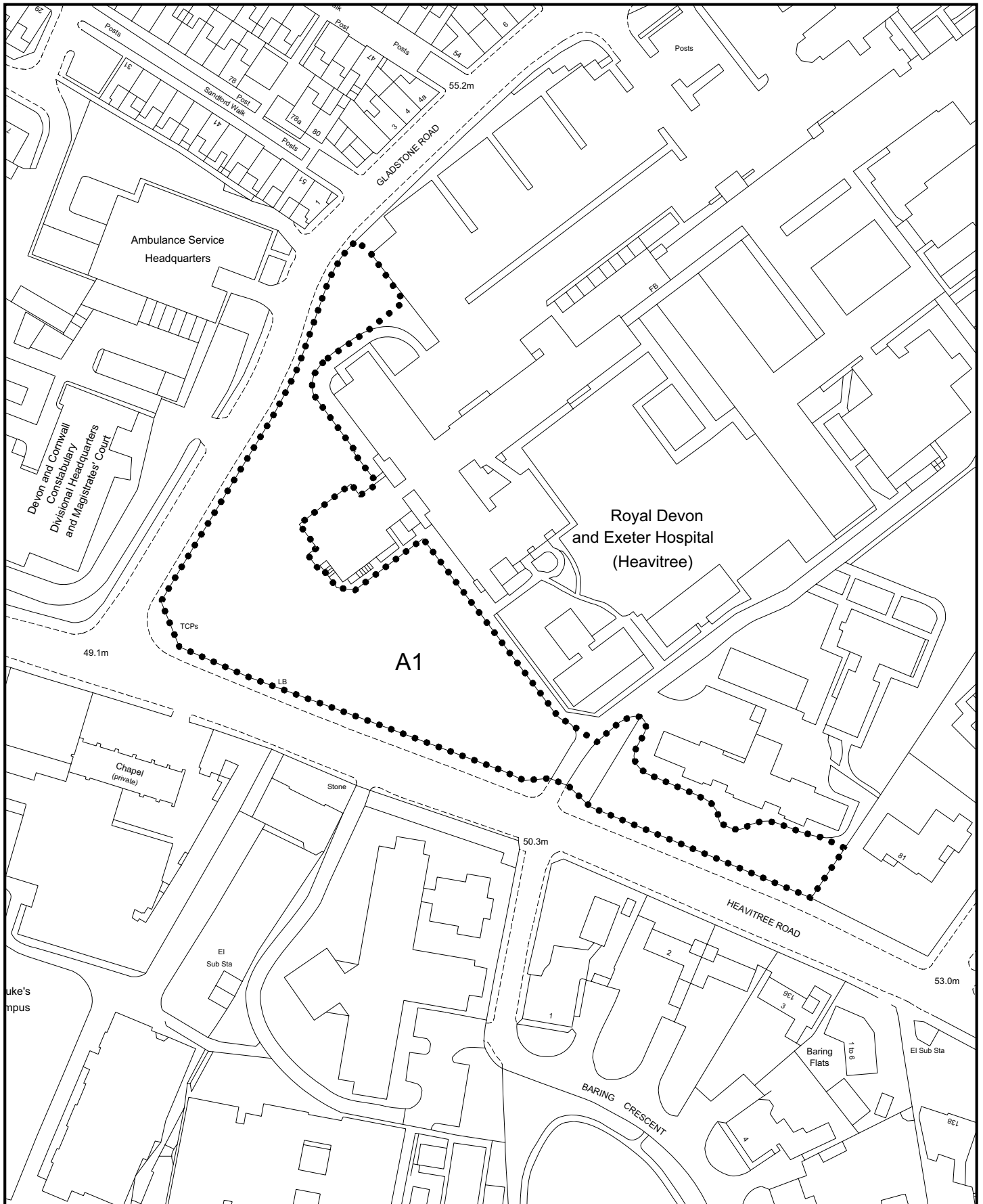
**RICHARD SHORT
HEAD OF PLANNING SERVICES**

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling this report:

1. Council to Exeter City Council Tree Preservation Order No. 590 (Former RD&E Hospital (Heavitree) Gladstone Road, Exeter)



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11/08/2008

**EXETER CITY COUNCIL TREE PRESERVATION ORDER 590
(Former RD&E Hospital (Heavitree), Gladstone Road, Exeter) 2008**

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EXETER CITY COUNCIL

PLANNING COMMITTEE 8 DECEMBER 2008

OBJECTIONS TO TREE PRESERVATION ORDER NO. 593 (LAND ADJACENT TO KEW COURT, PYNES HILL, EXETER)

1. PURPOSE OF REPORT

- 1.1 This report gives details of objections that have been received by the Council to Exeter City Council Tree Preservation Order No. 593 (Land adjacent to Kew Court, Pynes Hill, Exeter). The Committee is requested to determine whether to confirm, modify or refuse to confirm the Order. If an Order is confirmed (with or without modification) the protection that it provides becomes permanent but if it is not confirmed it ceases to have effect.

2. BACKGROUND

- 2.1 Tree Preservation Order No. 593 protects an area of woodland located to the west of Kew Court, Pynes Hill.
- 2.2 Tree Preservation Order No. 593 was made following the coppicing of trees within the area. The trees form an important screen between Ludwell Valley and the offices and other commercial buildings within Pynes Hill.
- 2.3 The Order was signed on 2 September 2008 and remains in force for a period of 6 months. If the Order is confirmed the protection becomes permanent, if the Order is not confirmed it ceases to have effect.

3. POINTS RAISED BY THE OBJECTORS

- 3.1 One letter of objection has been received.
- 3.2 The objection can be summarised as follows:
- The trees are detrimental to the occupational health of residents of adjoining premises resulting in non compliance with minimum standards of light and amenity;
 - The trees may cause damage to the building structure and associated drainage features;
 - The Preservation Order prevents appropriate routine maintenance.

4. OBSERVATIONS

- 4.1 An application for tree work to maintain the current light and amenity levels would be considered sympathetically by the Council and is unlikely to be refused provided the visual amenity of the trees is preserved.
- 4.2 The Council would consider any application to undertake tree pruning or tree removal if it could be shown that the trees were damaging adjacent building or associated drains.

- 4.3 The Council would consider any application to undertake routine maintenance on its merits and has no fundamental objection to agreeing a long term tree management plan.

5. AREA WORKING PARTY

- 5.1 Southern Area Working Party raised no issues.

6. RECOMMENDATION

- 6.1 It is recommended that the Order be confirmed without modification.

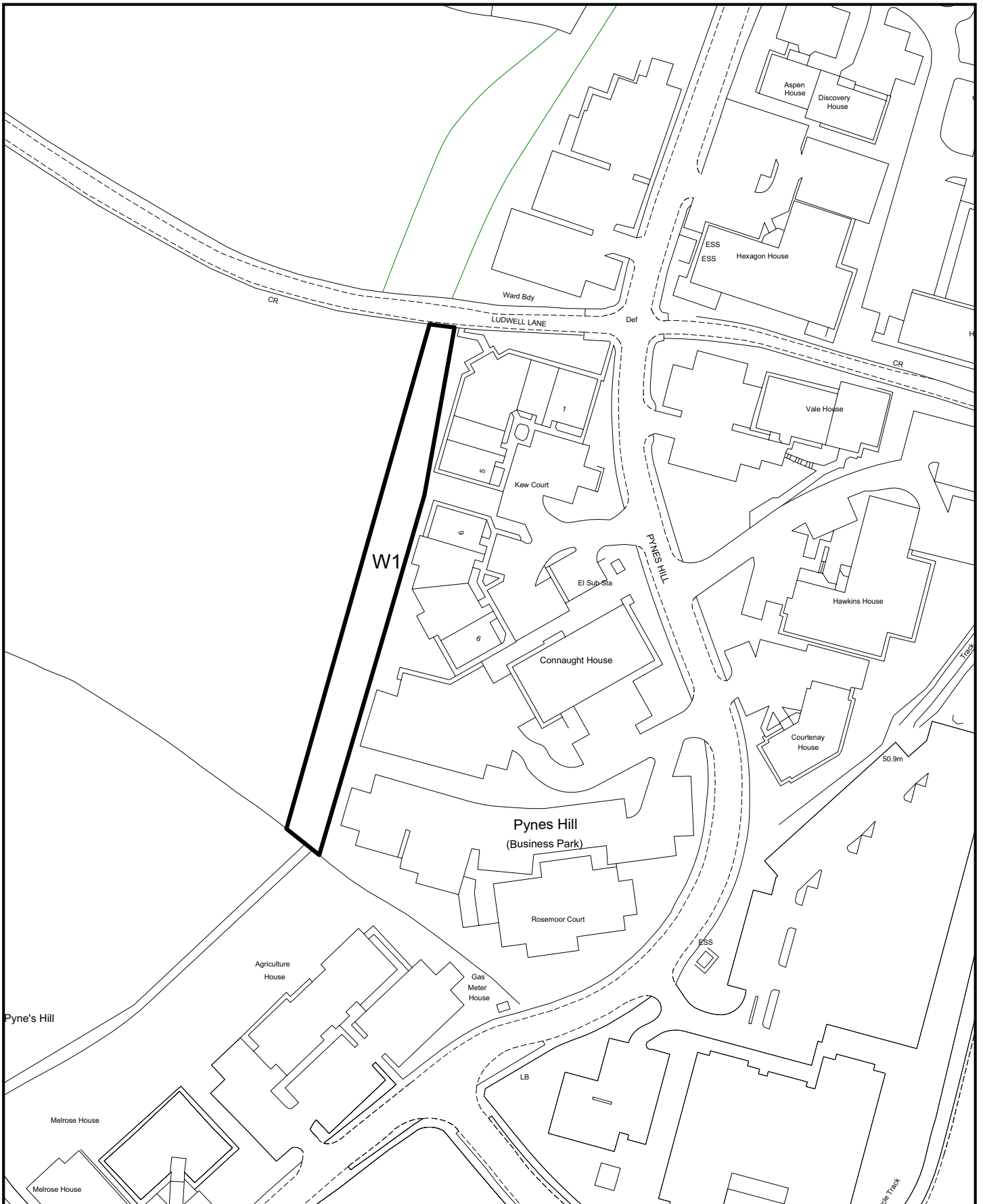
**RICHARD SHORT
HEAD OF PLANNING SERVICES**

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling this report:

1. Council to Exeter City Council Tree Preservation Order No. 593 (Land adjacent to Kew Court, Pynes Hill, Exeter), 2008.



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01/09/2008

**EXETER CITY COUNCIL TREE PRESERVATION ORDER 593
(Land adjacent to Kew Court, Pynes Hill, Exeter) 2008**

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EXETER CITY COUNCIL

PLANNING COMMITTEE 8 DECEMBER 2008

LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT

1 PURPOSE OF THE REPORT

- 1.1 To consider the content of the Local Development Framework Annual Monitoring Report and progress in plan preparation.

2 BACKGROUND

- 2.1 The Planning and Compulsory Purchase Act 2004 requires every local planning authority to submit an annual report to the Secretary of State containing information on the preparation of the local development documents proposed in the Local Development Scheme and on the extent to which the policies set out in local development documents are being implemented and achieving their objectives. Members considered a similar report in December last year.
- 2.2 The report must be submitted by the end of December 2008.
- 2.3 For the purposes of monitoring policy implementation, the monitoring report must address the period between 1 April 2007 and 31 March 2008. As no local development documents were adopted in this period, the monitoring information will relate to the policies in the Local Plan First Review, adopted March 2005.
- 2.4 The content of the monitoring report follows advice in the good practice guide, 'Local Development Framework Monitoring', published by the ODPM. This recognises that not all information will be currently available and some will require additional survey work or research. The monitoring report must identify whether there are problems and explain how these will be overcome in the future.
- 2.5 The attached monitoring report, therefore, deals with:
- (i) a review of progress on the preparation of the local development documents that are identified in the Local Development Scheme, April 2007;
 - (ii) an assessment of Local Plan First Review policy implementation through the use of performance indicators (see Appendix 1 of the Monitoring Report and next paragraph); and
 - (iii) proposals for improved data collection (see Appendix 2 of the Monitoring Report).
- 2.6 In accordance with the ODPM advice the monitoring data includes information on 'Contextual Indicators' – that allow for the wider social, environmental and economic circumstances to be taken into account. The main focus of the report is, however, to examine:
- (i) Mandatory Core Output Indicators, as specified in the ODPM guidance – that assess direct policy effects;

- (ii) Local Indicators based on the indicators listed in the Local Plan First Review Monitoring Framework, adopted March 2005; and
- (iii) Sustainability Indicators derived from the “Sustainability Appraisal Scoping Report” for the Core Strategy, published by the City Council in May 2005.

3 MAIN CONCLUSIONS

(i) Local Development Scheme

- 3.1 Planning Member Working Group were advised, in August 2008, of the Regional Spatial Strategy (RSS) Proposed Changes which require a significant increase in the number of houses to be built in Exeter up to 2026. Members were also informed of the changes to guidance on the preparation of the Core Strategy, set out in revised Planning Policy Statement 12, which allow for the allocation of strategic sites and require much greater detail on infrastructure delivery.
- 3.2 Government Office has advised that the Core Strategy is at risk of being found unsound if provision for these matters were to be made without being subject to further consultation.
- 3.3 Accordingly, it is intended that further consultation will be carried out on the new housing targets, on the inclusion of strategic allocations at Monkerton/Hill Barton and Newcourt, and on broad guidance for the delivery of infrastructure. As advised by Planning Member Working Group on 25 November 2008, the aim is to carry out the consultation as soon as there is clarity on the final RSS housing requirements. It is hoped that this will be early in 2009 but a decision date has not been confirmed. Taking into account the consultation responses the Core Strategy will be considered by Executive and will then be published for pre-submission representations, followed by submission to the Secretary of State.
- 3.4 A revised timetable for the Core Strategy will be included in the revised Local Development Scheme which will be considered by Planning Committee in 2009 when the outcome of the RSS and Local Government Review is known. The revised Local Development Scheme will identify, as priorities, the preparation of the Core Strategy and the Site Allocation Development Plan Document (as reported to Planning Member Working Group on 19 August 2008). It will also include joint working with East Devon and Teignbridge District Councils in respect of New Growth Point proposals to the east and to the south west of the City. The nature of the joint working (Area Action Plans, Masterplans or Supplementary Planning Documents) has still to be determined.
- 3.5 Progress has been achieved in the preparation of Supplementary Planning Documents (SPD's) with the adoption of the Residential Extensions SPD and the commencement of work on the Trees in Relation to Development and Residential Design SPD's. The Affordable Housing SPD was subject to consultation in October/November 2007 but has not yet been adopted because of the risk that the Planning Inspectorate may find the Core Strategy unsound if the affordable housing policy, including the increase in the percentage required, had been predetermined and also because of the more recent concern that it would be unwise to adopt a higher standard at a time of economic difficulty.

- 3.6 In March 2008, the Secretary of State issued a Direction that “saved” (i.e. retained as part of the development plan) all of the policies in the Local Plan First Review 2005 other than four policies which relate to sites that have been completed. The saved policies will continue in force until replaced by policies in Development Plan Documents which form part of the Local Development Framework.
- 3.7 For information, the studies that have been completed, or that are in preparation, in support of the Core Strategy are listed in Appendix 1. The completed studies are on the City Council website at www.exeter.gov.uk/planning.

(ii) Monitoring Results

- 3.8 Between 2001 and 2008 an average of 7.9 hectares of employment land has been completed each year compared to the Structure Plan 2001-2016 target rate of 5.7 hectares a year. Over the same period an average of 538 dwellings has been completed each year compared to the Structure Plan target rate of 447 dwellings a year. Completion rates will be significantly lower over the next few years due to the economic downturn but will increase again as the economy improves and sites are brought forward through the Local Development Framework.
- 3.9 The proportion of housing completed on previously developed land has fallen from 80% in 2006/7 to 68.6% in 2007/8 due, in particular, to a high number of greenfield completions at Digby. An average density of 47 dwellings per hectare has been achieved which generally meets the target in the Regional Spatial Strategy Proposed Changes for 40-50 dwellings per hectare overall and at least 50 dwellings per hectare in urban extensions. Only 10% of dwellings completed were affordable which is largely the result of most of the affordable housing at Digby having been completed in the previous year.
- 3.10 In the City Centre, Princesshay has proven very successful. According to Experian, who produce national rankings of shopping centres, Exeter has risen from 57 last year to 43 as a result of Princesshay. Vacancies in the City Centre increased from 26 last year to 36 this summer, the most significant increases being in High Street, Paris Street and Sidwell Street. The total number of vacancies, however, remains modest when set against almost 600 retail units in the City Centre overall, and there is progress in re-letting. Enhancements have been made to the public realm at Lower High Street and, apart from tree planting, have been completed at Sidwell Street and Paris Street.
- 3.11 In the Newcourt area, permission was granted last year for housing development at the RNSD upper site. The Council has since resolved to grant permission to Dukeminster, subject to the signing of a Section 106 Agreement, for housing development on the remainder of the RNSD and on land immediately north of Old Rydon Lane. This included a road link between Topsham Road and the A379. Following an appeal, Tesco has been granted permission for an alternative alignment and junction on the A379. Subject to a High Court ruling (the hearing is next summer) on the ownership of land that is required to deliver the Dukeminster junction, it will be for the County Council, as highway authority, to determine which junction should be implemented, as both junctions cannot be constructed together.
- 3.12 The monitoring information is being used to inform the preparation of documents in the Local Development Framework.

- 4 **RECOMMENDED** that the Annual Monitoring Report 2008 be approved for submission to the Secretary of State.

RICHARD SHORT
HEAD OF PLANNING SERVICES

ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background Papers used in compiling this report:

1. 2001 Census of Population
2. ECC Best Value Performance Plan 2007-2008
3. ECC Employment Land Availability Survey
4. ECC Housing Land Availability Survey
5. ECC Audit of Outdoor Recreation Facilities
6. Natural England - SSSI Condition Summary
7. Environment Agency – Objections to planning applications on flood risk grounds
8. ECC Air Quality Progress Report 2008

APPENDIX 1 : SUPPORTING STUDIES

COMPLETED

Urban Capacity Study 2006

Exeter and Torbay Strategic Housing Market Assessment 2007

Housing and Employment Land Permissions and Completions 2008

Employment Study 2007 (Atkins)

Landscape Sensitivity and Capacity Study 2007 (Diacomo Associates and White Consultants)

Retail Capacity Update 2007 (DTZ)

Hotel Study 2007 (The Tourism Company)

Open Space Audit 2005

Strategic Flood Risk Assessment 2008 (plus further site appraisal : clarkebond)

Habitats Regulations Assessment 2008 (WSP)

East of Exeter New Growth Point Energy Strategy 2009 (Element Energy Limited)

IN PREPARATION

Strategic Housing Land Availability Assessment

Housing Viability Study

Newcourt Study (Atkins)

Employment Land Review

Post Princesshay Retail Capacity Study (DTZ)

Exeter Area Green Infrastructure Strategy (with East Devon, Teignbridge and Natural England : LDA Design)

Gipsy Site Search

Sustainability Appraisal

PROPOSED

Monkerton/Hill Barton Study

Alphington Study (possible study for discussion with Teignbridge District Council)

Office Market Assessment

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Annual Monitoring Report

2007-2008

Submission to the Secretary of State

December 2008



Exeter City Council

Exeter Local Development Framework

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- 1. Introduction**
- 2. Local Development Document Preparation**
- 3. Summary of Monitoring Results**

Appendix One – Monitoring Data

- i) Contextual Indicators
- ii) Core Output, Local and Significant Effects Indicators

Appendix Two – Information to be collected

Appendix Three – Demonstrating a 5 year supply of Deliverable Sites

EXECUTIVE SUMMARY

The aim of the Annual Monitoring Report is to review progress on the preparation of local development documents, proposed in the Council's Local Development Scheme, and to examine the extent to which the policies set out in the local development documents are being achieved.

The programme for the preparation of documents, particularly the Core Strategy, has been delayed due to changes in Government guidance on the preparation of the Local Development Framework and as a result of proposals in the emerging Regional Spatial Strategy.

As a result, an additional consultation will be carried out on the new issues that have arisen which affect the preparation of the Core Strategy. This consultation is programmed for early next year with Submission to Secretary of State in summer 2009. Revisions to the Local Development Scheme will be submitted to the Secretary of State when the outcome of Local Government Review is known.

Until local development documents are in place, the monitoring of policy implementation will examine the policies in the Local Plan First Review, adopted March 2005. These are assessed against performance indicators.

The assessment indicates that good progress is being made towards meeting targets and the achievement of policy objectives.

The Local Development Framework will update and revise policy to deal with changing circumstances and new objectives but no areas of significant policy concern have been identified, through the monitoring assessments, that require immediate attention.

1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 requires the City Council to prepare an Annual Monitoring Report (AMR) setting out progress on the preparation and implementation of the Council's Local Development Framework. This monitoring report deals with the period from April 2007 to the end of March 2008.
- 1.2 The report begins with a review of progress on the preparation of the local development documents with reference to the programme in the Council's Local Development Scheme, April 2007.
- 1.3 The monitoring results are then summarised, with details presented in Appendix 1. Until the documents that will make up the Local Development Framework are in place the monitoring information will relate to the 'saved' policies in the Local Plan First Review, adopted March 2005 ('saved' by Direction of the Secretary of State, March 2008).
- 1.4 National guidance states that it is acceptable for AMRs to develop gradually to take account of emerging best practice. Not all the information required is available or can be readily collected. In Appendix 2 the report highlights where there are deficiencies and explains how these deficiencies will be overcome in future years.
- 1.5 An assessment of Exeter's 5 year housing land supply is attached at Appendix 3.
- 1.6 In accordance with advice in the good practice guide 'Local Development Framework Monitoring' published by the ODPM, the monitoring data in Appendix 1 is presented as follows:
 - Contextual Indicators – that allow for the wider social, environmental and economic circumstances to be taken into account;
 - Mandatory Core Output Indicators, as specified in the ODPM guidance - that assess direct policy effects;
 - Local Indicators based on the indicators listed in the adopted Local Plan First Review Monitoring Framework; and
 - Significant Effects Indicators, which are a product of the sustainability appraisal process.

2. Local Development Document Preparation

The current Local Development Scheme was brought into effect on 6 April 2007. The position with regard to the documents listed in the Scheme that were expected to make progress is as follows:

Development Plan Documents

The preparation of the Core strategy has been carried out in parallel with the emergence of the Regional Spatial Strategy (RSS). Submission of the Core Strategy to the Secretary of State has not met the timetable set out in the Council's Local Development Scheme because of the need for reasonable certainty on the scale of development likely to be required by the RSS on adoption. The RSS has significantly increased the number of houses to be built in Exeter to 2026. Further consultation is therefore required to explain how this may be achieved. The consultation will also deal with new guidance in Planning Policy Statement 12 that allows for Core Strategies to allocate strategic sites and that requires Core Strategies to provide guidance on infrastructure needs and delivery.

The consultation will be carried out in 2009 when the decision on the RSS is known. Taking into account the consultation responses, the Core Strategy will be published for pre-submission representations and will then be submitted to the Secretary of State. The programme for the other Development Plan Documents is under review (see Revised Programme below).

Supplementary Planning Documents

Affordable Housing

Consultation on the Affordable Housing SPD was carried out between 12th October and 19th November 2007. Adoption of the SPD has been deferred because of the risk that the Planning Inspectorate may find the Core Strategy unsound if the affordable housing policy, including the increase in the percentage required, had been predetermined and also because of the more recent concern that it would be unwise to adopt a higher standard at a time of economic difficulty.

Residential Extensions

The SPD was adopted in September 2008.

Trees in relation to development/
Residential Design Guide

Preparation of both SPD's has started.

Revised Programme

Subject to the outcome of Local Government Review, the programme in the Local Development Scheme will be revised to identify, as priorities, the preparation of the Core Strategy and the Site Allocations Development Plan Document. It will also include joint working with East Devon and Teignbridge District Council in respect of new Growth Point proposals to the east and to the south west of the City. The nature of the joint working (Area Action Plan, Masterplan or Supplementary Planning Document) has still to be determined. The revised programme will be submitted to the Secretary of State for approval.

Supporting Studies

Completed:

Urban Capacity Study 2006
Exeter and Torbay Strategic Housing Market Assessment 2007
Housing and Employment Land Permissions and Completions 2008
Employment Study 2007 (Atkins)
Landscape Sensitivity and Capacity Study 2007 (Diacomo Associates and White Consultants)
Retail Capacity Update 2007 (DTZ)
Hotel Study 2007 (The Tourism Company)
Open Space Audit 2005
Strategic Flood Risk Assessment 2008 (plus further site appraisal: clarkebond)
Habitats Regulations Assessment 2008 (WSP)
East of Exeter New Growth Point Energy Strategy 2009 (Element Energy Limited)

In preparation:

Strategic Housing Land Availability Assessment
Housing Viability Study
Newcourt Study (Atkins)
Employment Land Review
Post Princesshay Retail Capacity Study (DTZ)
Exeter Area Green Infrastructure Study (with East Devon/Teignbridge and Natural England: LDA Design)
Gypsy Site Search
Sustainability Appraisal

Proposed:

Monkerton / Hill Barton Study
Alphington Study (possible study for discussion with Teignbridge District Council)
Office Market Assessment

3. Summary of Monitoring Results

- 3.1 The monitoring information presented in Appendix 1 is summarised and analysed below. This deals with the period from April 2007 to the end of March 2008 and does not, therefore, reflect the impact of the current economic conditions. The information generally follows the topic headings that are identified in the Local Plan First Review Monitoring Framework. Targets that are referred to below are derived from those listed in the Monitoring Framework.

Contextual Information

- 3.2 The population of Exeter has risen significantly from 116,600 in 2005 to 119,600 in 2006 and to 122,400 in 2007. The rate of unemployment has decreased and the percentage of working age population qualified to NVQ Level 3 or equivalent has increased as well as the percentage of pupils obtaining 5 or more GCSEs (grade A*-C). The differential between average house prices and average income rose to 10.2 by March 2008 but remained lower than East Devon, Mid Devon and Teignbridge.
- 3.3 Noise complaints have increased substantially but this is partly due to merging computer systems, which has led to a better method of reporting that is making the data more reliable than before. Transport indicators suggest that the number of children walking and cycling to school has increased. Waste indicators show that the percentage of household waste recycled has increased. This period has also seen a drop in violent crime and a decrease in the levels of burglaries per 1000 homes.
- 3.4 Three Super Output Areas (small areas that are used for the Indices of Deprivation) in Exeter are in the top 10% nationally, comprising Sidwell Street and Clifton Road area, Burnthouse Lane area and Rifford Road area. The inclusion of Rifford Road area this year does not mean that conditions have worsened. The Indices of Deprivation is a measure of relative deprivation rather than absolute deprivation. Changes in rankings reflect where other areas in the country have improved and consequently the areas listed below them receive a lower ranking.

Economic Growth

Employment

- 3.5 Between 2001 and 2008 an average of 7.9 hectares of employment land has been completed each year compared to the Structure Plan 2001-2016 target rate of 5.7 hectares a year. This is mainly due to the completion, over the period, of major developments such as the Met Office and EDF Energy combined with steady growth at Exeter Business Park and Matford. The high rate of growth is unlikely to continue in the short term because of the economic downturn and a lack of availability of major sites but will increase again as the economy improves and sites are brought forward through the Local Development Framework.

Retail

- 3.6 Princesshay has proven very successful. According to Experian, who produce retail rankings of shopping centres, Exeter has risen from 57 last year to 43, as a result of Princesshay. Vacancies in the City Centre have increased from 26 last year to 36 this summer, the most significant vacancies being in the High Street, Paris Street and Sidwell Street. The total number of vacancies, however, remains modest when set against just under 600 retail units in the City Centre overall, and there is progress on

re-letting. Prime rental values for retail continue to exceed those of Taunton, Torquay and Plymouth.

- 3.7 Enhancements have been made to the public realm at Lower High Street and, apart from tree planting, have been completed at Paris Street and Sidwell Street.

Access to Housing

- 3.8 Between 2001 and 2008 an average of 538 dwellings has been completed each year compared to the Structure Plan 2001-2016 target of 447 dwellings a year. Completion rates will be significantly lower in the next few years due to the economic downturn but will increase again as the economy improves and sites are brought forward through the Local Development Framework.
- 3.9 The proportion of housing completed on previously developed land has fallen from 87.5% in 2005/06 to 80% in 2006/7 to 68.6% in 2007/8. An average density of 47 dwellings per hectare was achieved which generally meets the targets in the Regional Spatial Strategy Proposed Changes for 40 to 50 dwellings per hectare overall and at least 50 dwellings per hectare in urban extensions. Only 10% of dwellings were affordable, largely due to most of the affordable housing at Digby having been completed in the previous year. The proportion of affordable dwellings that meet special needs has risen substantially from 4% to 14%.
- 3.10 An assessment of Exeter's 5 year housing land supply for the period April 2009 to 31 March 2014 is attached at Appendix 3. The assessment has been undertaken in accordance with the Planning Inspectorate advice note. It is based on the current development plan (the Devon Structure Plan 2001 to 2016) dwelling requirement adjusted for historic performance and identifies specific deliverable sites to deliver housing in the first five years.

Transport

- 3.11 As a compact City all new development in Exeter provides good accessibility to essential services and to frequent public transport. All new non-residential development within the monitoring period has complied with the Local Plan First Review maximum car parking standards and the number of public City Centre car parking spaces has remained stable as desired.
- 3.12 Following the grant of permission last year for a road link between the A379 and Topsham Road, as part of the Newcourt development, permission has been granted on appeal for an alternative alignment and junction on the A379. The ability to deliver the junction on the A379, as proposed by the earlier permission, is subject to a High Court ruling (the hearing is next summer) on the ownership of land. If ownership does not prevent the implementation of the earlier permission it will be for the County Council as Highway Authority to determine which junction should be implemented, as both junctions cannot be constructed together.
- 3.13 Ongoing improvements continue to provide facilities for buses, cyclists and pedestrians. In particular, this will include a new shared pedestrian, cycle link across Exhibition Fields improving access to St James's School / Pinhoe School and Willowbrook School, a new direct shared pedestrian / cycle link improving access to Pinhoe School across the library playing fields, and a new shared pedestrian / cycle link in the Whipton area improving access from Summerway to Pinhoe Road. Vehicular routes in Sidwell Street, Cheeke Street and Paris Street have been re-organised into a 'loop' in order to improve the public realm by narrowing the

carriageway and widening footways in Paris Street. A new contra flow cycle lane has been provided in Paris Street.

Open Space

- 3.14 The Council published an Open Space Audit in 2005 in line with guidance accompanying PPG17. Local standards were set in the Audit based on the Green Flag Award standard. Out of the 11 parks in Exeter, 8 met the local standards. Since 2005 a number of improvements have been made to the infrastructure of many of the parks, including the addition of some cycle paths, seats made from recycled materials and new planting schemes. All of the new family housing developments built in 2007-2008 have, or will have, access to a good quality play area and the provision of open space is above national standards.

Environment/Townscape

- 3.15 In general, the townscape/heritage indicators have been met. There has been an increase since 2005 in the extent of the Exe Estuary SSSI that has been classified as favourable, but a decline at Bonhay Road Cutting due to the need for scrub management. The levels of carbon monoxide have dropped significantly. Nitrogen dioxide has increased, but levels have not exceeded the Government's limit, and in the long-term, levels are decreasing. A 28.1% reduction in household energy consumption between 1996 and 2007 has been achieved which falls slightly short of the 30% target.

Use of Local Plan Policy

- 3.16 Analysis of planning applications that have been presented at Planning Committee from April 2007-March 2008 indicates that the policies most commonly referred to are.
1. DG1 Objectives of Urban Design
 2. DG4 Residential Layout and Amenity
 3. T1 Hierarchy of Modes
 4. DG2 Energy Conservation
 5. H1 Search Sequence
 6. T3 Encouraging Use of Sustainable Modes
 7. T10 Car Parking Standards
 8. T2 Accessibility Criteria
 9. EN4 Flood Risk
 10. C1 Conservation Areas

There is limited reference to policies on Tourism, Community Services, Leisure and Recreation and Environment but many of these policies are promotional or would only apply to planning applications for a specific area.

Overall Summary

- 3.17 Overall, most of the indicators suggest good progress is being achieved especially those concerned with development. Structure Plan employment and housing land targets have been exceeded. Performance in retail has been good over the last year although vacancies in the City Centre have increased. Transport objectives are being met but substantial transport infrastructure enhancements will be required to enable delivery of the employment and housing land proposals. Environmental targets e.g. energy and biodiversity, which are influenced by many other factors

beyond the planning system, are harder to measure and, therefore, some information is not available. Indicators such as accessibility and open space provision are particularly positive. The monitoring of the use of Local Plan policy indicates increased reference to energy conservation, car parking and flood risk than previous years, which suggests a higher level of concern for environmental issues.

- 3.18 As the report is concerned with the period from April 2007 to May 2008, it does not report the impact of the current economic downturn. Next years report is likely to highlight a significant slowdown in development.

Appendix One – Monitoring Data

(i) Contextual Indicators

These indicators are derived from Government guidance in 'Local Development Framework Monitoring' and from the Core Strategy Sustainability Scoping Report.

Demographic Structure

| Indicator | Data |
|-----------------|---|
| Population size | 2005: 116,600 2006: 119,600 2007: 122,400 |

Socio-cultural issues

| Indicator | Data |
|---|---|
| Level of crime | Levels of Violent Crimes per 1000 population in Exeter: 2004/05: 25.8 2005/06: 24.3 2006/07: 21.7 2007/08: 20.1 Levels of domestic burglaries per 1000 homes: 2004/05: 12.5 2005/06: 9.3 2006/07: 11.8 2007/08: 10.5 |
| Unemployment (claimant count rate) | Exeter 1.5% March 2005 E&W 2.3% Exeter 1.6% March 2006 E&W 2.6% Exeter 1.6% March 2007 E&W 2.5% Exeter 1.3% March 2008 E&W 2.2% |
| No of Super Output Areas (small areas used for the Indices of Deprivation) in the City which are amongst the 10% of SOAs in England which have the highest levels of multiple deprivation | Three SOAs in Exeter are in the top 10% nationally, comprising Sidwell Street and Clifton Road area, Burnthouse Lane area, and Rifford Road area. |
| Noise complaints | 2004/05: 431 2005/06: 520 2006/07: 853 2007/08: 1468 |
| Number of 'sites of potential concern' with respect to land contamination | 2005/06: 350 2006/07: 346 2007/08: 345 |

| | |
|---|---|
| Percentage of pupils obtaining 5 or more GCSEs (Grade A*-C) (% of 15 year olds) | For state schools in Exeter: 2005: 46.4% 2006: 46.3% 2007: 49.3% |
|---|---|

Economy

| Indicator | Data |
|---|--|
| Economic activity rate | 2005: Exeter 78.4% E&W 78.2% 2006: Exeter 80.8% E&W 78.3% 2007: Exeter 77.6% E&W 78.3% 2008: Exeter 75.3% E&W 78.4% |
| Percentage of population of working age qualified to at least NVQ Level 3 or equivalent | <i>2 or more A-levels</i> 2005: Exeter 47.9% E&W 43.9% 2006: Exeter 54.3% E&W 44.9% 2007: Exeter 56.3% E&W 45.9% |
| Differential between average house price and average full-time salary | 2005: 9.2 2006: 9.3 2007: 9.5 2008: 10.4 |
| Employees in knowledge based industries | 2004/05: 13% 2005/06: 12.8% 2006/07: 12.6% 2007/08: Update not available until Dec 2008 |
| Number of VAT registrations per 10,000 working age population | 2005: Registrations: 35.1 Deregistration: 26.2 2006: Registrations: 33.5 Deregistration: 27.3 2007: Data not yet available |

| | |
|---|---|
| <p>City Centre shopping yields on investment (prime retail yields – the lower the yield the greater the prospects for growth)</p> | <p>2006: Plymouth: 5.5% Taunton: 5.25% Exeter: 5.5%</p> <p>2007: Plymouth: 4.75% Taunton: 4.5% Exeter: 4.5%</p> <p>2008: Plymouth: 4.5% Taunton: 4.5% Exeter: 4.5%</p> |
| <p>Rental values for retail</p> | <p>Zone A rent (£ per sq ft per annum in prime area):</p> <p>2006: Taunton: £140 Torquay: £85 Plymouth: £180 Exeter: £200</p> <p>2007: Taunton: £140 Torquay: £90 Plymouth: £180 Exeter: £220</p> <p>2008: Taunton: £140 Torquay: £90 Plymouth: £180 Exeter: £225</p> |
| <p>Pedestrian flows in City Centre</p> | <p>Pedestrian Flow (over a week in March)</p> <p>2006: 112,000 (Tesco Metro, High Street) 2007: 118,000 (Tesco Metro, High Street) 2008: 119,400 (Tesco Metro, High Street)</p> |

Environment

| Indicator | Data |
|---|---|
| Area of statutory nature conservation sites | 237 hectares Sites of Special Scientific Interest, 18.33 hectares Local Nature Reserves (Barley Valley: 10.73; Belvidere Meadows: 7.6) |

Air Quality

| Indicator | Data |
|------------------------------|---|
| Air Quality Management Areas | Since April 2007 there is one AQMA, which combines the previous AQMA's into a new enlarged area which covers all the main transport routes into the City. |

Human Health

| Indicator | Data |
|--|--|
| Standardised Mortality Rates (mortality from all causes) | 2006: 90 2007: 91 (comparison against the national average, set at 100). Exeter, therefore, is slightly below the national average. |

Waste

| Indicator | Data |
|--|---|
| Percentage of household waste recycled | 2004/05: 20.75%: 8,060 tonnes 2005/06: 25.36%: 9,927 tonnes 2006/07: 28.73%: 11,281 tonnes 2007/08: 29.45% 11,393 tonnes |
| Kg household waste collected per head | 2004/05: 343kg 2005/06: 345kg 2006/07: 333kg 2007/08: 323kg |

Housing and the built environment

| Indicator | Data |
|---|--|
| The proportion of LA homes which do not meet the decent home standard | 2005/06: 42% 2006/07: 30% 2007/08: 22% |
| No of rough sleepers | March 2005: 9 November 2006: 6 March 2007: 10 November 2008: 15 |

Transport

| Indicator | Data |
|--|---|
| Percentage of children walking to school | 2005: 66.9% of pupils from 21 of Exeter's schools 2006/7: 56% of pupils from 35 of Exeter's schools 2007/8: 60.7% of pupils from 33 of Exeter's schools |
| Park and Ride provision | Park and Ride on 3 out of 6 corridors into the City. No of spaces: Matford: 500; Sowton: 500; Honiton Road: 660; Digby: 500, with 350 reserved for hospital staff. |

(ii) **Core Output, Local and Significant Effects Indicators**

These indicators are derived from Government guidance in 'Local Development Framework Monitoring'; from the Local Plan First Review Monitoring Framework; and from the Core Strategy Sustainability Appraisal (2007/8 completions and planning permissions data unless specified otherwise).

Economic Growth

Core Output Indicators

| Indicator | Data | | | | | | | | | | | | | | |
|--|---|-----------------------|------|-----------------------------------|------|-----------------------------------|------|-----------------------------------|---------------------|-------------------------------|-------|-------------------------------|---------------------|--------------------|---------------------|
| 1a Amount of floorspace developed for employment by type (sq m) | <p>2007/8:</p> <table> <tr> <td>City Centre Offices</td> <td>7788</td> </tr> <tr> <td>B1, B2 or B8 Uses (City Centre)</td> <td>0</td> </tr> <tr> <td>Out of Centre Offices</td> <td>6420</td> </tr> <tr> <td>B1, B2 or B8 Uses (out of Centre)</td> <td>7591</td> </tr> <tr> <td>Car Showrooms</td> <td>1936</td> </tr> <tr> <td>Total Excluding Car Showrooms</td> <td><u>21799</u></td> </tr> <tr> <td>Grand Total</td> <td><u>23735</u></td> </tr> </table> | City Centre Offices | 7788 | B1, B2 or B8 Uses (City Centre) | 0 | Out of Centre Offices | 6420 | B1, B2 or B8 Uses (out of Centre) | 7591 | Car Showrooms | 1936 | Total Excluding Car Showrooms | <u>21799</u> | Grand Total | <u>23735</u> |
| City Centre Offices | 7788 | | | | | | | | | | | | | | |
| B1, B2 or B8 Uses (City Centre) | 0 | | | | | | | | | | | | | | |
| Out of Centre Offices | 6420 | | | | | | | | | | | | | | |
| B1, B2 or B8 Uses (out of Centre) | 7591 | | | | | | | | | | | | | | |
| Car Showrooms | 1936 | | | | | | | | | | | | | | |
| Total Excluding Car Showrooms | <u>21799</u> | | | | | | | | | | | | | | |
| Grand Total | <u>23735</u> | | | | | | | | | | | | | | |
| 1b Amount of floorspace developed for employment by type in employment or regeneration areas (sq m) | <p>2007/8:</p> <table> <tr> <td>Out of Centre Offices</td> <td>6420</td> </tr> <tr> <td>B1, B2 or B8 Uses (out of Centre)</td> <td>7591</td> </tr> <tr> <td>Car Showrooms</td> <td>1936</td> </tr> <tr> <td>Grand Total</td> <td><u>15947</u></td> </tr> </table> | Out of Centre Offices | 6420 | B1, B2 or B8 Uses (out of Centre) | 7591 | Car Showrooms | 1936 | Grand Total | <u>15947</u> | | | | | | |
| Out of Centre Offices | 6420 | | | | | | | | | | | | | | |
| B1, B2 or B8 Uses (out of Centre) | 7591 | | | | | | | | | | | | | | |
| Car Showrooms | 1936 | | | | | | | | | | | | | | |
| Grand Total | <u>15947</u> | | | | | | | | | | | | | | |
| 1c Amount of floorspace by employment type, which is on previously developed land (sq m) | <p>2007/8:</p> <table> <tr> <td>City Centre Offices</td> <td>7788</td> </tr> <tr> <td>B1, B2 or B8 Uses (City Centre)</td> <td>0</td> </tr> <tr> <td>Out of Centre Offices</td> <td>397</td> </tr> <tr> <td>B1, B2 or B8 Uses (Out of Centre)</td> <td>682</td> </tr> <tr> <td>Car Showroom</td> <td>333</td> </tr> <tr> <td>Grand Total</td> <td><u>9200</u></td> </tr> <tr> <td>%</td> <td>39%</td> </tr> </table> | City Centre Offices | 7788 | B1, B2 or B8 Uses (City Centre) | 0 | Out of Centre Offices | 397 | B1, B2 or B8 Uses (Out of Centre) | 682 | Car Showroom | 333 | Grand Total | <u>9200</u> | % | 39% |
| City Centre Offices | 7788 | | | | | | | | | | | | | | |
| B1, B2 or B8 Uses (City Centre) | 0 | | | | | | | | | | | | | | |
| Out of Centre Offices | 397 | | | | | | | | | | | | | | |
| B1, B2 or B8 Uses (Out of Centre) | 682 | | | | | | | | | | | | | | |
| Car Showroom | 333 | | | | | | | | | | | | | | |
| Grand Total | <u>9200</u> | | | | | | | | | | | | | | |
| % | 39% | | | | | | | | | | | | | | |
| <p>1d Employment land available by type (ha)</p> <p><i>PP= Planning Permissions and approvals subject to Section 106 Agreement. LP= Local Plan Allocations</i></p> | <p>PP (at 1 April 2008)</p> <table> <tr> <td>City Centre Offices</td> <td>0.12</td> </tr> <tr> <td>Out of Centre Offices</td> <td>4.88</td> </tr> <tr> <td>B1, B2 or B8 Uses (out of Centre)</td> <td>6.64</td> </tr> <tr> <td>Car Showrooms</td> <td>1.95</td> </tr> <tr> <td>Total excluding car showrooms</td> <td>11.64</td> </tr> <tr> <td>Total</td> <td><u>13.59</u></td> </tr> </table> | City Centre Offices | 0.12 | Out of Centre Offices | 4.88 | B1, B2 or B8 Uses (out of Centre) | 6.64 | Car Showrooms | 1.95 | Total excluding car showrooms | 11.64 | Total | <u>13.59</u> | | |
| City Centre Offices | 0.12 | | | | | | | | | | | | | | |
| Out of Centre Offices | 4.88 | | | | | | | | | | | | | | |
| B1, B2 or B8 Uses (out of Centre) | 6.64 | | | | | | | | | | | | | | |
| Car Showrooms | 1.95 | | | | | | | | | | | | | | |
| Total excluding car showrooms | 11.64 | | | | | | | | | | | | | | |
| Total | <u>13.59</u> | | | | | | | | | | | | | | |

| | |
|--|--|
| | <p>LP (without planning permission) at 1st April 2008</p> <p>South of the A379 12.4</p> <p>West of Exeter Business Park 1.9</p> <p>Osprey Road, Sowton 0.5</p> <p>West of Ibstock 2.1</p> <p>Eastern Fields 3.3</p> <p>Total <u>20.2</u></p> |
| 1e Loss of employment land (ha) | <p>In employment/regeneration areas 0</p> <p>In local authority area 0</p> |
| 1f Amount of employment land lost to residential development (ha) | 0 |
| 4a Amount of completed retail, office and leisure development | <p>Retail: 27,000 sq m Princesshay (completed September 2007) 2,931 sq m Wickes Store at Sowton</p> <p>Office: 14,208 q m</p> <p>Leisure: None</p> |
| 4b. Amount of completed retail, office and leisure development in town centres | <p>Retail: 27,000 sq m Princesshay (completed September 2007)</p> <p>Office: 7788 sq m</p> <p>Leisure: None</p> |

Local/Significant Effects Indicators

| Indicator | Target | Data |
|--------------------------------------|--|---|
| Amount of employment development | Development of 85 ha of employment land excluding City Centre offices between 2001 and 2016 (Structure Plan to 2016) | Completions 2001-2008: 55.06 ha which equates to 7.9 hectares a year. Target rate is 5.7 ha a year. |
| Vacant floorspace in the City Centre | No more than 6% of shops in the City Centre outside areas with planning permission for redevelopment to be vacant | 2004/05: 5.6% 2006/07: 4.4% 2007/08: 6.1% |

Access to Housing

Core Output Indicators

| Indicators | Data |
|--|---|
| Housing provision to achieve strategic targets | See Trajectory below |
| Percentage of completed new and converted dwellings on previously developed land | 68.6% |
| Percentage of new dwellings completed at: | |
| i) less than 30 dwellings per hectare | 6.4% |
| ii) between 30 and 50 dwellings per hectare | 45% |
| iii) above 50 dwellings per hectare | 48% |
| Affordable housing completions | 58 (31 dwellings from planning obligations) |

Local/Significant Effects Indicators

| Indicator | Target | Data |
|---|--|---|
| Amount of additional housing | Development of 6,700 dwellings between 2001 and 2016 (Structure Plan to 2016.) | Completions 2001-2008: 3768 which equates to 538 a year. Target rate is 447 a year. |
| Percentage of dwellings completed 2007/2008 | | |
| (i) on Local Plan allocated sites | No target set | 60% |
| (ii) on windfall sites | No target set | 40% |

| | | |
|---|---|---|
| Provision of affordable housing, social and special needs housing | At least 25% of total new dwellings provided on sites capable of yielding 15 or more dwellings or on sites of 0.5 ha or more are affordable | 10% (most of the affordable housing at Digby completed in previous year) |
| Proportion of affordable homes that meet special needs | No target set | 2005/06: 11% 2006/07: 4.4% 2007/08: 14% |
| Vacant residential properties | No target set | 1133 (approx 2.3% of total stock) |

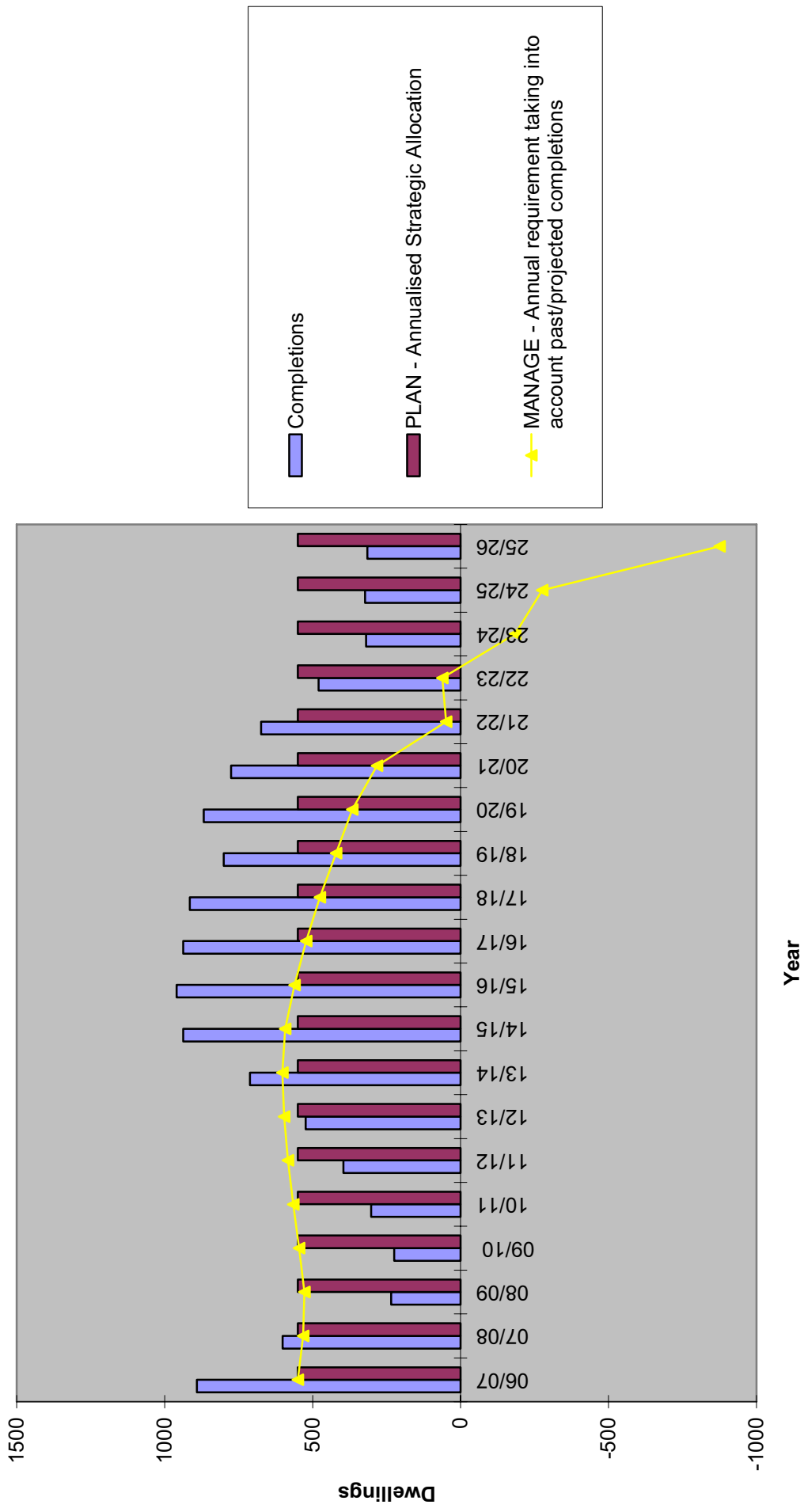
Housing Trajectory

The housing completion data presented elsewhere in this report relates to the Structure Plan period to 2016. The housing trajectory presented below (Columns 1 to 20) deals with the Regional Spatial Strategy (RSS) period to 2026. Column 1 presents the completions for 2006/7, the first year of the RSS plan period. Column 2 is the completions for 2007/8, the reporting year that is the subject of this report. Column 3 is the estimated completions for the current year, 2008/9. Columns 4 to 20 set out the projected completions 2009 to 2026.

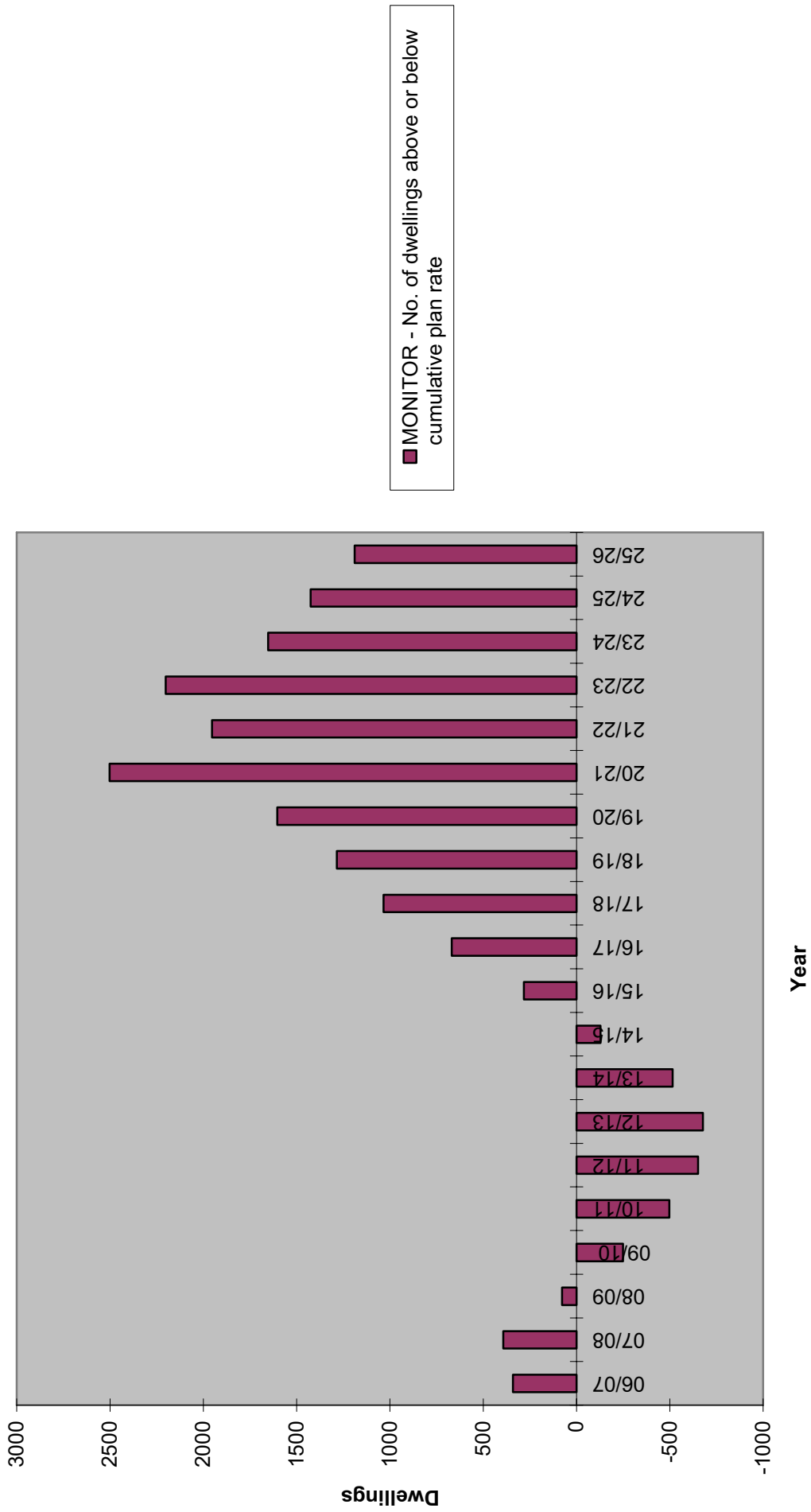
The draft RSS requires average completions in Exeter of 550 dwellings per year from 1 April 2009. The trajectory indicates that the completion rates will drop significantly over the next five years, from the record highs achieved in 2005/6 and 2006/7. This is primarily as a result of the economic downturn and its impact upon the housing market. It is predicted that completions will eventually pick up again, such that, by the end of the RSS plan period, the total requirement will have been exceeded by around 1200 dwellings.

| AMIR Trajectory - Monitor & Manage (based on draft RSS annualised Strategic Requirement) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------|-------|-------|-------|-------|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----|--------|
| 07/08 08/09 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plan Period | 02/03 | 03/04 | 04/05 | 05/06 | 06/07 | REP | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | Total | | |
| Previous completions | 444 | 314 | 482 | 734 | 891 | | | | | | | | | | | | | | | | | | | | | | | |
| Reporting year completions | | | | | | 601 | | | | | | | | | | | | | | | | | | | | | | |
| Projected completions | | | | | | | | | 224 | 302 | 396 | 524 | 712 | 937 | 960 | 937 | 915 | 801 | 868 | 776 | 674 | 480 | 319 | 323 | 315 | | | |
| Net additions | | | | | | | | | 4 | 6 | 8 | 10 | 14 | | | | | | | | | | | | | | | |
| Area (ha) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plan target | | | | | | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 11000 |
| Annual completions | | | | | | 891 | 601 | 235 | 224 | 302 | 396 | 524 | 712 | 937 | 960 | 937 | 915 | 801 | 868 | 776 | 674 | 480 | 319 | 323 | 315 | | | 12190 |
| Cumulative completions | | | | | | 891 | 1492 | 1727 | 1951 | 2253 | 2649 | 3173 | 3885 | 4822 | 5782 | 6719 | 7634 | 8435 | 9303 | 10753 | 10753 | 11552 | 11552 | 11875 | 12190 | | | 12190 |
| Planned Rate | | | | | | 550 | 1100 | 1650 | 2200 | 2750 | 3300 | 3850 | 4400 | 4950 | 5500 | 6050 | 6600 | 7150 | 7700 | 8250 | 8800 | 9350 | 9900 | 10450 | 11000 | 11000 | | 11,000 |
| MONITOR - No. of dwellings above or below cumulative plan rate | | | | | | 341 | 392 | 77 | -249 | -497 | -651 | -677 | -515 | -128 | 282 | 669 | 1034 | 1285 | 1603 | 2503 | 1953 | 2202 | 1652 | 1425 | 1190 | | | 1190 |
| Managed delivery | | | | | | 550 | 532 | 528 | 545 | 566 | 583 | 597 | 602 | 593 | 562 | 522 | 476 | 421 | 366 | 283 | 49 | 62 | -184 | -276 | -875 | | | -875 |

AMR Trajectory - Plan and Manage



MONITOR - No. of dwellings above or below cumulative plan rate



Transport

Core Output Indicators

| Indicator | Data |
|---|---|
| <p>Amount of completed non-residential development within Use Class Orders A (retail), B (employment) and D (leisure) complying with car-parking standards set out in local development framework</p> <p>Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).</p> | <p>All completed non-residential development complied with standards in the Local Plan First Review.</p> <p>Estimated that 100% of new residential development conforms to these standards (Exeter is a compact City)</p> |

Local/Significant Effects Indicators

| Indicator | Target | Data |
|--|--|---|
| Routes and frequency of bus and rail routes | Within the urban limit 90% of population to live within 400m of ½ hourly public transport. | 100% of residents live within these standards (see above). |
| No of public City Centre car parking spaces. | To remain broadly fixed at about 4300 spaces. | City Centre parking spaces: 4322 (Includes 581 NCP parking spaces) |
| Traffic Composition | No target set | <p>Average percentage of vehicles in each category on 6 of the main routes in and out of the City (Honiton Road; Pinhoe Road, Alphington Road; Topsham Road, Cowley Bridge Road and Cowick Street).</p> <p>2006/7: Motor Cycles: 1.1% Light Goods Vehicles / Cars: 93.2% Coaches and Buses: 2.2% Heavy Goods Vehicles: 3.5%</p> <p>2007/8: Motor Cycles: 1.2% Light Goods Vehicles / Cars: 93.5% Coaches and Buses: 2.2% Heavy Goods Vehicles: 3.1%</p> |

| | | |
|--|---|--------------------------------|
| Percentage of people walking to work | To raise percentage of people walking to work | 2006: 11.4% 2007: 12.1% |
| Year on percentage increase in cyclists | No target set | 2006/07: +12% 2007/08: +10% |
| Percentage of people cycling to work | No target set | 2006: 8.5% 2007: 8.9% |
| Percentage of children cycling to school | No target set | 2007: 3.1% 2008: 4.1% |

Open Space

Core Output Indicators

| Indicator | Target | Data |
|---|--------|--|
| Amount of eligible open spaces managed to Green Flag Award standard | 80% | <p>8 out of the 11 City Parks (73%) meet a local standard based on Green Flag criteria published in the 2005 Open Space Audit. The criteria include management, accessibility, cleanliness, safety and community involvement.</p> <p>The Council's Parks and Open Spaces Team is currently setting up a system to monitor the Council's Parks using Green Flag criteria.</p> |

Local/Significant Effects Indicators

| Indicator | Target | Data |
|---|--|---|
| Loss of playing fields | No loss of playing field unless it is appropriately compensated for in another area | None |
| Provision of amenity space in new developments | All new family housing to be within 1000m of good quality children's play facilities suitable for all age groups | All family housing completed 2007/08 within 1000m of suitable play facilities. |
| Provision of open space (per 1000 people) | 2.43 ha of open space per 1000 people | Area available (hectares) per 1000 population: 3.92 Including Valley Parks: 9.31 |
| % of land developed in landscape protection areas | No target set | 0.22% (land at Exwick Heights School) |

Environment/Townscape/Cultural

Core Output Indicators

| Indicator | Data |
|--|------|
| Water | |
| Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds | 0 |

Local/Significant Effects Indicators

| Indicator | Target | Data |
|--|---|--|
| Maintenance of Tree Cover | | |
| Retention of important trees through new Tree Preservation Orders (TPOs) | Creation of new Tree Preservation Orders | 14 |
| | No TPOs trees felled without appropriate compensation | 0 |
| Biodiversity | | |
| Reported condition of Sites of Special Scientific Interest | To maintain and enhance the condition of Sites of Special Scientific Interest | Favourable condition: Exe Estuary: 89.54% Stoke Woods: 100% Unfavourable condition: Exe Estuary: 10.46% (Recovering 9.92%, Declining 0.54%) Bonhay Road Cutting: (Declining 100% - as scrub management required) |
| Local Nature Reserves per 1000 population | To maintain levels of access to Local Nature Reserves | 0.15 ha per 1000 population |

| Air Quality | | |
|--|---|---|
| Air quality levels | Air quality to maintain or improve from 1997 level. | |
| | Carbon Monoxide Maximum hourly concentration (mg/m ³) 1997: 14 | Carbon Monoxide Maximum hourly concentration (mg/m ³) 2004: 7.1 2005: 5.3 2006: 4.4 2007: 2.5 |
| | Nitrogen Dioxide Maximum 1-Hr Mean (µg m ³) 1997: 201 | Nitrogen Dioxide Maximum 1-Hr Mean (µg m ³) 2004:164 2005:189 2006:141 2007:170 |
| | Sulphur Dioxide Maximum 1-Hr Mean (µg m ³) 1997: 59 | Sulphur Dioxide Maximum 1-Hr Mean (µg m ³) 2004: 24 2005: 13 2006: 14 2007: 13 |
| | Particulate Matter Annual Average Concentration (µg m ³) 1998: 30 | Particulate Matter Annual Average Concentration (µg m ³) 2004: 30 2005: 31 2006: 32.5 2007: 29 |
| Indicator | Target | Data |
| Water Quality | | |
| General Assessment for river water quality | | Exe: Very Good Alphin Brook: Good Exeter Canal: Fairly Good |
| Land and Soil | | |
| Re-use of buildings/conversion | To increase the proportion of housing provided through conversions | Number of dwellings/percentage of completions: 2004: 78 (25%) 2005: 79 (16%) 2006: 89 (12%) 2007: 112 (12.5%) 2008: 91 (18%) |

| | | |
|--|--|---|
| Renewable Energy | | |
| Energy consumption/conservation | Reduce household energy consumption in the City by 30% of 1996 levels by 2010. | From 1996 to 2007 Council initiatives for energy saving activities have resulted in an overall improvement in energy efficiency in private and social housing in the City of approximately 28.1%. |
| Townscape | | |
| Development affecting listed buildings | No loss of listed buildings or harmful alteration | 12 alterations subject to formal enforcement |
| No of listed buildings, scheduled monuments and conservation areas | No target set | 1696 Listed buildings 19 Scheduled Monuments 20 Conservation Areas |
| Development affecting archaeological remains | No unauthorised loss of archaeological remains without appropriate recording | No cases subject to formal enforcement (calendar year 2007) |
| Cultural Heritage | | |
| Tourist visits/attractions visits/museum use | To increase tourist/visitor use of cultural heritage assets | Number of visits to museums in person per 1,000 population 2005/06: 2,161 2006/07: 2,041 2007/08: 1,092 (RAMM closure) |

Appendix Two – Information to be Collected

Information to be collected

Contextual Indicators

| Indicator | Action to be taken |
|------------------------------|---|
| Fear of crime | Indicator to be identified. |
| Index of cultural facilities | Liaison with Council's Leisure and Museum Service and Economy and Tourism Service to prepare the index. |

Core Output Indicators

| Indicator | Action to be taken |
|---|---|
| Biodiversity | |
| Change in priority habitats and species (by type) | As yet no information available, but consultants are working for Devon County Council on the possibility of monitoring species on sites in Devon. |
| Renewable Energy | |
| Renewable energy capacity installed by type | Monitoring will be carried out when the policy guidance is in place. |

Local/Significant Effects Indicators

| Indicator | Action to be taken |
|--|---|
| Percentage of new housing provided for people permanently confined to wheelchairs. | A percentage requirement will be considered in the Development Control DPD. |

Appendix Three – Demonstrating a 5 year supply of Deliverable Sites

Demonstrating a 5 year supply of Deliverable Sites 2009 - 2014

Planning Policy Statement 3: Housing (PPS3) sets out a requirement for local planning authorities to identify and maintain a rolling five year supply of deliverable land for housing.

This statement is produced in accordance with the advice produced by the Department for Communities and Local Government.

The statement consists of three main stages:

- (i) Identify the level of housing provision to be delivered over the following 5 years (i.e. from 1 April 2009 to 31 March 2014).
- (ii) Identify sites that have the potential to deliver housing during the following 5 years.
- (iii) Assess the deliverability of the identified potential sites.

i) Identify the level of housing provision

The Devon Structure Plan proposes that 6,700 dwellings should be built in Exeter over the period 2001 to 2016. Completions between 2001 and April 2008 were 3,857 and, based on planning permission granted since then, it is predicted that a further 235 dwellings will be completed to April 2009. This leaves 2,608 dwellings to be provided over the remainder of the plan period to 2016. This produces a figure of 373 dwellings per year.

This results in a total target for the 5 year period from April 2009 of 1,862 dwellings.

ii) Identify sites that have the potential to deliver housing

A - Sites with permission granted

The Council's records show that, at 30 September 2008, a total of 2,870 dwellings had been granted planning permission (or permission subject to the completion of a S106 Agreement), but were not yet completed. Of these, 2,491 related to 'major sites' of 10 or more dwellings and 379 related to 'minor' sites of up to 9 dwellings.

B - Sites allocated in the Development Plan

There are a number of sites that are allocated in the Development Plan (Policy H3 of the Exeter Local Plan First Review) that have not yet been developed and do not benefit from planning permission. These are listed below:

| Site | Approx no. of dwellings |
|---|-----------------------------|
| 3. Allotment Gardens, Marypole Road | 40 |
| 4. Yeo & Davey, Old Tiverton Road | 15-35 |
| 7. HMS Pellew, Dryden Road | 30-35 |
| 11. Fire Station, Howell Road | 10-18 |
| 14. Land at Beech Cottage (part of the Land north Of Old Rydon Lane allocation) | 15 ¹ |
| Total | 110-143 (approx 127) |

C - Unallocated brownfield sites

The Government advice note also refers to unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period.

Preliminary work on the Exeter SHLAA has identified a number of brownfield sites, which could yield a total of 1,371 dwellings during the 5 year period to 2014.

SUMMARY

| | |
|--|--------------|
| A – Sites with permissions granted | 2,870 |
| B – Sites allocated in the Development Plan | 127 |
| C – Unallocated brownfield sites | 1,371 |
| OVERALL TOTAL | 4,368 |

¹ The Local Plan allocates 300 dwellings on land to the north of Old Rydon Lane. Planning permission has been granted for 285 dwellings on part of the site, subject to S106 Agreement. This leaves around 15 dwellings for the remaining part of the site.

iii) Assess deliverability of potential sites

A – Sites with permission granted

Major sites

Preliminary work on the SHLAA has involved contacting the applicants and/or landowners of sites with planning permission (or permission subject to the completion of a S106 Agreement) at 30 September 2008, asking them to confirm whether or not they intend to implement the permission. No applicants for major sites have advised the Council that they do not intend to implement their permission. Hence it is expected that all of these permissions will be implemented.

A joint Methodology for preparing SHLAAs has been produced by Exeter City Council and other local authorities in the Exeter Housing Market Area. The methodology includes a standard approach to calculating completion rates for sites with planning permission. This standard approach has been applied to the major sites with planning permission, to determine the contribution they will make to the 5 year supply. Of the total of 2,491 dwellings, it is expected that **1,806** dwellings will be completed during the 5 year period, as set out below, with the remaining 685 dwellings being completed either before (i.e. during 2008/9) or (i.e. 1 April 2014 onwards) after that period:

| | Units remaining |
|---|-----------------|
| Princesshay | 3 |
| Episcopal Building & York Wing, Dinham Road | 35 |
| Land r/o Matworthy & Orchard House, Deepdene Park | 18 |
| County Ground, Church Road | 53 |
| County Ground, Church Road | 100 |
| Former Royal Naval Stores Depot, Topsham Road (Upper & Lower Sites & Land north of Old Rydon Lane & Land east of Newcourt House | 612 |
| Former Garage, Verney Street | 67 |
| Exeter Trust House, Blackboy Road | 27 |
| Crossmeads Conference Centre | 90 |
| Quintana Gate, Bartholemew Street East | 18 |
| Land adjacent 18 & including 29 Lower North Street | 73 |
| Former Cold Store, Chancel Lane | 122 |
| Land at Beacon Avenue | 99 |
| 1-11 Sidwell Street | 96 |
| 137 & 137A Cowick Street | 50 |
| Clydesdale Road/Highcroft | 6 |
| 54-56 St Leonards Road | 13 |
| 48 Beacon Lane | 14 |
| 162/163 Fore Street | 10 |
| DJ Motorcycles & The Old Bakery, Lower North Street | 10 |
| 91, 93, 95 & 97 Wonford Street | 10 |
| Former Texaco Service Station, Western Way | 11 |
| 58 Main Road | 14 |
| Land at North Gate Court, Lower North Street | 11 |
| Frickers Yard, Willeys Avenue | 13 |
| Site adjacent 60 Haven Road | 14 |
| Site adjacent Maclaines Warehouse, Haven Road | 12 |
| Land r/o Oakridge & Oaklands, Cowick Lane | 13 |
| 33-35 Culverland Road | 12 |
| Cecil Boyall House, Victory Wing & Magdalene House, Southernhay | 13 |

| | |
|--|--------------|
| 88 Honiton Road | 10 |
| Apollo Works, Looe Road | 14 |
| Point Exe, Bonhay Road | 49 |
| Rowancroft, Fore Street, Heavitree (student flats) | 47 |
| Bradforads, Cowley Bridge Road (student flats) | 47 |
| Total | 1,806 |

Minor sites

During preliminary work on the SHLAA, applicants for 5 minor sites have advised the Council that they do not intend to implement their permissions. These permissions comprise 14 dwellings of the total potential yield from minor sites (379), but are not included in the 5 year supply.

Of the remaining potential yield, the SHLAA methodology's approach results in a prediction that 84 dwellings will be completed during 2008/9 (i.e. before the start of the 5 year period) and **281** dwellings will be completed during the 5 year period.

B – Sites allocated in the Development Plan

Sites that are allocated in the Development Plan (Policy H3) but have not yet been developed are listed in section (ii).

Of this list, the landowners of Marypole Allotments (site 3) and the Fire Station, Holloway Road (site 11) have advised that they are no longer available for development. In addition, the landowner of Yeo & Davey, Old Tiverton Road (site 4) has not confirmed to the Council that it is available, despite having been contacted in writing on three occasions. Hence it is considered that these sites, which would have contributed approximately 79 dwellings, are not deliverable within the 5 year period.

The landowners of sites 7 and 14 below have advised that they are available and it is therefore expected that they could come forward within the 5 year period. Preliminary site assessments for the SHLAA indicate that both of these sites have the capacity to yield a greater number of dwellings than provided for in the Local Plan (i.e. 45-50 dwellings):

| Site | Approx no. of dwellings |
|----------------------------|-------------------------|
| 7. HMS Pellew, Dryden Road | 41 |
| 14. Land at Beech Cottage | 30 |
| Total | 71 |

Unallocated brownfield sites

As none of the unallocated brownfield sites identified through preliminary work on Exeter's SHLAA has made significant progress through the planning system, they have not been included in the calculation of the 5 year supply.

SUMMARY

| | | |
|----------|---|--------------|
| A | Major sites with planning permission (including those subject to completion of S106 Agreement) | 1,806 |
| | Minor sites with planning permission | 281 |
| B | Sites allocated in the Development Plan | 71 |
| C | Unallocated brownfield sites | 0 |

TOTAL DELIVERABLE

2,158

In conclusion, Exeter City Council can demonstrate a 5 year supply of deliverable land compared to the Devon Structure Plan's requirement of 1,862 dwellings, with a surplus of 296 dwellings.



Exeter City Council

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EXETER CITY COUNCIL

PLANNING COMMITTEE 8 DECEMBER 2008

PROTOCOL FOR DEVELOPERS AND MEMBERS REGARDING PRESENTATIONS FOR MAJOR APPLICATIONS

1 PURPOSE OF REPORT

- 1.1 To seek Members' approval to the introduction of a Protocol for Members to participate in developer pre-application presentations for Major Applications.

2 BACKGROUND

- 2.1 At Planning Member Working Group on 21 October 2008, Members were updated on the work being progressed to implement the Major Applications Protocol. Members agreed to the principle of developer presentations to meetings of the Planning Member Working Group for a trial period of one year, subject to a protocol for the conduct of such discussions.
- 2.2 The finalised protocol was presented to Planning Member Working Group on 25 November.
- 2.3 The full protocol is attached to this report (Appendix I). Members will note that the document provides advice and guidance specific to both Members and developers. It makes it clear that a developer does not have the right to present to Planning Member Working Group. The Head of Planning Services will arrange presentations, where appropriate, in consultation with the Chair of Planning Member Working Group, Chair of Planning Committee and Portfolio Holder.
- 2.4 It is anticipated that, with these safeguards, the process will be beneficial to all parties. The principle of developer presentations to Planning Member Working Group is already recognised in the local Planning Code of Conduct in the Constitution which states that there should be a written note will be made of discussions. Government and Local Government Association advice recognises that while arrangements need to be handled carefully, meetings between developers and Members can have a useful role in pre-application discussions.
- 2.5 Relevant Ward Councillors will be invited to any presentations.

3 RECOMMENDATION

- 3.1 Planning Committee is recommended to agree the Protocol at Appendix 1 as a basis for the conduct of developer presentations to Planning Member Working Group.

RICHARD SHORT
HEAD OF PLANNING SERVICES
ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) Act 1985 (as amended)

Background Papers used in compiling this report:

1. Planning Member Working Group Report
2. Exeter City Council Constitution

PROTOCOL FOR PRE-APPLICATION PRESENTATIONS ON MAJOR APPLICATIONS

At the request of a prospective developer/agent and subject to the agreement of the Head of Planning Services, in consultation with the Chair of Planning Member Working Group, Chair of Planning Committee and the Portfolio Holder, arrangements will be made for them to present their proposals to Members at a meeting of the Planning Member Working Group. There will usually only be one opportunity to make a presentation to Members per proposal.

The Presentation would be chaired by the Chair of Planning Member Working Group who will explain the role of Members at the meeting.

Appropriate Officers, including the Case Officer will be in attendance but the meeting will not be open to the general public. Relevant Ward Members will be invited to the meeting.

Developers will be given the opportunity to make a presentation that should describe their proposal and should explain how the proposal relates to both relevant national and local policy, how it meets local needs and preferences and any other material considerations that they believe Members should give weight to.

The format and length of the presentation should be agreed with the Head of Planning Services beforehand and should be limited to the development proposal. They should not normally last longer than 20 minutes.

The role of the Members at the meeting is to learn about the emerging proposal, identify outstanding issues to be dealt with but not to form or express a view on the proposal which would pre-determine their participation in making a decision on any formal application.

Members will be able to ask questions following the presentation but must refrain from entering into debate directly with the applicant or giving advice that indicates a pre-judging of the proposals.

Members must maintain an impartial listening role and avoid expressing an opinion to the applicants. Questions and comments should focus upon clarifying aspects of the proposal or to flag up issues of concern but must not develop into negotiations. It is equally important at this stage for Members not to have closed minds as to the merits of the proposal.

After the applicants have left the meeting, Members can then discuss with officers any concerns or issues and comment on the future direction of any officer/developer negotiations.

Notes will be taken at the meeting and a summary of the discussions will be kept on file.

Additional notes for Members

Any Member who elects to form a view, for or against the development being discussed, will pre-determine their stance to the extent that they will be required to withdraw from meetings where any subsequently submitted application is discussed or decided.

Once a formal planning application has been submitted it would be inappropriate for Members who would be considering the specific application to hold any further discussions with developers or receive any further presentations.

Additional Notes for Developers/Agents

Discussions will not bind the City Council as local planning authority. This will be made clear at the outset of each meeting. Similarly it will be made clear that views expressed are not part of the determination process and that any statements are “without prejudice” to the eventual determination of an application.

The presentation can provide any relevant background information to give context to the proposal, but it should focus primarily on issues that are relevant to the planning process.

Once a proposal has been the subject of a presentation to Members, the Council will treat the proposal and related material as liable to disclosure under the Freedom of Information Act and will not seek to rely on any of the exemptions from disclosure. (Exceptionally, individual items of information may be submitted on a confidential basis, in which case they, but not the entire proposals, will be assessed against the relevant exemptions in the Act.) The notes taken at the meeting of the Planning Member Working Group will be publicly available as will material submitted as part of the proposal.

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**EXETER CITY COUNCIL
PLANNING COMMITTEE
08 DECEMBER 2008**

**PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND
WITHDRAWN APPLICATIONS**

1 PURPOSE OF REPORT

1.1 This report lists planning applications determined under delegated powers and applications that have been withdrawn between the date of finalising the agenda of the last Planning Committee and the date of finalising this agenda. Applications are listed by ward.

1.2 The latter part of the application reference number indicates the following type of application:

- 01 Outline Planning Permission
- 02 Approval of Reserved Matters
- 03 Full Planning Permission
- 04 Works to Tree(s) with Preservation Order
- 05 Advertisement Consent
- 06 Works to Tree(s) in Conservation Area
- 07 Listed Building Consent
- 08 Circular 18/84
- 14 Demolition in Conservation Area
- 16 Exeter City Council Regulation 3
- 17 Lawfulness of Existing Use/Development
- 18 Certificate of Proposed Use/Development
- 21 Telecommunication Apparatus Determination
- 25 County Matter Application
- 26 Devon County Council Application
- 27 Modification and Discharge of Planning Obligation Regulations

1.3 The decision type uses the following codes

- DTD Declined To Determine
- NLU Was Not Lawful Use
- PAN Prior Approval Not Required
- PAR Prior Approval Required
- PER Permitted
- REF Refuse Planning Permission
- RNO Raise No Objection
- ROB Raise Objections
- SPL Split Decision
- WDN Withdrawn by Applicant
- WLU Was Lawful Use
- WTD Withdrawn - Appeal against non-determination

1.4 Members are requested to advise the Development Control Manager (Andy Robbins) or Head of Planning Services (Richard Short) of any questions on the schedule prior to the meeting of the Planning Committee.

2. RECOMMENDATION

2.1 That this report be noted.

**RICHARD SHORT
HEAD OF PLANNING SERVICES**

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EXETER CITY COUNCIL

8/12/2008

PLANNING DECISIONS TAKEN UNDER DELEGATED POWERS AND WITHDRAWN APPLICATIONS

Between 22/10/2008 and 26/11/2008

WARD **Alphington**

| | | | | | | |
|------------------------|---|----------------------|----------------------|-----------|----------------------|-----|
| Application No. | 08/1984/04 | Working Party | Decision Date | 7/11/2008 | Decision Type | PER |
| Location | 1 Chestnut Court, Dawlish Road, Exeter, EX2 8XY | | | | | |
| Description | The pruning of 1 tree | | | | | |
| | Tree No. | Species | Works | | | |
| | T1 | Horse chestnut | Crown lift | | | |

| | | | | | | |
|------------------------|---|----------------------|----------------------|------------|----------------------|-----|
| Application No. | 08/1977/03 | Working Party | Decision Date | 26/11/2008 | Decision Type | REF |
| Location | 65 Newhayes Close, Exeter, EX2 9JL | | | | | |
| Description | Two storey extension on south east elevation and ground floor extension on north east elevation | | | | | |

| | | | | | | |
|------------------------|--|----------------------|----------------------|------------|----------------------|-----|
| Application No. | 08/1894/03 | Working Party | Decision Date | 21/11/2008 | Decision Type | PER |
| Location | 15-17 Marsh Green Road North, Marsh Barton Trading Estate, Exeter, EX2 8NY | | | | | |
| Description | Ground floor extension on north east elevation | | | | | |

| | | | | | | |
|------------------------|--|----------------------|----------------------|------------|----------------------|-----|
| Application No. | 08/1828/03 | Working Party | Decision Date | 24/10/2008 | Decision Type | PER |
| Location | 26 Blenheim Road, Exeter, EX2 8SE | | | | | |
| Description | Ground floor extension on south east elevation | | | | | |

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|------------------------|---|----------------------|----------------------|------------|----------------------|-----|
| Application No. | 08/1825/03 | Working Party | Decision Date | 10/11/2008 | Decision Type | PER |
| Location | 12 Hennock Road, Marsh Barton Trading Estate, Exeter, EX2 8QW | | | | | |
| Description | Ground and first floor extensions with spiral staircase on south elevation, installation of roller shutter doors on east and south elevations, loading doors on south elevation, alterations to doors and windows on east, west and south elevations, extensions to canopies on south and east elevations, provision of strip rooflights on north side of roof, parking, access to highway and associated works | | | | | |

Application No. 08/1820/04 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location Cowick Barton Playing Fields, Barton Road, Exeter, EX2
Description The pruning of 1 tree

| | | |
|----------|---------|--------|
| Tree No. | Species | Works |
| T10 | Oak | Reduce |

Application No. 08/1670/03 **Working Party** 14/10/2008 **Decision Date** 11/11/2008 **Decision Type** REF
Location 79 Alphington Road, Exeter, EX2 8JE
Description Change of use from dwelling to 2 self-contained flats and ground floor extension on south east elevation

Application No. 08/1631/03 **Working Party** **Decision Date** 4/11/2008 **Decision Type** PER
Location 9 Shillingford Road, Exeter, EX2 8UB
Description Alterations to driveway on north west boundary

Application No. 08/1494/05 **Working Party** **Decision Date** 10/11/2008 **Decision Type** PER
Location Marsh Garage, Hennock Road Central, Marsh Barton Trading Estate, Exeter, EX2
Description Freestanding internally illuminated totem sign in south east corner of site

Application No. 08/1271/03 **Working Party** 12/8/2008 **Decision Date** 22/10/2008 **Decision Type** REF
Location Oaklands Riding Stables, Balls Farm Road, Exeter, EX2 9JB
Description Change of use from the stables and workshop at north east end of paddock to business use

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|-------------|---------------|
| WARD | Cowick |
|-------------|---------------|

Application No. 08/1717/07 **Working Party** **Decision Date** 4/11/2008 **Decision Type** PER
Location Franklyn House, Franklyn Drive, Exeter, EX2 9HS
Description Alterations to internal walls and doors

| | |
|-------------|----------------|
| WARD | Duryard |
|-------------|----------------|

Application No. 08/1680/03 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location Laver Building, North Park Road, Exeter, EX4 4QE
Description Installation of generator roof enclosure and exhaust

Application No. 08/1565/03 **Working Party** **Decision Date** 23/10/2008 **Decision Type** PER
Location 64 Argyll Road, Exeter, EX4 4RY
Description Balcony on south elevation

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|-------------|---------------|
| WARD | Exwick |
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Application No. 08/2074/06 **Working Party** **Decision Date** 26/11/2008 **Decision Type** PER
Location 2 Exe View Cottages, St. Andrews Road, Exeter, EX4 2AB
Description The felling of 1 tree

| Tree No. | Species | Works |
|----------|----------|-------|
| 1 | Fir tree | Fell |

Application No. 08/1945/02 **Working Party** 14/10/2008 **Decision Date** 19/11/2008 **Decision Type** PER
Location Land to the west of The Coach House, Cleve House, Exwick Lane, Exeter, EX4
Description Detached dwelling, parking and associated works (approval sought of reserved matters on Ref. No 05/0665/01 allowed on appeal 27 September 2005) for siting, design, means of access, landscaping and external appearance

Application No. 08/1862/04 **Working Party** **Decision Date** 7/11/2008 **Decision Type** PER
Location 36 Norwich Road, Exeter, EX4 2DN
Description The felling of 1 tree

| Tree No | Species | Works |
|---------|---------|-------|
| 1 | Oak | Fell |

Application No. 08/1752/03 **Working Party** **Decision Date** 19/11/2008 **Decision Type** PER
Location 4 Norwich Road, Exeter, EX4 2DN
Description Two storey extension on west elevation

Application No. 08/1746/04 **Working Party** **Decision Date** 7/11/2008 **Decision Type** PER
Location 5 Cleve Court, Cleve Lane, Exeter, EX4
Description The pruning of 1 tree

| Tree No | Species | Works |
|---------|---------|--------|
| 1 | Yew | Reduce |

Application No. 08/1721/03 **Working Party** **Decision Date** 4/11/2008 **Decision Type** REF
Location 109 Ashleigh Mount Road, Exeter, EX4 1SW
Description Two storey annexe on north west elevation

Application No. 08/1713/03 **Working Party** **Decision Date** 10/11/2008 **Decision Type** REF
Location 4 Ely Close, Exeter, EX4 2EY
Description Two storey extension, decking and balustrading on north east elevation

Application No. 08/1474/03 **Working Party** 14/10/2008 **Decision Date** 23/10/2008 **Decision Type** REF
Location 5 Winchester Avenue, Exeter, EX4 2DQ
Description Ground floor extension on south elevation and shopfront on north elevation

Application No. 08/1293/03 **Working Party** **Decision Date** 18/11/2008 **Decision Type** REF
Location Kinnerton Court, Kinnerton Way, Exeter, EX4 2EZ
Description Replacement windows on all elevations

Application No. 07/0300/18 **Working Party** **Decision Date** 24/10/2008 **Decision Type** WDN
Location 44 Gloucester Road, Exeter, EX4 2EF
Description Ground floor rear extension

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|-------------|--------------------|
| WARD | Mincinglake |
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|------------------------|--|----------------------|-----------|----------------------|-----|
| Application No. | 08/1920/03 Working Party | Decision Date | 7/11/2008 | Decision Type | PER |
| Location | 120 St. Katherines Road, Exeter, EX4 7JJ | | | | |
| Description | Ground floor extension on east elevation | | | | |

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|------------------------|---|----------------------|------------|----------------------|-----|
| Application No. | 08/1892/17 Working Party | Decision Date | 10/11/2008 | Decision Type | WLU |
| Location | Probus Stud Farm, Church Hill, Pinhoe, Exeter, EX4 9JJ | | | | |
| Description | Occupation of the dwelling by persons not solely or mainly employed in agriculture, forestry or the supervision or breeding of horses (Certificate of Lawfulness of Existing Development) | | | | |

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|------------------------|--|----------------------|------------|----------------------|-----|
| Application No. | 08/1827/03 Working Party | Decision Date | 21/11/2008 | Decision Type | PER |
| Location | 28 Widgery Road, Exeter, EX4 8BA | | | | |
| Description | Ground floor extension on north west elevation | | | | |

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|------------------------|---|----------------------|------------|----------------------|-----|
| Application No. | 08/1812/03 Working Party | Decision Date | 14/11/2008 | Decision Type | PER |
| Location | Garage block in Celia Crescent, Exeter, EX4 | | | | |
| Description | Attached single garage to existing block | | | | |

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|------------------------|--------------------------------------|----------------------|------------|----------------------|-----|
| Application No. | 08/1662/03 Working Party | Decision Date | 12/11/2008 | Decision Type | PER |
| Location | 4 Westbrook Close, Exeter, EX4 8BS | | | | |
| Description | Conservatory on south west elevation | | | | |

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|-------------|----------------|
| WARD | Newtown |
|-------------|----------------|

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|------------------------|----------------------------------|----------------------|-----------|----------------------|-----|
| Application No. | 08/1983/06 Working Party | Decision Date | 7/11/2008 | Decision Type | PER |
| Location | 34 Belmont Road, Exeter, EX1 2HG | | | | |
| Description | The pruning of 1 tree | | | | |

| | | |
|----------|---------|------------|
| Tree No. | Species | Works |
| 1 | Ash | Crown lift |

Application No. 08/1891/03 **Working Party** 15/10/2008 **Decision Date** 19/11/2008 **Decision Type** PER
Location Fountain House, Western Way, Exeter, EX1 2DE
Description Provision of bin store on south west elevation

Application No. 08/1720/03 **Working Party** 15/10/2008 **Decision Date** 22/10/2008 **Decision Type** PER
Location St. Leonards Practice, Barnfield Road, Exeter, EX1 1RZ
Description Change of use on first floor from medical centre to office

Application No. 08/1696/03 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location 30 Spicer Road, Exeter, EX1 1TB
Description Ground floor extension on north west elevation

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| WARD | Pennsylvania |
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Application No. 08/1889/03 **Working Party** **Decision Date** 12/11/2008 **Decision Type** PER
Location 22 Collins Road, Exeter, EX4 5DY
Description First floor extension on west elevation

Application No. 08/1869/04 **Working Party** **Decision Date** 23/10/2008 **Decision Type** PER
Location 42 Rosebarn Lane, Exeter, EX4 5DR
Description The pruning of 1 tree

| Tree No. | Species | Works |
|----------|---------|------------|
| 1 | Oak | Crown lift |

Application No. 08/1818/04 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location Windrose, Beech Avenue, Exeter, EX4 6HE
Description The pruning of 2 trees

| Tree No | Species | Works |
|---------|---------|------------|
| T1 | Oak | Crown lift |
| T2 | Oak | Crown lift |

Application No. 08/1550/03 **Working Party** 13/10/2008 **Decision Date** 10/11/2008 **Decision Type** PER
Location Rollestone Farm, Pennsylvania Road, Exeter, EX4 5BJ
Description Variation of condition 4 to allow the temporary dwelling to remain until 31 July 2010 (Ref No. 05/0452/03 granted 28 July 2008).

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| WARD | Pinhoe |
|-------------|---------------|

Application No. 08/1835/03 **Working Party** 13/10/2008 **Decision Date** 11/11/2008 **Decision Type** PER
Location Land adj. 1 Summer Close, Exeter, EX4 8BX
Description Detached dwelling, parking, access to highway and associated works

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|-------------|----------------|
| WARD | Polsloe |
|-------------|----------------|

Application No. 08/1759/03 **Working Party** **Decision Date** 4/11/2008 **Decision Type** WDN
Location 16 East Avenue, Exeter, EX1 2DY
Description Replacement garage with additional living accommodation above

Application No. 08/1681/03 **Working Party** **Decision Date** 4/11/2008 **Decision Type** REF
Location 44 Manston Road, Exeter, EX1 2QA
Description Dormer window on north elevation

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| WARD | Priory |
|-------------|---------------|

Application No. 08/1908/01 **Working Party** 19/11/2008 **Decision Date** 21/11/2008 **Decision Type** WDN
Location St Loyes College, Topsham Road, Exeter, EX2 6EP
Description Redevelopment of site to form retirement village comprising the use of Fairfield Lodge as a heritage centre relating to St Loyes foundation, restoration and conversion of Fairfield House to provide 2 retirement units and 1 warden's unit, demolition of remaining existing buildings, construction of a further 236 retirement units, 50 bed residential care home, central facilities building, 281 parking spaces,

Application No. 08/1814/03 **Working Party** **Decision Date** 10/11/2008 **Decision Type** PER
Location 115 Briar Crescent, Exeter, EX2 6DR
Description Ground/two storey extension on south east elevation

Application No. 08/1693/03 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location Hospiscare Mid & East Devon, Dryden Road, Exeter, EX2 5JJ
Description Conservatory on north elevation

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|-------------|------------------|
| WARD | St Davids |
|-------------|------------------|

Application No. 08/1948/07 **Working Party** **Decision Date** 21/11/2008 **Decision Type** PER
Location Walnut House, 63 St. Davids Hill, Exeter, EX4 4DW
Description Gate on west boundary

Application No. 08/1911/05 **Working Party** **Decision Date** 26/11/2008 **Decision Type** PER
Location 12 Princesshay, Exeter, EX1 1GE
Description Halo-illuminated fascia sign on north west elevation

Application No. 08/1854/07 **Working Party** **Decision Date** 12/11/2008 **Decision Type** REF
Location 143b, Fore Street, Exeter, EX4 3AN
Description Security shutters on south east and south west elevations

Application No. 08/1809/07 **Working Party** **Decision Date** 4/11/2008 **Decision Type** REF
Location Dinham House and School House, Mount Dinham, Exeter, EX4 4EB
Description External alterations to provide door, steps, handrail and balustrade on south west elevation of Dinham House and internal alterations to doors and walls of Dinham House and School House to provide 4 flats

Application No. 08/1801/05 **Working Party** **Decision Date** 21/11/2008 **Decision Type** REF
Location 193 High Street, Exeter, EX4 3DU
Description Non-illuminated fascia signs on south east (1) and north west (1) elevations

Application No. 08/1733/03 **Working Party** **Decision Date** 4/11/2008 **Decision Type** REF
Location Dinham House and School House, Mount Dinham, Exeter, EX4 4EB
Description Change of use from dwellings to 4 flats

Application No. 08/1722/07 **Working Party** 14/10/2008 **Decision Date** 23/10/2008 **Decision Type** PER
Location Bishops's Palace, Palace Gate, Exeter, EX1 1HY
Description Alterations to internal walls and doors of West Wing

Application No. 08/1712/03 **Working Party** 13/10/2008 **Decision Date** 24/10/2008 **Decision Type** REF
Location Greenslades Service Garage, St. Davids Hill, Exeter, EX4 4BD
Description Change of use from office to self-contained flat at first floor level

Application No. 08/1711/03 **Working Party** **Decision Date** 25/11/2008 **Decision Type** PER
Location Exeter St Davids Railway Station, St. Davids, Exeter, EX4 4NT
Description Change of use from pavement to fruit and flower stall at front of the main building

Application No. 08/1667/07 **Working Party** **Decision Date** 13/11/2008 **Decision Type** PER
Location 26 Queen Street, Exeter, EX4 3SH
Description Internal alterations, repairs and refurbishment

Application No. 08/1634/03 **Working Party** **Decision Date** 21/11/2008 **Decision Type** PER
Location Walnut House, 63 St. Davids Hill, Exeter, EX4 4DW
Description Gate on west boundary

Application No. 08/1632/03 **Working Party** 13/10/2008 **Decision Date** 23/10/2008 **Decision Type** REF
Location 11 Eldertree Gardens, Exeter, EX4 4DE
Description Change of use from single dwelling to two flats and alterations to access to highway

Application No. 08/1589/03 **Working Party** **Decision Date** 22/10/2008 **Decision Type** PER
Location 7 Leatside, Commercial Road, Exeter, EX2 4AB
Description Installation of automated teller machine (ATM) on south elevation

Application No. 08/1502/03 **Working Party** 14/10/2008 **Decision Date** 6/11/2008 **Decision Type** PER
Location 18 Cathedral Yard, Exeter, EX1 1HE
Description Change of use from offices to 4 self-contained flats at basement, and first to third floor levels, replacement extension at third floor level to create additional fourth floor flat above with roof terrace and balcony, provision of suspended tower at first to third floor level on north west elevation, alterations to roof, doors and windows on north east, north west and south west elevations and provision of soil

Application No. 08/1380/07 **Working Party** 14/10/2008 **Decision Date** 6/11/2008 **Decision Type** PER
Location 14-15 Southernhay West, Exeter, EX1 1PJ
Description Internal alterations to walls

Application No. 08/1283/07 **Working Party** 14/10/2008 **Decision Date** 6/11/2008 **Decision Type** PER
Location 18 Cathedral Yard, Exeter, EX1 1HE
Description Provision of suspended tower at first to third floor level on north west elevation, replacement extension at third floor level to create additional fourth floor flat above with roof terrace and balcony, alterations to roof, doors and windows on north east, north west and south west elevations, provision of soil vents, internal alterations to walls, doors, stairs, lift shaft and other associated works

Application No. 08/1199/07 **Working Party** **Decision Date** 4/11/2008 **Decision Type** PER
Location 2 Upper Paul Street, Exeter, EX4 3NB
Description Alterations to internal walls

Application No. 08/1185/05 **Working Party** **Decision Date** 4/11/2008 **Decision Type** PER
Location 2 Upper Paul Street, Exeter, EX4 3NB
Description Non illuminated hanging sign on north west elevation

Application No. 08/1183/07 **Working Party** **Decision Date** 4/11/2008 **Decision Type** PER
Location 2 Upper Paul Street, Exeter, EX4 3NB
Description Replacement hearth and wall mounted sign on north west elevation

Application No. 08/1087/07 **Working Party** **Decision Date** 24/11/2008 **Decision Type** REF
Location 14 Waterbeer Street, Exeter, EX4 3EH
Description Non illuminated fascia sign (1) and projecting sign (1) on north west elevation

Application No. 08/0992/05 **Working Party** **Decision Date** 12/11/2008 **Decision Type** REF
Location Rougemont Thistle Hotel, Queen Street, Exeter, EX4 3SP
Description Totem sign (internally illuminated) on north east boundary, plaques (2) and post mounted sign on north east elevation, wall signs (2) and individual letters (internally illuminated) on south east elevation.

Application No. 08/0847/05 **Working Party** **Decision Date** 12/11/2008 **Decision Type** REF
Location 14 Waterbeer Street, Exeter, EX4 3EH
Description Non illuminated fascia sign (1) and projecting sign (1) on north west elevation

Application No. 07/1920/05 **Working Party** **Decision Date** 19/11/2008 **Decision Type** PER
Location 23 Princesshay, Exeter, EX1 1GE
Description Internally illuminated logo and fascia signs on south east and south west elevations and non-illuminated lettering signs on south east elevation

Application No. 07/1919/03 **Working Party** **Decision Date** 19/11/2008 **Decision Type** PER
Location 23 Princesshay, Exeter, EX1 1GE
Description Installation of shopfront

Application No. 07/1164/03 **Working Party** **Decision Date** 12/11/2008 **Decision Type** PER
Location 18 Bedford Street, Exeter, EX1 1GJ
Description Provision of three jumbrellas outside front (2 No.) and side (1 No.) elevations.

Application No. 07/0699/03 **Working Party** **Decision Date** 12/11/2008 **Decision Type** PER
Location 20 Bedford Street, Exeter, EX1 1GJ
Description Provision of jumbrellas on first floor roof terrace and front pavement, balustrade at first floor level and installation of door heaters

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|-------------|-----------------|
| WARD | St James |
|-------------|-----------------|

Application No. 08/1938/06 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location 3 Devonshire Place, Exeter, EX4 6JA
Description The felling of 1 tree

| Tree No. | Species | Works |
|----------|---------|-------|
| 1 | Pear | Fell |

Application No. 08/1885/07 **Working Party** 17/11/2008 **Decision Date** 18/11/2008 **Decision Type** PER
Location 91 Sidwell Street, Exeter, EX4 6PH
Description Alterations to internal walls, two new internal doors and new window on north west elevation to provide one additional flat on ground floor

Application No. 08/1856/03 **Working Party** 17/11/2008 **Decision Date** 18/11/2008 **Decision Type** PER
Location 91 Sidwell Street, Exeter, EX4 6PH
Description Alterations at ground floor to provide one additional flat and window on north west elevation

Application No. 08/1813/06 **Working Party** **Decision Date** 22/10/2008 **Decision Type** PER
Location 17 York Road, Exeter, EX4 6BA
Description The felling of 1 tree

| Tree No. | Species | Works |
|----------|----------|-------|
| 1 | Sycamore | Fell |

Application No. 08/1709/14 **Working Party** **Decision Date** 12/11/2008 **Decision Type** REF
Location 49 Well Street, Exeter, EX4 6QA
Description Demolition of existing house, shop, garages and boundary wall

Application No. 08/1708/03 **Working Party** 13/10/2008 **Decision Date** 11/11/2008 **Decision Type** REF
Location 49 Well Street, Exeter, EX4 6QA
Description Redevelopment to provide two storey building comprising of 6 flats

Application No. 08/1692/17 **Working Party** **Decision Date** 11/11/2008 **Decision Type** PER
Location 28 Old Tiverton Road, Exeter, EX4
Description Use of basement flat and second floor flat as separate dwellings (Certificate of Lawfulness of Existing Use)

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|-------------|--------------------|
| WARD | St Leonards |
|-------------|--------------------|

Application No. 08/1927/07 **Working Party** **Decision Date** 18/11/2008 **Decision Type** REF
Location Exeter School, Victoria Park Road, Exeter, EX2 4NS
Description Internal alterations, three storey extension on south elevation of the north wing, removal of fire escape and alterations to door and window on west elevation of the north wing

Application No. 08/1898/03 **Working Party** **Decision Date** 25/11/2008 **Decision Type** PER
Location 18 Matford Lane, Exeter, EX2 4PS
Description Conservatory on north west elevation

Application No. 08/1867/06 **Working Party** **Decision Date** 22/10/2008 **Decision Type** PER
Location 6 Penleonard Close, Exeter, EX2 4NY
Description The pruning of 1 tree

| Tree No. | Species | Works |
|----------|----------------|-----------------------|
| 1 | Horse Chestnut | Crown lift and reduce |

Application No. 08/1866/06 **Working Party** **Decision Date** 22/10/2008 **Decision Type** PER
Location 1 St. Leonards Place, Exeter, EX2 4LZ
Description The pruning of 4 trees and the felling of approximately 10 trees

| Tree No | Species | Works |
|---------|-------------|------------------|
| G1 | Lucombe Oak | Reduce by 1-1.5m |
| G2 | Hornbeam | Remove |

Application No. 08/1864/06 **Working Party** **Decision Date** 23/10/2008 **Decision Type** PER
Location Mount St Mary Convent, Wonford Road, Exeter, EX2 4PF
Description The pruning of 3 trees

| Tree No. | Species | Works |
|----------|---------|------------------|
| 1&2 | Oak | Crown lift/clean |
| 3 | Cedar | Reduce |

Application No. 08/1858/07 **Working Party** **Decision Date** 26/11/2008 **Decision Type** PER
Location 52 St. Leonards Road, Exeter, EX2 4LS
Description Alterations to external walls, window on north east elevation, provision of rooflight on north west elevation, alterations to internal walls, doors, floors and ceilings

Application No. 08/1832/03 **Working Party** **Decision Date** 18/11/2008 **Decision Type** REF
Location Exeter School, Victoria Park Road, Exeter, EX2 4NS
Description Three storey extension on south elevation of the north wing and alterations to door and window on west elevation of the north wing

Application No. 08/1512/03 **Working Party** 14/10/2008 **Decision Date** 23/10/2008 **Decision Type** WDN
Location 13 Lyndhurst Road, Exeter, EX2 4PA
Description Redevelopment to provide 3 detached dwellings and 6 terraced dwellings, parking, alterations to access, 3 bin stores and associated works

Application No. 08/1312/03 **Working Party** 14/10/2008 **Decision Date** 5/11/2008 **Decision Type** PER
Location Belfield, 9 Lyndhurst Road, Exeter, EX2 4PA
Description Swimming pool in north west garden and provision of 3 pillars on south east boundary

| | |
|-------------|-----------------|
| WARD | St Loyes |
|-------------|-----------------|

Application No. 08/1819/04 **Working Party** **Decision Date** 22/10/2008 **Decision Type** PER
Location 2 Blackmore Mews, Exeter, EX2 5SA
Description The pruning of 1 tree

| Tree No. | Species | Works |
|----------|---------|-------------------|
| 1 | Unknown | Crown lift/Reduce |

Application No. 08/1804/03 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location 38 Garden Close, Exeter, EX2 5PA
Description Ground floor extension on north west elevation

Application No. 08/1779/18 **Working Party** **Decision Date** 24/10/2008 **Decision Type** WLU
Location 5 Broadfields Road, Exeter, EX2 5QR
Description Ground floor extension on south east elevation with external materials being of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse (Certificate of Lawfulness of Proposed Development)

Application No. 08/1776/03 **Working Party** 15/10/2008 **Decision Date** 24/10/2008 **Decision Type** REF
Location Ludwell House, Ludwell Lane, Exeter, EX2 5AQ
Description Redevelopment to provide detached dwelling and garage in north corner of garden

Application No. 08/1745/04 **Working Party** **Decision Date** 7/11/2008 **Decision Type** PER
Location 29A Apple Lane, Exeter, EX2 7HA
Description The pruning of several trees

| | | |
|---------|---------|--------|
| Tree No | Species | Works |
| W1 | Various | Reduce |

Application No. 08/1737/03 **Working Party** **Decision Date** 24/10/2008 **Decision Type** REF
Location 54 Broadfields Road, Exeter, EX2 5RG
Description Ground floor extension on north west elevation

Application No. 08/1659/03 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location Tesco Stores Ltd, Russell Way, Exeter, EX2 7EZ
Description Ground floor extension on north west elevation, extension to existing vehicle bay canopy and retaining wall to north west of store

Application No. 08/1157/03 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location Vapormatic, Kestrel Way, Sowton Industrial Estate, Exeter, EX2
Description Installation of three windows on north elevation at first floor level

| | |
|-------------|------------------|
| WARD | St Thomas |
|-------------|------------------|

Application No. 08/1961/03 **Working Party** **Decision Date** 4/11/2008 **Decision Type** PER
Location 156 Cowick Street, Exeter, EX4 1AS
Description Variation on condition 4 relating to construction materials (Ref No. 08/1249/03 granted 9 September 2008)

Application No. 08/1715/03 **Working Party** 18/11/2008 **Decision Date** 20/11/2008 **Decision Type** REF
Location 15 Princes Street South, Exeter, EX2 9AW
Description Remodeling of ground floor annexe/garage and construction of first floor flat with dormer window on south east elevation

Application No. 08/1691/18 **Working Party** **Decision Date** 24/10/2008 **Decision Type** WLU
Location 84 Buddle Lane, Exeter, EX4 1JJ
Description Ground floor extension on east elevation (Certificate of Lawfulness of Proposed Development)

| | |
|-------------|----------------|
| WARD | Topsham |
|-------------|----------------|

Application No. 08/2028/06 **Working Party** **Decision Date** 13/11/2008 **Decision Type** PER
Location Oxford Orchard, Monmouth Avenue, Topsham, Exeter, EX3 0AF
Description The felling of 7 trees

| Tree No | Species | Works |
|---------|------------|-------|
| 1-7 | Macrocarpa | Fell |

Application No. 08/1950/06 **Working Party** **Decision Date** 7/11/2008 **Decision Type** PER
Location Woodlands, Victoria Road, Topsham, Exeter, EX3 0EU
Description The felling of 1 tree

| Tree No | Species | Works |
|---------|----------|-------|
| 1 | Sycamore | Fell |

Application No. 08/1937/06 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location 5 Victoria Road, Topsham, Exeter, EX3 0EU
Description The felling of 1 tree

| Tree No. | Species | Works |
|----------|---------|-------|
| 1 | Cherry | Fell |

Application No. 08/1865/04 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location Exeter Golf & Country Club, Topsham Road, Exeter, EX2 7AE
Description The felling of 1 tree

| Tree No. | Species | Works |
|----------|---------|-------|
| T16 | Oak | Fell |

Application No. 08/1850/03 **Working Party** **Decision Date** 24/10/2008 **Decision Type** REF
Location 46 High Street, Topsham, Exeter, EX3 0DY
Description Raising of roof and dormer window on rear wing

Application No. 08/1789/03 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location Bricknells, Old Rydon Lane, Exeter, EX2 7JW
Description Provision of rooflights (3) on garage

Application No. 08/1718/03 **Working Party** **Decision Date** 7/11/2008 **Decision Type** PER
Location 9 Elm Grove Road, Topsham, Exeter, EX3 0EQ
Description Conservatory on north east elevation

Application No. 08/1694/03 **Working Party** **Decision Date** 27/10/2008 **Decision Type** PER
Location 15 Exeter Road, Topsham, Exeter, EX3 0LQ
Description Conservatory on south west elevation and raising of ridge line of roof

Application No. 08/1496/03 **Working Party** **Decision Date** 11/11/2008 **Decision Type** PER
Location Quay Barn, Holman Way, Topsham, Exeter, EX3 0EN
Description Alterations to roof on south west elevation and other minor works

| | |
|-------------|-----------------------|
| WARD | Whipton Barton |
|-------------|-----------------------|

Application No. 08/1897/04 **Working Party** **Decision Date** 7/11/2008 **Decision Type** PER
Location Green at Honeylands, Exeter, EX4
Description The pruning of 2 trees

| Tree No | Species | Works |
|---------|---------|---------------|
| T1&2 | Plane | Reduce by 15% |

Application No. 08/1664/18 **Working Party** **Decision Date** 24/10/2008 **Decision Type** WLU
Location 59 Hillyfield Road, Exeter, EX1 3LZ
Description Access to highway (Certificate of Lawfulness of Proposed Development)

Application No. 08/1633/03 **Working Party** **Decision Date** 24/10/2008 **Decision Type** PER
Location Admiral House, Grenadier Road, Exeter Business Park, Exeter, EX1
Description Solar panels on roof

Total no of delegated decisions made: **107**

Local Government (Access to Information) 1985 (as amended).

Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic

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EXETER CITY COUNCIL

PLANNING COMMITTEE

8 DECEMBER 2008

ENFORCEMENT PROGRESS REPORT

1.0 PURPOSE OF REPORT

1.1 To update members on enforcement matters.

2.0 CASES OPENED AND CLOSED BETWEEN 13 OCTOBER 2008 AND 19 NOVEMBER 2008

Cases opened: 18

Cases closed: 21

Outstanding number of cases: 111

3.0 NOTICES ISSUED

- 3.1 ENF/07/220 – 12 Birchy Barton Hill – Enforcement Notice issued on 3 September 2008 for the material change of use without planning permission from a single dwellinghouse and its curtilage, to a mixed use comprising:-
(a) a single dwellinghouse and its curtilage; and
(b) use as an operating base for a construction business, and for storage of building materials, scaffolding, waste, vehicles, plant and machinery in connection with that business.
- 3.2 The notice requires the cessation of the use as a base for conducting business activity, to the extent that it involves (a) the storage of building materials, scaffolding, waste, vehicles, plant and machinery, (b) the burning of waste, and (c) the regular attendance at the property by staff of the business who do not live there. The notice also requires the removal from the land of all building materials, scaffolding, waste, vehicles, plant and machinery except those currently being used in connection with building works on the Land and vehicles which are personal transport. The notice took effect on 15 October 2008 and gave 2 months to comply. There was a problem serving the notice on the owner and so it has been withdrawn. A fresh notice was served on 21 October 2008 and took effect on 2 December 2008 and gives 2 months for compliance.
- 3.2 ENF/08/136 – 116 Monks Road – Enforcement Notice issued on 17 November 2008 for a material change of use of the land without planning permission from a single dwellinghouse and its curtilage, to a mixed use comprising:-
a) a single dwellinghouse: and
b) use in connection with a construction business, for storage and distribution of building materials, office and mess facilities for staff.
The notice takes effect on 22 December 2008 and gives 1 month for compliance.
- 3.3 ENF/08/109 – 44 Manston Road – Enforcement Notice issued on 18 November 2008 for a dormer extension to the roof at the rear of the building. The notice takes effect on 23 December 2008 and gives 4 months for compliance.
- 3.4 ENF/08/ - 17 Clinton Avenue – Enforcement Notice issued on 17 November 2008 for a dormer extension to the roof at the rear of the building. The notice takes effect on 29 December 2008 and gives 4 months for compliance.

4.0 NOTICES COMPLIED WITH

- 4.1 ENF/08/075 – 19 Mayfield Road – Enforcement Notice issued on 25 June 2008 for the erection of a fence on the western boundary. The notice took effect on 18 August 2008 and gave 2 months for compliance. A site visit on 10 November 2008 found that the fence had been removed and the notice complied with.

5.0 CURRENT APPEALS

- 5.1 ENF/08/0081 – Anchor House, 46 The Strand, Topsham -Enforcement Notice issued on 7 August 2008 for the removal of two dormers and formation of truncated gable and installation of four roof lights on the eastern elevation of the building. The requirements of the notice are to modify the roof on the eastern elevation of the building to reinstate the dormer windows as previously existing, in their former positions on the roof. The shape and dimensions of the reinstated dormers should match the structures which previously existed, but the materials, detailing and colours should match those used on first floor dormers on other elevations of the building. The notice took effect on 18 September 2008 and gives 9 months for compliance. An appeal was received on 17 October 2008 and is being dealt with by written representations. The Council's statement was submitted on 26 November 2008 and final comments are due by 17 December 2008.
- 5.2 ENF/07/234 – Land to the South of 68 and 33 Fleming Way – Enforcement Notice issued on 24 July 2008 for the erection of timber close boarded fence on southern boundary of the land (adjacent to footpath/cycleway). The notice took effect on 4 September 2008 and gave 1 month for compliance. An appeal was received on 15 October 2008 and is being dealt with by written representations. The Council's statement was submitted on 21 November 2008 and final comments are due by 12 December 2008.
- 5.1 ENF/07/138 – The Dolphin, 31 Burnthouse Lane – Enforcement Notice served on 11 March 2008 for the erection of a fence enclosing an area on the north eastern side of the public house. An appeal was received on 22 May 2008 and is being dealt with by written representations. The Council's statement was submitted on 25 June 2008 and the Inspector's decision is now awaited.
- 5.2 ENF/08/038 – 10 Russell Terrace – Listed Building Enforcement Notice issued on 25 April 2008 for:
1. Installation of plastic rainwater goods on ground floor rear extension;
 2. Installation of circular window on rear elevation at first floor level; and
 3. Installation of plastic dome in roof of ground floor rear extension.
- The notice took effect on 6 June 2008 and gives three months for compliance. An appeal was received on 23 June 2008 and is being dealt with by written representations. The Council's statement was submitted on 23 July 2008 and final comments were submitted on 13 August 2008. The Inspector's decision is now awaited.
- 5.3 ENF/06/084 - 35 Countess Wear Road – Enforcement Notice issued on 9 April 2008 for the construction of dormer windows larger than shown on an approved planning permission (reference 03/0278/03). The notice took effect on 23 May 2008 and gives 6 months for compliance. An appeal was received on 13 June 2008 and is being dealt with by written representations. The Council submitted its statement on 23 July 2008 and final comments on 13 August 2008. The Inspector's decision is now awaited.
- 5.4 ENF/07/197 - The Old Firehouse, New North Road – Listed Building Enforcement Notice issued on 29 February 2008 for:
1. Construction of timber shelter with corrugated metal roof along front elevation;
 2. Installation of extraction ducting on western elevation of link building;

3. Erection of timber outbuilding in courtyard;
4. Installation of raised floor at ground floor level in western corner;
5. Installation of dummy fireplace and chimney breast at ground floor level;
6. Installation of protruding plasterboard cupboard to kitchen over stairwell;
7. Installation of meshed safety glass window light above internal door in partition to stairwell at ground floor level in southern part of the Building (to the rear of the ladies toilets);
8. Cladding of internal pipework/wiring throughout;
9. Installation of meshed safety glass to internal partition at first floor level in eastern corner.

The notice took effect on 4 April 2008 and gave 3 months for compliance. An appeal was received on 24 June 2008 and is being dealt with by an Informal Hearing on 13 January 2009.

- 5.5 ENF/08/020 – 138 Lower Wear Road – Enforcement Notice issued on 7 July 2008 for a detached greenhouse in north eastern section of rear garden. The notice took effect on 18 August 2008 and gives four months for the structure to be demolished and removed. An appeal was received on 13 August 2008 and is being dealt with by written representations. The Council's statement was submitted on 24 September 2008 and final comments were due by 15 October 2008.

6.0 ENFORCEMENT APPEAL DECISIONS

- 6.1 ENF/07/065 – 79 Fore Street, Topsham – Listed Building Enforcement Notice served on 8 February 2008 for unauthorised signs to the front elevation and the side-facing wall outside the shop doorway at the front of the building. An appeal was received on 12 May 2008 and was dealt with by an Informal Hearing on 14 October 2008. The appeal was dismissed and the enforcement notice upheld on 28 October 2008. The owner has one month to comply with the notice and the outcome of a compliance site visit will be reported at the next committee.

7.0 RECOMMENDATION

- 7.1 That this report be noted

RICHARD SHORT
HEAD OF PLANNING SERVICES
ECONOMY AND DEVELOPMENT DIRECTORATE

Local Government (Access to Information) 1985 (as amended).
Background papers used in compiling the report: none.

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EXETER CITY COUNCIL

PLANNING COMMITTEE

08 December 2008

APPEALS

DECISIONS RECEIVED

SUMMARY: 15 appeal decisions have been received since the last report; 10 were dismissed, 1 was allowed and 4 were allowed with conditions.

Location: 77 Monks Road, Exeter, Devon EX4 7BE



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Reference Nos: 08/0326/03

Proposal: Loft conversion with rear pitched roofed dormer.

Application Decisions: Delegated Refusal

Type of Appeals: Written Representations

Appeal Decisions: DISMISSED

Grounds:

The main issue was the effect of the proposed development on the character and appearance of the dwelling and the surrounding area.

The Inspector observed that a large number of the terraced properties in the area, including the appeal property, are in multiple occupation and that a number have had loft conversions.

He noted that the Council's *Householders Guide to Extension Design*, (SPD) had been adopted in February 2008 and was consequently of material weight in this case.

He considered that the proposed dormer would be of a scale which would not be overly dominant. Although the dormer would not be central, he thought that its position would reflect the influence of the two storey rear extensions and would be acceptable. However, the ridge of the dormer would be close to the overall ridge height of the property. This would make it prominent, and consequently of a design that did not reflect the adjoining buildings. He agreed with the Council that this would result in harm to the character and appearance of the area. It would therefore be in conflict with ELP Policy DG1 and the SPD in this regard.

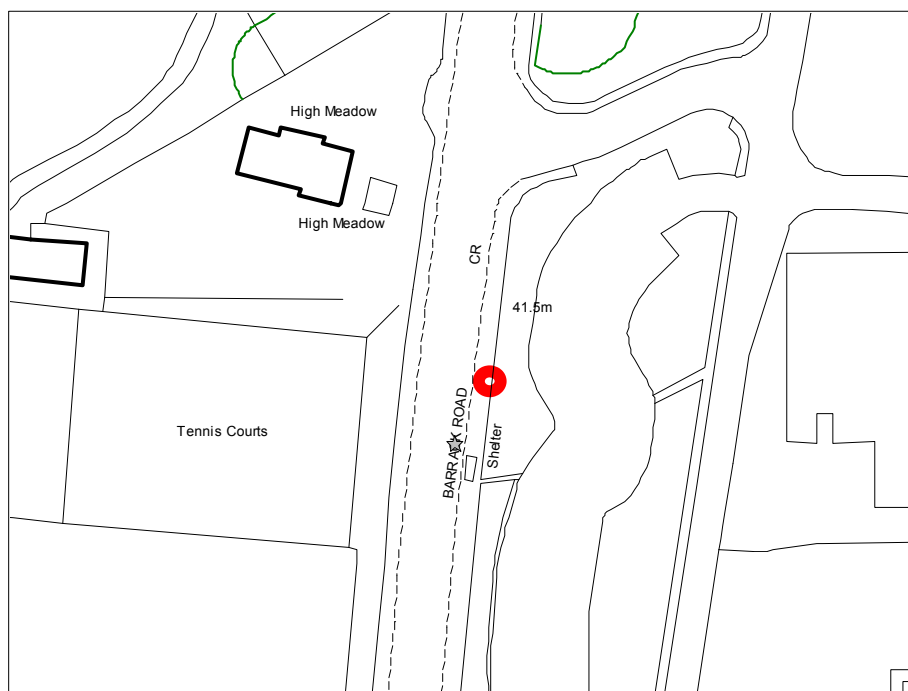
The Inspector noted the Council's concern that the proposal would also contribute to an over-concentration of student accommodation in the area. ELP Policy H5 of the Local Plan states that the conversion of residential property to multiple occupancy will be permitted subject to it not resulting in over concentration which would change the character of the area. This is supported by Supplementary Planning Guidance – *Student Accommodation Development in Residential Areas*, which specifically identifies this area as one where such development should be restricted.

However, the Inspector noted that the proposal would not involve the conversion of a residential property as the house is already in multiple occupancy. It may result in an increase in such use, although in light of the other conversions evident in the street, which do not involve dormers, he considered it likely that the additional accommodation could be achieved without this proposal. Consequently, he did not consider that there would be a significant change to the character of the area as a result of this scheme, and it therefore complied with Policy H5 of the Local Plan in this regard.

Notwithstanding the Inspector's finding on this, it did not outweigh the harm to the character and appearance of the area arising from the design of the dormer. The appeal was therefore dismissed.

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Location: Highways Land, Barrack Road, Exeter, EX2 5AX



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Reference Nos: 08/0704/21

Proposal: Installation of a 12m streetworks monopole, 2G/3G
shrouded radio antennas, 1 no. 3G 3107 equipment cabinet, 1 no. 2G
2106/slimline equipment cabinet and ancillary development

Application Decisions: Delegated Refusal

Type of Appeals: Written Representations

Appeal Decisions: ALLOWED

Grounds:

The main issues were considered to be:

- (a) the effect of the proposed development on the character and appearance of the surrounding area;
- (b) the effect of the proposed development on highway safety; and
- (c) whether any harm was outweighed by the need to site the installation in the location proposed.

Character and appearance

The proposed monopole/antenna, with equipment cabinets to each side, would be positioned at the back edge of the footway along Barrack Road, behind which a grass verge rises to a hedge and other planting in the grounds of the RD&E Hospital.

The Inspector noted that there are already many items of street furniture in the vicinity, including street lighting columns, bus shelters and traffic lights, plus floodlight columns in the grounds of Exeter School. Prior approval had already been given, in the context of these, for an O2 monopole about 25m south of the appeal site, beyond a bus shelter. All these items are, or will be, clearly open to public view along an otherwise generally open stretch of road, with predominantly open land rather than buildings to either side.

He considered that, in themselves, the monopole/antenna and cabinets would not be particularly intrusive but they would add to the collection of street furniture and to some extent increase the degree of clutter, thus failing to satisfy development plan policy aims to maintain and improve the quality of the environment. On the other hand, he commented that the O2 development was considered by the local planning authority to be acceptable and in his opinion the appeal proposal would not be seen as being grouped with another (Orange) monopole for which approval is being sought, as this is some 200m to the north, adjacent to the Peninsula Medical School building.

The Inspector concluded on this issue that the proposed development would result in some harm to the character and appearance of the surrounding area and would not accord with the aims of DSP Policy CO6 and ELP Policy DG1.

Highway Safety

The Inspector noted that the proposed large cabinet to the south would reduce the width of the footway to approximately 1.8m, over a length of about 1.3m. The advice of the *Manual for Streets* is that the minimum width of footway in lightly used streets should be 2m, and it cross refers to *Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure*. This indicates that, where there is a physical constraint, the minimum acceptable width is 1.5m, over a maximum length of 6m.

Although the appeal proposal would therefore reduce the footway to a less than desirable width, it would exceed the minimum acceptable and be obstructed over only a short distance. He therefore considered it would not harm highway safety.

Whether any Harm Outweighed by Need

The proposed installation would replace existing services which will be lost from the rooftop of the adjacent RD&E Hospital, where notice to quit has been given. The appellant has demonstrated the need for the height and location of the monopole/antenna to serve the resulting gaps in 2G and 3G network coverage, as well as hospital paging services. The appellant had also explained what alternative sites were considered and the reasons why they were not suitable. The Council acknowledges the need to leave the RD&E site has caused coverage problems for various telecommunications operators; it does not dispute the need for the proposed installation or the thoroughness of the site selection process. In these circumstances, the Inspector concluded the need outweighed the modest degree of harm to the area's character and appearance which would arise from the development.

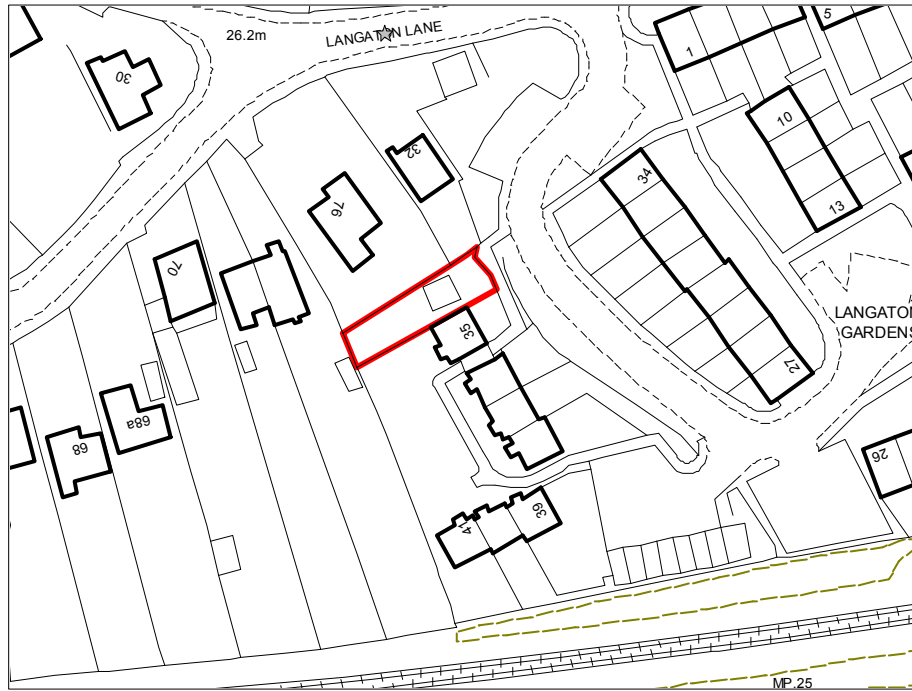
Other Matters

Some local residents and Exeter School had raised objections on health grounds. The Inspector accepted that they would see the installation and their concerns were

relevant to his decision. Bearing in mind that there was little objective evidence to support local fears and that the emissions from the mast would be within the ICNIRP guidelines, he considered that the expressed health concerns were not sufficient to justify refusing planning permission.

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35, Langaton Gardens, Pinhoe, Exeter, Devon, EX1 3RZ.



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Reference Nos: 08/0340/03

Proposal: Erection of a two storey attached dwelling and associated works (approved under Ref. 03/01397/03) with the addition of a single storey conservatory to rear.

Application Decisions: Delegated Refusal

Type of Appeals: Written Representations

Appeal Decisions: ALLOWED subject to conditions

Grounds:

In 2003 planning permission was granted for a similar development on the site. That dwelling has now been built and is occupied. It differs from the appeal scheme which

includes the provision of a small lean-to conservatory. The Council's concerns are limited to the impact of the proposed conservatory.

The Inspector considered that the conservatory would be a very modest enlargement to the permitted dwelling which would not result in any harmful overshadowing or loss of light to the neighbouring dwelling.

The conservatory would alter the outlook from the neighbouring lounge window. However, the views from this window along the length of the garden would be uninterrupted. The limited height and width of the conservatory would not be visually intrusive or overbearing for the occupiers of No.35. The Inspector therefore considered the development would not unacceptably harm the outlook for the occupiers of this neighbouring dwelling.

The development would also be seen from some neighbouring properties to the north. However, in the Inspector's opinion, it would be set well back from facing windows in these neighbouring dwellings and the height and width of the proposed conservatory would not result in any significant loss of light or outlook for the occupiers of these houses.

The Inspector concluded that the development would not result in unacceptable harm to the living conditions of neighbouring residents and would accord with development plan policies.

The appeal was allowed subject to conditions relating to commencement within 3 years, the removal of PD rights relating to extensions to the property, materials and landscaping.

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Location: 45 Dunsford Gardens, Exeter, Devon EX4 1LN



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Reference Nos: 07/2118/03 & 08/0455/03

Proposals: Appeal A: 07/2118/03 - Ground and first floor extensions and internal alterations.

Appeal B: 08/0455/03 - The development proposed is ground and first floor extensions and internal alterations.

Application Decisions: Delegated Refusal

Type of Appeals: Written Representations

Appeal Decisions: Appeal A: ALLOWED subject to conditions

Appeal B: DISMISSED

Grounds:

The main issue was the effect of the proposed developments on the character and appearance of the surrounding area.

The Appeal A scheme proposed a two storey extension to the southwest elevation of the property with a single storey lean-to extension along the northwest elevation. The

Appeal B scheme differs in that it proposed the two-storey element to be on the northwest elevation with the single storey lean-to on the southwest elevation.

As regards the Appeal A scheme, the Inspector noted that the two storey extension to the side would replace the existing poor flat roof structure, and would be a substantial addition. He did not, however, consider that it would be a dominant one on this plot and it would introduce a design that responded to the scale and form of the nearest properties on Dunsford Gardens. The hipped gable to Barley Road would also reflect the form of the majority of the bungalows on this road, and he did not consider that it would be visually intrusive in this setting.

The Inspector did not consider that the single storey extension to the rear would be prominent in public views or significantly affect the character and appearance of the area. He noted the Council's concerns that aspects of the scheme did not conform to its Design Guide or draft SPD. He stated that as a draft he could afford the latter little weight, but noted that both guidance documents seek to ensure that extensions respect the property, the surrounding area and neighbouring occupiers. Consequently they draw on the need to harmonise with the existing property and to conform to surrounding properties of similar character and appearance.

While this proposal would introduce a large two-storey addition, the Inspector did not consider that the final form would be harmful to the character and appearance of the area. He therefore considered it to be in compliance with DSP Policy CO6 and ELP Policy DG1.

As regards the Appeal B scheme, the two-storey extension would be to the rear and would match the height and width of the existing property. The single storey extension would again follow the footprint of the current flat roof addition, however, this would result in a lean-to roof, which would attach high up on this side extension.

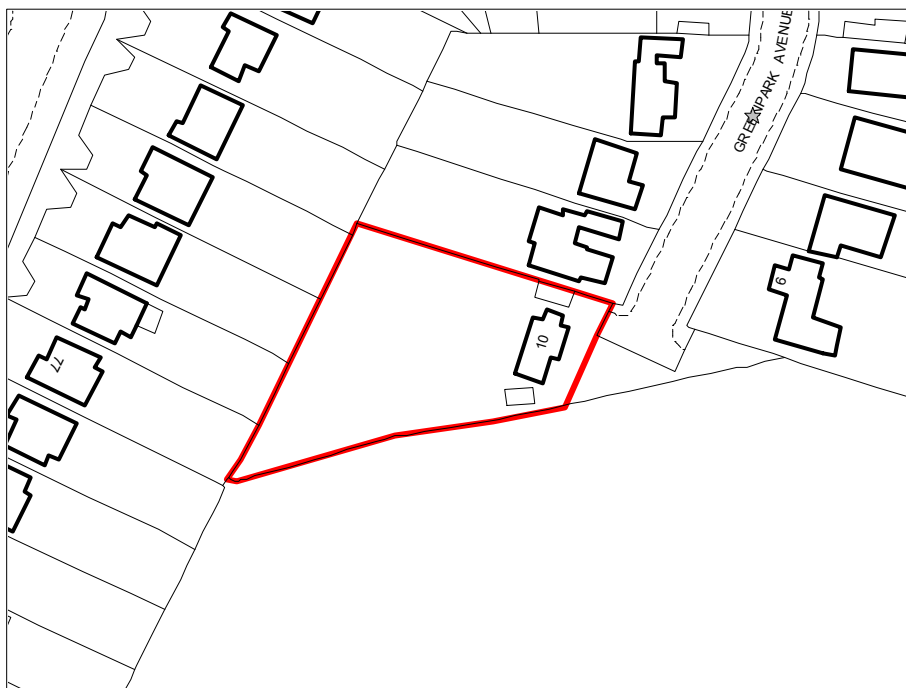
The Inspector considered that the resulting structure would present an unbalanced form that would be visually prominent, with the single storey extension offset and the first floor window squeezed into the limited space between roof and eaves. This would fail to enhance the character and appearance of the area, responding to neither the bungalows of Barley Lane nor the houses on Dunsford Gardens. He therefore concluded that it would be in conflict with Development Plan policies.

Appeal A was allowed subject to conditions relating to commencement within 3 years, the submission of samples of the materials and details of drainage works and the implementation of the approved drainage works.

Appeal B was dismissed.

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Location: 10 Greenpark Avenue, Exeter, Devon EX1 3PJ



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Reference No: 07/2695/03

Proposal: New dwelling on land to the rear of No 10 Greenpark Avenue.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: DISMISSED

Grounds:

The main issue was the effect of the proposed development on the living conditions of the occupiers of neighbouring properties, with particular reference to noise, disturbance, privacy and visual impact.

The appeal site is located in the rear garden of No 10 Greenpark Avenue, a quiet, residential cul-de-sac generally made up of large detached houses or bungalows. No 10 is the last property in the road and has a larger garden area than the neighbouring properties.

The Inspector noted that access to the site was proposed to be between No 10 and No 8 Greenpark Avenue; No 8 is a detached bungalow positioned close to the shared boundary. The proposed access, with a maximum width of 3.4 metres, is

narrow with restricted opportunities for landscaping, and would be shared for the first part with the host property. It would be located very close to the side elevation and a window into a kitchen area of No 10, and within 2 metres of the side elevation of the bungalow, No 8, next door. The layout of the bungalow is such that a large part of the accommodation is along this boundary, with a bedroom and a further habitable room served by windows on this elevation. These would therefore be directly adjacent to the access, as would the rear patio area and part of the garden.

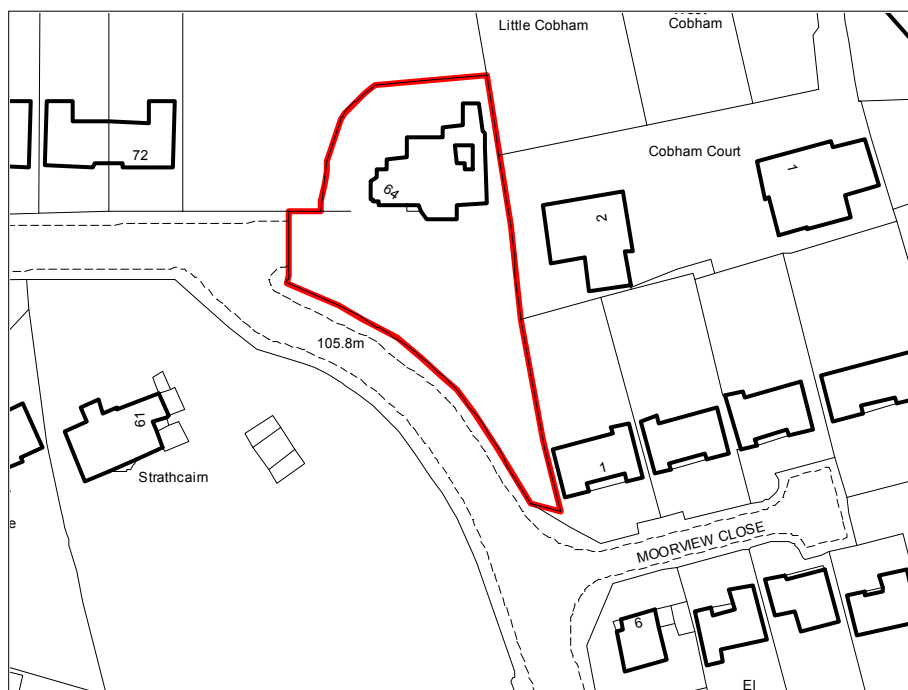
The Inspector agreed with the Council that this close relationship, and the increase activity introduced by the proposal, would result in unacceptable noise and disturbance leading to harm to the living conditions of the current, and any future occupiers, of the host property and No 8 Greenfield Avenue. The introduction of higher walls would not remove this harm and may introduce an unacceptable level of enclosure, particularly for No 8. Consequently, the proposal is in conflict with ELP Policy DG4 in this regard.

The Inspector did not consider that the proposal would result in any significant loss of privacy or appear intrusive or incongruous. Consequently, he did not consider the proposal would result in harm to the living conditions of neighbouring occupants with regard to visual impact or loss of privacy, nor would it be an overbearing development.

The Inspector was conscious of the focus that national and local policies place on the efficient use of previously developed land within the urban boundary. However, he did not consider that this, or his findings regarding the effect on the privacy of neighbouring occupiers, outweighs the harm that he had identified due to unacceptable levels of noise and disturbance.

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Location: 64 Sylvan Road, Exeter, EX4 6HA



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Reference No: 08/0160/03

Proposal: First-floor extension on north elevation.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: DISMISSED

Grounds:

The main issue was whether the proposal would preserve or enhance the character or appearance of the Pennsylvania Conservation Area.

The appeal property is a large, detached building, standing in an elevated and prominent position on a corner plot within a Conservation Area. This former residential property is now in use as a language school.

The property is included within the enlarged Pennsylvania Conservation Area in 2007. Although not a listed building, it is a building that makes a positive contribution to the character of the Conservation Area.

The Inspector considered that the proposed north facing first-floor extension, 12m long with a flat roof, would stand out in contrast to the existing building, with its

pronounced roof pitches and the north facing gabled roof, where it would be particularly incongruous. He also considered there to be an awkward relationship between the proposal and the host building in the west elevation in terms of the contrasting roof styles, which in turn highlights the significant difference in height between the host building and the proposed extension. The proposed square shaped windows would also, in the Inspector's judgment, fail to harmonise with the vertical emphasis of most of the existing windows, and this is particularly pronounced in relation to the north elevation. The extension would be visible from the street. He considered that the proposed extension fails to respect distinctive qualities of the existing building and because of the host building's prominence, would therefore detract from the character and appearance of the Conservation Area as a whole. He concluded that the proposal would be contrary to national and development plan policy.

Although there were similarities between the planning permission which was granted for an extension to the appeal property on the north elevation in 2003 and the appeal proposal, in the Inspector's judgment the earlier approved design was more subservient to the host building than the appeal proposal.

The Inspector did not consider that there would be any material harm to the living conditions of neighbouring occupiers through overlooking and loss of privacy, or loss of outlook.

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Location: 22 Blenheim Road, Alphington, Exeter, Devon, EX2 8SE



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Reference No: 08/0478/03

Proposal: Partial two-storey side extension and loft conversion.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: **ALLOWED subject to conditions**

Grounds:

The main issue was the effect of the proposed development on the character and appearance of the street scene.

The appeal property is a semi-detached dwelling in a residential area. It is linked to the neighbouring pair of semi-detached dwellings by two garages, with steep pitched roofs, giving the appearance of a terrace of four properties. The appellant's garage has been converted into a habitable room.

The Inspector considered that the process of creating terraces by filling in the gaps between the original semi-detached properties in the area was now widespread, to the extent that, in his judgment, it is now the prevailing character of the streetscape.

Whilst he accepted that the amount of set back from the original building line was less than the 1m recommended in the Council's Draft Supplementary Planning Document 'Householder's Guide to Extension Design' (2008) (Draft SPD) and the height of the proposed roof almost reaches the original height, he weighed Draft SPD against a number of material considerations. Firstly, in his judgment, the proposed development would still be recessed in relation to the original building line and slightly lower than the height of the host building. Secondly, the terracing effect, both in the street as a whole, and in relation to the appeal property in particular, had already been created; in relation to the four dwellings that make up the terrace, the proposal would not appear overly dominant or out of place. Thirdly, the proposed development would result in the removal of the unsightly car port, resulting, in his judgment, in a net visual improvement to the street scene. Fourthly, the proposed development would be constructed in matching materials to the host building.

The Inspector therefore concluded that, on balance, the proposal would not be out of keeping with the street scene and would therefore not be contrary to development plan policies or the Council's Draft SPD.

The appeal was allowed subject to conditions relating to commencement, and requiring the submission and approval of details of materials.

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Location: Ludwell House, Ludwell Lane, Exeter, EX2 5AQ



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Reference No: 07/2636/03

Proposal: Demolition of existing buildings and rebuild with new dwelling and separate triple garage with annexe above.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: DISMISSED

Grounds:

The main issues were whether the proposal would maximise the conservation of energy and its effect on the character and appearance of the area.

The appeal site is located in a semi-rural setting within the Ludwell Valley Park, where policies of development restraint apply. It includes a detached two storey house and two adjacent outbuildings.

Energy conservation

ELP Policy DG2 relates to maximising energy conservation and requires, amongst other matters, that proposals retain and refurbish existing buildings on site except

where retention is unviable or the buildings are detrimental to the character of the site or would prejudice the best use of land.

The Inspector saw evidence of water ingress inside the house caused by the roof leaking at the point where the rear pitched roofslope meets a flat roofed extension. The roof, therefore, would require repairing if not replacing.

He noted that several replacement upvc double glazed windows have been installed and considered that the remaining windows would be likely to need renewing. The kitchen, bathrooms and toilet are outdated and there is no central heating. Nevertheless, there was no evidence that the house was structurally unsound or in such poor condition that the only viable option was to demolish it and build a replacement dwelling. Whilst the house was in need of updating, he did not consider it was inappropriate or otherwise detrimental to the character and appearance of the site. Moreover, the hedged and treed frontage boundary and relatively large garden with its mature trees restrict views of the house and buildings from the road.

The Inspector noted that the appeal site was situated within a locally designated valley park, one of a number managed as 'countryside in the city' or 'green lungs.' Under ELP policy L1 the only forms of development considered to be appropriate within these areas concern outdoor recreation, agriculture and forestry. As the proposal was not for such a use, retaining and refurbishing the appeal dwelling could not be held to prejudice the best use of the appeal site.

He concluded that the proposal would not maximise the conservation of energy, contrary to Policy DG2.

Character and appearance

The proposed house would be substantially larger than the existing one and the proposed triple garage with annex accommodation over would be sited forward of it and some distance away in an undeveloped part of the garden. In combination with the extensive paved driveway, parking and turning areas proposed, the Inspector considered that the proposal would result in an unsympathetic form of development out of keeping with its semi-rural setting.

Although the proposed house may be similar in design to the modern ones adjoining the appeal site, he considered these to be suburban in character, inappropriate and unsympathetic to their semi-rural setting and, therefore, not a good reason for allowing the appeal proposal.

The Inspector concluded that the proposal would harm the character and appearance of Ludwell Valley Park, contrary to development plan policies.

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Location: 2 Friars Walk, Exeter, EX2 4AY



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Reference No: 07/2442/03

Proposal: Provision of hardstanding in north-east garden, entrance gates and access to highway.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: DISMISSED

Grounds:

The main issue was whether the proposal would preserve or enhance the character or appearance of the Southernhay Conservation Area.

2 Friars Walk is a Grade II listed building at the northern end of a line of semi-detached 'villa' style properties, each with a small front garden, which is an unusual feature within the Southernhay

Conservation Area. The appeal property is part of an unbroken line of eight front gardens, stretching to the south east, which the Inspector considered to be a distinctive element in the character and appearance of the street. He considered that the existing area of concrete at the front of the appeal property detracts from the setting of the house, although the existing garden area still forms an important feature.

In the Inspector's judgment, the low boundary wall and relatively small front gates form part of a distinctive pattern that contributes to the character of the street scene. He considered that the loss of both the front garden for a parking space and part of the low wall to make way for a widened access to accommodate motor vehicles, together with the introduction of a higher, wider gate would be unacceptable. The development would result in the partial loss of the existing sense of enclosure which the wall provides, the substantial loss of an important green area and the detracting of the appearance and setting of the appeal property by the presence of a parked car against the building. The combination of these impacts would not complement the character of the house and would detract from the both the appearance of the building itself and its listed group, as well as the character and appearance of the street scene and the Conservation Area as a whole.

The Inspector concluded that the proposal would be contrary to PPS1, PPG15, DSP Policy CO7, and ELP Policies C1 and C2.

Although the Inspector noted that some other front gardens in Friars Walk have been replaced by hardstanding, in his opinion, these only served to underline the harmful impacts that these surfaces, and cars parked on them, make to the setting of the buildings, and the harm this form of development does to the character and appearance of the Conservation Area.

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Location: 84 Polsoe Road, Exeter, EX1 2NF



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Reference No: 07/1966/03

Proposal: Conversion of 1 flat into 2 self contained units.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: **ALLOWED subject to conditions**

Grounds:

The Inspector noted that planning permission for the single storey extension that formed part of the appeal application had been granted on 15 May 2008, and was not therefore considered by him as part of the appeal application.

The main issue was highway safety.

The appeal property is a three-storey former semi-detached house which is now converted into flats on Polsoe Road, a busy distributor road. There is currently space for three cars to park at the front of the site.

Although the property is subdivided into three flats for rating purposes, there are four external doors, and four households already live at the appeal property, reflecting a planning permission granted in 1963, for the subdivision of the ground floor into two flats (Council Ref. 496/61). The plans show that the two downstairs households have their own separate kitchens and WCs. It would appear that the changing of the Valuation Lists in 1998 led to the two flats being classified as one flat, even though separate households had lived in the two parts of the downstairs area from time to time and that at no time had the two separate living areas been combined into a single flat.

The highway authority was concerned that the creation of a fourth flat would give rise to additional on-street parking, which would interfere with the free flow of traffic on Polsoe Road. The City Council was concerned that increased pressure for on street parking would be detrimental to the amenities of neighbouring occupiers.

The Inspector acknowledged that the volume of traffic, and the pressure for on-street parking on Polsoe Road had risen considerably since planning permission was granted to increase the total to four flats at the appeal site in 1963. However, national transport policy had also moved on significantly since then, and the emphasis in PPG13 was to reduce the amount of parking spaces, along with encouraging more sustainable forms of transport and generally reducing the need to travel. In his judgment, the location was sustainable in transport terms.

The existence of a residents' parking scheme involving a limited number of spaces in the vicinity of the appeal site indicated to the Inspector that car parking in the surrounding streets was not regarded as unacceptable, even if it was not ideal. Moreover, he considered it to be within the remit of the Council and/or the highway authority to address the problem of inappropriate on-street parking by introducing additional parking controls or by restricting or stopping the issuing of additional residents' parking permits.

The Inspector noted that in addition to on-site car parking spaces at the front of the property, there was adequate space and access for the provision of covered

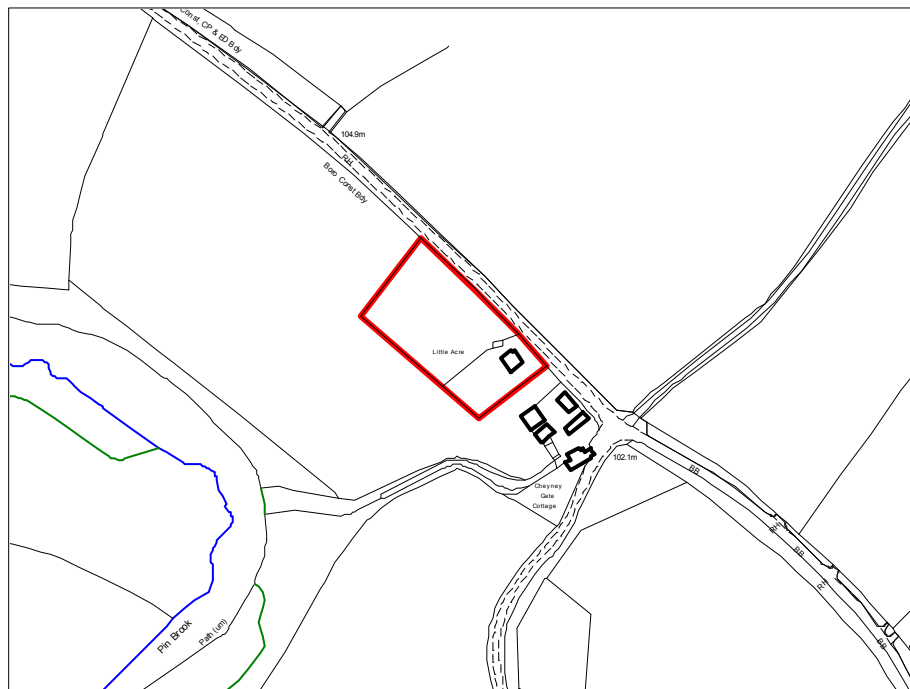
cycle/motor cycle/scooter spaces at the back, and provision for this could be secured by an appropriate condition. He considered that the introduction of measures to introduce a car-free scheme would be disproportionate to the small-scale proposal before him, and impracticable to manage and monitor. Whilst he was aware that such schemes can make a positive contribution towards sustainable transport in urban areas, in his judgment they are more successful as part of larger, new-build schemes, where the issue of car-free development is included within a Section 106 Agreement at the outset of development, including provision of a car pool, rather than being introduced in a small conversion scheme, such as the proposal before him.

He concluded that the proposal would not be contrary to PPG13, or development plan policies.

The appeal was allowed subject to conditions relating to commencement, the submission and approval of details of materials, drainage works, on-site refuse storage and storage facilities for bicycles and motor cycles.

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Location: Little Acre, Church Hill, Pinhoe, Exeter, EX4 9JA



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Reference No: 07/2528/03

Proposal: Alterations and extension.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: **DISMISSED**

Grounds:

The main issue was considered to be the effect of the proposal on the character and appearance of the existing dwelling and its surroundings.

The appeal dwelling is a relatively small bungalow occupying a large plot within an area of locally designated open countryside where policies of development restraint apply.

The proposal includes demolishing the garage and extending the bungalow at the side, rear and upwards. There is an unimplemented consent for an amended scheme and this is a material consideration.

The Inspector considered the existing bungalow to be of a relatively simple and uncomplicated design which has a modest impact on its rural setting. The effect of the proposal would be to turn it into large modern house with an L-shaped footprint nearly twice the size of the original, with large areas of glazing, a full second storey and a large rear balcony.

The Inspector agreed with the Council that the resultant dwelling would be an inappropriate form of development which would overwhelm the original bungalow, have a greater visual impact on its rural surroundings and not maintain local distinctiveness. In his view, the fact that it may only generally be noticeable at relatively close quarters from the road, where it would sit behind a proposed Devon bank, would not make the proposal any more acceptable.

The Inspector considered there were significant differences between the permitted scheme and the appeal proposal, with the former being more in keeping with the existing modest bungalow. He considered the fact that other large extensions may have been allowed in the area were not a good reason for allowing the appeal proposal.

The Inspector concluded that the proposal would harm both the character and appearance of the existing dwelling and its open, rural setting, contrary to development plan policies.

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Location: 1 Feltrim Avenue, Exeter, EX2 4RP



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Reference No: 07/2669/03

Proposal: Erection of a conservatory.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: DISMISSED

Grounds:

The main issue was considered to be the effect of the proposal on the character and appearance of the existing dwelling.

The appeal dwelling is an extended semi-detached house. There is a matching two storey, pitched roof side extension and a full width, single storey, flat roofed rear extension with an L-shaped footprint. The proposed conservatory would generally be sited within the 'crook' of the rear extension but its rear elevation would project about one metre beyond the rearmost part of the existing extension.

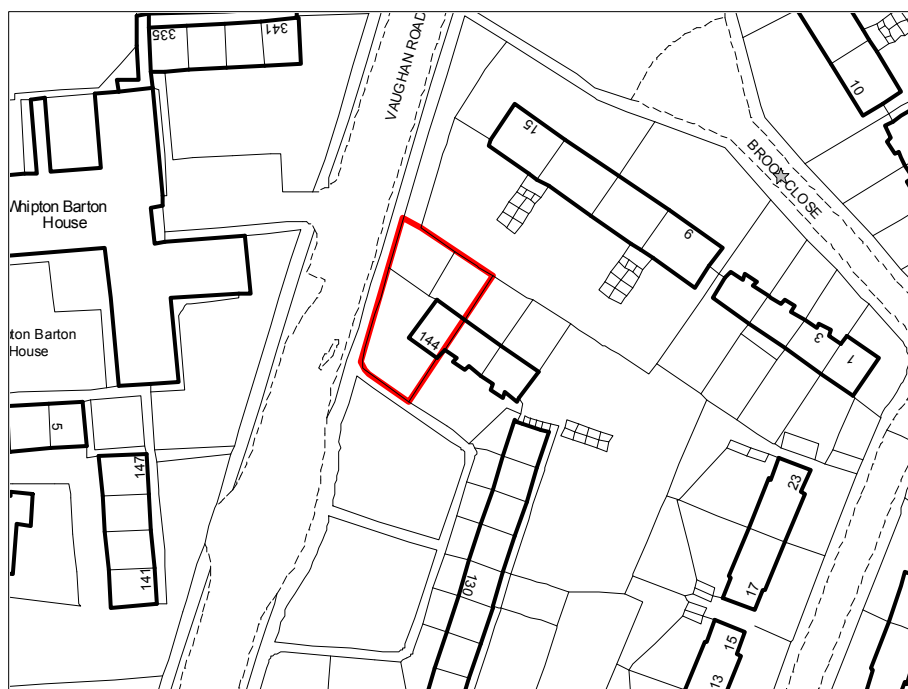
The Inspector considered the proposal would increase the amount of built form at the rear of the existing house to the extent where it could no longer be held to be subservient to the main dwelling. He agreed that subservience was a principle of good design and, as well as being the focus of the Council's draft supplementary planning document on house extensions, noted that good design is one of the government's main objectives.

In addition to the matter of subservience, the Inspector also considered that the proposal's double pitched roof and decorated ridge would have an incongruous relationship with the existing flat roofed extension.

He concluded that the proposal would harm the character and appearance of the existing house, contrary to development plan policies.

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Location: 144 Vaughan Road, Exeter, EX1 3JN



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Reference No: 08/0614/03

Proposal: Erection of a 6ft (1.8m) feather board wooden fence around boundary of land purchased from the City Council.

Application Decision: Delegated Refusal

Type of Appeal: Written Representations

Appeal Decision: DISMISSED

Grounds:

The main issue was considered to be the effect of the proposal on the character and appearance of Vaughan Road.

The appeal site comprises an area of land at the rear and side of 144 Vaughan Road, situated between its rear garden and the back edge of the footway, and is to be incorporated within the existing garden. The proposed fence is intended to provide security and privacy along the site's unfenced western and part-fenced northern boundaries.

Mature shrubs presently line the site's western boundary with the adjoining footway. The Inspector agreed with the Council that these, and the adjoining line of trees and shrubs outside the fenced side boundary at 15 Brook Close, provide an attractive soft edge to this stretch of Vaughan Road which enhances the spacious quality and open layout of the area.

The proposed tall wooden fence between concrete posts would replace part of this 'soft edge.' The Inspector concluded that the proposal would form a harsh and prominent feature of the street scene and harm the character and appearance of Vaughan Road, contrary to DSP Policy CO6 and ELP Policy DG1.

The Inspector understood the appellant's frustration, given that a condition of his purchase of the site from the Council was that it had to be fenced against the road. However, he noted that any fence required the Council's approval and that it had suggested less harmful alternatives.

The Inspector saw no similar fences to the one proposed in the vicinity of the appeal site and found that most of the examples drawn to his attention demonstrated the degree of harm this type of fence can cause.

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Location: 6 Eagles Nest, Exonia Park, Exeter



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Reference No: 08/0129/04

Proposal: The pruning of 6 sycamore trees

Application Decision: Delegated refusal

Type of Appeal: Written Representations

Appeal Decision: **DISMISSED**

Description:

The trees are six sycamores standing at the southern end of a tree belt which runs past the mobile homes on the upper plateau of Exonia Park. The trees are covered by Tree Preservation Order 443.

Reasons:

The appeal sycamores are healthy trees providing significant public amenity to Exonia Park and properties to their east. Five of the appeal trees have been crown lifted high on their western sides previously, and further removal of limbs and branches would increase the risk of stem decay. Topping of the sixth tree would be poor arboricultural practice. Proposed pruning would not reduce honeydew deposition on the home. Proposed pruning would reduce screening between 6 Eagles Nest and Clifton Cottage, but would not significantly increase light to the home.

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APPEALS LODGED

| Application | Proposal | Start date | Received date |
|---|--|------------|---------------|
| St. Andrews Hotel, 28 Alphington Road, Exeter, EX2 8HN | Two storey extension on west elevation and ground floor extension on east elevation | 14/10/2008 | 20/10/2008 |
| St. Andrews Hotel, 28 Alphington Road, Exeter, EX2 8HN (Conservation Area Consent) | Demolition of two storey and ground floor extensions on north west and south east elevations | 14/10/2008 | 20/10/2008 |
| 29 Herbert, Exeter, EX1 2UH | Two storey extension on east elevation and ground floor extension on south elevation | 22/10/2008 | 24/10/2008 |
| 29 Addington Court, Horseguards, Exeter, EX4 4UY | Conversion of garage to provide additional living accommodation, provision of additional on-site parking space and entrance gates on east elevation (notwithstanding conditions on planning permission reference 98/0955/03) | 23/10/2008 | 28/10/2008 |

46 High Street,
Topsham, Exeter,
EX3 0DY

Raising of roof and dormer
window on rear wing

11/11/2008

17/11/2008

**RICHARD SHORT
HEAD OF PLANNING SERVICES
ECONOMY AND DEVELOPMENT DIRECTORATE**

Local Government (Access to Information) Act 1985 (as amended)

Background papers used in compiling the report: -

Letters, application files and appeal documents referred to in report.

Available for inspection from: -

Planning Services, Civic Centre, Paris Street, Exeter (01392) 265223

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