

PLANNING

Date: Monday 1 June 2015
Time: 5.30 pm
Venue: Rennes Room, Civic Centre, Paris Street, Exeter

Members are invited to attend the above meeting to consider the items of business.

If you have an enquiry regarding any items on this agenda, please contact Howard Bassett, Democratic Services Officer (Committees) on 01392 265107.

Entry to the Civic Centre can be gained through the Customer Service Centre, Paris Street.

Membership -

Councillors Bialyk (Chair), Spackman (Deputy Chair), Buswell, Choules, Denham, Edwards, Lyons, Mottram, Newby, Prowse, Raybould, Sutton and Williams

Agenda

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

1 Apologies

To receive apologies for absence from Committee members.

2 Minutes

To sign the minutes of the meeting held on 2 and 30 March 2015.

3 Declarations of Interest

Councillors are reminded of the need to declare any disclosable pecuniary interests that relate to business on the agenda and which have not already been included in the register of interests, before any discussion takes place on the item. Unless the interest is sensitive, you must also disclose the nature of the interest. In accordance with the Council's Code of Conduct, you must then leave the room and must not participate in any further discussion of the item. Councillors requiring clarification should seek the advice of the Monitoring Officer prior to the day of the meeting.

4 **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 EXCLUSION OF PRESS AND PUBLIC**

It is not considered that the Committee would be likely to exclude the press and public during the consideration of any of the items on this agenda but, if it should wish to do so, then the following resolution should be passed: -

RECOMMENDED that, under Section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting for particular item(s) on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part I of Schedule 12A of the Act.

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 Democratic Services (Committees) Officer).

5 **Planning Application No. 14/0963/03 - Land to west of Pilton Lane, Exeter**

To consider the report of the Assistant Director City Development. (Pages 5 - 10)

6 **List of Decisions Made and Withdrawn Applications**

To consider the report of the Assistant Director City Development. (Pages 11 - 30)

7 **Appeals Report**

To consider the report of the Assistant Director City Development. (Pages 31 - 32)

8 **Site Inspections - Rota for visits**

To consider the report of the Assistant Director City Development. (Pages 33 - 34)

9 **SITE INSPECTION PARTY**

To advise that the next Site Inspection Party will be held on Tuesday 16 June 2015 at 9.30 a.m. The Councillors attending will be Bialyk, Denham and Mottram.

Date of Next Meeting

The next scheduled meeting of the Planning Committee will be held on **Monday 29 June 2015** at 5.30 pm in the Civic Centre.

Find out more about Exeter City Council services by looking at our web site <http://www.exeter.gov.uk>. This will give you the dates of all future Committee meetings and tell you how you can ask a question at a Scrutiny Committee meeting. Alternatively, contact the Democratic Services Officer (Committees) on (01392) 265107 for further information.

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Agenda Item 5

ITEM NO. 5

COMMITTEE DATE:

1 JUNE 2015

APPLICATION NO: 14/0963/03

FULL PLANNING PERMISSION

APPLICANT:

McCarthy & Stone Retirement Lifestyles Limited

PROPOSAL:

Three storey building containing 41 retirement apartments including communal facilities and associated car parking and landscaping

LOCATION:

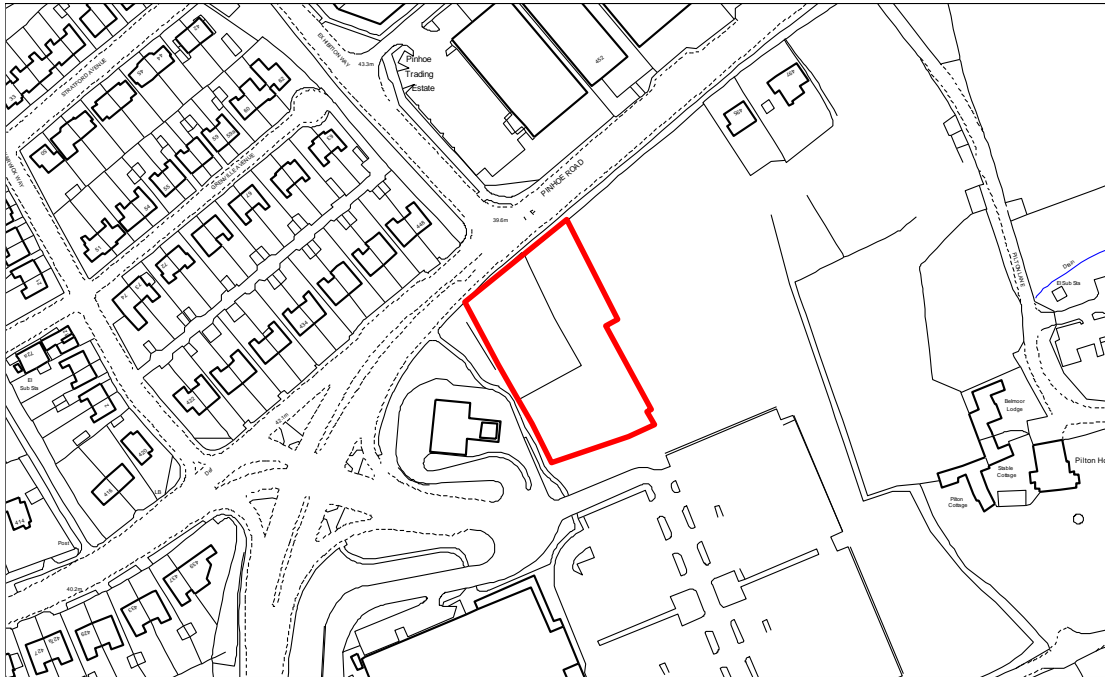
Land to west of, Pilton Lane, Exeter, EX1

REGISTRATION DATE:

22/04/2014

EXPIRY DATE:

30/04/2015



Scale 1:3000

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BACKGROUND

This application is essentially the same as previous application ref. 14/0057/03 which was reported to the Planning Committee in March 2014. Members resolved that, subject to prior consultation with the Chair of the Planning Committee, the Assistant Director City Development be granted delegated authority to determine it following negotiation of an appropriate Section 106 Agreement under the Town and Country Planning Act 1990 to secure affordable housing, if found to be viable.

Officers were unable to reach agreement with the applicant about the viability of the scheme and the appropriate contribution towards off-site affordable housing provision. Consequently the application was refused on the grounds that affordable housing had not been secured in accordance with the Council's policies.

The applicant appealed against this refusal and the Inspector dismissed the appeal. He concluded that the scheme would be sufficiently viable to make a financial contribution towards the provision of affordable housing, and that with no obligation to secure a financial contribution, the proposal failed to comply with various policies.

HISTORY OF SITE

08/0336/01 -	Residential development and access to highway (appearance, landscaping, layout and scale reserved for future consideration)	REF	08/10/2009
13/3962/03 -	Formation of vehicular access off Pinhoe Road to serve future development	PER	11/12/2013
14/0057/03 -	Three storey building containing 41 retirement apartments including communal facilities and associated car parking and landscaping	REF	17/04/2014

DESCRIPTION OF SITE/PROPOSAL

The site is a former green field on the southern side of Pinhoe Road which has been prepared for development. Full planning permission is sought for a 'retirement living' development of 41 apartments comprising 18 one bedroom and 23 two bedroom apartments for older persons. The application includes parking provision, landscaped gardens and communal facilities for occupiers. There are 35 car parking spaces. with mobility scooter parking spaces and cycle spaces provided with charging facilities. Most of the parking is underneath the building.

The building is three storeys in height with a flat roof. It is predominantly faced with brick. Externally, there is hard and soft landscaping around the site, with a wall and railings on the Pinhoe Road frontage. A pedestrian entrance with a secure gate is proposed directly onto Pinhoe Road. Vehicular access to the site is taken from a spine road which has already been granted consent.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

- Plans and elevations
- Perspective views
- Landscape and planting plans
- Tree Survey
- Planning Statement
- Design and Access Statement
- Statement of Community Involvement
- Acoustic Survey
- Topographical Survey
- Biodiversity Report
- Reptile Report
- Drainage Strategy
- Viability Assessment
- Flood Risk Assessment

REPRESENTATIONS

Objections: 1. Principal planning issues raised:

- Highway safety
- Impact on wildlife
- Design, scale and massing out of character with the area

Support: 1. On grounds that this type of accommodation is needed in the area.

CONSULTATIONS

County Head of Planning, Transportation and Environment - no objection subject to conditions relating to parking, turning and drainage.

South West Water - no objection in principle.

RSPB - details of provision of "swift bricks" and the creation of a suitable wildlife-friendly water feature have been included in the Habitat Management and Biodiversity Enhancement Strategy following negotiations, and their provision should be made a condition of the consent.

Natural England - no objections; general advice concerning biodiversity and landscape enhancements.

Exeter International Airport - no safeguarding objections subject to all standard safeguarding criteria being met.

Assistant Director Housing and Contracts - support approval subject to an appropriate contribution to affordable housing provision.

Assistant Director Health - no objection subject to conditions relating to construction/demolition hours and ambient noise levels.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance

National Planning Policy Framework 2012

Exeter Local Development Framework Core Strategy 2012

CP1 – Spatial approach
CP3 – Housing development
CP4 – Housing density
CP5 – Meeting housing needs
CP7 – Affordable housing
CP11 – Pollution and air quality
CP12 – Flood risk
CP13 – Decentralised energy networks
CP14 – Renewable and low carbon energy
CP15 – Sustainable design and construction
CP16 – Strategic green infrastructure
CP17 – Design and local distinctiveness
CP18 – Infrastructure requirements and developer contributions
CP19 – Strategic allocations for growth

Exeter Local Plan First Review 1995-2011 Saved Policies

H1 – Housing land search sequence
H2 – Housing location priorities
H5 – Diversity of housing
H6 – Affordable housing
H7 – Housing for disabled people
T1 – Hierarchy of modes of transport
T2 – Accessibility criteria
T3 – Encouraging use of sustainable modes of transport
T9 – Access to building by people with disabilities
T10 – Car parking standards
C5 – Archaeology
EN2 – Contaminated land
EN3 – Air and water quality
EN4 – Flood risk
EN5 – Noise
DG1 – Objectives of urban design
DG2 – Energy conservation

DG4 – Residential layout and amenity
DG6 – Vehicle circulation and car parking in residential developments
DG7 – Crime prevention and safety

Exeter City Council Supplementary Planning Documents

- Affordable Housing SPD 2013
- Archaeology and Development SPG 2004
- Planning Obligations SPD 2009
- Residential Design SPD 2010
- Sustainable Transport SPD 2013
- Trees and Development SPD 2009

Monkerton & Hill Barton Masterplan Study 2010

Exeter Development Delivery Policy Statement November 2013

Exeter Development Delivery Document - Draft Development Plan Document 2013

OBSERVATIONS

The principle of this development has already been considered by the Planning Committee when considering application 14/0057/03. Members considered the issues raised by the objector at that time. The only outstanding issue is the amount of a contribution towards affordable housing provision. Notwithstanding extensive discussions, Officers have failed to reach agreement with the applicant.

The Council has employed an external valuer to assist with assessing the viability of the development. His overall conclusion "is that it should be viable for this development to make a financial contribution of £1,250,000 to the provision of off-site affordable housing, and that that is as far as Exeter City Council should be prepared to go by way of compromise, on the evidence we have before us. I could make a case for a higher figure, but mindful of the guidance on "flexibility" in the PPG, I think it more appropriate to offer that concession now, in the hope that we can reach an early settlement, and move forward."

In response the applicant has advised that "McCarthy and Stone are prepared to make a once and final offer as an off site contribution, on commercial expediency grounds. That figure would comprise £656,000K. When added to CIL (£444,000) this produces a total of £1.1 million by way of infrastructure / affordable housing related contributions."

On the basis that the applicant is not prepared to meet the requested contribution despite the Council's external valuer advising that this would be viable, the application is recommended for refusal.

DELEGATION BRIEFING

Members considered that the requirement for affordable housing should be retained.

RECOMMENDATION

REFUSE for the following reasons:

- 1) In the absence of a planning obligation in terms that are satisfactory to the Local Planning Authority, and which makes provision for a contribution towards affordable housing, the proposal is contrary to Exeter Local Development Framework Core Strategy 2012 policy CP7, Exeter Local Plan First Review 1995-2011 Saved Policy H6 and Exeter City Council Affordable Housing Supplementary Planning Document 2014.

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

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REPORT TO: PLANNING COMMITTEE
Date of Meeting: 1 JUNE 2015
Report of: Assistant Director City Development
Title: Delegated Decisions

1 WHAT IS THE REPORT ABOUT

- 1.1 This report lists planning applications determined 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.

2 RECOMMENDATION

- 2.1 Members are requested to advise the Assistant City Development Manager Planning (Roger Clotworthy) or City Development Manager (Andy Robbins) of any questions on the schedule prior to the meeting of the Planning Committee.
- 2.2 Members note the report.

3 PLANNING APPLICATION CODES

- 3.1 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
- 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
- 37 Non Material Amendment
- 38 Extension to Extant Planning Consent
- 39 Extension - Prior Approval
- 40 Office to Dwelling - Prior Approval

- 3.2 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

RICHARD SHORT
ASSISTANT DIRECTOR CITY DEVELOPMENT

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Exeter City Council

01/06/2015

**All Planning Decisions Made and
Withdrawn Applications Between 15/4/2015 and 20/5/2015**

Application Number: 15/0189/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/05/2015 DEL
Location: Dean Clarke House, Southernhay East, Exeter, EX1 1PQ
Proposal: External and internal alterations including additional office floor space at ground floor level

ALPHINGTON

Application Number: 15/0293/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/04/2015 DEL
Location: Unit 4a, Vulcan Works, Water Lane, Exeter, EX2 8BY
Proposal: Change of use from industrial warehouse unit to dog grooming/day care centre

Application Number: 15/0253/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 30/04/2015 DEL
Location: 22 Woodbury View, Exeter, EX2 9JQ
Proposal: Single storey rear extension. Enlarge the existing rear roof dormer. Construction of parking space.

Application Number: 15/0517/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 12/05/2015 DEL
Location: 5, Chestnut Court, Dawlish Road, Exeter, EX2 8XY
Proposal: None material minor amendment - Omission of French doors on the front elevation and replacement with a window

Application Number: 15/0360/37 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 16/04/2015 DEL
Location: Church View, Rectory Drive, Alphington, Exeter, EX2 8XJ
Proposal: Additional glazing on north west elevation and use of timber cladding (Non material amendment to 14/2018/03 granted 22.10.14)

Application Number: 15/0332/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/04/2015 DEL
Location: 9 Grendon Road, Exeter, EX1 2NJ
Proposal: T1 - Ash - Remove decayed branch

Application Number: 15/0240/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 30/04/2015 DEL
Location: 118 Sidwell Street, Exeter, EX4 6RY
Proposal: Change of use from retail use (A1) to a Escape Room (D2, Assembly and Leisure Use)

Application Number: 15/0285/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 30/04/2015 DEL
Location: 64 Blackboy Road, Exeter, EX4 6TB
Proposal: Demolition of rear extension. Construction of ground floor extension to create self contained ground floor two bedroom flat

Application Number: 15/0367/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 15/05/2015 DEL
Location: 21 Belmont Road, Exeter, EX1 2HF
Proposal: Minor alterations and re roofing of existing garages

Application Number: 15/0425/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/05/2015 DEL
Location: Land Adjacent To 28 Barnfield Road, Exeter, EX1 1RX
Proposal: T1 -2 - Sycamore - Fell

PENNSYLVANIA

Application Number: 15/0153/03 **Delegation Briefing:** 21/04/2015 0
Decision Type Permitted **Decision Date:** 30/04/2015 DEL
Location: 37A Sylvan Road, Exeter, EX4 6EU
Proposal: Single storey rear extension and a two storey extension to the side

Application Number: 15/0311/03 **Delegation Briefing:** 12/05/2015 0
Decision Type Withdrawn by Applicant **Decision Date:** 01/05/2015
Location: 9 Queensland Drive, Exeter, EX4 5AZ
Proposal: Single storey rear extension

Application Number: 15/0107/03 **Delegation Briefing:** 21/04/2015 0
Decision Type Permitted **Decision Date:** 21/04/2015 DEL
Location: Strathcairn, Sylvan Road, Exeter, EX4 6EY
Proposal: Construction of detached dwelling with detached double garage and site landscaping works

PINHOE

Application Number: 15/0410/18 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 21/04/2015 DEL
Location: 6 Danesway, Exeter, EX4 9ES
Proposal: Loft conversion through the alteration of the hipped roof to a gable end roof and the addition of a flat roofed dormer to the rear.

Application Number: 14/0797/01 **Delegation Briefing:** 29/04/2014 0
Decision Type Permitted **Decision Date:** 28/04/2015 DEL
Location: Higher Furlong, Hollow Lane, Exeter, EX1 3RW
Proposal: Six dwellings and associated works (all matters reserved for future consideration apart from access).

Application Number: 14/4852/03 **Delegation Briefing:** 10/03/2015 0
Decision Type Permitted **Decision Date:** 05/05/2015 DEL
Location: 58 Main Road, Pinhoe, Exeter, EX4 9EY
Proposal: Change of use from tyre fitting garage to a take away, hot food (A5)

Application Number: 14/1557/03 **Delegation Briefing:** 15/07/2014 0
Decision Type Permitted **Decision Date:** 08/05/2015 DEL
Location: Former Ibstock Brickworks, land off Harrington Lane, Exeter, EX4 8DT
Proposal: Variation of conditions 23 and 24 of planning permission reference 13/4806/03 to allow dwellings thereby permitted to be constructed to Code for Sustainable Homes Level 3 rather than CSH Level 4.

Application Number:	15/0336/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	13/05/2015	DEL
Location:	50 Langaton Lane, Exeter, EX1 3SL			
Proposal:	Side extension			

POLSLOE

Application Number:	15/0419/18	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	07/05/2015	DEL
Location:	14 Third Avenue, Exeter, EX1 2PJ			
Proposal:	Hip-to-gable extension with rear flat roof dormer			

PRIORY

Application Number:	15/0324/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	13/05/2015	DEL
Location:	50 Well Oak Park, Exeter, EX2			
Proposal:	Installation of solar panels to rear roof plane.			

Application Number:	15/0280/04	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	20/04/2015	DEL
Location:	39 Alice Templar Close, Exeter, EX2 6AE			
Proposal:	T1-Monterey Pine - Crown raise to approximately 5 metres and reshape by up to 2 metres.			

ST DAVIDS

Application Number:	15/0131/05	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	24/04/2015	DEL
Location:	4 South Street, Exeter, EX1 1DZ			
Proposal:	Shop front signage			

Application Number: 15/0468/05 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 19/05/2015 DEL
Location: National House, Queen Street, Exeter, EX4 3TF
Proposal: Exeter College individual letters sign with logo

Application Number: 14/1658/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/04/2015 DEL
Location: 9A - 11 North Street, Exeter, EX4 3QS
Proposal: New toilet

Application Number: 15/0282/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/04/2015 DEL
Location: Powhay Mills, Tudor Street, Exeter, EX4 3BT
Proposal: T1 - Birch - Prune to allow 3M clearance of building
G1 - London Plane - Prune to allow 3M clearance of building

ST JAMES

Application Number: 15/0299/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 22/04/2015 DEL
Location: 51 Howell Road, Exeter, EX4 4HA
Proposal: New smaller rear dormer window to replace existing

Application Number: 15/0346/18 **Delegation Briefing:**
Decision Type Was not lawful use **Decision Date:** 23/04/2015 DEL
Location: 32 Danes Road, Exeter, EX4 4LS
Proposal: Change of use from small HMO (Use Class C4) to large HMO (sui generis) limited to 7 residents

Application Number: 15/0344/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 27/04/2015 DEL
Location: 31 Blackall Road, Exeter, EX4 4HG
Proposal: Two storey rear extension

Application Number:	15/0265/06	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	29/04/2015	DEL
Location:	St Just, 30 Pennsylvania Road, Exeter, EX4 6BX			
Proposal:	Laburnum - Fell Pittosporum - Reduce by 3 Metres Bay Tree - Reduce to 1.8 Metres Chinese Privet - Reduce branches overhanging road by 1 Metre			
Application Number:	15/0214/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	11/05/2015	DEL
Location:	17-18 Howell Road, Exeter, EX4 4LG			
Proposal:	Change of use of clinic (D1) to Veterinary Clinical Diagnostic Laboratory and associated offices (B1).			
Application Number:	15/0504/37	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	12/05/2015	DEL
Location:	4 Trafalgar Place, Exeter, EX4 6QG			
Proposal:	Non-material minor amendment for additional window to first floor East North East elevation.			
Application Number:	15/0449/18	Delegation Briefing:		
Decision Type	Was lawful use	Decision Date:	13/05/2015	DEL
Location:	52 Danes Road, Exeter, EX4 4LS			
Proposal:	Certificate of Lawfulness for single storey rear extension			
Application Number:	15/0371/03	Delegation Briefing:		
Decision Type	Permitted	Decision Date:	15/05/2015	DEL
Location:	39 Prospect Park, Exeter, EX4 6NA			
Proposal:	Proposed rear extension and refurbishment of existing garages			
Application Number:	15/0158/03	Delegation Briefing:	10/03/2015	0
Decision Type	Permitted	Decision Date:	20/04/2015	DEL
Location:	Hillscourt Nursing Home, 8 Pennsylvania Road, Exeter, EX4 6BH			
Proposal:	Change of use to C3 (residential). Internal alterations to create 9 apartments			

Application Number: 15/0159/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/04/2015 DEL
Location: Hillscourt Nursing Home, 8 Pennsylvania Road, Exeter, EX4 6BH
Proposal: Change of use to C3 (Residential). Internal alterations to create 9 apartments

Application Number: 15/0229/04 **Delegation Briefing:** 24/03/2015 0
Decision Type Permitted **Decision Date:** 20/04/2015 DEL
Location: Horseguards, Exeter, EX4 4UU
Proposal: T4814- London Plane - Cut back to Western edge
T4815 - Horse Chestnut - Cut back to Western edge
T4816 - London Plane - Cut back to Western edge
T4810 - London Plane - Cut back to Eastern edge

ST LEONARDS

Application Number: 15/0334/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/04/2015 DEL
Location: Lord Mamhead Homes, Matford Road, Exeter, EX2 4PD
Proposal: T7 - Yew - Crown raise to 5.2M over road
T9 - Lime - Crown raise to 5.2M over road

Application Number: 15/0330/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 30/04/2015 DEL
Location: 11 Wayland Avenue, Exeter, EX2 4PR
Proposal: Conversion of existing conservatory into a fully habitable extension

Application Number: 15/0315/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 07/05/2015 DEL
Location: Exeter School, Victoria Park Road, Exeter, EX2 4NS
Proposal: Demolition of extg. single storey extension. Construction of new single storey Vestry extension.

Application Number: 15/0316/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 07/05/2015 DEL
Location: Exeter School, Victoria Park Road, Exeter, EX2 4NS
Proposal: Demolition of extg. single storey extension. Construction of new single storey Vestry extension.

Application Number: 15/0402/06 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/05/2015 DEL
Location: Kingdom Hall, 30 Holloway Street, Exeter, EX2 4JQ
Proposal: T1 - Wellingtonia - Fell
 T2 - Yew - Cut back by 2.5M to clear lamp-post
 T3 - 5 - Yew - Crown reduce by 3M

Application Number: 15/0155/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/04/2015 DEL
Location: Flat 5, 10 Lansdowne Terrace, Exeter, EX2 4JJ
Proposal: Internal alterations, new dormer window to front and additional velux windows

Application Number: 15/0156/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 20/04/2015 DEL
Location: Flat 5, 10 Lansdowne Terrace, Exeter, EX2 4JJ
Proposal: Internal alterations, new dormer window to front and additional velux windpws

Application Number: 14/4857/03 **Delegation Briefing:** 24/02/2015 0
Decision Type Refuse Planning Permission **Decision Date:** 21/04/2015
Location: 30 Marlborough Road, Exeter, EX2 4TJ
Proposal: Proposed new dwelling on land adjacent to No. 30 Marlborough Road, Exeter

ST LOYES

Application Number: 15/0355/04 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 29/04/2015 DEL
Location: 13 Miller Close, Exeter, EX2 5NE
Proposal: G1 - Ash x2 and Elm - Prune back to fence line

Application Number: 15/0271/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 30/04/2015 DEL
Location: The Ballroom, South Grange, Clyst Heath, Exeter, EX2 7EY
Proposal: Internal Alterations; New Glass infill floor deck to existing floor void

Application Number: 15/0258/18 **Delegation Briefing:**
Decision Type Was lawful use **Decision Date:** 27/04/2015 DEL
Location: Old Barn, Parkfield Road, Topsham, Exeter, EX3 0DR
Proposal: Certificate of Lawfulness for two single storey rear extensions

Application Number: 15/0263/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 30/04/2015 DEL
Location: 15 Fore Street, Topsham, Exeter, EX3 0HF
Proposal: Installation of an acoustic enclosure around existing air conditioning external plant.

Application Number: 15/0264/07 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 30/04/2015 DEL
Location: 15 Fore Street, Topsham, Exeter, EX3 0HF
Proposal: Installation of an acoustic enclosure around existing air conditioning external plant.

Application Number: 15/0358/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 30/04/2015 DEL
Location: 16 High Street, Topsham, Exeter, EX3 0EA
Proposal: Proposed demolition of existing rear extensions and erection of proposed single storey rear extension.

Application Number: 15/0180/03 **Delegation Briefing:** 24/03/2015 0
Decision Type Permitted **Decision Date:** 05/05/2015 DEL
Location: 17 Newcourt Road, Topsham, Exeter, EX3 0BT
Proposal: Proposed rear extension

Application Number: 15/0254/03 **Delegation Briefing:**
Decision Type Permitted **Decision Date:** 06/05/2015 DEL
Location: 3 Newcourt Way, EXETER, EX2 7SA
Proposal: Rear conservatory

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

Background papers used in compiling the report:

Files of Planning Applications available for inspection from:

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

Telephone No: 01392 265223

REPORT TO: PLANNING COMMITTEE
Date of Meeting: 1 June 2015
Report of: Assistant Director City Development
Title: Appeals Report

Is this a Key Decision?

No

Is this an Executive or Council Function?

No

1. What is the report about?

- 1.1 The report provides Members with information on the latest appeal decisions received and a record of new appeals submitted to the Planning Inspectorate.

2. Recommendation:

- 2.1 Members are asked to note the report.

3. Summary of decisions received

- 3.1 One new appeal decision has been received:

23 Buckerell Avenue, Exeter – The development proposed was the erection of a single, high quality dwelling on an existing residential site.

The Inspector considered there were two main issues. The first being the impact of the proposed dwelling on the character and appearance of the street along Buckerell Avenue. The second, was the impact upon living conditions for adjoining occupiers, particularly those at 23 and 25 Buckerell Avenue.

The appeal site is presently the garden to the side of 23 Buckerell Avenue which is on the corner of that road where it turns sharply and also adjoins Jennifer Close. No 23 is a semi detached bungalow which has been extended to the rear with the site covering a large part of the remaining garden. The proposed dwelling would be slightly lower than the highest part of the existing bungalow but would reduce the space on both frontages. Although the footprint would be smaller, given how close it would be to all boundaries, it would squeezed into the site and therefore have a harmful impact upon the character and appearance of the streetscene along Buckerell Avenue. Whilst the Inspector considered that the proposed dwelling would not have a harmful impact upon the living conditions of adjoining occupiers together with the advantage of an additional dwelling within close proximity to a range of services; and the environmental qualities of the proposed building did not outweigh his conclusion on the first main issue and dismissed the appeal.

4. New Appeals

- 4.1 Two new appeals have been lodged:

56 Beacon Lane – demolition of existing garage and side extension for proposed new dwelling.

37 Birchy Barton Hill – additional storey extension and alterations to roof.

5. Home Farm Appeal

5.1 The judicial review on the Home Farm appeal is to take place on 8 June.

6. Public Inquiries

6.1 24 November has now been proposed for the start of the three day appeal regarding Waddeton Park Limited at Exeter Road, Topsham.

6.2 1 December has been proposed for a five day inquiry regarding the Honiton Road mixed use development.

Assistant Director City Development

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 are available for inspection from:
City Development, Civic Centre, Paris Street, Exeter

Contact for enquiries
Democratic Services (Committees)
Room 2.3
01392 265275

Agenda Item 8

REPORT TO: PLANNING COMMITTEE
DATE OF MEETING: 1 June 2015
REPORT OF: Corporate Manager Democratic and Civic Support
TITLE: Planning Site Inspections

Is this a Key Decision?

No

Is this an Executive or Council Function?

No

1. What is the report about?

1.1 To agree a schedule of dates and rota of Members for site inspection parties.

1.2 Normally inspections will commence at 9.30 a.m.

2. Recommendations:

2.1 that the schedule of dates be approved.

3. Reason for the recommendation:

3.1 To advice Members in advance of meeting dates.

4. Report Details:

Proposed dates and rota for site inspections are:-

Tuesday 16 June 2015	Councillors Bialyk, Denham and Mottram
Tuesday 14 July 2015	Councillors Choules, Prowse and Edwards
Tuesday 25 August 2015	Councillors Lyons, Raybould and Williams
Tuesday 22 September 2015	Councillors Bialyk, Newby and Sutton
Tuesday 20 October 2015	Councillors Buswell, Choules and Mottram
Tuesday 17 November 2015	Councillors Prowse, Denham and Williams
Tuesday 15 December 2015	Councillors Edwards, Lyons and Spackman
Tuesday 26 January 2016	Councillors Newby, Raybould and Sutton
Tuesday 1 March 2016	Councillors Denham, Buswell and Williams
Tuesday 29 March 2016	Councillors Choules, Prowse and Mottram
Tuesday 10 May 2016	To be advised

**Local Government (Access to Information) Act 1985 (as amended)
Background Documents**

None

**CORPORATE MANAGER DEMOCRATIC AND CIVIC SUPPORT
21 MAY 2015**